

*Chapel Creek  
Community Development District*

*Meeting Agenda*

*May 3, 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

April 26, 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, May 3, 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 April 5, 2022 Board of Supervisors Meeting
4. Public Hearing
  - A. Public Hearing on the Adoption of Amended Amenity Policies and Rates
    - i. Consideration of Resolution 2022-05 Adopting Amended Amenity Policies and Rates
5. Consideration of Resolution 2022-06 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 2, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments

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

6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposals for Landscape Enhancements from Cardinal Landscaping
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—579
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, **April 5, 2022** at 11:00 a.m. at the Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, Florida.

Present and constituting a quorum were:

Brian Walsh	Chairman
Milton Andrade	Vice Chairman
Steve Johnson	Assistant Secretary
Garret Parkinson	Assistant Secretary
Tim Jones	Assistant Secretary

Also, present were:

Jill Burns <i>via Zoom</i>	District Manager, GMS
Tricia Adams	District Manager, GMS
Tracy Robin <i>via Zoom</i>	District Counsel, Straley Robin Vericker
Clayton Smith	Field Services Manager
Tonya Stewart <i>via Zoom</i>	District Engineer
Residents	

*The following is a summary of the discussions and actions taken at the April 5, 2022 Chapel Creek Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order. There were five Supervisors present at the meeting constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 1, 2022 Board of Supervisors Meeting**

Ms. Adams presented the February 1, 2022 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. Andrade, seconded by Mr. Walsh, with all in favor, the Minutes of the February 1, 2022 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2022-02 Setting a Public Hearing to Adopt Amended Amenity Policies and Rates**

Ms. Adams stated this resolution sets a public hearing to adopt amended amenity policies and rates for the non-resident user fee and amenity card replacement. She noted the draft was in the agenda package for Board review and will be presented at the public hearing as well as the fee schedule. The schedule listed in the amenity policy is flexible for the Board to adjust at the hearing. She added the hearing will be scheduled for Tuesday, May 3, 2022 meeting at 11:00 a.m. Ms. Burns added that amenity rules are currently in place and the reason for the change is that the previous set of rules contemplated the code access and that has been replaced and the access fee for lost cards needs to be set. The amount was discussed, and the Board felt that \$30 would be appropriate to be set at the hearing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Resolution 2022-02 Setting a Public Hearing for Tuesday, May 3, 2022 to Adopt Amended Amenity Policies and User Rates, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2022-03 Directing Chairman and District Staff to File a Petition Amending District Boundaries**

Ms. Adams stated this resolution allows the District Chairman and District staff to file a petition amending District boundaries. A handout was provided that is a copy of the survey that identifies the parcel. This would authorize all the necessary steps for this process. The Board members asked if this could be executed prior to getting the actual lien owner to say it's okay. Ms. Burns replied that they can, they just need the landowner consent. There was discussion about the attorney contact with the landowner and signing of the lands. Mr. Robin noted the

attorney indicated he would be telling them the documents they wanted reviewed. Mr. Robin added they had not completed the necessary documents but would forward this to the landowner when complete. He stated the county would not process the petition until they had consent.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2022-03 Directing the Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2022-04 Approving the Boundary Amendment Funding Agreement**

Ms. Adams stated the resolution is a funding agreement connecting to the boundary agreement and states that all costs will be responsibility of Highland Homes and all associated fees.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2022-04 Approving the Boundary Amendment Funding Agreement, was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Boundary Amendment Funding Agreement**

Ms. Adams stated this is attached to the resolution just approved. This motion was approved with Resolution 2022-04.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Change Order for District Engineering Services to Include Preparation of Required Stormwater Legislation Report**

Ms. Stewart noted that the total of \$3,000 was for the work on the stormwater report. A separate proposal will be provided for the boundary work. Ms. Adams summarized the change order was for \$3,000 and includes the work the District Engineer has accomplished on this report and she noted that this price was very reasonable.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Change Order for \$3,000 for District Engineering

Services to Include Preparation of the Required Stormwater Legislation Report, was approved.

**NINTH ORDER OF BUSINESS****Ratification of Fiscal Year 2021 Audit Services Agreement**

Ms. Adams stated that all Florida Districts are required to submit an audit to the state by June 30<sup>th</sup> of each year. This is for the fiscal year ending September 30, 2021. She noted the Chairman had signed the agreement to start the project and it now needed ratification.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Fiscal Year 2021 Audit Services Agreement, was ratified.

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

Mr. Robin noted that the northern most parcel is dedicated to the District by plat and another remnant parcel that was northwesterly had been requested by Supervisors to have this parcel conveyed to the District. Since then, he noted the Developer has expressed the desire to have that parcel conveyed to the Developer. He added this conveyance is in process currently.

**B. Engineer****i. Presentation of Stormwater Management System Report**

Ms. Stewart reviewed the stormwater report and she noted that updates were needed to the ownership map and the maintenance map. She added that Chapel Creek was one of the last communities where the rights of ways were accepted by Pasco County. Discussion was held on the stormwater requirements being tied to the fact that Pasco County will be responsible for the storm sewer and the right of way. In going through the process to get the county approval of improvements, they obtained copies of the memorandums from Engineering staff and Board of County Commission approvals for their records for backup to support when needed. She added that for the 20-year long term maintenance plan she recommended that \$20,000 every 5 years could be budgeted. She added she would update the report to include the new phase.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Acceptance of the Stormwater Management System Report, was approved.

### **C. Field Manager's Report**

Mr. Smith presented the Field Manager's report included in the agenda package. Discussion ensued on the trash cans and issues with streetlights, pressure washing, touch-up painting, landscape enhancements, irrigation sodding, and St. Augustine placement around the community. He noted that there was \$35,000 in the budget.

#### **i. Consideration of Proposal for Adding Gravel to Parking Lot**

Mr. Smith discussed the proposal for adding gravel to the parking lot. He noted this includes ¾ inch gravel.

On MOTION by Mr. Walsh, seconded by Mr. Jones, with all in favor, the Proposal for Adding Gravel to Parking Lot, was approved.

#### **ii. Consideration of Proposal for Shade Structures**

Mr. Smith presented proposal for shade structures including with or without the sides. Discussion ensued on the Sunbrella fabric and the length of time it would last. He added they were like the ones at Highland Meadows and felt these were the better ones he has seen. He recommended using the cabanas since they held up so well. He noted he could get other prices if needed. He added this does not include the install and that would need permitting. He asked the Board if they had someone on site that could go through the permitting. He noted they come with engineering drawings, but the vendor cost for install would be high. After discussion the Board decided to pursue the different possibility for install and getting permits. Budget was also included, and Ms. Burns noted that this should be included in the budget for the upcoming year. It was asked what was in the budget for amenity other than miscellaneous. Ms. Adams noted there was a miscellaneous contingency that has already been used some and only a few thousand left. She added there is no specific jobs identified at this point. She noted there is no easily identifiable source for funding this. Mr. Smith noted this was a topic they often heard about from the community. Ms. Adams summarized by asking the Board to direct staff to plan for more shade structures as part of the capital reserve planning for next year's budget. She wanted to

confirm the size of the 12x12 x 8. Ms. Burns recommended to include the amount for the larger and a 10% contingency for the fall and planning for the budget. Mr. Smith added the recommendation to include 4 and scale back if needed. Continued discussion on how many were needed for adequate shade. It was also asked to include funding for extra patio furniture.

The Board asked about repainting of the mailboxes. Discussion ensued on if they were maintained by the CDD or the HOA. Ms. Burns noted this was not clear. Mr. Smith commented that they would paint if the CDD was taking responsibility for them.

Mr. Smith noted he needed a map for completion of some landscaping. He would also get some additional pricing for completion. He added he would need pond numbers as well. Discussion ensued on trails and dog stations.

#### **D. District Manager's Report**

##### **i. Approval of Check Register**

Ms. Adams noted the check register was included in the package and is through January 31<sup>st</sup>. The total amount for the general fund was \$21,579.49. Mr. Walsh noted that the check register for February also needed approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register for \$21,579.49, was approved as amended to include the February Check Register.

##### **ii. Balance Sheet & Income Statement**

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

##### **iii. Announcing General Election Qualifying Period (Starting 12:00 p.m. Monday, June 13, 2022 and Ending 12:00 p.m. Friday, June 17, 2022)**

Ms. Adams stated the notice for the qualifying period for the Board of Supervisors seats that are coming up for election. She added the District will have two seats that will be part of the general election, Seat #4 and Seat #5. She reviewed the qualifying period. She added if no one chooses to run, then the seat will be declared vacant. She added after the 2<sup>nd</sup> Tuesday in November, the Board can appoint someone to fulfill the 4-year term.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There were no Supervisors requests, so Ms. Burns opened the floor to audience comments. A comment was made by Resident Tammy Cartwright about the mailbox and wanted confirmation if they would be moved or not. Ms. Burns replied that at this time there was no intention of moving the mailboxes. Discussion ensued on the issue with access to mailboxes. Another comment was made by a resident regarding the common area landscaping and she wanted to know if there would there be plans for side areas and some of the issues with overgrowth and weeds in the pond area and roadway. Mr. Smith responded these could be considered in the future and commented on the areas being addressed for cleanup now.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

The motion was made to adjourn the meeting.

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

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Chairman/Vice Chairman



## SECTION IV

# SECTION A

# SECTION 1

## **RESOLUTION 2022-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AMENITY POLICIES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Chapel Creek Community Development District (“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**, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the Amended Amenity Policies and Rates (together, “Amended Amenity Facility Policies”), attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

**WHEREAS**, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

**SECTION 1.** The attached Amended Amenity Facility Policies are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended Amenity Facility Policies shall stay in full force and effect until such time as they are otherwise amended by the Board.

**SECTION 2.** The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

**SECTION 3.** Fees for use of the District's recreation facilities and services are adopted in accordance with **Exhibit A** for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed.

**SECTION 4.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 3rd day of May 2022.

ATTEST:

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Amended Amenity Policies and Rates

## **EXHIBIT A**

# **CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

## **AMENDED AMENITY POLICIES AND RATES**

**ADOPTED – MAY 3, 2022**

<sup>1</sup> LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2021); in accordance with Chapter 190 of the Florida Statutes, and on May 3, 2022, at a duly noticed joint public meeting and after a duly noticed public hearing, the Boards of Supervisors of the Chapel Creek Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services, including the stormwater management facilities and the Amenity Facilities (defined below).

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## DEFINITIONS

**“Amenities” or “Amenity Facilities”**— shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, tot lot, playground and lakes, together with their appurtenant facilities and areas.

**“Amenity Policies” or “Policies” and “Amenity Rates”** – shall mean these Amenity Policies and Rates of the Chapel Creek Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

**“Amenity Manager”** – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

**“Amenity Rates”** – shall mean those rates and fees established by the Board of Supervisors of the Chapel Creek Community Development District as provided in **Exhibit A** attached hereto.

**“Access Card”** – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

**“Board of Supervisors” or “Board”** – shall mean the Board of Supervisors of the Chapel Creek Community Development District.

**“District”** – shall mean the Chapel Creek Community Development District.

**“District Staff”** – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

**“Guest”** – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

**“Homeowners Association” or “HOA” or “POA”** – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

**“Household”** – shall mean a residential unit or a group of individuals residing within a Patron’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

**“Lakes” or “Ponds”** – shall mean those water management and control facilities and waterways within the Districts, including but not limited to stormwater management facilities, lakes and ponds.

**“Non-Resident”** – shall mean any person who does not own property within the District.

**“Non-Resident Patron”** – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

**“Non-Resident User Fee” or “Annual User Fee”** – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Patron”** – shall mean Residents, Guests, Non-Resident Patrons and Renters.

**“Renter”** – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

**“Resident”** – shall mean any person or Household owning property within the District.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

## AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons and Guests have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** In consideration of the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments to property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year. Residents must pay such maintenance special assessments, which covers Annual User Fee applicable to such Resident, entitling the Resident to use the Amenities for the corresponding fiscal year of the District, which fiscal year begins October 1 and ends September 30. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring two (2) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject

to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the department of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. Access Card shall not be issued to Non-Residents. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances, shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

## GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website. No Patron or Guest is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:

  - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued.
  - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
  - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
  - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District staff. Off-road bikes/vehicles (including ATV's) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
  - (e) **Fireworks.** Fireworks of any kind are not permitted anywhere on District owned property or adjacent areas.
  - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, playground area and sidewalks surrounding these areas.
  - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
  - (h) **Firearms.** Firearms are not permitted in the Amenities unless the Patron is authorized to possess and carry a firearm under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
  - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
  - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or its contractors may result in suspension or termination of Amenity access and usage privileges.
- (q) **Emergencies.** In the event of an injury, property damage or other emergency, please contact District Staff immediately in accordance with the terms of this policy contained herein.
- (r) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.

## SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

## SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.



- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Hillsborough County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
  - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
  - Operational and mechanical treatments or difficulties affecting pool water quality.
  - For a reasonable period following any mishap that resulted in contamination of pool water.
  - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect during the rental of other Amenity areas.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

## PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons and Guests may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing especially with strings should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass Containers.** No glass containers are permitted.

## LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

## DOG PARK POLICIES

**The Dog Park is restricted to use only by Patrons of the District and their guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.**

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated “No Smoking” area.

### **USE OF THE DOG PARK IS AT PATRON’S OWN RISK**

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

## SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. District Staff must protect the rights and privileges of rule-abiding Patrons, and inappropriate behavior by Patrons or their Guests will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
  - Submits false information on any application for use of the Amenities;
  - Permits the unauthorized use of an Access Card;
  - Exhibits unsatisfactory behavior, deportment or appearance;
  - Fails to pay amounts owed to the District in a proper and timely manner;
  - Fails to abide by any District rules or policies (e.g., Amenity Policies);
  - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other residents or guests, in an unreasonable or abusive manner;
  - Damages or destroys District property; or
  - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff and Members of the Board of Supervisors.** District Staff or their designee, and any member of the Board of Supervisors, may remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
  - (a) Offenses:
    - i. First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
    - ii. Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
    - iii. Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
  - (b) Each offense shall expire one (1) year after such offense was committed, at which time the

number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal to or exceed one year. Situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
- (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

## USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

## SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

## SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

## AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

**The above Amenity Policies and Rates were adopted on May 3, 2022 by the Board of Supervisors for the Chapel Creek Community Development District, at a duly noticed public hearing and meeting.**

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**Secretary/Assistant Secretary**

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**Chairperson, Board of Supervisors**

**Exhibit A:** Amenity Rates

**Exhibit B:** Amenity Access Registration Form



**EXHIBIT A**  
**AMENITY RATES**

TYPE	RATE
Annual User Fee	\$2,500.00
Replacement Access Card	\$30.00

**EXHIBIT B**  
**AMENITIES ACCESS REGISTRATION FORM**

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
AMENITIES ACCESS REGISTRATION FORM**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

HOME TELEPHONE: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

ADDITIONAL RESIDENT 1: \_\_\_\_\_

DOB IF UNDER 18 \_\_\_\_\_

ADDITIONAL RESIDENT 2: \_\_\_\_\_

DOB IF UNDER 18 \_\_\_\_\_

ADDITIONAL RESIDENT 3: \_\_\_\_\_

DOB IF UNDER 18 \_\_\_\_\_

ADDITIONAL RESIDENT 4: \_\_\_\_\_

DOB IF UNDER 18 \_\_\_\_\_

ADDITIONAL RESIDENT 5: \_\_\_\_\_

DOB IF UNDER 18 \_\_\_\_\_

**ACCEPTANCE:**

I acknowledge receipt of the Access Card(s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card. It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

\_\_\_\_\_  
Signature of Patron (Parent or Legal Guardian if Minor)

\_\_\_\_\_  
Date

**AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)**

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Chapel Creek Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Patron

State of Florida

County of \_\_\_\_\_

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_, 20\_\_, by \_\_\_\_\_ who is [ ] personally known to me or [ ] produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Official Notary Public Signature \_\_\_\_\_

**RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:**

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Chapel Creek Community Development District.

\_\_\_\_\_  
Signature of Patron  
(Parent or Legal Guardian if minor)

\_\_\_\_\_  
Date

**GUEST POLICY:**

Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

**PLEASE RETURN THIS FORM TO:**

Chapel Creek Community Development District  
Attn: Amenity Access Coordinator  
219 East Livingston Street  
Orlando, Florida 32801  
Telephone: (407) 841-5524  
Email: [amenityaccess@gmscfl.com](mailto:amenityaccess@gmscfl.com)

**OFFICE USE ONLY:**

\_\_\_\_\_  
Date Received

\_\_\_\_\_  
Date Entered in System

\_\_\_\_\_  
Staff Member Signature

PRIMARY RESIDENT:

Access Card #

**ADDITIONAL INFORMATION:**

Phase \_\_\_\_ – \_\_\_\_ Phase \_\_\_\_ – \_\_\_\_ Phase \_\_\_\_ – \_\_\_\_

New Construction: \_\_\_\_ Re-Sale: \_\_\_\_ Prior Owner: \_\_\_\_\_

Rental: \_\_\_\_ Landlord/Owner: \_\_\_\_\_

Lease Term: \_\_\_\_\_ Tenant/Renter: \_\_\_\_\_

## SECTION V

## RESOLUTION 2022-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Chapel Creek Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, August 2, 2022  
HOUR: 5:00 PM  
LOCATION: Quality Inn Zephyrhills—Dade City  
6815 Gall Blvd.  
Zephyrhills, FL 33542

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Pasco County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. MAILED NOTICE.** Notice of the public hearing on the imposition of special assessments to annually fund the District's operation and maintenance costs shall also be made by First Class U.S. Mail at least 30 days prior to the date of the public hearing.

**8. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**9. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 3rd DAY OF MAY 2022.**

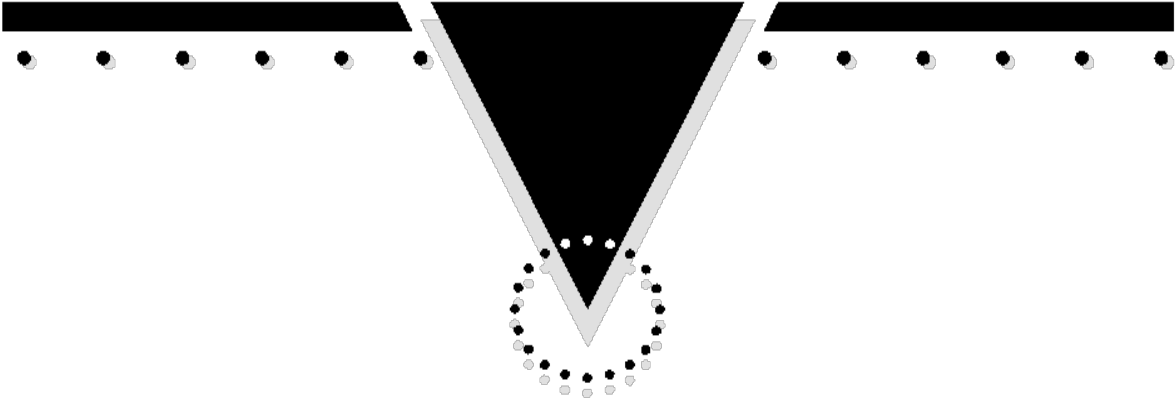
ATTEST:

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_



# Chapel Creek

## Community Development District

Proposed Budget

FY 2023





**Chapel Creek**  
**Community Development District**  
General Fund  
Operating Budget

<b>Adopted Budget FY 2022</b>	<b>Actual thru 3/31/22</b>	<b>Projected Next 6 Months</b>	<b>Total Projected 9/30/22</b>	<b>Proposed Budget FY 2023</b>
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**Revenues**

Operations and Maintenance Assessments- Tax Roll	\$ 306,766	\$ 278,426	\$ 28,340	\$ 306,766	\$ 516,921
Operations and Maintenance Assessments- Direct	\$ -	\$ -	\$ -	\$ -	\$ 19,788
Developer Funding	\$ 140,000	\$ -	\$ 39,218	\$ 39,218	\$ -

**Total Revenues**

<b>\$ 446,766</b>	<b>\$ 278,426</b>	<b>\$ 67,558</b>	<b>\$ 345,984</b>	<b>\$ 536,709</b>
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**Expenditures**

**Administrative**

Supervisors Fees	\$ 12,000	\$ 1,000	\$ 6,000	\$ 7,000	\$ 12,000
District Management	\$ 35,000	\$ 17,500	\$ 17,500	\$ 35,000	\$ 40,000
District Engineer	\$ 3,500	\$ 6,165	\$ 5,000	\$ 11,165	\$ 10,000
Disclosure Report	\$ 5,000	\$ 3,250	\$ 3,000	\$ 6,250	\$ 6,500
Trustee Fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000
Property Appraiser Fee	\$ 150	\$ -	\$ 150	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Auditing Services	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 4,900
Arbitrage Rebate Calculation	\$ 650	\$ -	\$ 650	\$ 650	\$ 650
Public Officials Liability Insurance	\$ 2,663	\$ 2,506	\$ -	\$ 2,506	\$ 3,007
Legal Advertising	\$ 2,000	\$ 167	\$ 2,500	\$ 2,667	\$ 3,000
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ 500	\$ 106	\$ 150	\$ 256	\$ 500
Printing & Binding	\$ 150	\$ 15	\$ 50	\$ 65	\$ 150
Office Supplies	\$ 150	\$ 8	\$ 10	\$ 18	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ 1,265	\$ 633	\$ 632	\$ 1,265	\$ 1,350
Website Hosting, Maintenance, Backup (Email)	\$ 610	\$ 305	\$ 305	\$ 610	\$ 650
District Counsel	\$ 12,000	\$ 1,286	\$ 10,000	\$ 11,286	\$ 15,000

**Administration Subtotal**

<b>\$ 90,713</b>	<b>\$ 39,652</b>	<b>\$ 53,847</b>	<b>\$ 93,499</b>	<b>\$ 108,182</b>
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**Field**

Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,750
Utility Services- Electric	\$ 12,000	\$ 5,773	\$ 5,773	\$ 11,546	\$ 20,000
Utility Services- Streetlights	\$ 40,000	\$ 15,770	\$ 15,770	\$ 31,540	\$ 60,000
Street Light Repair	\$ 14,000	\$ 13,155	\$ -	\$ 13,155	\$ 14,000
Aquatic Maintenance	\$ 9,300	\$ 4,650	\$ 4,650	\$ 9,300	\$ 15,000
General Liability Insurance	\$ 2,707	\$ 2,547	\$ -	\$ 2,547	\$ 3,056
Property Insurance	\$ 4,446	\$ 4,184	\$ -	\$ 4,184	\$ 5,021
Landscape Maintenance	\$ 110,000	\$ 40,500	\$ 40,500	\$ 81,000	\$ 125,000
Field Repairs & Maintenance	\$ 10,000	\$ 4,670	\$ 4,000	\$ 8,670	\$ 12,500
Holiday Decorations	\$ 3,000	\$ 2,201	\$ -	\$ 2,201	\$ 3,000
Irrigation Maintenance	\$ 6,000	\$ 1,626	\$ 1,500	\$ 3,126	\$ 6,000
Landscape Enhancements & Replacement	\$ 35,000	\$ -	\$ 20,000	\$ 20,000	\$ 35,000
Sidewalk & Pavement Management	\$ 1,500	\$ -	\$ 500	\$ 500	\$ 1,500
Field Contingency	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000

**Field Subtotal**

<b>\$ 272,953</b>	<b>\$ 102,576</b>	<b>\$ 102,693</b>	<b>\$ 205,269</b>	<b>\$ 325,827</b>
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**Chapel Creek**  
**Community Development District**  
General Fund  
Operating Budget

<b>Adopted Budget FY 2022</b>	<b>Actual thru 3/31/22</b>	<b>Projected Next 6 Months</b>	<b>Total Projected 9/30/22</b>	<b>Proposed Budget FY 2023</b>
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**Amenity Center**

Utility Services- Electric	\$ 10,000	\$ 4,637	\$ 4,637	\$ 9,274	\$ 11,000
Utility Services- Water & Sewer	\$ 3,000	\$ 1,400	\$ 1,400	\$ 2,800	\$ 3,000
Amenity Access Management	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Amenity Maintenance & Repair	\$ 20,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Janitorial Services	\$ 8,400	\$ 5,275	\$ 4,200	\$ 9,475	\$ 10,000
Pool Service Contract	\$ 10,200	\$ 5,100	\$ 5,100	\$ 10,200	\$ 10,200
Security	\$ 7,500	\$ 2,379	\$ 2,379	\$ 4,758	\$ 7,500
Internet	\$ 3,000	\$ 738	\$ 738	\$ 1,476	\$ 3,000
Pest Control Services	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Miscellaneous Contingency	\$ 5,000	\$ 633	\$ 600	\$ 1,233	\$ 12,500

<b>Amenity Subtotal</b>	<b>\$ 73,100</b>	<b>\$ 20,162</b>	<b>\$ 27,054</b>	<b>\$ 47,216</b>	<b>\$ 73,200</b>
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<b>Total Expenditures</b>	<b>\$ 436,766</b>	<b>\$ 162,390</b>	<b>\$ 183,594</b>	<b>\$ 345,984</b>	<b>\$ 507,209</b>
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<b>Operating Income (Loss)</b>	<b>\$ 10,000</b>	<b>\$ 116,036</b>	<b>\$ (116,036)</b>	<b>\$ -</b>	<b>\$ 29,500</b>
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**Other Sources/(Uses)**

Transfer Out Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -	\$ (29,500)
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<b>Total Other Sources/(Uses)</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (29,500)</b>
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<b>Excess Revenues/ (Expenditures)</b>	<b>\$ -</b>	<b>\$ 116,036</b>	<b>\$ (116,036)</b>	<b>\$ -</b>	<b>\$ (0)</b>
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Net Assessments	\$ 536,709
Discounts and Collections (6%)	\$ (34,258)
Gross Assessments	\$ 570,967

<b>Development</b>	<b>Units</b>	<b>Net Assessments</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Single Family 50'	390	\$ 256,657.86	\$ 658.10	\$ 700.10
Single Family 52.5'	170	\$ 116,704.56	\$ 686.50	\$ 730.32
Single Family 62.5'	91	\$ 69,707.67	\$ 766.02	\$ 814.91
Single Family 65'	95	\$ 73,850.96	\$ 777.38	\$ 827.00
Commercial (Direct)	20	\$ 2,369.81	\$ 118.49	\$ 126.05
Single Family 50' (BA- Direct)	147	\$ 17,418.13	\$ 118.49	\$ 126.05
<b>Total</b>	<b>913</b>	<b>\$ 536,709.00</b>		

# Chapel Creek

## Community Development District

### General Fund Budget

#### ***Revenues:***

##### Operations and Maintenance Assessments- Tax Roll

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

##### Operations and Maintenance Assessments- Direct

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year. The District levies these assessments directly to the property owners.

#### ***Administrative Expenditures:***

##### Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for one meeting per month with allowance for additional meetings, if needed.

##### District Management

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District in accordance with the Management Agreement. The services include, but are not limited to, attendance of monthly board meetings, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

##### District Engineer

The District's engineer, Stantech Consulting Services, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

##### Disclosure Report

The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

##### Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2021 Special Assessment Bonds.

# Chapel Creek

## Community Development District

### General Fund Budget

#### Property Appraiser Fee

Fees incurred for the Pasco County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information.

#### Assessment Roll

The District contracts with GMS-Central Florida, LLC for calculating, levying and certification of the District's Annual Non-Ad valorem Maintenance Assessments with the Pasco County Tax Collector and maintenance of the lien book.

#### Auditing Services

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

#### Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2021 Special Assessment Bonds.

#### Public Officials Liability Insurance

Annual insurance policy for public officials liability provided by EGIS Risk Advisors.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Dues, License, & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

#### Postage & Delivery

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

#### Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### ADA Website Compliance

Represents cost to keep the website compliant with The Americans with Disabilities Act.

# Chapel Creek

## Community Development District

### General Fund Budget

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services, and servers, security, accounting software, etc.

#### Website Hosting, Maintenance, Backup (Email)

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### District Counsel

The District's legal counsel, Straley Robin Vericker, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

#### ***Field Expenditures:***

#### Field Management

The District has contracted with GMS-Central Florida, LLC to provide Field Services for the District in accordance with the Management Agreement. The services include, but are not limited to, managing all maintenance contracts, site visits to the District, monthly operations reports of the District, and administration of all maintenance and operations.

#### Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

Vendor	Account	Address	Monthly	Annually
Duke Energy	01534-56396	6336 Clifton Down Dr Pump	\$ 76	\$ 908
Duke Energy	21599-97316	6601 Clifton Down Dr	\$ 163	\$ 1,961
Duke Energy	23858-38391	34882 Arley Rd	\$ 168	\$ 2,021
Duke Energy	29296-35283	6351 Clifton Down Dr	\$ 58	\$ 699
Duke Energy	32817-61272	6724 Clifton Down Dr	\$ 119	\$ 1,430
Duke Energy	67727-91158	35019 Long Island CT	\$ 115	\$ 1,376
Duke Energy	89497-76450	6506 Clifton Down Dr	\$ 119	\$ 1,427
New accounts for Area 7/8				\$ 9,177
Contingency				\$ 1,000
<b>Total</b>				<b>\$ 20,000</b>

# Chapel Creek

## Community Development District

### General Fund Budget

#### Utility Services- Streetlights

The District has accounts with Duke Energy to provide electricity to the streetlights.

Vendor	Account	Address	Monthly	Annually
Duke Energy	71229-00151	000 Gideon Circle LITE	\$ 544	\$ 6,526
Duke Energy	04719-47047	000 Clifton Down Dr LITE	\$ 2,181	\$ 26,177
New accounts for Area 7/8				\$ 25,296
Contingency				\$ 2,000
<b>Total</b>				<b>\$ 60,000</b>

#### Streetlight Repair

The District may incur expenses to provide general maintenance or replacement of the streetlight fixtures.

#### Aquatic Maintenance

The District is in contract with Aquagenix to provide monthly pond maintenance. The contract covers maintenance for waterways within the District and monthly inspection reports.

#### General Liability Insurance

Annual insurance policy for general liability provided by EGIS Risk Advisors.

#### Property Insurance

Annual insurance policy for property insurance provided by EGIS Risk Advisors.

#### Landscape Maintenance

The District is in contract with Cardinal Landscaping to provide landscape maintenance. The services include but are not limited to basic landscaping services, fertilization, mulching, tree planting.

#### Field Repairs & Maintenance

Estimated expenditures for all field repairs and maintenance. These expenses include but are not limited to entry & walls maintenance gate facility maintenance, gate access cards, and A/C repairs.

#### Holiday Lighting

Any costs related to props used to decorate the District for the holiday seasons.

#### Irrigation Maintenance & Repairs

Estimated expenditures to inspect the irrigation system and provide any necessary repairs.

# Chapel Creek

## Community Development District

### General Fund Budget

#### Landscape Enhancements & Replacement

Estimated expenditures for miscellaneous plant materials outside of the landscaping contract to provide annuals and mulch.

#### Field Contingency

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

#### ***Amenity Expenditures:***

#### Utility Services- Electric

The District has accounts with Duke Energy to provide electricity for the Amenity Center.

Vendor	Account	Address	Monthly	Annually
Duke Energy	22497-28285	6405 Clifton Down Dr Mail Kiosk	\$ 30	\$ 360
Duke Energy	34542-93525	6405 Clifton Down Dr Cabana	\$ 850	\$ 10,200
Contingency				\$ 440
<b>Total</b>				<b>\$ 11,000</b>

#### Utility Services- Water & Sewer

The District has accounts with Pasco County Water Department to provide water and wastewater services.

Vendor	Account	Address	Monthly	Annually
Pasco County	0990555	6405 Clifton Down Dr	\$ 180	\$ 2,160
Contingency				\$ 840
<b>Total</b>				<b>\$ 3,000</b>

#### Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

#### Amenity Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year at the Amenity Center. These repairs include but are not limited to lighting replacement, dog park maintenance, dog waste station supplies, etc.

# Chapel Creek

## Community Development District

### General Fund Budget

#### Janitorial Services

The District is in contract with Jayman Enterprises, LLC to provide monthly janitorial services at the amenity center and trash pick up of the grounds.

#### Pool Service

The District is in contract with Suncoast Pool to perform monthly cleaning and chemical services to the three amenity pools.

#### Security

The District may incur expenses to hire security or pool attendants if needed.

#### Internet

Estimated annual cost for Internet at the amenity center.

#### Pest Control

Monthly pest elimination provided by Apex Pest Control Inc.

#### Contingency

Estimated annual revenue for various miscellaneous charges billed and collected by the District.



**Chapel Creek  
Community Development District  
Capital Reserve Fund**

	<b>Adopted Budget FY 2022</b>	<b>Proposed Budget FY 2023</b>
<b><u>Revenues</u></b>		
Transfer In- General Fund	\$ 10,000	\$ 29,500
<b>Total Revenues</b>	<b><u>\$ 10,000</u></b>	<b><u>\$ 29,500</u></b>
<b><u>Expenditures</u></b>		
Capital Outlay	\$ 10,000	\$ 10,000
<b>Total Expenditures</b>	<b><u>\$ 10,000</u></b>	<b><u>\$ 10,000</u></b>
<b>Excess Revenues/(Expenditures)</b>	<b><u>\$ -</u></b>	<b><u>\$ 19,500</u></b>

**Chapel Creek**  
**Community Development District**  
Debt Service- Series 2006

	<b>Adopted Budget FY 2022</b>	<b>Proposed Budget FY 2023</b>
<b><u>Revenues</u></b>		
Special Assessments	\$ 400,900	\$ 403,000
<b>Total Revenues</b>	<b><u>\$ 400,900</u></b>	<b><u>\$ 403,000</u></b>
<b><u>Expenditures</u></b>		
Interest Expense 11/1	\$ 120,450	\$ 116,500
Principal Expense 5/1	\$ 160,000	\$ 170,000
Interest Expense 5/1	\$ 120,450	\$ 116,500
<b>Total Expenditures</b>	<b><u>\$ 400,900</u></b>	<b><u>\$ 403,000</u></b>
<b>Excess Revenues/(Expenditures)</b>	<b><u><u>\$ -</u></u></b>	<b><u><u>\$ -</u></u></b>

**Chapel Creek  
Community Development District  
Special Assessment Bonds, Series 2006**

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
05/01/21	\$4,530,000	\$150,000	5.50%	\$124,575.00	
11/01/21				\$120,450.00	\$395,025.00
05/01/22	\$4,380,000	\$160,000	5.50%	\$120,450.00	
11/01/22				\$116,050.00	\$396,500.00
05/01/23	\$4,220,000	\$170,000	5.50%	\$116,050.00	
11/01/23				\$111,375.00	\$397,425.00
05/01/24	\$4,050,000	\$180,000	5.50%	\$111,375.00	
11/01/24				\$106,425.00	\$397,800.00
05/01/25	\$3,870,000	\$190,000	5.50%	\$106,425.00	
11/01/25				\$101,200.00	\$397,625.00
05/01/26	\$3,680,000	\$200,000	5.50%	\$101,200.00	
11/01/26				\$95,700.00	\$396,900.00
05/01/27	\$3,480,000	\$210,000	5.50%	\$95,700.00	
11/01/27				\$89,925.00	\$395,625.00
05/01/28	\$3,270,000	\$225,000	5.50%	\$89,925.00	
11/01/28				\$83,737.50	\$398,662.50
05/01/29	\$3,045,000	\$235,000	5.50%	\$83,737.50	
11/01/29				\$77,275.00	\$396,012.50
05/01/30	\$2,810,000	\$250,000	5.50%	\$77,275.00	
11/01/30				\$70,400.00	\$397,675.00
05/01/31	\$2,560,000	\$260,000	5.50%	\$70,400.00	
11/01/31				\$63,250.00	\$393,650.00
05/01/32	\$2,300,000	\$275,000	5.50%	\$63,250.00	
11/01/32				\$55,687.50	\$393,937.50
05/01/33	\$2,025,000	\$295,000	5.50%	\$55,687.50	
11/01/33				\$47,575.00	\$398,262.50
05/01/34	\$1,730,000	\$310,000	5.50%	\$47,575.00	
11/01/34				\$39,050.00	\$396,625.00
05/01/35	\$1,420,000	\$325,000	5.50%	\$39,050.00	
11/01/35				\$30,112.50	\$394,162.50
05/01/36	\$1,095,000	\$345,000	5.50%	\$30,112.50	
11/01/36				\$20,625.00	\$395,737.50
05/01/37	\$750,000	\$365,000	5.50%	\$20,625.00	
11/01/37				\$10,587.50	\$396,212.50
05/01/38	\$385,000	\$385,000	5.50%	\$10,587.50	
11/01/38					\$395,587.50
<b>Total</b>		<b>\$4,530,000</b>		<b>\$2,603,425.00</b>	<b>\$7,133,425.00</b>

**Chapel Creek**  
**Community Development District**  
Debt Service- Series 2021

<b>Adopted Budget FY 2022</b>	<b>Actual thru 3/31/22</b>	<b>Projected Next 6 Months</b>	<b>Total Projected 9/30/22</b>	<b>Proposed Budget FY 2023</b>
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**Revenues**

Special Assessments	\$ 155,669	\$ 77,834	\$ 77,834	\$ 155,669	\$ 487,211
Interest Income	\$ -	\$ 15	\$ 20	\$ 35	\$ -
Carry Forward Surplus (2)	\$ 271,555	\$ 271,562	\$ -	\$ 271,562	\$ 155,710
<b>Total Revenues</b>	<b>\$ 427,224</b>	<b>\$ 349,412</b>	<b>\$ 77,854</b>	<b>\$ 427,266</b>	<b>\$ 642,922</b>

**Expenditures**

Interest Expense 11/1	\$ 115,887	\$ 115,887	\$ -	\$ 115,887	\$ 155,669
Interest Expense 5/1	\$ 155,669	\$ -	\$ 155,669	\$ 155,669	\$ 155,669
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 175,000
<b>Total Expenditures</b>	<b>\$ 271,556</b>	<b>\$ 115,887</b>	<b>\$ 155,669</b>	<b>\$ 271,556</b>	<b>\$ 486,338</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 155,669</b>	<b>\$ 233,525</b>	<b>\$ (77,814)</b>	<b>\$ 155,710</b>	<b>\$ 156,584</b>

11/1/23 Interest \$ 153,481

<b>Development</b>	<b>Units</b>	<b>Gross Per Unit</b>	<b>Gross Assessments</b>
Single Family 50'	390	\$ 1,329	\$ 518,310
Subtotal: Gross Assessments			\$ 518,310
Less Discounts (6%)			\$ (31,099)
Net Annual Assessment	390		\$ 487,211

**Chapel Creek  
Community Development District  
Special Assessment Bonds, Series 2021**

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
11/01/21				\$115,886.74	\$115,886.74
05/01/22	\$8,730,000	\$0	2.50%	\$155,668.75	
11/01/22				\$155,668.75	\$311,337.50
05/01/23	\$8,730,000	\$175,000	2.50%	\$155,668.75	
11/01/23				\$153,481.25	\$484,150.00
05/01/24	\$8,555,000	\$180,000	2.50%	\$153,481.25	
11/01/24				\$151,231.25	\$484,712.50
05/01/25	\$8,375,000	\$185,000	2.50%	\$151,231.25	
11/01/25				\$148,918.75	\$485,150.00
05/01/26	\$8,190,000	\$190,000	2.50%	\$148,918.75	
11/01/26				\$146,543.75	\$485,462.50
05/01/27	\$8,000,000	\$195,000	3.00%	\$146,543.75	
11/01/27				\$143,618.75	\$485,162.50
05/01/28	\$7,805,000	\$200,000	3.00%	\$143,618.75	
11/01/28				\$140,618.75	\$484,237.50
05/01/29	\$7,605,000	\$205,000	3.00%	\$140,618.75	
11/01/29				\$137,543.75	\$483,162.50
05/01/30	\$7,400,000	\$215,000	3.00%	\$137,543.75	
11/01/30				\$134,318.75	\$486,862.50
05/01/31	\$7,185,000	\$220,000	3.00%	\$134,318.75	
11/01/31				\$131,018.75	\$485,337.50
05/01/32	\$6,965,000	\$225,000	3.38%	\$131,018.75	
11/01/32				\$127,221.88	\$483,240.63
05/01/33	\$6,740,000	\$235,000	3.38%	\$127,221.88	
11/01/33				\$123,256.25	\$485,478.13
05/01/34	\$6,505,000	\$245,000	3.38%	\$123,256.25	
11/01/34				\$119,121.88	\$487,378.13
05/01/35	\$6,260,000	\$250,000	3.38%	\$119,121.88	
11/01/35				\$114,903.13	\$484,025.01
05/01/36	\$6,010,000	\$260,000	3.38%	\$114,903.13	
11/01/36				\$110,515.63	\$485,418.76
05/01/37	\$5,750,000	\$270,000	3.38%	\$110,515.63	
11/01/37				\$105,959.38	\$486,475.01
05/01/38	\$5,480,000	\$280,000	3.38%	\$105,959.38	
11/01/38				\$101,234.38	\$487,193.76
05/01/39	\$5,200,000	\$285,000	3.38%	\$101,234.38	
11/01/39				\$96,425.00	\$482,659.38
05/01/40	\$4,915,000	\$295,000	3.38%	\$96,425.00	
11/01/40				\$91,446.88	\$482,871.88
05/01/41	\$4,620,000	\$305,000	3.38%	\$91,446.88	
11/01/41				\$86,300.00	\$482,746.88
05/01/42	\$4,315,000	\$320,000	4.00%	\$86,300.00	
11/01/42				\$79,900.00	\$486,200.00
05/01/43	\$3,995,000	\$330,000	4.00%	\$79,900.00	
11/01/43				\$73,300.00	\$483,200.00
05/01/44	\$3,665,000	\$345,000	4.00%	\$73,300.00	
11/01/44				\$66,400.00	\$484,700.00
05/01/45	\$3,320,000	\$360,000	4.00%	\$66,400.00	

**Chapel Creek  
Community Development District  
Special Assessment Bonds, Series 2021**

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
11/01/45				\$59,200.00	\$485,600.00
05/01/46	\$2,960,000	\$375,000	4.00%	\$59,200.00	
11/01/46				\$51,700.00	\$485,900.00
05/01/47	\$2,585,000	\$390,000	4.00%	\$51,700.00	
11/01/47				\$43,900.00	\$485,600.00
05/01/48	\$2,195,000	\$405,000	4.00%	\$43,900.00	
11/01/48				\$35,800.00	\$484,700.00
05/01/49	\$1,790,000	\$420,000	4.00%	\$35,800.00	
11/01/49				\$27,400.00	\$483,200.00
05/01/50	\$1,370,000	\$440,000	4.00%	\$27,400.00	
11/01/50				\$18,600.00	\$486,000.00
05/01/51	\$930,000	\$455,000	4.00%	\$18,600.00	
11/01/51				\$9,500.00	\$483,100.00
05/01/52	\$475,000	\$475,000	4.00%	\$9,500.00	
<b>Total</b>		<b>\$8,730,000</b>		<b>\$6,241,649.31</b>	<b>\$14,487,149.31</b>

**Chapel Creek Community Development District  
FY 2023 Operations and Maintenance Methodology  
Equivalent Residential Unit Allocation  
Assessments per Unit - Net and Gross**

ADMINISTRATIVE										
<b>Land Use / Product Type</b>	<b>Current Platted Units</b>	<b>Future Planned Units</b>	<b>Total Platted Units</b>	<b>Total ERU's</b>	<b>%</b>	<b>FY 2023 Budget Allocation</b>	<b>FY 2023 Per Unit Net Assessment</b>	<b>FY 2023 Per Unit Gross Assessment</b>	<b>FY 2022 Per Unit Gross Assessment</b>	<b>Increase Per Unit Gross Assessment</b>
Commercial	0	0	20	20	2%	\$2,370	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 50' Lot (BA)	0	147	147	147	16%	\$17,418	\$118.49	\$126.05	\$0.00	\$126.05
Single Family - 50' Lot	390	0	390	390	43%	\$46,211	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 52.5' Lot	170	0	170	170	19%	\$20,143	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 62.5' Lot	91	0	91	91	10%	\$10,783	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 65' Lot	95	0	95	95	10%	\$11,257	\$118.49	\$126.05	\$131.83	(\$5.78)
<b>Total</b>	<b>746</b>	<b>147</b>	<b>913</b>	<b>913</b>	<b>100%</b>	<b>\$108,182</b>				

FIELD											
	ERU	Current	Future	Total			FY 2023	FY 2023	FY 2023	FY 2022	Increase
	per Unit	Platted	Planned	Platted	Total		Budget	Per Unit	Per Unit	Per Unit	Per Unit
Land Use / Product Type		Units	Units	Units	ERU's	%	Allocation	Net	Gross	Gross	Gross
								Assessment	Assessment	Assessment	Assessment
Single Family - 50' Lot	0.95	390	0	390	370.5	49%	\$210,446	\$539.61	\$574.05	\$0.00	\$574.05
Single Family - 52.5' Lot	1.00	170	0	170	170	23%	\$96,561	\$568.01	\$604.26	\$598.64	\$5.62
Single Family - 62.5' Lot	1.14	91	0	91	103.74	14%	\$58,925	\$647.53	\$688.86	\$682.45	\$6.41
Single Family - 65' Lot	1.16	95	0	95	110.2	15%	\$62,594	\$658.89	\$700.94	\$694.43	\$6.51
	Total	746	0	746	754	100%	\$428,527				

COMBINED											
	ERU	Current	Future	Total			FY 2023	FY 2023	FY 2023	FY 2022	Increase
Land Use / Product Type	per Unit	Platted	Planned	Platted	Total	%	Budget	Per Unit	Per Unit	Per Unit	Per Unit
		Units	Units	Units	ERU's		Allocation	Net	Gross	Gross	Gross
								Assessment	Assessment	Assessment	Assessment
Commercial	0.85	0	0	20	20	2%	\$2,370	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 50' Lot (BA)	0.95	0	147	147	147	16%	\$17,418	\$118.49	\$126.05	\$0.00	\$126.05
Single Family - 50' Lot	0.95	390	0	390	370.5	40%	\$256,658	\$658.10	\$700.10	\$131.83	\$568.27
Single Family - 52.5' Lot	1.00	170	0	170	170	18%	\$116,705	\$686.50	\$730.32	\$730.47	(\$0.15)
Single Family - 62.5' Lot	1.14	91	0	91	103.74	11%	\$69,708	\$766.02	\$814.91	\$814.28	\$0.63
Single Family - 65' Lot	1.16	95	0	95	110.2	12%	\$73,851	\$777.38	\$827.00	\$826.26	\$0.74
	Total	746	147	913	921	100%	\$536,709				

<b>FY 2023 Budget:</b>	
Administrative	\$108,182
Field and Grounds	\$328,327
Amenity Center	\$70,700
Capital Reserve	\$29,500
Less: Dev Funding	\$0
	<u>\$536,709</u>

## SECTION VI



## SECTION C

# Chapel Creek CDD

## Field Management Report



May 3, 2022  
Clayton Smith  
Field Manager  
GMS

# Completed

## Bush-hogging



- ✚ Clearing of areas south of Long Island CT and north of Gideon Circle is complete.
- ✚ Some additional detailing follow-up in progress.
- ✚ Areas will be maintained going forward.

## Fence Pressure Washing

- ✚ Fences around playground and dog park were pressure washed.
- ✚ Many sections had algae and dirt building up, this was cleaned.





# In Progress

## Parking Lot Gravel



- 10yds of  $\frac{3}{4}$  inch gravel is being added to the parking lot.
- The Gravel is to be delivered week of 5/2/22.
- Grading and installation will then occur.

## Camera Install

- Parts have been on order.
- Install is expected first or second week of May.
- 5 cameras are being installed at the amenity center.



# Upcoming Projects

## Pool Shade Structures



- Creating space in the upcoming budget for the opportunity for shade structures.

## Landscape Enhancements

- Continuing planning for landscape enhancements down the boulevard.
- Planning Some proposals provided by the landscaper.



# Other Site Items

## Midge Control

- Complaints Regarding midges in the community.
- Would the board like options for stocking fish at this time.
- Only a handful of complaints.

# 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



# Cardinal Landscaping Services of Tampa

# Estimate

817 E. Okaloosa Ave.  
Tampa, FL 33604

Date	Estimate #
4/25/2022	11483

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
Copper Leaf	3g. Installed (Pool Planters)	12	25.00	300.00
Copper Leaf	3g. Installed (Behind Exterior Restrooms)	20	25.00	500.00
Gold Mound Duranta	3g. Installed (replace in Parking lot due to freeze)	3	25.00	75.00
Copper Leaf	3g. Installed (replace in Parking Lot due to freeze)	12	25.00	300.00
Pine Bark Installed	Per Yard (around exterior Restrooms etc)	14	65.00	910.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	250.00	250.00
Clubhouse Enhancements		<b>Total</b>		
		\$2,335.00		

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

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

# Cardinal Landscaping Services of Tampa

817 E. Okaloosa Ave.  
Tampa, FL 33604

## Estimate

Date	Estimate #
4/25/2022	11484

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
Croton	Cork Screw Croton 3g. Installed (Replacement for freeze damaged plants)	28	25.00	700.00
Fire bush	3g. Installed (Replacement for freeze damaged plants)	18	25.00	450.00
Arbicola	3g. Installed (Replacement for freeze damaged plants)	2	25.00	50.00
Boulevard Landscape		<b>Total</b> \$1,200.00		

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

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

# Cardinal Landscaping Services of Tampa

817 E. Okaloosa Ave.  
Tampa, FL 33604

## Estimate

Date	Estimate #
4/25/2022	11485

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

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

Item	Description	Qty	Rate	Total
	Highbury Island #1			
Gold Mound Duranta	3g. Installed	120	25.00	3,000.00
Loropetalum-Chocolate	3g. Installed	88	25.00	2,200.00
Pine Bark Installed	Per Yard	10	65.00	650.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	500.00	500.00
Site prep-work	Site Prep Work	1	250.00	250.00
	Abley Road South Island #2			
Gold Mound Duranta	3g. Installed	46	25.00	1,150.00
Loropetalum-Chocolate	3g. Installed	46	25.00	1,150.00
Pine Bark Installed	Per Yard	7	55.00	385.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	500.00	500.00
Site prep-work	Site Prep Work	1	200.00	200.00
	Abley Road North Island #3			
Muhly Grass	3g. Installed	47	25.00	1,175.00
Gold Mound Duranta	3g. Installed	68	25.00	1,700.00
Pine Bark Installed	Per Yard	7	65.00	455.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	500.00	500.00
Site prep-work	Site Prep Work	1	200.00	200.00
Landscape Enhancements		Total \$14,015.00		

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

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

# Cardinal Landscaping Services of Tampa

# Estimate

817 E. Okaloosa Ave.  
Tampa, FL 33604

Date	Estimate #
4/25/2022	11487

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
St. Augustine Re-sod	Install St. Augustine sod along Clifton Down Dr. from clubhouse entrance to Lift station, sidewalk to street (Both sides of Clifton Dr., to include North side of clubhouse entrance street)	12,000	1.15	13,800.00
Irrigation System	Install Seven zones of two wire irrigation system controlled by main timer along Clifton Dr. Blvd. Area for new irrigation is between sidewalk and street and same area on opposite side of sidewalk, using rotors. (From Clubhouse entrance to Lift station and North side of Clubhouse entrance)	7	2,100.00	14,700.00
Irrigation and Sod		<b>Total</b>		
		\$28,500.00		

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  
March 1, 2022 through March 31, 2022

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

**Check Register**

*General Fund- Regions (GMS Operating)*

3/4/22	131-135	\$	14,195.46
3/11/22	136-137	\$	14,022.47
3/25/22	138-144	\$	20,904.60

<b>Total Check Register</b>		<b>\$</b>	<b>49,122.53</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

3/1/22	Duke Energy	\$	5,929.04
3/17/22	Duke Energy	\$	484.19
3/21/22	Spectrum	\$	122.97
3/30/22	City of Pasco County	\$	609.35
3/30/22	Duke Energy	\$	1,702.30

<b>Total ACH Debit</b>		<b>\$</b>	<b>8,847.85</b>
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<b>Total Check Register &amp; ACH Debit</b>		<b>\$</b>	<b>57,970.38</b>
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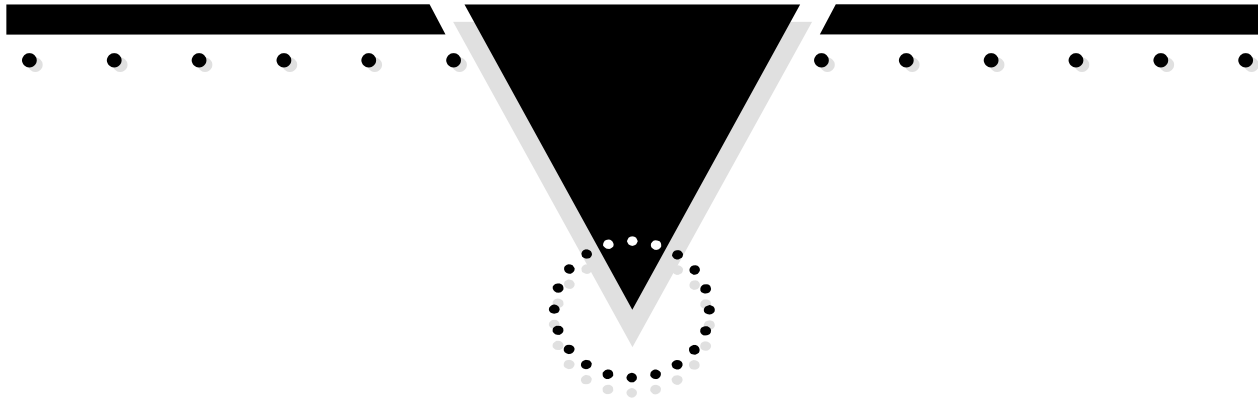
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/04/22	00015	2/01/22 9749	202202 320-53800-47000	AQUATIC SVC	*	775.00	
				AQUAGENIX			775.00 000131
3/04/22	00031	2/15/22 13858	202202 320-53800-46200	LANDSCAPE MAINT FEB22	*	6,750.00	
		3/03/22 13917	202203 320-53800-47300	IRRIGATION MAINT	*	616.42	
				CARDINAL LANDSCAPING SERVICES			7,366.42 000132
3/04/22	00008	2/28/22 78	202111 320-53800-46000	GENERAL MAINT NOV21	*	553.42	
		2/28/22 79	202112 320-53800-49500	CHRISTMAS LIGHTS DEC21	*	2,200.62	
		2/28/22 80	202201 320-53800-46000	GENERAL MAINT JAN22	*	900.00	
				GMS-CENTRAL FLORIDA, LLC			3,654.04 000133
3/04/22	00020	3/01/22 1911	202203 330-53800-48100	CLEANING FEB22	*	700.00	
				JAYMAN ENTERPRISES, LLC			700.00 000134
3/04/22	00022	2/04/22 7979	202202 330-53800-48400	POOL MAINT FEB22	*	850.00	
		3/02/22 8060	202203 330-53800-48400	POOL MAINT MAR22	*	850.00	
				SUNCOAST POOL SERVICE			1,700.00 000135
3/11/22	00029	3/11/22 03112022	202203 300-20700-10000	FY22 ASSESSMENTS	*	8,761.51	
				CHAPEL CREEK CDD			8,761.51 000136
3/11/22	00008	3/01/22 76	202203 310-51300-34000	MANAGEMENT FEES MAR22	*	2,916.67	
		3/01/22 76	202203 310-51300-35200	WEBSITE ADMIN MAR22	*	50.83	
		3/01/22 76	202203 310-51300-35100	INFORMATION TECH MAR22	*	105.42	
		3/01/22 76	202203 310-51300-31300	DISSEMINATION SVC MAR22	*	500.00	
		3/01/22 76	202203 310-51300-51000	OFFICE SUPPLIES	*	.45	
		3/01/22 76	202203 310-51300-42000	POSTAGE	*	7.95	
		3/01/22 76	202203 310-51300-42500	COPIES	*	5.55	

CHCR CHAPEL CREEK HSMITH



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/01/22	77	202203 320-53800-12000			*	1,250.00	
		FIELD MANAGEMENT MAR22					
3/01/22	77	202203 330-53800-49100			*	53.50	
		MEETING ROOM					
3/01/22	77	202203 320-53800-46000			*	370.59	
		MAINTENANCE MAT MAR22					
GMS-CENTRAL FLORIDA, LLC							5,260.96 000137
3/25/22	00001	2/01/22 MA020120 202202 310-51300-11000			*	200.00	
		BOS MEETING 2/1/22					
MILTON ANDRADE							200.00 000138
3/25/22	00031	3/21/22 13932 202203 320-53800-46200			*	6,750.00	
		LANDSCAPE MAR22					
CARDINAL LANDSCAPING SERVICES							6,750.00 000139
3/25/22	00026	3/03/22 22620 202203 320-53800-47100			*	11,825.00	
		STREET LIGHT REPAIR					
		3/18/22 22636 202203 320-53800-47100			*	1,329.60	
		STREET LIGHT REPAIR					
HIMES ELECTRIC COMPANY, INC							13,154.60 000140
3/25/22	00010	2/02/22 TJ020220 202202 310-51300-11000			*	200.00	
		BOS MEETING 2/1/22					
TIMOTHY D JONES							200.00 000141
3/25/22	00003	2/01/22 GP020120 202202 310-51300-11000			*	200.00	
		BOS MEETING 2/1/22					
GARRET PARKINSON							200.00 000142
3/25/22	00024	2/01/22 SJ020120 202202 310-51300-11000			*	200.00	
		BOS MEETING 2/1/22					
STEVEN JOHNSON							200.00 000143
3/25/22	00005	2/01/22 BW020120 202202 310-51300-11000			*	200.00	
		BOS MEETING 2/1/22					
BRIAN WALSH							200.00 000144
TOTAL FOR BANK A						49,122.53	
TOTAL FOR REGISTER						49,122.53	

## SECTION 2



# Chapel Creek

## Community Development District

Unaudited Financial Reporting  
March 31, 2022



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10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipts Schedule</u>

**Chapel Creek**  
**Community Development District**  
Combined Balance Sheet  
March 31, 2022

**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	\$100,617	\$0	---	---	---	---	\$100,617
Accounts Receivable	\$2,424	---	---	---	---	---	\$2,424
<b>Investments:</b>							
Reserve	---	---	\$235,267	\$243,689	---	---	\$478,956
Revenue	---	---	\$3,159,229	\$77,856	---	---	\$3,237,085
Prepayment	---	---	\$4,937,502	---	---	---	\$4,937,502
Interest	---	---	---	\$155,669	---	---	\$155,669
Acquisition and Construction	---	---	---	---	\$3,443	\$82,874	\$86,317
Suntrust CD- Utilities	\$21,537	---	---	---	---	---	\$21,537
Suntrust CD- Streets/Draining	\$43,416	---	---	---	---	---	\$43,416
Deposits	\$1,470	---	---	---	---	---	\$1,470
<b>Total Assets</b>	<b>\$169,464</b>	<b>\$0</b>	<b>\$8,331,997</b>	<b>\$477,214</b>	<b>\$3,443</b>	<b>\$82,874</b>	<b>\$9,064,992</b>
<i>Liabilities</i>							
Accounts Payable	\$4,279	---	---	---	---	---	\$4,279
Accrued Expenses	\$4,002	---	---	---	---	---	\$4,002
Due to Developer	\$64,953	---	---	---	---	---	\$64,953
Debt Service Obligation	---	---	\$4,495,993	---	---	---	\$4,495,993
<i>Fund Equity</i>							
Net Assets	---	---	---	---	---	---	\$0
Fund Balances							
Unassigned	\$94,760	---	---	---	---	---	\$94,760
Assigned for Capital Reserve Fund	---	\$0	---	---	---	---	\$0
Nonspendable- Deposits	\$1,470	---	---	---	---	---	\$1,470
Nonspendable- Prepaid	\$0	---	---	---	---	---	\$0
Restricted for Capital Projects	---	---	---	---	\$3,443	\$82,874	\$86,317
Restricted for Debt Service	---	---	\$3,836,004	\$477,214	---	---	\$4,313,218
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$169,464</b>	<b>\$0</b>	<b>\$8,331,997</b>	<b>\$477,214</b>	<b>\$3,443</b>	<b>\$82,874</b>	<b>\$9,064,992</b>

**Chapel Creek**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending March 31, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 3/31/22</b>	<b>Actual 3/31/22</b>	<b>Variance</b>
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$260,172	\$254,150	\$254,150	\$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>\$278,426</b>	<b>\$278,426</b>	<b>\$0</b>

*Administrative Expenditures*

Supervisors Fees	\$12,000	\$6,000	\$1,000	\$5,000
District Management	\$35,000	\$17,500	\$17,500	(\$0)
District Engineer	\$3,500	\$1,750	\$6,165	(\$4,415)
Disclosure Report	\$5,000	\$2,500	\$3,250	(\$750)
Trustee Fees	\$3,000	\$1,500	\$0	\$1,500
Property Appraiser Fee	\$150	\$75	\$0	\$75
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Auditing Services	\$4,900	\$2,450	\$0	\$2,450
Arbitrage Rebate Calculation	\$650	\$325	\$0	\$325
Public Officials Liability Insurance	\$2,663	\$2,663	\$2,506	\$157
Legal Advertising	\$2,000	\$1,000	\$167	\$834
Dues, License, & Subscriptions	\$175	\$175	\$175	\$0
Postage & Delivery	\$500	\$250	\$106	\$144
Printing & Binding	\$150	\$75	\$15	\$60
Office Supplies	\$150	\$75	\$8	\$67
ADA Website Compliance	\$2,000	\$2,000	\$1,538	\$463
Information Technology	\$1,265	\$633	\$633	(\$0)
Website Hosting Maintenance, Backup (Email)	\$610	\$305	\$305	\$0
District Counsel	\$12,000	\$6,000	\$1,286	\$4,714
<b>Total Administrative</b>	<b>\$90,713</b>	<b>\$50,276</b>	<b>\$39,652</b>	<b>\$10,623</b>

*Field Expenditures*

Field Management	\$15,000	\$7,500	\$7,500	\$0
Utility Services- Electric	\$12,000	\$6,000	\$5,773	\$227
Utility Services- Streetlights	\$40,000	\$20,000	\$15,770	\$4,230
Street Light Repair	\$14,000	\$14,000	\$13,155	\$845
Aquatic Maintenance	\$9,300	\$4,650	\$4,650	\$0
General Liability Insurance	\$2,707	\$2,707	\$2,547	\$160
Property Insurance	\$4,446	\$4,446	\$4,184	\$262
Landscape Maintenance	\$110,000	\$55,000	\$40,500	\$14,500
Field Repairs & Maintenance	\$10,000	\$5,000	\$4,670	\$330
Holiday Decorations	\$3,000	\$1,500	\$2,201	(\$701)
Irrigation Maintenance	\$6,000	\$3,000	\$1,626	\$1,374
Landscape Enhancements & Replacement	\$35,000	\$17,500	\$0	\$17,500
Sidewalk & Pavement Management	\$1,500	\$750	\$0	\$750
Field Contingency	\$10,000	\$5,000	\$0	\$5,000
<b>Total Field</b>	<b>\$272,953</b>	<b>\$147,053</b>	<b>\$102,576</b>	<b>\$44,477</b>

**Chapel Creek**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending March 31, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 3/31/22</b>	<b>Actual 3/31/22</b>	<b>Variance</b>
<i><u>Amenity Center</u></i>				
Utility Services- Electric	\$ 10,000	\$5,000	\$4,637	\$363
Utility Services- Water & Sewer	\$ 3,000	\$1,500	\$1,400	\$100
Amenity Access Management	\$ 5,000	\$2,500	\$0	\$2,500
Amenity Maintenance & Repair	\$ 20,000	\$10,000	\$0	\$10,000
Janitorial Services	\$ 8,400	\$4,200	\$5,275	(\$1,075)
Pool Service Contract	\$ 10,200	\$5,100	\$5,100	\$0
Security	\$ 7,500	\$3,750	\$2,379	\$1,371
Internet	\$ 3,000	\$1,500	\$738	\$762
Pest Control Services	\$ 1,000	\$500	\$0	\$500
Miscellaneous Contingency	\$ 5,000	\$2,500	\$633	\$1,867
<b>Total Amenity Center</b>	<b>\$73,100</b>	<b>\$36,550</b>	<b>\$20,162</b>	<b>\$16,388</b>
<b>Total Revenues</b>	<b>\$446,766</b>	<b>\$278,426</b>	<b>\$278,426</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$436,766</b>	<b>\$233,879</b>	<b>\$162,390</b>	<b>\$71,488</b>
<b>Operating Income (Loss)</b>	<b>\$10,000</b>	<b>\$44,548</b>	<b>\$116,036</b>	<b>\$71,488</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>\$116,036</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>(\$19,806)</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$96,230</b>	

# Chapel Creek

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues & Expenditures

#### For Period Ending March 31, 2022

	Adopted Budget	Prorated Budget 3/31/22	Actual 3/31/22	Variance
<b>Revenues</b>				
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>
<b>Expenditures</b>				
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 March 31, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 3/31/22</b>	<b>Actual 3/31/22</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments	\$400,900	\$196,949	\$196,949	\$0
Special Assessments- Off Roll	\$0	\$0	\$0	\$0
Special Assessments- Lot Closings	\$0	\$0	\$1,241	\$1,241
Interest Income	\$0	\$0	\$477	\$477
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$400,900</b>	<b>\$196,949</b>	<b>\$198,666</b>	<b>\$1,718</b>
<b><u>Expenditures</u></b>				
Legal Costs	\$0	\$0	\$348	(\$348)
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$4	(\$4)
<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>\$120,802</b>	<b>(\$352)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>		<b>\$77,864</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$3,758,140</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$3,836,004</b>	

# Chapel Creek

## Community Development District

Debt Service Fund Series 2021  
Statement of Revenues & Expenditures  
For Period Ending March 31, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 3/31/22</b>	<b>Actual 3/31/22</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>\$77,850</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>\$271,556</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>\$515,251</b>	
<b>Ending Fund Balance</b>	<b>\$155,669</b>		<b>\$477,214</b>	

# Chapel Creek

## Community Development District

Capital Projects Fund  
Statement of Revenues & Expenditures  
For Period Ending March 31, 2022

	Series 2006	Series 2021
<b><u>Revenues</u></b>		
Interest Income	\$10	\$143
Bond Proceeds	\$0	\$0
Interfund Transfer In	\$4	\$0
<b>Total Revenues</b>	<b>\$14</b>	<b>\$143</b>
<b><u>Expenditures</u></b>		
Capital Outlay	\$0	\$6,435,660
Interfund Transfer Out	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$6,435,660</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$14</b>	<b>(\$6,435,518)</b>
<b>Beginning Fund Balance</b>	<b>\$3,429</b>	<b>\$6,518,392</b>
<b>Ending Fund Balance</b>	<b>\$3,443</b>	<b>\$82,874</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	\$2,516	\$691	\$698	\$0	\$0	\$0	\$0	\$0	\$0	\$254,150
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>\$2,516</b>	<b>\$691</b>	<b>\$698</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$278,426</b>
<u>Administrative Expenditures</u>													
Supervisors Fees	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
District Management	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
District Engineer	\$0	\$2,195	\$1,166	\$0	\$0	\$2,804	\$0	\$0	\$0	\$0	\$0	\$0	\$6,165
Disclosure Report	\$500	\$500	\$750	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$3,250
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	\$42	\$11	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$106
Printing & Binding	\$0	\$0	\$5	\$0	\$5	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$15
Office Supplies	\$0	\$2	\$3	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
ADA Website Compliance	\$1,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,538
Information Technology	\$105	\$105	\$105	\$105	\$105	\$105	\$0	\$0	\$0	\$0	\$0	\$0	\$633
Website Hosting, Maintenance, Backup (Email)	\$51	\$51	\$51	\$51	\$51	\$51	\$0	\$0	\$0	\$0	\$0	\$0	\$305
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>\$3,616</b>	<b>\$4,592</b>	<b>\$6,391</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$39,652</b>
<u>Field Expenditures</u>													
Field Management	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Utility Services- Electric	\$936	\$915	\$1,053	\$880	\$938	\$1,051	\$0	\$0	\$0	\$0	\$0	\$0	\$5,773
Utility Services- Streetlights	\$2,992	\$2,031	\$2,992	\$2,421	\$2,668	\$2,666	\$0	\$0	\$0	\$0	\$0	\$0	\$15,770
Street Light Repair	\$0	\$0	\$0	\$0	\$0	\$13,155	\$0	\$0	\$0	\$0	\$0	\$0	\$13,155
Aquatic Maintenance	\$775	\$775	\$775	\$775	\$775	\$775	\$0	\$0	\$0	\$0	\$0	\$0	\$4,650
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	\$6,750	\$6,750	\$6,750	\$0	\$0	\$0	\$0	\$0	\$0	\$40,500
Field Repairs & Maintenance	\$335	\$1,329	\$959	\$1,562	\$114	\$371	\$0	\$0	\$0	\$0	\$0	\$0	\$4,670
Holiday Decorations	\$0	\$0	\$2,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,201
Irrigation Maintenance	\$0	\$1,010	\$0	\$0	\$0	\$616	\$0	\$0	\$0	\$0	\$0	\$0	\$1,626
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>\$19,770</b>	<b>\$14,060</b>	<b>\$15,980</b>	<b>\$13,638</b>	<b>\$12,494</b>	<b>\$26,633</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,576</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	\$703	\$765	\$841	\$0	\$0	\$0	\$0	\$0	\$0	\$4,637
Utility Services- Water & Sewer	\$219	\$211	\$169	\$178	\$429	\$194	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
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	\$700	\$700	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$5,275
Pool Service Contract	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$5,100
Security	\$0	\$0	\$0	\$0	\$2,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,379
Internet	\$123	\$123	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$738
Pest Control Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Contingency	\$368	\$36	\$51	\$43	\$49	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$633
<b>Total Amenity Center</b>	<b>\$3,699</b>	<b>\$3,037</b>	<b>\$2,740</b>	<b>\$2,597</b>	<b>\$5,295</b>	<b>\$2,794</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,162</b>
<b>Total Revenues</b>	<b>\$24,276</b>	<b>\$35,447</b>	<b>\$214,798</b>	<b>\$2,516</b>	<b>\$691</b>	<b>\$698</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$278,426</b>
<b>Total Expenditures</b>	<b>\$36,264</b>	<b>\$23,456</b>	<b>\$24,620</b>	<b>\$19,851</b>	<b>\$22,381</b>	<b>\$35,818</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$162,390</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$11,988)</b>	<b>\$11,991</b>	<b>\$190,178</b>	<b>(\$17,334)</b>	<b>(\$21,690)</b>	<b>(\$35,120)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$116,036</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%
							<i>2006A Debt</i>		
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>Service</i>	<i>Total</i>
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
01/07/22	12/16/2021-12/31/2021	\$4,698.16	(\$91.14)	(\$140.94)	\$0.00	\$4,466.08	\$2,516.20	\$1,949.88	\$4,466.08
02/04/22	1/01/2022-01/31/2022	\$1,276.63	(\$25.03)	(\$25.53)	\$0.00	\$1,226.07	\$690.77	\$535.30	\$1,226.07
03/08/22	02/01/2022-02/28/2022	\$1,276.63	(\$25.27)	(\$12.77)	\$0.00	\$1,238.59	\$697.83	\$540.76	\$1,238.59
<b>TOTAL</b>		<b>\$ 478,852.22</b>	<b>\$ (9,206.09)</b>	<b>\$ (18,547.67)</b>	<b>\$ 1.00</b>	<b>\$ 451,099.46</b>	<b>\$ 254,150.93</b>	<b>\$ 196,948.53</b>	<b>\$ 451,099.46</b>

**98%** **Net Percent Collected**

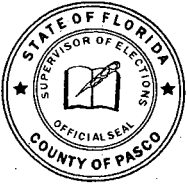
**DIRECT BILL**

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>
					<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





**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

**1-800-851-8754**  
**[www.pascovotes.com](http://www.pascovotes.com)**

April 19, 2022

Jill Burns, District Manager  
Governmental Management Services  
219 E Livingston St  
Orlando FL 32801

Dear Jill Burns:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2022.

- Chapel Creek Community Development District 579

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302  
Central Pasco - Land O' Lakes (813) 929-2788  
West Pasco - New Port Richey (727) 847-8162