

*Chapel Creek  
Community Development District*

*Meeting Agenda*

*January 25, 2022*

# AGENDA

# *Chapel Creek*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801  
Phone: 407-841-5524 - Fax: 407-839-1526

January 25, 2022

**Board of Supervisors  
Chapel Creek  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Chapel Creek Community Development District** will be held **Tuesday, February 1, 2022, at 11:00 AM** at the **Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, FL 33542.**

Those members of the public wishing to attend the meeting can do so using the information below:

**Zoom Video Link:** <https://us06web.zoom.us/j/84951889785>

**Zoom Call-In Information:** 1-646-876-9923  
**Meeting ID:** 849 5188 9785

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the August 3, 2021 Board of Supervisors Meeting
4. Consideration of Conveyance Documents for New Chapel Creek, LLC Parcel (*to be provided under separate cover*)
5. Consideration of Resolution 2022-01 Re-Designating Registered Agent
6. Consideration of Resident Request for Additional Playground
7. Consideration of Request to Add Umbrella or Shade at the Amenity (*requested by Supervisor Johnson*)

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<sup>1</sup> Comments will be limited to three (3) minutes

8. Discussion Regarding Additional Holiday Decorations (*requested by Supervisor Johnson*)
9. Consideration of Resident Request for Additional Lighting at the Amenity (*requested by Supervisor Johnson*)
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Security Cameras at Amenity
    - ii. Consideration of Proposals for Amenity Pest Control Services
    - iii. Consideration of Proposal for Various Landscape Items
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of QGS Change Orders #16 and #17
11. Other Business
12. Supervisors Requests and Audience Comments
13. Adjournment



# MINUTES

**MINUTES OF MEETING  
CHAPEL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Chapel Creek Community Development District was held on Tuesday, **August 3, 2021** at 5:00 p.m. at the Hampton Inn – Dade City, 13215 Hwy US 301, Dade City, Florida.

Present and constituting a quorum were:

Steve Johnson	Assistant Secretary
Garret Parkinson	Assistant Secretary
Tim Jones	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Tracy Robin <i>via Zoom</i>	District Counsel, Straley Robin Vericker
Clayton Smith	GMS
Tonja Stewart <i>via Zoom</i>	District Engineer

*The following is a summary of the discussions and actions taken at the August 3, 2021 Chapel Creek Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order. There were three Supervisors present at the meeting constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted there were no public comments at this time and the next item followed.

**THIRD ORDER OF BUSINESS    Approval of Minutes of the July 6, 2021 Board of Supervisors Meeting**

Ms. Burns presented the July 6, 2021 Board meeting minutes and asked for questions, comments, or corrections on the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Jones, seconded by Mr. Parkinson, with all in favor, the Minutes of the July 6, 2021 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Public Hearings****A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget**

Ms. Burns stated that the public hearing was advertised in the paper as well as in a mailed notice that was sent to all property owners. She then asked for a motion to open the public hearing.

On MOTION by Mr. Parkinson, seconded by Mr. Jones, with all in favor, the Opening of the Public Hearing, was approved.

**i. Consideration of Resolution 2021-16 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds**

Ms. Burns stated that the financials were included in their packet. She noted that the financials had not changed since when the Board saw the preliminary amount that was approved in May. Ms. Burns stated that the increased items were landscape improvement related. Ms. Burns asked if the public had any comments on the budget. A resident asked what the District management fees covered. Ms. Burns replied that it was a contract with her firm and stated that they were the District Manager and that they provide services for all of the administrative day-to-day operations in the District. She elaborated that this entailed the accounting, checks, homeowner calls, record keeping, field services coordination, etc. The resident also asked about the builder, and Ms. Burns explained that the builder was a separate entity. The resident also asked about how the Board was chosen. Ms. Burns explained that the seats transition and that the Board would be resident controlled in November 2022.

Another resident asked about the increase amount on the fees. Ms. Burns elaborated that the fee/assessment amount varies by lot size and directed the resident to see the gross per unit assessment or total Operations & Maintenance assessment in the packet. To answer another resident's question, Ms. Burns explained that the assessment is on the land and the developer is paying for the lots they own, even if there is not a home on them. She stated this is different than an HOA because the assessments are on the land and not the home.

There was also a question by a resident regarding a piece of land in the community. He asked if there would be construction on it. The resident stated that the location was to the right of the office. The Board responded that they did not know what would be built there by the builder.

Another resident asked where the “dry retention pond” item was in the community. Ms. Burns stated that this item was from the previous year budget and was not included on the 2022 budget. Ms. Burns and the Board also stated that those funds were not used.

Another resident asked about facility maintenance items. Ms. Burns responded that the CDD does not own the roads, therefore they cannot patrol them. She also pointed out the security line item that was still in effect. A discussion ensued about the lighting in the community.

Another resident asked if the items listed in the budget that were not used due to Covid-19 would be taken into consideration for 2022 and carried over. Ms. Burns replied that it would carry over, but that a lot of it was used for landscaping improvements.

On MOTION by Mr. Parkinson, seconded by Mr. Johnson, with all in favor, Resolution 2021-16 Adopting Fiscal Year 2022 Budget, was approved.
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On MOTION by Mr. Jones, seconded by Mr. Parkinson, with all in favor, the Closing of the Public Hearing, was approved.
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**ii. Consideration of Fiscal Year 2021-2022 Budget Funding Agreement with Clayton Properties Group, Inc.**

Ms. Burns stated that this was for the developer entity. She elaborated that since the assessment is on the land, even if there was not a home on the land the developer would still pay that portion. The amount of developer funding is listed as \$140,000.

On MOTION by Mr. Parkinson, seconded by Mr. Johnson, with all in favor, the Fiscal Year 2021-2022 Budget Funding Agreement with Clayton Properties Group, Inc., was approved.
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**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns stated that the public hearing was advertised in the paper as well as in a mailed notice that was sent to all property owners. She then asked for a motion to open the public hearing.

On MOTION by Mr. Jones, seconded by Mr. Parkinson, with all in favor, the Opening of the Public Hearing, was approved.

**i. Consideration of Resolution 2021-17 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated that this public hearing was for imposing the assessments based on the budget that the Board just adopted. She offered to answer any questions. Seeing none,

On MOTION by Mr. Parkinson, seconded by Mr. Jones, with all in favor, Resolution 2021-17 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Parkinson, seconded by Mr. Jones, with all in favor, the Closing of the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-18  
Designation of Regular Monthly Meeting  
Date, Time, and Location for Fiscal Year  
2022**

Ms. Burns stated that this was included in the package and that it was essentially the same as the current year. She stated that they could change it if the Board wished. She suggested that they keep the same location.

On MOTION by Mr. Jones, seconded by Mr. Parkinson, with all in favor, Resolution 2021-18 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022, was approved.

**SIXTH ORDER OF BUSINESS****Discussion Regarding Termination of Dissemination Agent**

Ms. Burns stated that there were reports required for the Trust Indenture for the bonds and they are required to do quarterly reports. They get this information from the developer. The previous dissemination agent for the Series 2006 bonds was different than the dissemination agent for the 2021 bonds and Ms. Burns stated that they did not need two dissemination agents. GMS was selected as the 2021 bonds dissemination agent.

On MOTION by Mr. Jones, seconded by Mr. Parkinson, with all in favor, Termination of Dissemination Agent Lerner and Engaging GMS, was approved.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Robin stated that he didn't have anything further for the Board.

**B. Engineer**

Ms. Stewart asked if Mr. Smith was able to follow up with the weir repair. Ms. Burns stated that Mr. Smith was up next and that he would have his update on the repair then.

**C. Field Manager's Report**

Mr. Smith presented the Field Manager's report. He stated that the internet installation has been completed and added that there was now a hot spot at the pool. Mr. Smith discussed the new access cards and how they would be reaching out to the residents. There were two dead palms that were replaced that Mr. Smith discussed along with lights that were replaced. Mr. Smith added that the weir repair was underway. He stated that they had to get all of the parts together to finalize that. He estimated that it would be complete in the next 30 days.

Mr. Smith had a proposal that he brought to the Board concerning trashcans. He stated that he did not think they had enough trashcans at the amenity. His idea was to put two trashcans on the pool deck and two under the cover. They are 42-gallon trashcans. The quote total was \$1,075.16.

On MOTION by Mr. Jones, seconded by Mr. Parkinson, with all in favor, the GMS Quote for Trashcans, was approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns noted the check register was included in the package and is through June 30<sup>th</sup>. The total amount for the general fund was \$20,363.03. The total amount on the utility bills was \$4,949.75. The Board had no questions so there was a motion of approval.

On MOTION by Mr. Jones, seconded by Mr. Johnson, with all in favor, the Check Register, was approved.

**i. Balance Sheet & Income Statement**

Ms. Burns noted that the financial statements were included in the package and there was no action required.

**ii. Ratification of Change Orders #1, #3-4, and #10-11**

Ms. Burns stated that these were change orders for QGS which was the site contractor for the new Phase 7 & 8. There were previously approved and needed to be ratified by the Board.

On MOTION by Mr. Parkinson, seconded by Mr. Jones, with all in favor, Change Orders #1, #3-4, and #10-11, were ratified.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There were no Supervisor requests so Ms. Burns opened the floor to audience comments.

A resident asked how many phases there would be developed. Ms. Burns replied that they were not sure how many official phases there was going to be.

A resident asked what a "weir" was. Mr. Smith explained what the repair was and what a weir was used for.

Another resident asked about the progress on adding chairs to the pool deck. Ms. Burns stated that they did increase some of the miscellaneous line items and they can work on getting those added.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Parkinson, seconded by Mr. Jones, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION IV

*Item will be  
provided under  
separate cover.*

## SECTION V

## **RESOLUTION 2022-01**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Chapel Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** Jill Burns is hereby designated as the Registered Agent for the Chapel Creek Community Development District.

**SECTION 2.** The District’s Registered Office shall be located at Governmental Management Services—Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

**SECTION 3.** In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Polk County and the Florida Department of Economic Opportunity.

**SECTION 4.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 1st day of February 2022

ATTEST:

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

# SECTION X

## SECTION C

# Chapel Creek CDD

## Field Management Report



February 1st, 2022

Clayton Smith

Field Manager

GMS

# Completed

## Key Card Access System Transition



- ✚ Spectrum has made connection to the club house.
- ✚ On October 27<sup>th</sup> the amenity transitioned to card access only.
- ✚ Signage was posted throughout the community.
- ✚ Cards have been mailed out to residents who have contacted the office.

## New Life Rings at Amenity

- ✚ Previous life rings were deteriorating and had been broken.
- ✚ New higher quality, more durable life rings were placed.





# Complete

## Landscape Enhancements



- 2 dead palm trees at the entrance median were replaced.
- All the proposed trees were trimmed in the community.
- Irrigation zones were added and times adjusted
- St Augustine sod was installed

- Various plants were installed at the entry, medians, and amenity areas.
- All previously approved improvements were completed.



# Completed

## Playground Mulch



- ✚ New mulch was added to the playground.
- ✚ The mulch depth now meets standard requirements.

# In Progress

## Street Light Replacement

- ✚ Both light poles that were damaged have been set.
- ✚ The fixtures that were shipped were the incorrect fixtures.
- ✚ Vendor is awaiting new fixtures for final install.
- ✚ Additionally 5 fixtures have been marked for bulb replacement.



## Street Light Replacement



- ✚ Now that the trees have been trimmed and the walls more exposed, algae has been exposed.
- ✚ Walls will be pressure washed with the monument.

# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at [csmith@gmscfl.com](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION 1



**SOUTHEASTWIRINGSOLUTIONS**

**Stay Secure. Stay Connected.**

Lic# EF20001010

## **GMS Chapel Creek Amenity Center**

### **SWS Proposal For a 4 Camera System**

**THIS IS NOT AN INVOICE, IT IS ONLY A PROPOSAL FOR  
INITIAL APPROVAL PURPOSES. INVOICES WILL BE SENT  
UPON APPROVAL**

#### **Cameras:**

1ea. Vivotek 180 Degree 8MP Cam for Parking Area      \$1166.00

3ea. Vivotek 5MP IP Dome for Gate, Parking and Play Area

\$835.00Equipment

1ea. Vivotek NVR with POE      \$602.00

1ea. 2TB Hard Drive      \$115.00

1ea. UPS Battery Backup      \$199.00

1ea. AV Shelf Steel Black      \$89.00

#### **Wire and Terminations:**

4ea Cat 6 Runs from Closet to Locations      \$600.00

#### **Labor:**

3ea. Installation / IT Setup Hours      \$360.00

**TOTAL      \$3966.00**

A 60% deposit of \$2379.00 will be required for SWS to order any relevant equipment and to make a place holder in the schedule.





**SOUTHEASTWIRINGSOLUTIONS**

**Stay Secure. Stay Connected.**

Lic# EF20001010

Dan Childs 205.490.3628

[Dan.Childs@swsprotection.com](mailto:Dan.Childs@swsprotection.com)

## SECTION 2





## Review your proposal

Review each line item. Then just click the accept button to confirm and set up service.

**Review the proposal below. Uncheck any services that you do not want.**

Estimate Date: 10/20/2021  
Estimate Number: 2935

Hello Chapel Creek CDD,

Your estimate for service at 6351 Clifton Down Drive is as follows:

Estimate Description	Quantity	Rate	Amount
<input checked="" type="checkbox"/> Monthly Pest (Res)	1		
• Quarterly Pest Prevention	1	100.00	100.00
• Quarterly Pest Prevention	1	100.00	100.00
• Quarterly Pest Prevention	1	100.00	100.00
• Quarterly Pest Prevention	1	100.00	100.00
• Quarterly Pest Prevention	1	100.00	100.00
• Quarterly Pest Prevention	1	100.00	100.00
• Quarterly Pest Prevention	1	100.00	100.00
• Quarterly Pest Prevention	1	100.00	100.00
• Quarterly Pest Prevention	1	100.00	100.00
• Quarterly Pest Prevention	1	100.00	100.00
• Quarterly Pest Prevention	1	100.00	100.00
<b>Total</b>			<b>\$1,290.00</b>

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**Press the button below to sign your agreement and accept services**



22837 Killington Blvd  
Land O Lakes, FL 34639  
813-416-3692

November 2, 2021

Clayton Smith  
Chapel Creek Community  
Zephyrhills, FL 33541

Dear Clayton,

Tampa Bay Pest Management is family owned and operated with over 20 years of experience. We appreciate the opportunity to take care of all your pest control needs.

We pride ourselves in having multiple treatment programs to fit all your needs and we use only the most proven products available today. We are state certified, licensed, and insured.

Please find below the pest control treatment program we have included for your review:

- **\$ 550 Initial service (plus tax)** – This treatment program will include: a full interior perimeter application of all rooms of the pool house and will include treatment in the cracks & crevices of all plumbing areas and all void/space areas. The exterior will be a comprehensive liquid treatment to include all doorways, entry points, and reachable soffits/eaves as well as treatment of all the paver area surrounding the pool for all the ant activity. We will also be applying a full perimeter of granular insecticide bait in all applicable areas. Brushing the reachable soffits/eaves to the best of our abilities for spider webs and wasp nests will be included as well.
- **\$ 400 Regular quarterly services (plus tax)** – These treatments will include: The interior of all of the areas notated above. A full exterior perimeter application to include all of the areas mentioned above. The continuing exterior applications will control the interior and future problems should be greatly reduced if not eliminated.

All the products we use are completely safe, odorless & stainless. Any service requests or problem calls in between scheduled services are free of charge. The scheduled services will be completed quarterly (4 times per year). There will be no contracts and the service can be canceled anytime.

Please contact me if you should have any questions or need any clarification. Thank you for considering Tampa Bay Pest Management for all your pest control needs!

Sincerely,

Kurt Dimeler  
Owner / Operator

## SECTION 3

# Cardinal Landscaping Services of Tampa

# Estimate

817 E. Okaloosa Ave.  
Tampa, FL 33604

Date	Estimate #
9/29/2021	11426

Name / Address
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Property Serviced
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Item	Description	Qty	Rate	Total
Fill Dirt	Fill in hole behind Gideon Circle	1	375.00	375.00
Clean up	Brush Cleanup at Abbywood	1	3,200.00	3,200.00
Clean up	Brush Cleanup at Long Island Ct.	1	2,400.00	2,400.00
Existing Plant Removal	Existing Plant Removal - Remove dead or declining plants along blvd	1	375.00	375.00
Pittosporum	3g. Installed	12	22.00	264.00
Tree Removal	Tree Removal - Remove dead Magnolia's along blvd.	3	50.00	150.00
Magnolia	Installed Per Specifications -	3	275.00	825.00
<b>Total</b>				\$7,589.00

Phone #	Fax #
813-915-9696	813-915-9695

Web Site
<a href="http://www.cardinallandscape.com">www.cardinallandscape.com</a>

## SECTION D

# SECTION 1

**Chapel Creek**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
October 1, 2021 through December 31, 2021

<b>Fund</b>	<b>Date</b>	<b>Check #'s/Vendor</b>	<b>Amount</b>
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**Check Register**

*General Fund- Regions (GMS Operating)*

10/13/21	93-98	\$	11,838.06
10/29/21	99-101	\$	15,470.00
11/9/21	102-107	\$	12,016.50
11/10/21	108	\$	5,128.83
12/17/21	109-117	\$	291,672.88

<b>Total Check Register</b>	<b>\$</b>	<b>336,126.27</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

10/5/21	Duke Energy	\$	2,447.12
10/15/21	Duke Energy	\$	545.05
10/18/21	Spectrum	\$	122.97
10/26/21	Duke Energy	\$	1,735.28

Subtotal October ACH	<b>\$</b>	<b>4,850.42</b>
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11/16/21	Duke Energy	\$	2,447.12
11/17/21	Spectrum	\$	122.97
11/18/21	Duke Energy	\$	545.05

Subtotal November ACH	<b>\$</b>	<b>3,115.14</b>
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12/1/21	Duke Energy	\$	2,758.56
12/20/21	Spectrum	\$	122.97
12/22/21	Pasco Co Utilities	\$	819.12
12/29/21	Duke Energy	\$	1,657.73

Subtotal December ACH	<b>\$</b>	<b>5,358.38</b>
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<b>Total ACH Debit</b>	<b>\$</b>	<b>13,323.94</b>
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<b>Total Check Register &amp; ACH Debit</b>	<b>\$</b>	<b>349,450.21</b>
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/13/21	00016	10/01/21 84964 84964	202110 310-51300-54000		*	175.00	
DEPARTMENT OF ECONOMIC OPPORTUNITY							175.00 000093
10/13/21	00018	9/27/21 150811 PAXTON ISO PRO 500	202109 320-53800-46000		*	1,364.16	
GATE TECH INC							1,364.16 000094
10/13/21	00008	5/14/21 35 TIMES ADVERTISING	202105 310-51300-48000		*	3,217.00	
		10/01/21 60 MANAGEMENT FEES OCT21	202110 310-51300-34000		*	2,916.67	
		10/01/21 60 WEBSITE ADMIN OCT21	202110 310-51300-35300		*	50.83	
		10/01/21 60 INFORMATION TECH OCT21	202110 310-51300-35100		*	105.42	
		10/01/21 60 OFFICE SUPPLIES	202110 310-51300-51000		*	.24	
		10/01/21 60 POSTAGE	202110 310-51300-42000		*	4.24	
		10/01/21 61 FIELD MANAGEMENT OCT21	202110 320-53800-12000		*	1,250.00	
		10/01/21 61 HAMPTON INN	202110 330-53800-49100		*	322.50	
GMS-CENTRAL FLORIDA, LLC							7,866.90 000095
10/13/21	00027	10/01/21 19834 CDD WEBSITE SVC	202110 310-51300-35200		*	1,537.50	
INNERSYNC STUDIO, LTD							1,537.50 000096
10/13/21	00020	10/03/21 1712 JANITORIAL SEPT21	202110 330-53800-48100		*	700.00	
JAYMAN ENTERPRISES, LLC							700.00 000097
10/13/21	00011	9/26/21 00001840 NOTICE OF MEETING	202109 310-51300-48000		*	194.50	
TIMES PUBLISHING COMPANY							194.50 000098
10/29/21	00031	9/16/21 13562 LANDSCAPE MAINT SEPT21	202109 320-53800-46200		*	6,750.00	
		10/14/21 13593 LANDSCAPE MAINT OCT21	202110 320-53800-46200		*	6,750.00	
CARDINAL LANDSCAPING SERVICES							13,500.00 000099
10/29/21	00008	9/30/21 64 GENERAL MAINTENANCE	202109 320-53800-46000		*	240.00	



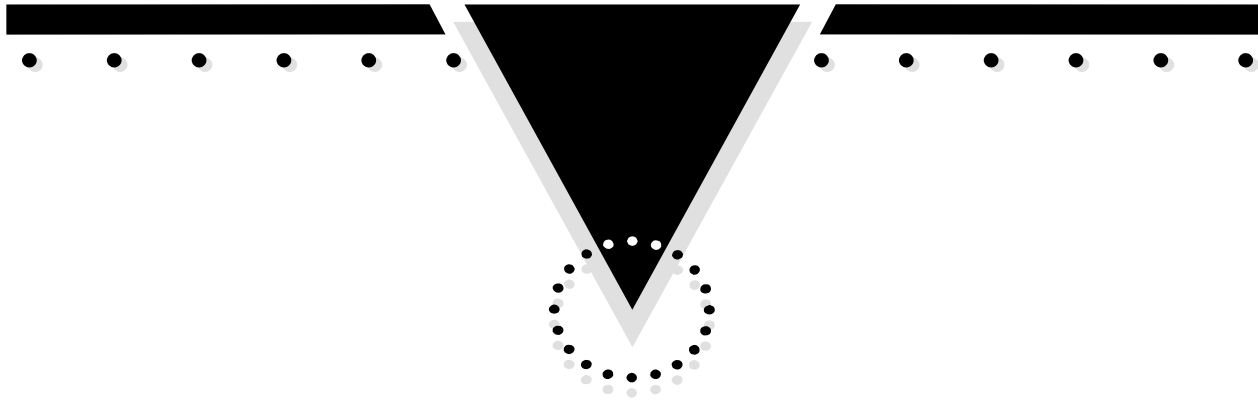
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		9/30/21 65	202109 320-53800-47100		*	880.00	
			STREET LIGHT REPAIR				
				GMS-CENTRAL FLORIDA, LLC			1,120.00 000100
10/29/21 00022	10/08/21	7633	202110 330-53800-48400		*	850.00	
			POOL MAINT OCT21				
				SUNCOAST POOL SERVICE			850.00 000101
11/09/21 00031	9/09/21	13350	202109 320-53800-46201		*	6,750.00	
			TREE TRIMMING				
	11/09/21	13649	202111 320-53800-47300		*	300.00	
			IRRIGATION MAINT				
	11/09/21	13654	202111 320-53800-47300		*	710.00	
			IRRIGATION MAINT				
				CARDINAL LANDSCAPING SERVICES			7,760.00 000102
11/09/21 00018	10/29/21	151140	202110 330-53800-46000		*	215.00	
			GATE MAINTENANCE				
				GATE TECH INC			215.00 000103
11/09/21 00020	10/31/21	1752	202110 330-53800-48100		*	700.00	
			JANITORIAL SVC OCT21				
				JAYMAN ENTERPRISES, LLC			700.00 000104
11/09/21 00025	11/04/21	1851098	202111 310-51300-31100		*	2,194.50	
			ENGINEERING SERVICES				
				STANTEC CONSULTING SERVICES INC.			2,194.50 000105
11/09/21 00019	11/01/21	20517	202109 310-51300-31500		*	297.00	
			ATTORNEY FEES				
				STRALEY ROBIN VERICKER			297.00 000106
11/09/21 00022	11/05/21	7714	202111 330-53800-48400		*	850.00	
			POOL MAINT SVC NOV21				
				SUNCOAST POOL SERVICE			850.00 000107
11/10/21 00008	11/01/21	66	202111 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES NOV21				
	11/01/21	66	202111 310-51300-35300		*	50.83	
			WEBSITE ADMIN NOV21				
	11/01/21	66	202111 310-51300-35100		*	105.42	
			INFORMATION TECH NOV21				
	11/01/21	66	202111 310-51300-51000		*	1.62	
			OFFICE SUPPLIES				
	11/01/21	66	202111 310-51300-42000		*	28.62	
			POSTAGE				

CHCR CHAPEL CREEK HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		11/01/21 67	202111 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT NOV21					
		11/01/21 67	202111 330-53800-46000		*	775.67	
		HOME DEPOT, AMAZON					
				GMS-CENTRAL FLORIDA, LLC			5,128.83 000108
12/17/21 00015		11/01/21 5216	202111 320-53800-47000		*	775.00	
		AQUATIC SVC NOV21					
		12/01/21 6666	202112 320-53800-47000		*	775.00	
		AQUATIC SVC DEC21					
				AQUAGENIX			1,550.00 000109
12/17/21 00031		11/17/21 13670	202111 320-53800-46200		*	6,750.00	
		LANDSCAPE MAINT NOV21					
		12/15/21 13731	202112 320-53800-46200		*	6,750.00	
		LANDSCAPE MAINT DEC21					
				CARDINAL LANDSCAPING SERVICES			13,500.00 000110
12/17/21 00029		12/17/21 12172021	202112 300-20700-10000		*	189,024.10	
		FY21 EXCESS & FY22 ASMT					
				CHAPEL CREEK CDD			189,024.10 000111
12/17/21 00036		12/17/21 12172021	202112 300-20700-10000		*	77,834.38	
		FY22 DIRECT ASSESSMENTS					
				CHAPEL CREEK CDD			77,834.38 000112
12/17/21 00008		11/22/21 68	202111 310-51300-31300		*	1,000.00	
		DISSEMINATION OCT & NOV21					
		12/01/21 69	202112 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES DEC21					
		12/01/21 69	202112 310-51300-35300		*	50.83	
		WEBSITE ADMIN DEC21					
		12/01/21 69	202112 310-51300-35100		*	105.42	
		INFORMATION TECH DEC21					
		12/01/21 69	202112 310-51300-31300		*	500.00	
		DISSEMINATION SVC DEC21					
		12/01/21 69	202112 310-51300-51000		*	2.74	
		OFFICE SUPPLIES					
		12/01/21 69	202112 310-51300-42000		*	11.84	
		POSTAGE					
		12/01/21 69	202112 310-51300-42500		*	4.50	
		COPIES					
		12/01/21 70	202112 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT DEC21					
		12/01/21 70	202112 320-53800-46000		*	270.40	
		GENERAL MAINT MATERIALS					
				GMS-CENTRAL FLORIDA, LLC			6,112.40 000113
				CHCR CHAPEL CREEK HSMITH			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/21	00020	12/03/21 1789	202111 330-53800-48100	JANITORIAL NOV21	*	1,075.00	
				JAYMAN ENTERPRISES, LLC			1,075.00 000114
12/17/21	00025	12/08/21 1863582	202112 310-51300-31100	ENGINEERING FEES	*	1,166.00	
				STANTEC CONSULTING SERVICES INC.			1,166.00 000115
12/17/21	00019	12/02/21 20737	202111 310-51300-31500	ATTORNEY FEES	*	561.00	
				STRALEY ROBIN VERICKER			561.00 000116
12/17/21	00022	12/06/21 7796	202112 330-53800-48400	POOL MAINT DEC21	*	850.00	
				SUNCOAST POOL SERVICE			850.00 000117
TOTAL FOR BANK A						336,126.27	
TOTAL FOR REGISTER						336,126.27	

## SECTION 2



# Chapel Creek

## Community Development District

Unaudited Financial Reporting  
December 31, 2021



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**Chapel Creek**  
**Community Development District**  
 Combined Balance Sheet  
 December 31, 2021

**Governmental Fund Types**

	<u><b>General</b></u>	<u><b>Capital Reserve</b></u>	<u><b>2006 Debt Service</b></u>	<u><b>2021 Debt Service</b></u>	<u><b>2006 Capital Projects</b></u>	<u><b>2021 Capital Projects</b></u>	<u><b>Totals (memorandum only)</b></u>
<i>Assets</i>							
Cash- Suntrust	\$184,405	\$0	---	---	---	---	\$184,405
Accounts Receivable	\$2,424	---	---	---	---	---	\$2,424
Due from General Fund	---	---	\$5,736	---	---	---	\$5,736
<b>Investments:</b>							
Reserve	---	---	\$235,267	\$243,689	---	---	\$478,956
Revenue	---	---	\$3,137,341	\$77,849	---	---	\$3,215,190
Prepayment	---	---	\$4,937,380	---	---	---	\$4,937,380
Interest	---	---	---	\$155,669	---	---	\$155,669
Acquisition and Construction	---	---	---	---	\$3,445	\$3,742,517	\$3,745,962
COI	---	---	---	---	---	\$0	\$0
Suntrust CD- Utilities	\$21,523	---	---	---	---	---	\$21,523
Suntrust CD- Streets/Draining	\$43,271	---	---	---	---	---	\$43,271
Deposits	\$1,470	---	---	---	---	---	\$1,470
Prepaid Expenses	\$0	---	---	---	---	---	\$0
<b>Total Assets</b>	<b>\$253,094</b>	<b>\$0</b>	<b>\$8,315,723</b>	<b>\$477,207</b>	<b>\$3,445</b>	<b>\$3,742,517</b>	<b>\$12,791,987</b>
<i>Liabilities</i>							
Accounts Payable	\$3,305	---	---	---	---	---	\$3,305
Accrued Expenses	\$6,010	---	---	---	---	---	\$6,010
Due to Developer	\$64,794	---	---	---	---	---	\$64,794
Deferred Assessment Revenue	\$5,736	---	---	---	---	---	\$5,736
Debt Service Obligation	---	---	\$4,855,993	---	---	---	\$4,855,993
<i>Fund Equity</i>							
Net Assets	---	---	---	---	---	---	\$0
<i>Fund Balances</i>							
Unassigned	\$171,779	---	---	---	---	---	\$171,779
Assigned for Capital Reserve Fund	---	\$0	---	---	---	---	\$0
Nonspendable- Deposits	\$1,470	---	---	---	---	---	\$1,470
Nonspendable- Prepaid	\$0	---	---	---	---	---	\$0
Restricted for Capital Projects	---	---	---	---	\$3,445	\$3,742,517	\$3,745,962
Restricted for Debt Service	---	---	\$3,459,731	\$477,207	---	---	\$3,936,938
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$253,094</b>	<b>\$0</b>	<b>\$8,315,723</b>	<b>\$477,207</b>	<b>\$3,445</b>	<b>\$3,742,517</b>	<b>\$12,791,987</b>

**Chapel Creek**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/21</b>	<b>Actual 12/31/21</b>	<b>Variance</b>
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$260,172	\$250,245	\$250,245	\$0
Operations and Maintenance Assessments-Direct	\$46,594	\$24,276	\$24,276	\$0
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$0	\$0
Developer Funding	\$140,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$446,766</b>	<b>\$274,521</b>	<b>\$274,521</b>	<b>\$0</b>

*Administrative Expenditures*

Supervisors Fees	\$12,000	\$3,000	\$0	\$3,000
District Management	\$35,000	\$8,750	\$8,750	(\$0)
District Engineer	\$3,500	\$875	\$3,361	(\$2,486)
Disclosure Report	\$5,000	\$1,250	\$1,750	(\$500)
Trustee Fees	\$3,000	\$750	\$0	\$750
Property Appraiser Fee	\$150	\$38	\$0	\$38
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Auditing Services	\$4,900	\$1,225	\$0	\$1,225
Arbitrage Rebate Calculation	\$650	\$163	\$0	\$163
Public Officials Liability Insurance	\$2,663	\$2,663	\$2,506	\$157
Legal Advertising	\$2,000	\$500	\$167	\$334
Dues, License, & Subscriptions	\$175	\$175	\$175	\$0
Postage & Delivery	\$500	\$125	\$45	\$80
Printing & Binding	\$150	\$38	\$5	\$33
Office Supplies	\$150	\$38	\$5	\$33
ADA Website Compliance	\$2,000	\$2,000	\$1,538	\$463
Information Technology	\$1,265	\$316	\$316	(\$0)
Website Hosting Maintenance, Backup (Email)	\$610	\$153	\$152	\$0
District Counsel	\$12,000	\$3,000	\$1,286	\$1,714
<b>Total Administrative</b>	<b>\$90,713</b>	<b>\$30,057</b>	<b>\$25,054</b>	<b>\$5,003</b>

*Field Expenditures*

Field Management	\$15,000	\$3,750	\$3,750	\$0
Utility Services- Electric	\$12,000	\$3,000	\$2,904	\$96
Utility Services- Streetlights	\$40,000	\$10,000	\$8,016	\$1,984
Street Light Repair	\$14,000	\$3,500	\$0	\$3,500
Aquatic Maintenance	\$9,300	\$2,325	\$2,325	\$0
General Liability Insurance	\$2,707	\$2,707	\$2,547	\$160
Property Insurance	\$4,446	\$4,446	\$4,184	\$262
Landscape Maintenance	\$110,000	\$27,500	\$20,250	\$7,250
Field Repairs & Maintenance	\$10,000	\$2,500	\$1,950	\$550
Holiday Decorations	\$3,000	\$750	\$0	\$750
Irrigation Maintenance	\$6,000	\$1,500	\$1,010	\$490
Landscape Enhancements & Replacement	\$35,000	\$8,750	\$0	\$8,750
Sidewalk & Pavement Management	\$1,500	\$375	\$0	\$375
Field Contingency	\$10,000	\$2,500	\$0	\$2,500
<b>Total Field</b>	<b>\$272,953</b>	<b>\$73,603</b>	<b>\$46,936</b>	<b>\$26,667</b>



**Chapel Creek**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/21</b>	<b>Actual 12/31/21</b>	<b>Variance</b>
<i><u>Amenity Center</u></i>				
Utility Services- Electric	\$ 10,000	\$2,500	\$2,329	\$171
Utility Services- Water & Sewer	\$ 3,000	\$750	\$599	\$151
Amenity Access Management	\$ 5,000	\$1,250	\$0	\$1,250
Amenity Maintenance & Repair	\$ 20,000	\$5,000	\$0	\$5,000
Janitorial Services	\$ 8,400	\$2,100	\$3,175	(\$1,075)
Pool Service Contract	\$ 10,200	\$2,550	\$2,550	\$0
Security	\$ 7,500	\$1,875	\$0	\$1,875
Internet	\$ 3,000	\$750	\$0	\$750
Pest Control Services	\$ 1,000	\$250	\$0	\$250
Miscellaneous Contingency	\$ 5,000	\$1,250	\$823	\$427
<b>Total Amenity Center</b>	<b>\$73,100</b>	<b>\$18,275</b>	<b>\$9,476</b>	<b>\$8,799</b>
<b>Total Revenues</b>	<b>\$446,766</b>	<b>\$274,521</b>	<b>\$274,521</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$436,766</b>	<b>\$121,935</b>	<b>\$81,466</b>	<b>\$40,468</b>
<b>Operating Income (Loss)</b>	<b>\$10,000</b>	<b>\$152,587</b>	<b>\$193,055</b>	<b>\$40,468</b>
<b>Other Sources/(Uses)</b>				
Transfer Out- Capital Reserve	(\$10,000)	\$0	\$0	\$0
<b>Total Other Sources/(Uses)</b>	<b>(\$10,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$193,055</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>(\$19,806)</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$173,249</b>	

# Chapel Creek

## Community Development District

Capital Reserve Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/21</b>	<b>Actual 12/31/21</b>	<b>Variance</b>
<u>Revenues</u>				
Interfund Transfer In- General Fund	\$10,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<u>Expenditures</u>				
Capital Outlay	\$10,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>		<b>\$0</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$0</b>	

# Chapel Creek

## Community Development District

Debt Service Fund Series 2006A  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/21</b>	<b>Actual 12/31/21</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments	\$400,900	\$193,923	\$193,923	\$0
Special Assessments- Off Roll	\$0	\$0	\$0	\$0
Special Assessments- Lot Closings	\$0	\$0	\$1,241	\$1,241
Interest Income	\$0	\$0	\$276	\$276
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$400,900</b>	<b>\$193,923</b>	<b>\$195,439</b>	<b>\$1,517</b>
<b><u>Expenditures</u></b>				
Legal Costs	\$0	\$0	\$348	(\$348)
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b><u>Series 2006A</u></b>				
Interest-11/1	\$120,450	\$120,450	\$120,450	\$0
Principal-5/1	\$160,000	\$0	\$0	\$0
Interest-5/1	\$120,450	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$400,900</b>	<b>\$120,450</b>	<b>\$120,798</b>	<b>(\$348)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>		<b>\$74,641</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$3,385,089</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$3,459,731</b>	

# Chapel Creek

## Community Development District

Debt Service Fund Series 2021  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/21</b>	<b>Actual 12/31/21</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments- Direct	\$155,669	\$77,834	\$77,834	\$0
Interest Income	\$0	\$0	\$15	\$15
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$155,669</b>	<b>\$77,834</b>	<b>\$77,849</b>	<b>\$15</b>
<b><u>Expenditures</u></b>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b><u>Series 2021</u></b>				
Interest Expense 11/1	\$115,887	\$115,887	\$115,887	\$0
Interest Expense 5/1	\$155,669	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$271,555</b>	<b>\$115,887</b>	<b>\$115,887</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$115,887)</b>		<b>(\$38,037)</b>	
<b>Beginning Fund Balance</b>	<b>\$271,555</b>		<b>\$515,245</b>	
<b>Ending Fund Balance</b>	<b>\$155,669</b>		<b>\$477,207</b>	

# Chapel Creek

## Community Development District

Capital Projects Fund  
Statement of Revenues & Expenditures  
For Period Ending December 31, 2021

	Series 2006	Series 2021
<b><u>Revenues</u></b>		
Interest Income	\$16	\$0
Bond Proceeds	\$0	\$0
Interfund Transfer In	\$0	\$0
<b>Total Revenues</b>	<b>\$16</b>	<b>\$0</b>
<b><u>Expenditures</u></b>		
Capital Outlay	\$0	\$2,775,875
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$2,775,875</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$16</b>	<b>(\$2,775,875)</b>
<b>Beginning Fund Balance</b>	<b>\$3,429</b>	<b>\$6,518,392</b>
<b>Ending Fund Balance</b>	<b>\$3,445</b>	<b>\$3,742,517</b>

Chapel Creek CDD- General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$35,447	\$214,798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,245
Operations and Maintenance Assessments- Direct	\$24,276	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,276
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$24,276</b>	<b>\$35,447</b>	<b>\$214,798</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$274,521</b>
<u>Administrative Expenditures</u>													
Supervisors Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Management	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,750
District Engineer	\$0	\$2,195	\$1,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,361
Disclosure Report	\$500	\$500	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Auditing Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage Rebate Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Officials Liability Insurance	\$2,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,506
Legal Advertising	\$0	\$0	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Dues, License, & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Postage & Delivery	\$4	\$29	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Printing & Binding	\$0	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
Office Supplies	\$0	\$2	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
ADA Website Compliance	\$1,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,538
Information Technology	\$105	\$105	\$105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$316
Website Hosting, Maintenance, Backup (Email)	\$51	\$51	\$51	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152
District Counsel	\$0	\$561	\$725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,286
<b>Total Administrative</b>	<b>\$12,796</b>	<b>\$6,359</b>	<b>\$5,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,054</b>
<u>Field Expenditures</u>													
Field Management	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
Utility Services- Electric	\$936	\$915	\$1,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,904
Utility Services- Streetlights	\$2,992	\$2,031	\$2,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,016
Street Light Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Aquatic Maintenance	\$775	\$775	\$775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,325
General Liability Insurance	\$2,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,547
Property Insurance	\$4,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,184
Landscape Maintenance	\$6,750	\$6,750	\$6,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,250
Field Repairs & Maintenance	\$215	\$776	\$959	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,950
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Maintenance	\$0	\$1,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,010
Landscape Enhancements & Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalk & Pavement Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$19,650</b>	<b>\$13,507</b>	<b>\$13,780</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,936</b>

Chapel Creek CDD- General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center</u>													
Utility Services- Electric	\$739	\$743	\$847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,329
Utility Services- Water & Sewer	\$219	\$211	\$169	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$599
Amenity Access Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Maintenance & Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services	\$1,400	\$1,075	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,175
Pool Service Contract	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,550
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Contingency	\$491	\$159	\$174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$823
<b>Total Amenity Center</b>	<b>\$3,699</b>	<b>\$3,037</b>	<b>\$2,740</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,476</b>
<b>Total Revenues</b>	<b>\$24,276</b>	<b>\$35,447</b>	<b>\$214,798</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$274,521</b>
<b>Total Expenditures</b>	<b>\$36,144</b>	<b>\$22,903</b>	<b>\$22,419</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$81,466</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$11,868)</b>	<b>\$12,544</b>	<b>\$192,379</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$193,055</b>

# Chapel Creek

## Community Development District

### Long Term Debt Report

<b>Series 2006A Special Assessment Bonds</b>	
Interest Rate:	5.500%
Maturity Date:	5/1/2038
Reserve Fund Definition:	MADS
Reserve Fund Requirement:	\$235,267
Reserve Fund Balance:	\$235,267
Bonds outstanding -09/30/2019	\$17,664,667
Current Bonds Outstanding	\$17,664,667

<b>Series 2021 Special Assessment Bonds</b>	
Interest Rate:	2.5-3.550%
Maturity Date:	5/1/2052
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$243,689
Reserve Fund Balance:	\$243,689
Bonds outstanding -06/30/21	\$8,730,000
Current Bonds Outstanding	\$8,730,000



**Chapel Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**

Gross Assessments   \$   274,694.09   \$   212,868.00   \$   487,562.09  
Net Assessments     \$   258,212.44   \$   200,095.92   \$   458,308.36

**ON ROLL ASSESSMENTS**

56.34%                      43.66%                      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2006A Debt		
							O&M Portion	Service	Total
11/10/21	11/01/2021-11/05/2021	\$10,007.81	(\$192.16)	(\$400.32)	\$0.00	\$9,415.33	\$5,304.63	\$4,110.70	\$9,415.33
11/18/21	11/06/2021-11/15/2021	\$56,866.81	(\$1,091.83)	(\$2,274.65)	\$0.00	\$53,500.33	\$30,142.26	\$23,358.07	\$53,500.33
12/02/21	11/16/2021-11/23/2021	\$380,225.69	(\$7,300.33)	(\$15,209.41)	\$0.00	\$357,715.95	\$201,538.35	\$156,177.60	\$357,715.95
12/08/21	11/24/2021-11/30/2021	\$12,101.01	(\$232.34)	(\$484.05)	\$1.00	\$11,385.62	\$6,414.70	\$4,970.92	\$11,385.62
12/17/21	12/01/2021-12/15/2021	\$12,399.48	(\$247.99)	\$0.00	\$0.00	\$12,151.49	\$6,846.19	\$5,305.30	\$12,151.49
<b>TOTAL</b>		<b>\$ 471,600.80</b>	<b>\$ (9,064.65)</b>	<b>\$ (18,368.43)</b>	<b>\$ 1.00</b>	<b>\$ 444,168.72</b>	<b>\$ 250,246.13</b>	<b>\$ 193,922.59</b>	<b>\$ 444,168.72</b>

**97%                      Net Percent Collected**

**DIRECT BILL**

Chapel Creek CDD Holdings LLC					
				\$2,368.42	\$2,368.42
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M
9/14/21	10/1/21	3254	\$1,184.21	\$1,184.21	\$1,184.21
	2/1/22		\$592.11		
	5/1/22		\$592.11		
				<b>\$1,776.32</b>	<b>\$1,184.21</b>

Clayton Properties Group Inc						
				\$201,853.02	\$46,184.27	\$155,668.75
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M	Series 2021 Debt
9/14/21	10/1/21	38578	\$100,926.51	\$100,926.51	\$23,092.13	\$77,834.38
	4/1/22		\$100,926.51		\$0.00	\$0.00
				<b>\$201,853.02</b>	<b>\$100,926.51</b>	<b>\$23,092.13</b>
						<b>\$77,834.38</b>

## SECTION 3



QGS Development, Inc.  
1450 S. Park Road, Plant City, FL 33566  
(813) 634-3326 ■ Fax (813) 634-1733

## Deductive Material CO

Proposal Submitted To:	Work To Be Performed At
To: Chapel Creek CDD c/o Governmental Mgmt. Services Central Fla., LLC 219 E. Livingston St. Orlando, FL 32801 Attn: Jill Burns	Chapel Creek Villages 7 & 8 Phase 1 - 3 Eiland Blvd. Wesley Chapel, FL (Pasco County) (QGS Job #21-7235)
Date: August 20, 2021	Deductive Material CO No.: 16

We hereby provide the following for Owner Direct Material Purchases:

1) Atlantic TNG – Per Attached Invoice.....(\$2,332.00)

Total Deductive Material CO .....(\$2,332.00)

The above and attached work to be completed for:

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: \_\_\_\_\_ Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### ACCEPTANCE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: Jill Burns  
Owner or Representative

Date: 8-21-21

Signature: Greg Dahl  
QGS Development, Inc.

Date: August 20, 2021



QGS Development, Inc.  
1450 S. Park Road, Plant City, FL 33566  
(813) 634-3326 ■ Fax (813) 634-1733

## Deductive Material CO

<u>Proposal Submitted To:</u>	<u>Work To Be Performed At</u>
To: Chapel Creek CDD c/o Governmental Mgmt. Services Central Fla., LLC 219 E. Livingston St. Orlando, FL 32801 Attn: Jill Burns	Chapel Creek Villages 7 & 8 Phase 1 - 3 Eiland Blvd. Wesley Chapel, FL (Pasco County) (QGS Job #21-7235)
Date: August 20, 2021	Deductive Material CO No.: 17

We hereby provide the following for Owner Direct Material Purchases:

1) County Materials – Per Attached Invoices ..... (\$27,262.72)

Total Deductive Material CO ..... (\$27,262.72)

The above and attached work to be completed for:

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.  
The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### ACCEPTANCE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: Jill Burns

Owner or Representative

Date: 8-21-21

Signature: Jorge Sanchez

QGS Development, Inc.

Date: August 20, 2021