

*Chapel Creek
Community Development District*

Meeting Agenda

June 7, 2022

AGENDA

Chapel Creek

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 - Fax: 407-839-1526

May 31, 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, June 7, 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 (¹Speakers 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 May 3, 2022 Board of Supervisors Meeting
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Landscape Maintenance of Additional Areas
 - ii. Consideration of Proposal for Aquatic Maintenance (*to be provided under separate cover*)
 - D. District Manager's Report

¹ Comments will be limited to three (3) minutes

- i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 5. Other Business
- 6. Supervisors Requests and Audience Comments
- 7. 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, **May 3, 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 <i>by Zoom</i>	Vice Chairman
Steve Johnson	Assistant Secretary
Garret Parkinson	Assistant Secretary
Tim Jones	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Tracy Robin <i>via Zoom</i>	District Counsel, Straley Robin Vericker
Tonya Stewart <i>via Zoom</i>	District Engineer
Residents	

The following is a summary of the discussions and actions taken at the May 3, 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 four 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 April 5, 2022
Board of Supervisors Meeting**

Ms. Burns presented the April 5, 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. Walsh, seconded by Mr. Jones, with all in favor, the Minutes of the April 5, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended Amenity Policies and Rates

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

i. Consideration of Resolution 2022-05 Adopting Amended Amenity Policies and Rates

Ms. Burns noted that there had been some rate changes due to the District switching from the code system to the card access system, with those rates moving to \$30 and the non-resident user fee was increased to \$2,500 as well. She asked if there were any questions or comments from the Board and the public.

A resident asked if the CDD was going to allow people who did not live in the community to use the pool, and Ms. Burns responded that the CDD had to offer a non-user fee by law being that they were a government entity.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2022-05 Adopting Amended Amenity Policies and Rates, was approved.

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

FIFTH ORDER OF BUSINESS

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

Ms. Burns presented the resolution, noting that the suggested date for the public hearing was August 2, 2022 at 11:00 a.m. She also noted that the budget in the package was not contemplating an increase, but there was an assessment hearing for Phase 7-8 which did have a proposed increase. She added that the area that was pending boundary amendment would be included in the District, therefore it would also have an increase. She also noted that there were increases to management fees, field expenses such as the utility for the electric of the new phases, landscape maintenance, general field repairs, and capital reserves. She made one change to the capital reserve amount, correcting the amount to \$29,050. The Board decided they wanted to focus on the shade structure options at the amenity and landscaping as well, which would be added to the capital reserves with a one-time increase the following year. She asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Jones, with all in favor, 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, was approved as amended.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Robin updated the Board on the expansion petition, noting that it was being reviewed by the developer and the landowner, and as soon as he got their consent, they would be ready to file the petition.

B. Engineer

Ms. Stewart gave an update on the stormwater legislation, noting that they were getting everything updated on the maintenance plan, and as soon as everything was done, they would send Ms. Burns the exhibit so that it could be submitted to Pasco County.

C. Field Manager's Report

Ms. Burns presented the field manager's report, noting key points such as the clearing of the area behind Long Island Court was completed, pressure-washing around the playground was completed, parking lot gravel was in the process of being addressed, and security cameras would be in within the next couple of weeks. For upcoming projects, the shade structures would be

completed, landscaping enhancements were in progress, and midge control was being addressed with pond stocking options.

i. Consideration of Proposals for Landscape Enhancements from Cardinal

Ms. Burns presented the proposals, noting that the first one was for amenity area mulch enhancements, along with frost replacements that died at the amenity facility, with the total being \$2,335. There was also a quote for a pine bark refresh. She noted that the quote for frost damage at the entry totaled at \$1,200, as well as the Clifton Down median enhancements, totaling \$14,015, and the sod enhancement for \$28,500.

She noted that Mr. Smith's recommendation was to go with first three because the last one wasn't in-budget. The Board decided to approve the first two quotes. She asked for a motion to approve.

On MOTION by Mr. Jones, seconded by Mr. Walsh, with all in favor, the Proposals for \$2,335 and \$1,200 for Landscape Enhancements from Cardinal and Clifton Down, were approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns noted the check register was included in the package and is through March 31st. The total amount for the utilities was \$8,847.85 and the general fund was for \$49,122.53, both totaling \$57,970.38. She asked for a motion to approve.

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

ii. Balance Sheet & Income Statement

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

iii. Presentation of Number of Registered Voters – 579

Ms. Burns stated the number of registered voters within the District totaled to 579, noting that they had started to transition to the resident-controlled process.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

A resident thanked the Board for everything they were doing for the community and asked if there were any other new phases other than the ones that were discussed within the meeting, and Ms. Burns noted that there was one more phase. The resident also asked where that phase was going, and the Board responded it was North of phases 7 and 8.

NINTH ORDER OF BUSINESS

Adjournment

The motion was made to adjourn the meeting.

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

Chairman/Vice Chairman

SECTION IV

SECTION C

Chapel Creek CDD

Field Management Report



June 7, 2022
Clayton Smith
Field Manager
GMS

Completed

Parking Lot Gravel



- 10 Yards of gravel was added to the parking lot.
- May recommend adding more in the future, but 10 yards filled in the missing areas for now.
- Larger gravel was used.
- Some dirt was removed.

Weir Repair

- Weir repair was completed.
- 18 yards of dirt and 7 yards of rip rap were used to repair the washout under the weir.
- Geogrid was used to secure dirt.



Complete

Amenity Maintenance

- ✚ Locks at the amenity were replaced because the key went missing.
- ✚ Vendors were contacted and none stated they had the key.
- ✚ Somehow the men's room was locked.
- ✚ Door was opened and locks changed



- ✚ Damaged exit sign was replaced.
- ✚ Fencing around the dog park was pressure washed and treated.

In Progress

Camera Install

- ✚ Parts have been on order.
- ✚ Delay on parts. Waiting on exact install date.
- ✚ 5 cameras are being installed at the amenity center.



Landscape Enhancements



- ✚ Continuing planning for landscape enhancements down the boulevard.
- ✚ Planning Some proposals provided by the landscaper.
- ✚ Frost Damage replacements in progress.
- ✚ Additional quotes for other areas.

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. Thank you.

Respectfully,
Clayton Smith

SECTION 1

Cardinal Landscaping Services of Tampa

817 E. Okaloosa Ave.
Tampa, FL 33604

Estimate

Date	Estimate #
5/31/2022	11499

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
Additional Maintenance	Additional monthly maintenance areas to include the additional roadway, ponds and trail. The additional maintenance areas will be serviced the same as the existing maintenance areas including the irrigation inspections and fertilizer/ pesticide applications.	1	3,500.00	3,500.00
Total				\$3,500.00

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

Web Site
www.cardinallandscape.com

SECTION 2

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Chapel Creek
Community Development District
Check Register Summary & ACH Debit Summary
April 1, 2022 through April 30, 2022

Fund	Date	Check #'s/Vendor	Amount
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Check Register

General Fund- Regions (GMS Operating)

4/6/22	145-151	\$	460,051.13
4/27/22	152-154	\$	21,969.72
4/29/22	155-160	\$	617,945.81

Total Check Register	\$	1,099,966.66
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ACH Debit

General Fund- Regions (GMS Operating)

4/13/22	Duke Energy	\$	2,181.44
4/18/22	Spectrum	\$	122.97
4/20/22	Duke Energy	\$	486.07
4/27/22	City of Pasco County	\$	196.65

Total ACH Debit	\$	2,987.13
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Total Check Register & ACH Debit	\$	1,102,953.79
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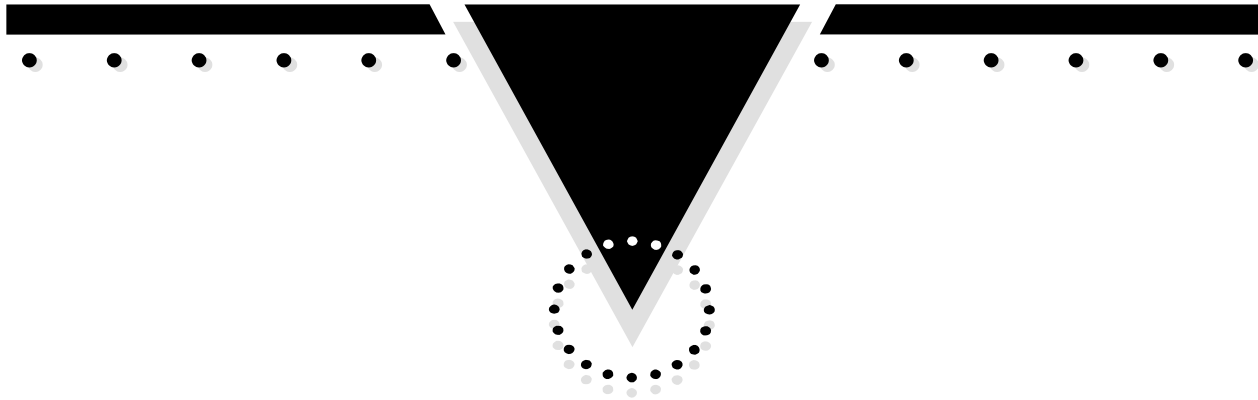
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
4/06/22	00001	4/05/22 MA040520	202204 310-51300-11000		*	200.00	
		BOS MEETING 4/5/22		MILTON ANDRADE			200.00 000145
4/06/22	00020	3/31/22 1953	202203 330-53800-48100		*	700.00	
		CLEANING MAR22		JAYMAN ENTERPRISES, LLC			700.00 000146
4/06/22	00010	4/05/22 TJ040520	202204 310-51300-11000		*	200.00	
		BOS MEETING 4/5/22		TIMOTHY D JONES			200.00 000147
4/06/22	00003	4/05/22 GP040520	202204 310-51300-11000		*	200.00	
		BOS MEETING 4/5/22		GARRET PARKINSON			200.00 000148
4/06/22	00039	3/22/22 217235	202203 300-20700-10100		*	458,351.13	
		PARTIAL PAY APP#2		QGS DEVELOPMENT, INC.			458,351.13 000149
4/06/22	00024	4/05/22 SJ040520	202204 310-51300-11000		*	200.00	
		BOS MEETING 4/5/22		STEVEN JOHNSON			200.00 000150
4/06/22	00005	4/05/22 BW040520	202204 310-51300-11000		*	200.00	
		BOS MEETING 4/5/22		BRIAN WALSH			200.00 000151
4/27/22	00031	4/15/22 13987	202204 320-53800-46201		*	6,764.00	
		FILL DIRT/CLEAN UP			*	750.00	
		4/15/22 13988	202204 320-53800-46201		*		
		CLEAN UP			*	6,750.00	
		4/21/22 13991	202204 320-53800-46200				
		LANDSCAPE MAINT APR22		CARDINAL LANDSCAPING SERVICES			14,264.00 000152
4/27/22	00008	4/01/22 81	202204 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES APR22			*	50.83	
		4/01/22 81	202204 310-51300-35300		*	105.42	
		WEBSITE ADMIN APR22			*	500.00	
		4/01/22 81	202204 310-51300-35100		*	.78	
		INFORMATION TECH APR22					
		4/01/22 81	202204 310-51300-31300		*		
		DISSEMINATION SVC APR22					
		4/01/22 81	202204 310-51300-51000		*		
		OFFICE SUPPLIES					

CHCR CHAPEL CREEK HSMITH

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		4/01/22 81	202204 310-51300-42000		*	13.78	
		POSTAGE					
		4/01/22 81	202204 310-51300-51000		*	64.24	
		OFFICE DEPOT					
		4/01/22 82	202204 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT APR22					
				GMS-CENTRAL FLORIDA, LLC			4,901.72 000153
4/27/22 00025		4/06/22 1909691	202203 310-51300-31100		*	2,804.00	
		ENGINEERING THRU MAR					
				STANTEC CONSULTING SERVICES INC.			2,804.00 000154
4/29/22 00015		3/01/22 11226	202203 320-53800-47000		*	775.00	
		MAR22 AQUATIC SERVICES					
		4/01/22 12710	202204 320-53800-47000		*	775.00	
		AQUATIC MAINTENANCE APR22					
				AQUAGENIX			1,550.00 000155
4/29/22 00040		3/18/22 22-00578	202204 300-20700-10100		*	24.17	
		REIMB VILLAGES 7&8					
		3/18/22 22-00579	202204 300-20700-10100		*	6,020.00	
		VILLAGES 7&8 ENGINEERING					
				CLEARVIEW LAND DESIGN			6,044.17 000156
4/29/22 00041		3/29/22 26	202204 300-20700-10100		*	2,800.00	
		ADA SIDEWALK RAND CONSTR					
				THE DITCH WHISPERER LLC			2,800.00 000157
4/29/22 00042		3/30/22 68438	202204 300-20700-10100		*	11,960.00	
		VIL 7&8 PCP'S & LOT CORNE					
				GEOPOINT SURVEYING INC			11,960.00 000158
4/29/22 00039		3/25/22 PAY APP	202204 300-20700-10100		*	594,741.64	
		PAY APP 13 VILLAGES 7&8					
				QGS DEVELOPMENT, INC.			594,741.64 000159
4/29/22 00022		4/03/22 8148	202204 330-53800-48400		*	850.00	
		POOL MAINTENANCE APR22					
				SUNCOAST POOL SERVICE			850.00 000160
				TOTAL FOR BANK A		1,099,966.66	
				TOTAL FOR REGISTER		1,099,966.66	

CHCR CHAPEL CREEK HSMITH

SECTION 2



Chapel Creek

Community Development District

Unaudited Financial Reporting
April 30, 2022



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Chapel Creek
Community Development District
Combined Balance Sheet
April 30, 2022

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>2006 Debt Service</u>	<u>2021 Debt Service</u>	<u>2006 Capital Projects</u>	<u>2021 Capital Projects</u>	<u>Totals (memorandum only)</u>
<i>Assets</i>							
Cash- Suntrust	\$174,940	\$0	---	---	---	---	\$174,940
Accounts Receivable	\$2,424	---	---	---	---	---	\$2,424
Due from General Fund	---	---	\$1,313	\$77,834	---	---	\$79,147
Investments:							
Reserve	---	---	\$235,267	\$243,689	---	---	\$478,956
Revenue	---	---	\$3,159,255	\$77,859	---	---	\$3,237,114
Prepayment	---	---	\$4,937,544	---	---	---	\$4,937,544
Interest	---	---	---	\$155,669	---	---	\$155,669
Acquisition and Construction	---	---	---	---	\$3,445	\$1	\$3,446
Suntrust CD- Utilities	\$21,537	---	---	---	---	---	\$21,537
Suntrust CD- Streets/Draining	\$43,416	---	---	---	---	---	\$43,416
Deposits	\$1,470	---	---	---	---	---	\$1,470
Total Assets	\$243,788	\$0	\$8,333,379	\$555,051	\$3,445	\$1	\$9,135,662
<i>Liabilities</i>							
Accounts Payable	\$4,760	---	---	---	---	---	\$4,760
Accrued Expenses	\$5,626	---	---	---	---	---	\$5,626
Due to Debt Service	\$79,147	---	---	---	---	---	\$79,147
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	\$87,831	---	---	---	---	---	\$87,831
Assigned for Capital Reserve Fund	---	\$0	---	---	---	---	\$0
Nonspendable- Deposits	\$1,470	---	---	---	---	---	\$1,470
Nonspendable- Prepaid	\$0	---	---	---	---	---	\$0
Restricted for Capital Projects	---	---	---	---	\$3,445	\$1	\$3,446
Restricted for Debt Service	---	---	\$3,837,386	\$555,051	---	---	\$4,392,437
Total Liabilities, Fund Equity, Other	\$243,788	\$0	\$8,333,379	\$555,051	\$3,445	\$1	\$9,135,662

Chapel Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending April 30, 2022

	Adopted Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<u><i>Revenues</i></u>				
Operations and Maintenance Assessments- Tax Roll	\$260,172	\$255,329	\$255,329	\$0
Operations and Maintenance Assessments-Direct	\$46,594	\$47,368	\$47,368	\$0
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$0	\$0
Developer Funding	\$140,000	\$0	\$0	\$0
Total Revenues	\$446,766	\$302,698	\$302,698	\$0
<u><i>Administrative Expenditures</i></u>				
Supervisors Fees	\$12,000	\$7,000	\$2,000	\$5,000
District Management	\$35,000	\$20,417	\$20,417	(\$0)
District Engineer	\$3,500	\$2,042	\$6,165	(\$4,123)
Disclosure Report	\$5,000	\$2,917	\$3,750	(\$833)
Trustee Fees	\$3,000	\$1,750	\$0	\$1,750
Property Appraiser Fee	\$150	\$88	\$0	\$88
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Auditing Services	\$4,900	\$2,858	\$0	\$2,858
Arbitrage Rebate Calculation	\$650	\$379	\$0	\$379
Public Officials Liability Insurance	\$2,663	\$2,663	\$2,506	\$157
Legal Advertising	\$2,000	\$1,167	\$826	\$340
Dues, License, & Subscriptions	\$175	\$175	\$175	\$0
Postage & Delivery	\$500	\$292	\$120	\$172
Printing & Binding	\$150	\$88	\$15	\$73
Office Supplies	\$150	\$88	\$73	\$14
ADA Website Compliance	\$2,000	\$2,000	\$1,538	\$463
Information Technology	\$1,265	\$738	\$738	(\$0)
Website Hosting Maintenance, Backup (Email)	\$610	\$356	\$356	\$0
District Counsel	\$12,000	\$7,000	\$1,286	\$5,714
Total Administrative	\$90,713	\$57,015	\$44,964	\$12,051
<u><i>Field Expenditures</i></u>				
Field Management	\$15,000	\$8,750	\$8,750	\$0
Utility Services- Electric	\$12,000	\$7,000	\$6,693	\$307
Utility Services- Streetlights	\$40,000	\$23,333	\$18,440	\$4,893
Street Light Repair	\$14,000	\$14,000	\$13,155	\$845
Aquatic Maintenance	\$9,300	\$5,425	\$5,425	\$0
General Liability Insurance	\$2,707	\$2,707	\$2,547	\$160
Property Insurance	\$4,446	\$4,446	\$4,184	\$262
Landscape Maintenance	\$110,000	\$64,167	\$47,250	\$16,917
Field Repairs & Maintenance	\$10,000	\$5,833	\$7,902	(\$2,068)
Holiday Decorations	\$3,000	\$1,750	\$2,201	(\$451)
Irrigation Maintenance	\$6,000	\$3,500	\$1,626	\$1,874
Landscape Enhancements & Replacement	\$35,000	\$20,417	\$7,514	\$12,903
Sidewalk & Pavement Management	\$1,500	\$875	\$0	\$875
Field Contingency	\$10,000	\$5,833	\$0	\$5,833
Total Field	\$272,953	\$168,036	\$125,687	\$42,350

Chapel Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending April 30, 2022

	Adopted Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<i><u>Amenity Center</u></i>				
Utility Services- Electric	\$ 10,000	\$5,833	\$5,264	\$569
Utility Services- Water & Sewer	\$ 3,000	\$1,750	\$1,669	\$81
Amenity Access Management	\$ 5,000	\$2,917	\$0	\$2,917
Amenity Maintenance & Repair	\$ 20,000	\$11,667	\$0	\$11,667
Janitorial Services	\$ 8,400	\$4,900	\$5,975	(\$1,075)
Pool Service Contract	\$ 10,200	\$5,950	\$5,950	\$0
Security	\$ 7,500	\$4,375	\$2,379	\$1,996
Internet	\$ 3,000	\$1,750	\$861	\$889
Pest Control Services	\$ 1,000	\$583	\$168	\$415
Miscellaneous Contingency	\$ 5,000	\$2,917	\$674	\$2,242
Total Amenity Center	\$73,100	\$42,642	\$22,940	\$19,702
Total Revenues	\$446,766	\$302,698	\$302,698	\$0
Total Expenditures	\$436,766	\$267,693	\$193,590	\$74,103
Operating Income (Loss)	\$10,000	\$35,005	\$109,107	\$74,103
Other Sources/(Uses)				
Transfer Out- Capital Reserve	(\$10,000)	\$0	\$0	\$0
Total Other Sources/(Uses)	(\$10,000)	\$0	\$0	\$0
Excess Revenue/(Expenditures)	\$0	\$109,107		
Beginning Fund Balance	\$0	(\$19,806)		
Ending Fund Balance	\$0	\$89,301		

Chapel Creek

Community Development District

Capital Reserve Fund

Statement of Revenues & Expenditures

For Period Ending April 30, 2022

	Adopted Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
Revenues				
Interfund Transfer In- General Fund	\$10,000	\$0	\$0	\$0
Total Revenues	\$10,000	\$0	\$0	\$0
Expenditures				
Capital Outlay	\$10,000	\$0	\$0	\$0
Total Expenditures	\$10,000	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$0		\$0	
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		\$0	

Chapel Creek

Community Development District

Debt Service Fund Series 2006A
Statement of Revenues & Expenditures
For Period Ending April 30, 2022

	Adopted Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<u>Revenues</u>				
Special Assessments	\$400,900	\$197,862	\$197,862	\$0
Special Assessments- Off Roll	\$0	\$0	\$0	\$0
Special Assessments- Lot Closings	\$0	\$0	\$1,640	\$1,640
Interest Income	\$0	\$0	\$548	\$548
Interfund Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$400,900	\$197,862	\$200,050	\$2,188
<u>Expenditures</u>				
Legal Costs	\$0	\$0	\$348	(\$348)
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$6	(\$6)
<u>Series 2006A</u>				
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
Total Expenditures	\$400,900	\$120,450	\$120,804	(\$354)
Excess Revenues/(Expenditures)	\$0		\$79,246	
Beginning Fund Balance	\$0		\$3,758,140	
Ending Fund Balance	\$0		\$3,837,386	

Chapel Creek

Community Development District

Debt Service Fund Series 2021
Statement of Revenues & Expenditures
For Period Ending April 30, 2022

	Adopted Budget	Prorated Budget 4/30/22	Actual 4/30/22	Variance
<u>Revenues</u>				
Special Assessments- Direct	\$155,669	\$155,669	\$155,669	\$0
Interest Income	\$0	\$0	\$18	\$18
Interfund Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$155,669	\$155,669	\$155,686	\$18
<u>Expenditures</u>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<u>Series 2021</u>				
Interest Expense 11/1	\$115,887	\$115,887	\$115,887	\$0
Interest Expense 5/1	\$155,669	\$0	\$0	\$0
Total Expenditures	\$271,556	\$115,887	\$115,887	\$0
Excess Revenues/(Expenditures)	(\$115,887)		\$39,800	
Beginning Fund Balance	\$271,555		\$515,251	
Ending Fund Balance	\$155,669		\$555,051	

Chapel Creek

Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending April 30, 2022

	Series 2006	Series 2021
<u>Revenues</u>		
Interest Income	\$10	\$143
Bond Proceeds	\$0	\$0
Interfund Transfer In	\$6	\$0
Total Revenues	\$16	\$143
<u>Expenditures</u>		
Capital Outlay	\$0	\$6,518,535
Interfund Transfer Out	\$0	\$0
Total Expenditures	\$0	\$6,518,535
Excess Revenues/(Expenditures)	\$16	(\$6,518,392)
Beginning Fund Balance	\$3,429	\$6,518,392
Ending Fund Balance	\$3,445	\$1

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	\$1,179	\$0	\$0	\$0	\$0	\$0	\$255,329
Operations and Maintenance Assessments- Direct	\$24,276	\$0	\$0	\$0	\$0	\$0	\$23,092	\$0	\$0	\$0	\$0	\$0	\$47,368
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
Total Revenues	\$24,276	\$35,447	\$214,798	\$2,516	\$691	\$698	\$24,272	\$0	\$0	\$0	\$0	\$0	\$302,698
<u>Administrative Expenditures</u>													
Supervisors Fees	\$0	\$0	\$0	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$2,000
District Management	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$20,417
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	\$500	\$0	\$0	\$0	\$0	\$0	\$3,750
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Auditing Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage Rebate Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Officials Liability Insurance	\$2,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,506
Legal Advertising	\$0	\$0	\$167	\$0	\$0	\$0	\$660	\$0	\$0	\$0	\$0	\$0	\$826
Dues, License, & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Postage & Delivery	\$4	\$29	\$12	\$42	\$11	\$8	\$14	\$0	\$0	\$0	\$0	\$0	\$120
Printing & Binding	\$0	\$0	\$5	\$0	\$5	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$15
Office Supplies	\$0	\$2	\$3	\$0	\$3	\$0	\$65	\$0	\$0	\$0	\$0	\$0	\$73
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	\$105	\$0	\$0	\$0	\$0	\$0	\$738
Website Hosting, Maintenance, Backup (Email)	\$51	\$51	\$51	\$51	\$51	\$51	\$51	\$0	\$0	\$0	\$0	\$0	\$356
District Counsel	\$0	\$561	\$725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,286
Total Administrative	\$12,796	\$6,359	\$5,900	\$3,616	\$4,592	\$6,391	\$5,311	\$0	\$0	\$0	\$0	\$0	\$44,964
<u>Field Expenditures</u>													
Field Management	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$8,750
Utility Services- Electric	\$936	\$915	\$1,053	\$880	\$938	\$1,051	\$920	\$0	\$0	\$0	\$0	\$0	\$6,693
Utility Services- Streetlights	\$2,992	\$2,031	\$2,992	\$2,421	\$2,668	\$2,666	\$2,671	\$0	\$0	\$0	\$0	\$0	\$18,440
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	\$775	\$0	\$0	\$0	\$0	\$0	\$5,425
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	\$6,750	\$0	\$0	\$0	\$0	\$0	\$47,250
Field Repairs & Maintenance	\$335	\$1,329	\$959	\$1,562	\$514	\$3,202	\$0	\$0	\$0	\$0	\$0	\$0	\$7,902
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	\$7,514	\$0	\$0	\$0	\$0	\$0	\$7,514
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
Total Field	\$19,770	\$14,060	\$15,980	\$13,638	\$12,894	\$29,465	\$19,879	\$0	\$0	\$0	\$0	\$0	\$125,687

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	\$627	\$0	\$0	\$0	\$0	\$0	\$5,264
Utility Services- Water & Sewer	\$219	\$211	\$169	\$178	\$429	\$194	\$269	\$0	\$0	\$0	\$0	\$0	\$1,669
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	\$700	\$0	\$0	\$0	\$0	\$0	\$5,975
Pool Service Contract	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$5,950
Security	\$0	\$0	\$0	\$0	\$2,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,379
Internet	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$861
Pest Control Services	\$0	\$0	\$0	\$0	\$0	\$0	\$168	\$0	\$0	\$0	\$0	\$0	\$168
Miscellaneous Contingency	\$368	\$36	\$51	\$43	\$49	\$86	\$41	\$0	\$0	\$0	\$0	\$0	\$674
Total Amenity Center	\$3,699	\$3,037	\$2,740	\$2,597	\$5,295	\$2,794	\$2,778	\$0	\$0	\$0	\$0	\$0	\$22,940
Total Revenues	\$24,276	\$35,447	\$214,798	\$2,516	\$691	\$698	\$24,272	\$0	\$0	\$0	\$0	\$0	\$302,698
Total Expenditures	\$36,264	\$23,456	\$24,620	\$19,851	\$22,781	\$38,650	\$27,969	\$0	\$0	\$0	\$0	\$0	\$193,590
Excess Revenue/(Expenditures)	(\$11,988)	\$11,991	\$190,178	(\$17,334)	(\$22,090)	(\$37,952)	(\$3,697)	\$0	\$0	\$0	\$0	\$0	\$109,107

Chapel Creek

Community Development District

Long Term Debt Report

Series 2006A Special Assessment Bonds	
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

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

Chapel Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts

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

ON ROLL ASSESSMENTS

56.34% 43.66% 100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2006A Debt	Total
								Service	
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
04/08/22	03/01/2022-03/31/2022	\$2,136.01	(\$42.72)	\$0.00	\$0.00	\$2,093.29	\$1,179.37	\$913.92	\$2,093.29
TOTAL		\$ 480,988.23	\$ (9,248.81)	\$ (18,547.67)	\$ 15.00	\$ 453,206.75	\$ 255,338.19	\$ 197,868.56	\$ 453,206.75

99% 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		
				\$1,776.32	\$1,184.21

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	4/1/22	45199	\$100,926.51	\$100,926.51	\$23,092.14	\$77,834.37
				\$201,853.02	\$201,853.02	\$155,668.75