

*Chapel Creek  
Community Development District*

*Meeting Agenda*

*April 5, 2023*

# 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

March 29, 2023

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

Dear Board Members:

A meeting of the Board of Supervisors of the **Chapel Creek Community Development District** will be held **Wednesday, April 5, 2023, at 11:30 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. Organizational Matters
  - A. Acceptance of Resignation from Steven Johnson
  - B. Appointment to Fill the Vacant Board Seat #2
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2023-08 Appointing an Assistant Secretary
4. Approval of Minutes of the February 1, 2023 Board of Supervisors Meeting and Audit Committee Meeting
5. Public Hearings
  - A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels
    - i. Presentation of Master Report of the District Engineer—Expansion Area dated January 27, 2023

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

- ii. Presentation of Master Assessment Methodology for the Series 2023 Assessment Area dated February 1, 2023
    - iii. Consideration of Resolution 2023-09 Levying Special Assessments
  - B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcels
    - i. Consideration of Resolution 2023-10 Expressing the District's Intent to Utilize the Uniform Method of Collection
- 6. Consideration of Resolution 2023-11 Approving the Proposed Fiscal Year 2023/2024 Operations and Maintenance Budget (Suggested Date: July 5, 2023 or August 2, 2023 (5 PM Meetings)), and Setting the Public Hearing on the Adoption of the Fiscal Year 2023/2024 Operations and Maintenance Budget and the Imposition of Operations and Maintenance Assessments
- 7. Consideration of Resolution 2023-12 Setting a Public Hearing to Amend the Parking and Towing Policies for the District
- 8. Consideration of Special Warranty Deed for Conveyance of Common Area Tracts in Villages Phases 7 and 8
- 9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposals for Amenity Bathroom Access Options
    - ii. Consideration of Proposal for Chair Repairs (*to be provided under separate cover*)
    - iii. Consideration of Proposal for Additional Amenity Furniture (*to be provided under separate cover*)
  - D. District Manager's Report
    - i. Approval of Check Registers
      - a) January 2023
      - b) February 2023
    - ii. Balance Sheet & Income Statement
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. Adjournment



## SECTION III

# SECTION A

Good morning,

Please accept this email as my resignation from the Chapel Creek CDD Board of Supervisors. I have accepted a job in Knoxville, Tennessee and will be moving at the end of the month.

Thanks,

Steven Johnson

# SECTION D

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

**SECTION 1. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

Assistant Secretary \_\_\_\_\_

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 5th day of April 2023

ATTEST:

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# MINUTES

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

The Audit Committee meeting of the Chapel Creek Community Development District was held on Wednesday, **February 1, 2023** at 11:32 a.m. at the Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, Florida.

Present for the Audit Committee were:

Brian Walsh  
Milton Andrade  
Garret Parkinson

Chairman  
Vice Chairman  
Assistant Secretary

Also, present were:

Jill Burns  
Tracy Robin *via Zoom*  
Tonja Stewart *via Zoom*  
Clayton Smith

District Manager, GMS  
District Counsel, Straley Robin Vericker  
District Engineer, Stantec  
Field Manager, GMS

*The following is a summary of the discussions and actions taken at the February 1, 2023  
Chapel Creek Community Development District's Audit Committee Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no audience members in attendance.

**THIRD ORDER OF BUSINESS**

**Review of Proposals and Tally of Audit  
Committee Members Rankings**

**A. DiBartolomeo, McBee, Hartley & Barnes**

**B. Grau & Associates**

Ms. Burns stated that they received two proposals in response to the audit RFP that they placed from DiBartolomeo, McBee, Hartley & Barnes and Grau & Associates. Mr. Andrade

reviewed the rankings stating that DiBartolomeo, McBee, Hartley & Barnes got 20 across the board for 100 total points earned and Grau & Associates got 20 across the board except for the price, which was 19 points for 99 total points earned. He stated that the rankings were DiBartolomeo, McBee, Hartley & Barnes ranked #1 and Grau & Associates ranked #2.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Ranking DiBartolomeo, McBee, Hartley & Barnes #1, and Grau & Associates #2, was approved.
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**FOURTH ORDER OF BUSINESS**

**Adjournment**

Mr. Burns adjourned 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



**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 Wednesday, **February 1, 2023** at 11:33 a.m. at the Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, Florida.

Present and constituting a quorum were:

Brian Walsh  
Milton Andrade  
Garret Parkinson

Chairman  
Vice Chairman  
Assistant Secretary

Also, present were:

Jill Burns  
Tracy Robin *via Zoom*  
Tonja Stewart *via Zoom*  
Clayton Smith

District Manager, GMS  
District Counsel, Straley Robin Vericker  
District Engineer, Stantec  
Field Manager, GMS

*The following is a summary of the discussions and actions taken at the February 1, 2023 Chapel Creek Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted that there were no public members present or on the Zoom line and the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 2, 2022 Board of Supervisors Meeting and Audit Committee Meeting**

Ms. Burns presented the minutes from the November 2, 2022 Board of Supervisor's meeting and Audit Committee meeting. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the November 2, 2022 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

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

#### **Consideration of Master Report of the District Engineer – Expansion Area dated January 27, 2023**

Ms. Burns stated that the report was included in the agenda package for review. She explained that this was similar to what they saw for the Boundary Amendment Parcel and the cost associated with those areas. She noted that this was the master report for the expansion area that was recently added to the District. She reviewed the cost table stating that the total cost showed \$7,379,033, which was paying for 147 units within that area. Mr. Andrade asked how they came up with those costs.

*\*Tonja Stewart joined the meeting at this time.*

Ms. Stewart responded to Mr. Andrade's question on the cost stating that in order to be consistent with the bond validation which used the petition numbers, they try to match up the petition numbers, the bond validation numbers, and the master assessment for the purpose of making sure that they were all the same. She listed the public improvements, which included water management and control, roads, water supply, sewer and wastewater management, landscape/hardscape/irrigation, undergrounding of electric service, professional, permit, and capacity fees, recreational facilities, and contingency with a total estimated cost of \$7,379,033. She stated that she would be happy to answer any questions. Mr. Andrade noted that the project was 148 units and asked if this was something that needed to be changed. Ms. Stewart asked if there was an updated site plan that she needed to add too. Mr. Andrade responded that he wasn't sure if this number ever changed. Ms. Burns stated that she had the site plan, and it was 147 in the petition. Mr. Andrade responded that it had gone up by 1 and was 148 units now based on the latest construction plans from Heidt Engineering. Ms. Burns asked if they wanted to leave the report the same. Mr. Robin responded that he didn't think it made any difference because they were going to assess for the extra lots anyway. Ms. Burns suggested that they could approve these in substantial form and have it updated to add the additional lot and use those for

the notices. Mr. Robin responded that would be fine. Ms. Burns asked for approval of the engineer's report with the change to add the additional lot.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Master Report of the District Engineer – Expansion Area Dated January 27, 2023, was approved as amended.

Mr. Robin stated that he noticed that there was no reclaimed water mentioned in the list of improvements and asked if that was the case in this District. Ms. Stewart responded that she would sometimes include it under wastewater management in terms of total cost. She explained that as they continued to go through the meeting, she would double check these things. Mr. Robin suggested Ms. Stewart use the term water supply, which was what they did in their resolution so that could be captured. He noted that he wasn't sure if it was going to be a permit requirement, but it seemed like an option that the Board would want to have for financing purposes. Ms. Stewart asked about if that wasn't available. Mr. Robin stated that he didn't know what the permit requirements were. He noted that if they were going to have to build the infrastructure on the anticipation that it would become available or whether the county was not going to require it in this case, but it had jumped off the page at him as something that he wasn't sure of. Ms. Stewart responded that she would follow up. Ms. Burn asked if anyone had any other questions or comments on the engineer's report.

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

#### **Consideration of Master Assessment Methodology for the Series 2023 Assessment Area dated February 1, 2023**

Ms. Burns stated that this report provided for an assessment methodology that allocated debt to the parcels that will benefit from the debt that will be incurred by the District. She noted that it would be supplemented with one or more Supplemental Assessment Methodology reports that will have the actual terms and conditions of the series of bonds that will be issued. She explained that this would not have an impact on the prior issuance areas as far as the debt levels on those existing phases. She referred to the tables attached to the report stating that table 1 showed the development program, which they were going to update to 148 units instead of 147 based on the comment from Mr. Andrade earlier when they reviewed the engineer's report. Table 2 showed the master infrastructure costs that matches the report that Ms. Stewart reviewed. Table 3 showed an estimated bond sizing of \$9,790,000. Table 4 showed the allocation of benefit and the improvement costs per unit would be \$50,198 for the 147 single-family lots. Table 5 showed the par debt per unit, which

would be \$66,599. Table 6 broke down the net and gross annual debt assessment per unit, which showed that the gross annual debt assessment per unit at these levels when collected on the tax bill would be \$5,340 per lot. Table 7 showed the preliminary assessment roll where there was one landowner, Clayton Properties Group, Inc. and one parcel for a total of 81.14 acres, which was the boundary amendment that was added as well as the legal description that was attached. She stated that if anyone had any questions on these tables, she would be happy to answer them.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Master Assessment Methodology for the Series 2023 Assessment Area Dated February 1, 2023, was approved as amended.
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#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-03 Declaring Special Assessments on Boundary Amendment Parcels**

Ms. Burns stated that this resolution was included in the agenda package for review. She noted several findings from the District that was in the best interest of the District to levy the bonds on this property in order to fund the infrastructure of the project. She reviewed the estimated cost associated was in the engineer's report as well as the total estimated bond sizing from the methodology. She stated that if anyone had any questions on this, she would be happy to answer them.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2023-03 Declaring Special Assessments on Boundary Amendment Parcels, was approved.
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#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-04 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels**

Ms. Burns presented Resolution 2023-04 stating that they had this hearing set up for their April meeting. She noted that they would send the notice, but with February being a short month, there wasn't enough time to notice for their March meeting. She stated that meeting would be on April 5, 2023 at 11:30 a.m. in their current location.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2023-04 Setting a Public Hearing on the Imposition
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of Special Assessments on Boundary Amendment Parcels for April 5, 2023 at 11:30 a.m. in their Current Location, was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Resolution 2023-05 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels**

Ms. Burns stated that they had already gone through this process for the areas that were in the existing District. She explained that they needed to go through this so that they could collect assessments on the Pasco County tax bill when they were ready to do so for the new parcel that was added to the District. She suggested the same meeting date April 5, 2023 at 11:30 a.m. in their current location.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2023-05 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels for April 5, 2023 at 11:30 a.m. in their Current Location, was approved.

**NINTH ORDER OF BUSINESS****Consideration of Resolution 2023-06****Authorizing the Use of Electronic Documents and Signatures**

Ms. Burns stated that this resolution would allow them to utilize DocuSign or a similar program for electronic signatures on most of the District's documents. She noted that there were some exclusions for things that needed to be notarized.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-06 Authorizing the Use of Electronic Documents and Signatures, was approved.

**TENTH ORDER OF BUSINESS****Consideration of Resolution 2023-07 Authorizing the Establishment of an SBA Account**

Ms. Burns stated that there was an SBA resolution as well as some additional information included. She noted that they usually opened this up once the District had larger capital reserve fund allocated for a long-term reserve and would earn a little bit more interest than they would on a

regular checking account. She explained that this was one of the available options to them as a governmental entity. She added that they would open the account, keep the majority of the District's funds, and then would transfer those funds to O&M as needed.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-07 Authorizing the Establishment of an SBA Account, was approved.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award**

Ms. Burns stated that the Audit Committee met just prior to the start of the Board meeting and ranked DiBartolomeo, McBee, Hartley & Barnes as #1 and Grau & Associates as #2. She noted that if the Board approved the rankings of the Audit Committee, they would be looking for a motion to approve those, rank DiBartolomeo, McBee, Hartley & Barnes as #1, and authorize staff to send them a notice of intent to award.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award DiBartolomeo, McBee, Hartley & Barnes, was approved.

#### **TWELTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Robin stated that the boundary amendment had been completed. He stated that if there were any other questions, he would be glad to answer them. Hearing none, the next item followed.

##### **B. Engineer**

Ms. Stewart confirmed that reclaimed water was included in the construction plans, so they would go back and make whatever adjustments they needed to make. She reviewed the ownership of the rights-of-way stating that there was some conversation during that process that the CDD would be responsible for the subdivision streets. She noted that in the stormwater legislation that they did last year, they were trying to make sure that through their budget season, not for 2024 but going into 2025. They needed to at least do some form of an analysis or make recommendations to them for a line item in their budget for storm sewer maintenance, etc. since that legislation was covered by that last year. She explained that she didn't anticipate anything happening, but they would be doing other

projects and getting a lot of information over the next year that they would be able to use for their District. She stated that she could answer any questions. Ms. Burns noted that the roadways in that section would be the CDD's responsibility to maintain and the rest of the areas in the District were county roads, so when they do a budget, they would have a separate line item that says roadway capital reserves that will then be assessed to that area only. She explained that they couldn't assess the whole community for long-term road repairs because they paid for that through the county for their area. She noted that there was probably going to be a different O&M assessment level once those lots were sold, and they start building for capital reserves on that section.

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

Mr. Smith presented the field manager's report starting with the completed items. The first completed item was the holiday decorations, which were installed in early December and were also taken down. He noted that they added on to the amenity center this year and there was positive feedback. He stated that they added some garland across the entryway. He noted the new plantings and landscape install as far as what was being conveyed over on Bellington. He explained that they had walked it and the only thing still pending was power to the meter so that they could run the irrigation controller, and they should have it soon. He noted an issue with the gate stating that it was unresponsive, but the vendor repaired this issue. He reviewed the in-progress item starting with the frost damaged plants. He explained that these damaged plants would be trimmed back when the weather was guaranteed to stay warmer. He noted that the frost damaged plants were expected to survive but would be replaced as needed. He reviewed the community lighting repairs noting that they were working to see about having CDD owned and maintained lights replaced with Duke fixtures. He reviewed the upcoming projects starting with the pond signage item. It was noted that there were some ponds onsite that had wildlife warning signage, but some had gone missing recently and needed to be replaced. He noted the need for signage on other ponds that could use them as well as some additional fishing information. He presented a proposal for 10 signs to the Board.

#### **i. Consideration of Proposal for Wildlife Signage Installation**

Mr. Smith presented the wildlife signage proposal and noted that this proposal was for the signs to be mounted in 10 different locations and was to put both the wildlife warning signs and the fishing for CDD patrons and residents only signs. The proposal total was \$1,696.61. He noted that they had room in a field maintenance and/or a field contingency line item. He stated that this would help them with insurance liability.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Proposal for Wildlife Signage Installation, was approved.

**ii. Consideration of Proposal for Additional Landscape Maintenance Areas from Cardinal Landscaping Services of Tampa**

Mr. Smith presented the proposal for additional landscape maintenance areas from Cardinal Landscaping Services of Tampa. He noted that this was the monthly amount to add all the areas on Bellington and all the way down to the roundabout. He stated that the total was \$16,500. He noted that this would put them over budget for the landscape line item for this year, but they did have a \$35,000 landscape enhancement line item that they could pull from for this and minimize their landscape enhancements for this year. After Board discussion, Mr. Smith noted that he was going to double check the map before it goes into the final contract.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal for Additional Landscape Maintenance Areas from Cardinal Landscaping Services of Tampa, was approved.

**iii. Consideration of Addendum to Pool Maintenance Contract with Suncoast Pools for Price Increase**

Mr. Smith presented the addendum to the pool maintenance contract with Suncoast pools with a price increase. He noted that Suncoast Pool Service had been the vendor since they took over, they had worked with them on quite a few properties, they did a good job, and they were lower in price than other pool vendors. He explained that even at the 18% increase, they were extremely competitive at that price. He noted that as far as this budget goes, they had room in the amenity contingency.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Addendum to Pool Maintenance Contract with Suncoast Pools for Price Increase, was approved.

**iv. Consideration of Proposal from Janitorial Vendor to Add Dog Stations and Trash Can Maintenance to Janitorial Contract – ADDED**

Mr. Smith presented the proposal from janitorial vendor to add dog stations and trash can maintenance to janitorial contract. The proposal includes pick up and dispose of six dog stations and supply dog station bags and liner with maintenance twice a week. It also includes pick up and



dispose of four trash cans and supply waste can liners with maintenance once a week. The proposal total is \$540 a month. There was concern from the Board about the vehicle driving on the trail. After Board discussion, it was decided to check and see what vehicle they will use.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Proposal from Janitorial Vendor to Add Dog Stations and Trash Can Maintenance to Janitorial Contract, was approved pending vehicle type.

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

Ms. Burns stated that it was likely that they wouldn't hold their March meeting because they had the public hearing set for April. She noted that they would try to do the initial budget at that one as well. She also noted their resident request and things that they were going to include some estimates for them to consider. She explained that one was adding access cards to the bathrooms that were by the playground. The bathrooms are locked, and people don't use them right now because there is no way to control them if they leave them open. She explained that there was power, so it would just be working on getting something installed that would match their existing cards. She stated that they were looking at that and looking at the shade structure. She also stated that if the Board had anything they wanted them to look into for the budget to let them know and they would plan on doing April and skip May.

##### **i. Approval of Check Registers**

**a) October 2022**

**b) November 2022**

**c) December 2022**

Ms. Burns presented the check register which was included in the agenda package for review. There being no questions from the Board, Ms. Burns asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Check Registers, were approved.

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

Ms. Burns noted that the financial statements were included in the agenda package for review. She added these were through the end of December, and there was no action required from the Board.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being none, the next item followed.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the meeting was adjourned at 12:12 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# SECTION A

# SECTION 1

**Chapel Creek Community  
Development District**

Master Report of the  
District Engineer –  
Expansion Area



Prepared for:  
Board of Supervisors  
Chapel Creek Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

January 27, 2023



## **1.0 INTRODUCTION**

The Chapel Creek Community Development District ("the District") originally encompassed approximately 350.363 acres and the Expansion Area encompasses approximately 81.140 acres, totaling 431.503 acres in Pasco County, Florida. The District is located within Sections 5 and 6, Township 26 South, Range 21 East and Section 32, Township 25 South, Range 21 East and is vacant land with various abutting subdivisions.

See Appendix A for the Vicinity Map as well as Legal Descriptions and Sketches of the Expansion Area and the Updated District Boundary.

## **2.0 PURPOSE**

The District was originally established by Pasco County Ordinance 05-35, adopted on August 23, 2005, then the boundary was expanded per Pasco County Ordinance 23-05, effective January 26, 2023, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the Expansion Area of the District.

See Appendix B for an Aerial Map.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner Clayton Properties Group, Inc. currently plans to build 148 residential units within the Expansion Area.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

### **4.1 WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities.

## **4.2 WATER SUPPLY**

The District is located within the Pasco County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Pasco County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. As well, a reclaimed water system is included for irrigation. Off-site improvements may be required to provide service to the District.





All sanitary sewer and wastewater management facilities will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

#### **4.4 DISTRICT ROADS**

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Pasco County technical standards. The Collector and Arterial Roadways will be owned by Pasco County and funded by the Developer. The subdivision roadways and alleys will be owned and funded by the District or other community associations.

#### **4.5 PARKS AND RECREATIONAL FACILITIES**

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

#### **4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION**

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

#### **4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.



## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## **6.0 SUMMARY AND CONCLUSION**

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read 'Tonja L. Stewart', written over a horizontal line.

Tonja L. Stewart, P.E.

Florida License No. 47704

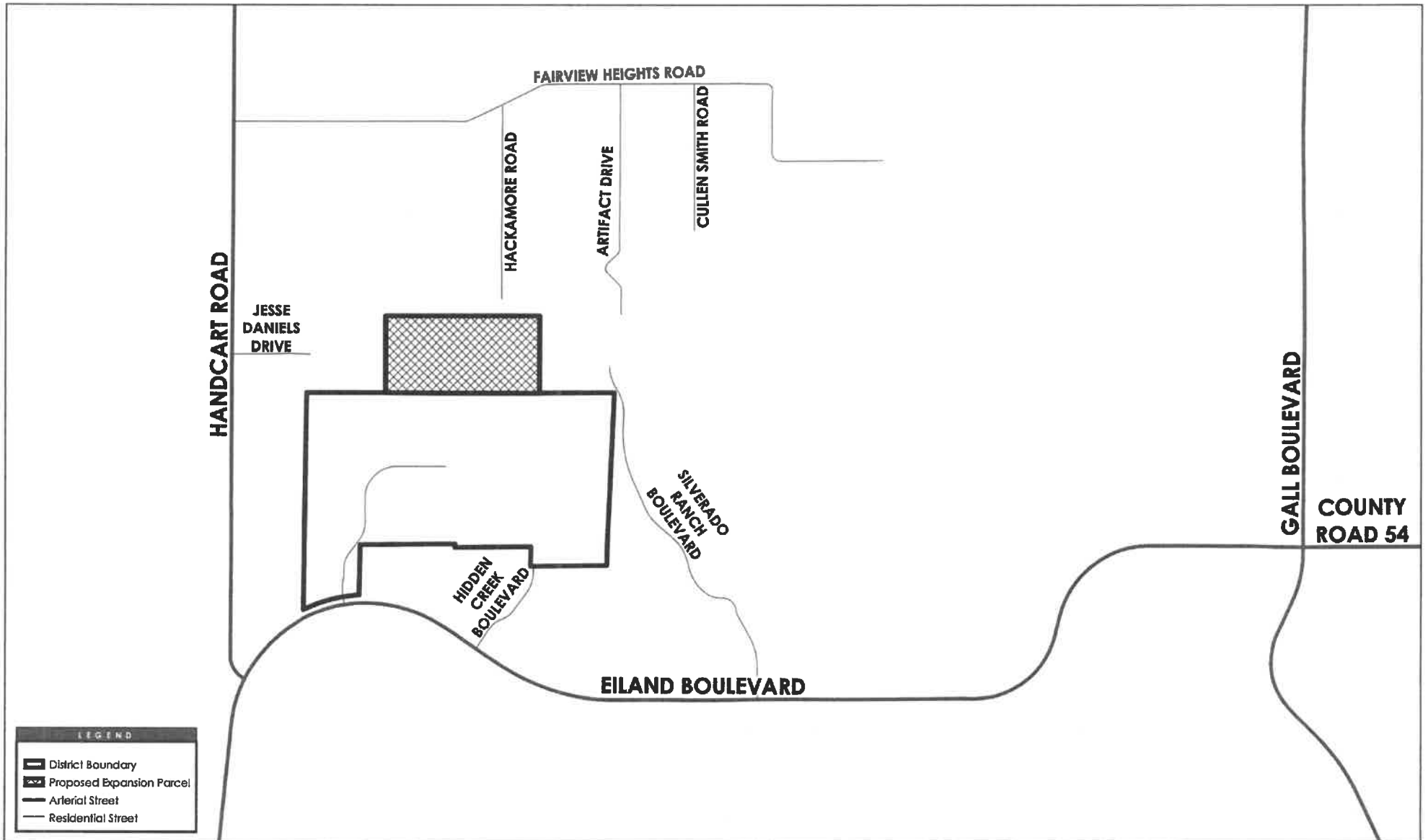


**Chapel Creek CDD**

Master Report of the District Engineer – Expansion Area  
January 27, 2023

## **Appendix A VICINITY MAP AND LEGAL DESCRIPTIONS AND SKETCHES OF THE EXPANSION AREA AND THE UPDATED DISTRICT BOUNDARY**

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Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

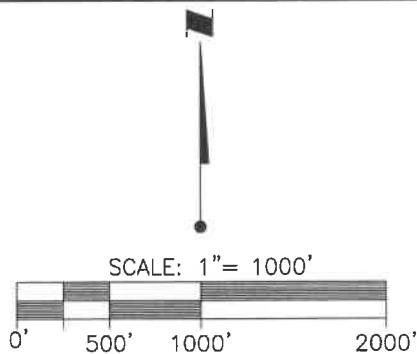
Notes:  
Coordinates: NAD 1983 UTM 18N UTM Zone 18N UTM 18N UTM 18N

**VICINITY MAP**  
Chapel Creek  
April 2022

Stantec Consulting Services Inc.  
777 S. Harbour Island Blvd, Suite 400  
Tampa, FL 33602  
Tel 813.223.9500  
Fax 813.223.0009

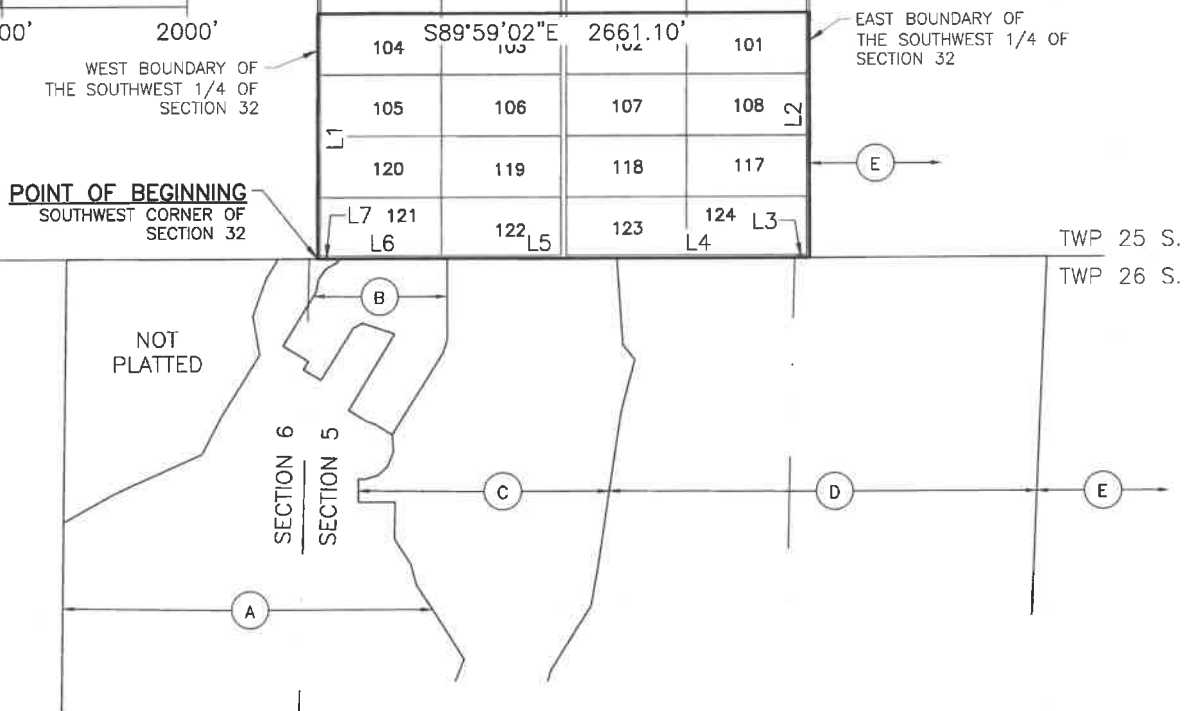
Prepared by: M.S. 04/27/22

Save: 4/29/2022 2:18:50 PM DMDONALDSON | Plotted: 4/29/2022 3:22:56 PM DMDONALDSON | V:\2156\active\215610537\survey\drawing\cdd\_expansion\_no1\SV-215610537-SK02.dwg\Layout1



## ZEPHYRHILLS COLONY COMPANY

PLAT BOOK 1, PAGE 55




### LEGEND:

TWP = TOWNSHIP

### PLAT LEGEND:

- (A) = CHAPEL CREEK PHASE 1A  
(PLAT BOOK 62, PAGE 134)
- (B) = CHAPEL CREEK PHASE 1B VILLAGE 4  
(PLAT BOOK 80, PAGE 78)
- (C) = CHAPEL CREEK VILLAGES 3 AND 6  
(PLAT BOOK 82, PAGE 65)
- (D) = CHAPEL CREEK VILLAGES 7 & 8, PHASES 1-3  
(PLAT BOOK 88, PAGE 14)
- (E) = SILVERADO RANCH SUBDIVISION PHASES 7, 9B,  
11A, AND 11B  
(PLAT BOOK 77, PAGE 79)

NOT A SURVEY

	SCALE: 1"=1000'	 One Team, Infinite Solutions 777 S Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0089 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B. 7886	TITLE PARCEL SKETCH & DESCRIPTION	PROJECT NO. 215610537
	LEAD TECH.		PROJ: CHAPEL CREEK CDD BOUNDARY – EXPANSION AREA	INDEX NO: SV-215610537-SK02
	SEC-TWP-RGE 32-T25S-R21E		CLIENT: CHAPEL CREEK CDD	DATE: 4/26/2022
AREY. NO. DATE				SHEET NO. 1 OF 2

## LEGAL DESCRIPTION

A parcel of land lying within Section 32, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 32, Township 25 South, Range 21 East, Pasco County, Florida; thence N.00°11'07"E. along the West boundary of said Section 32, a distance of 1,328.06 feet to a point of intersection with the Westerly extension of the North boundary line of Tract 104, Zephyrhills Colony Company, per the map or plat thereof as recorded in Plat Book 1, page 55, of the Public Records of Pasco County, Florida; thence S.89°59'02"E. along said Westerly extension and along the North boundaries of Tracts 101 through 104 of said Zephyrhills Colony Company and the Easterly and Westerly extensions thereof, 2,661.10 feet to a point of intersection with the East boundary of the Southwest 1/4 of said Section 32; thence S.00°08'52"W. along said East boundary, 1,327.90 feet to the Southeast corner of the Southwest 1/4 of said Section 32, said point being a corner on the North boundary line of Chapel Creek Villages 7 & 8, Phases 1-3, per the map or plat thereof as recorded in Plat Book 88, page 14, of the Public Records of Pasco County, Florida; thence along the North boundary of said Chapel Creek Villages 7 & 8, Phases 1-3 by the following two (2) courses: (1) N.89°59'14"W., 80.39 feet, (2) N.89°59'14"W., 961.97 feet to the Northeast corner of Chapel Creek Villages 3 and 6, per the map or plat thereof as recorded in Plat Book 82, page 65, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Villages 3 and 6, a distance of 923.89 feet to the Northeast corner of Chapel Creek Phase 1B Village 4, per the map or plat thereof as recorded in Plat Book 80, page 78, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Phase 1B Village 4, a distance of 587.55 feet to the Northeast corner of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Phase 1A, a distance of 108.17 feet to the POINT OF BEGINNING.

Containing 81.140 acres (3,534,451 square feet), more or less.


## NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 21 EAST, HAVING A BEARING OF N.89°59'14"W.
4. THE SUBJECT PARCEL LIES WITHIN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

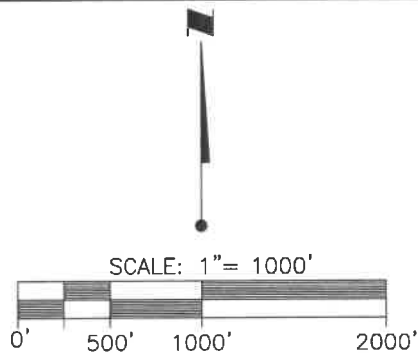
STANTEC CONSULTING SERVICES INC.  
CERTIFICATE OF AUTHORIZATION No.L.B.7866

JAMES DARIN O'NEAL, PSM  
FLORIDA LICENSE No.L.S.5926

NOT A SURVEY

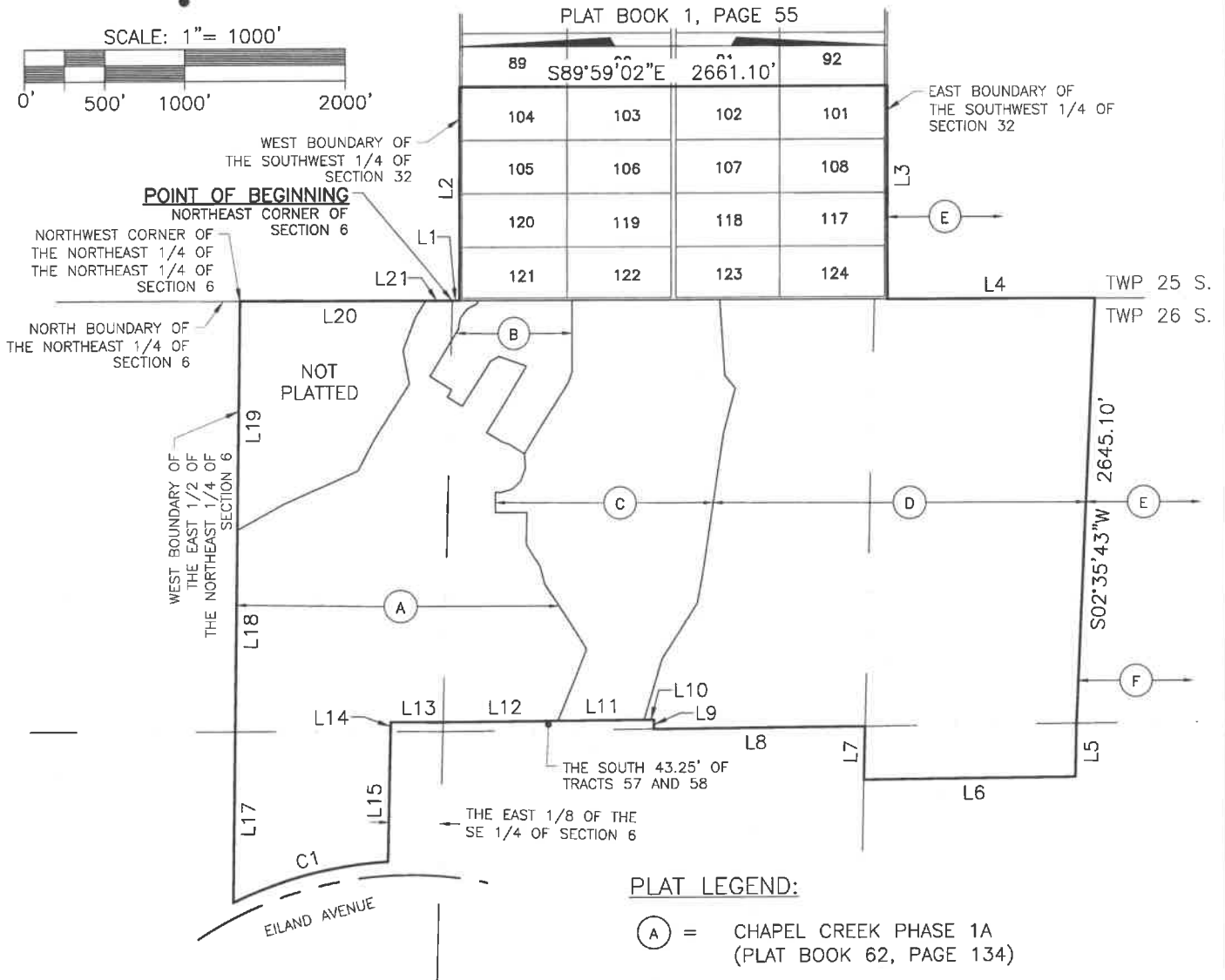
SCALE:	N/A	 One Team, Infinite Solutions 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-6500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215610537
LEAD TECH.			PROJ:	CHAPEL CREEK CDD BOUNDARY - EXPANSION AREA	INDEX NO:	SV-215610537-SK02
SEC-TWP-RGE	32-T25S-R21E		CLIENT:	CHAPEL CREEK CDD	DATE:	4/26/2022
DATE					SHEET NO:	2 OF 2

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# ZEPHYRHILLS COLONY COMPANY

PLAT BOOK 1, PAGE 55




## LEGEND:

TWP = TOWNSHIP

## PLAT LEGEND:

- (A) = CHAPEL CREEK PHASE 1A  
(PLAT BOOK 62, PAGE 134)
- (B) = CHAPEL CREEK PHASE 1B VILLAGE 4  
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- (C) = CHAPEL CREEK VILLAGES 3 AND 6  
(PLAT BOOK 82, PAGE 65)
- (D) = CHAPEL CREEK VILLAGES 7 & 8, PHASES 1-3  
(PLAT BOOK 88, PAGE 14)
- (E) = SILVERADO RANCH SUBDIVISION PHASES 7, 9B, 11A, AND 11B  
(PLAT BOOK 77, PAGE 79)
- (F) = SILVERADO RANCH SUBDIVISION PHASES 6, 8, AND 9A  
(PLAT BOOK 75, PAGE 75)

NOT A SURVEY

SCALE: 1"=1000'		 One Team, Infinite Solutions 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE PARCEL SKETCH & DESCRIPTION		PROJECT NO. 215610537	
LEAD TECH.			PROJ: CHAPEL CREEK CDD BOUNDARY		INDEX NO: SV-215610537-SK01	
SEC-TWP-RGE			CLIENT: CHAPEL CREEK CDD		DATE: 4/26/2022	
DATE	SEE NOTE #4				SHEET NO: 1 OF 3	

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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	22°58'59"	2494.00'	1000.42'	993.73'	507.03'	S75°21'11"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°55'47"E	45.28'
L2	N00°11'07"E	1328.06'
L3	S00°08'52"W	1327.90'
L4	N89°58'39"E	1291.05'
L5	S01°25'13"W	332.57'
L6	S89°26'21"W	1316.91'
L7	N01°23'26"E	331.54'
L8	S89°31'40"W	1314.87'
L9	N01°55'07"E	58.13'
L10	S89°32'09"W	62.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S89°32'09"W	539.87'
L12	S89°32'09"W	712.91'
L13	N89°53'43"W	321.75'
L14	S01°17'41"W	58.25'
L15	S01°17'42"W	809.24'
L17	N00°48'27"E	1062.16'
L18	N00°48'26"E	1253.85'
L19	N00°48'26"E	1423.77'
L20	S89°55'47"E	1148.32'
L21	S89°55'47"E	168.43'


NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST, HAVING A BEARING OF S.89°55'47"E.
4. THE SUBJECT PARCEL LIES WITHIN SECTIONS 5 & 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

STANTEC CONSULTING SERVICES INC.  
 CERTIFICATE OF AUTHORIZATION No.L.B.7866

MARK H. FOSTER, PSM  
 FLORIDA LICENSE No.L.S.5535

NOT A SURVEY

SCALE:	N/A	 <p>One Team, Infinite Solutions          777 S. Harbour Island Blvd., STE 500, Tampa, FL 33602          800.643.4336 • 813-223-9500 • F 813-223-0099 • www.Stantec.com          Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866</p>	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215610537
LEAD TECH.			PROJ:	CHAPEL CREEK CDD BOUNDARY	INDEX NO:	SV-215610537-SK01
SEC-TWP-RGE			CLIENT:	CHAPEL CREEK CDD	DATE:	4/28/2022
REV NO. DATE	SEE NOTE #4.				SHEET NO:	2 OF 3



# LEGAL DESCRIPTION


A parcel of land lying within Sections 5 & 6, Township 26 South, Range 21 East and Section 32, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Section 6, Township 26 South, Range 21 East, Pasco County, Florida, said point being a corner on the North boundary of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida, and run thence S.89°55'47"E., along said North boundary, 45.28 feet to the Southwest corner of Section 32, Township 25 South, Range 21 East, Pasco County, Florida; thence N.00°11'07"E. along the West boundary of said Section 32, a distance of 1,328.06 feet to a point of intersection with the Westerly extension of the North boundary line of Tract 104, Zephyrhills Colony Company, per the map or plat thereof as recorded in Plat Book 1, page 55, of the Public Records of Pasco County, Florida; thence S.89°59'02"E. along said Westerly extension and along the North boundaries of Tracts 101 through 104 of said Zephyrhills Colony Company and the Easterly and Westerly extensions thereof, 2,661.10 feet to a point of intersection with the East boundary of the Southwest 1/4 of said Section 32; thence S.00°08'52"W. along said East boundary, 1,327.90 feet to the Southeast corner of the Southwest 1/4 of said Section 32, said point being a corner on the North boundary line of Chapel Creek Villages 7 & 8, Phases 1-3, per the map or plat thereof as recorded in Plat Book 88, page 14, of the Public Records of Pasco County, Florida; thence along the exterior boundaries of said Chapel Creek Villages 7 & 8, Phases 1-3 by the following eight (8) courses: (1) N.89°58'39"E., 1,291.05 feet, (2) S.02°35'43"W., 2,645.10 feet, (3) S.01°25'13"W., 332.57 feet, (4) S.89°26'21"W., 1,316.91 feet, (5) N.01°23'26"E., 331.54 feet, (6) S.89°31'40"W., 1,314.87 feet, (7) N.01°55'07"E., 58.13 feet, (8) S.89°32'09"W., 62.51 feet to the Southeast corner of Chapel Creek Villages 3 and 6, per the map or plat thereof as recorded in Plat Book 82, page 65, of the Public Records of Pasco County, Florida; thence S.89°32'09"W., along the South boundary of said Chapel Creek Villages 3 and 6, a distance of 539.87 feet to the Southeasterly corner of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida; thence along the exterior boundaries of said Chapel Creek Phase 1A by the following seven (7) courses: (1) S.89°32'09"W., 712.91 feet, (2) N.89°53'43"W., 321.75 feet, (3) S.01°17'41"W., 58.25 feet, (4) S.01°17'42"W., 809.24 feet to a point on the arc of a curve; (5) 1,000.42 feet along the arc of said curve to the left through a central angle of 22°58'59", said curve having a radius of 2,494.00 feet and being subtended by a chord bearing S.75°21'11"W., 993.73 feet, (6) N.00°48'27"E., 1,062.16 feet, (7) N.00°48'26"E., 1,253.85 feet; thence departing said plat boundary and running along the West boundary of the East 1/2 of aforementioned Section 6, N.00°48'26"E., 1,423.77 feet to a point of intersection with the North boundary of aforementioned Section 6; thence S.89°55'47"E. along said North boundary, 1,148.32 feet to the Northwest corner of aforementioned Chapel Creek Phase 1A; thence S.89°55'47"E. along the North boundary of said Chapel Creek Phase 1A, a distance of 168.43 feet to the POINT OF BEGINNING.

Containing 431.503 acres (18,796,280 square feet), more or less.

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NOT A SURVEY

SCALE:	N/A	 <p>One Team, Infinite Solutions</p> <p>777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602</p> <p>800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com</p> <p>Stantec Consulting Services Inc. • Certificate of Authorization L.B. 7866</p>	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215610537
LEAD TECH.			PROJ:	CHAPEL CREEK CDD BOUNDARY	INDEX NO:	SV-215610537-SK01
SEC-TWP-RGE			CLIENT:	CHAPEL CREEK CDD	DATE:	4/26/2022
DATE	SEE NOTE #4				SHEET NO:	3 OF 3



**Chapel Creek CDD**

Master Report of the District Engineer – Expansion Area  
January 27, 2023

## **Appendix B    AERIAL MAP**





**Chapel Creek CDD**

Master Report of the District Engineer – Expansion Area  
January 27, 2023

## **Appendix C   CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

**Chapel Creek Community Development District Boundary Expansion  
Public Improvements and Community Facilities  
Construction Cost Estimate**

Items	Cost Description	148 Units
		2023
1	Water Management and Control	\$1,653,750
2	Roads*	\$1,455,300
3	Water Supply	\$496,125
4	Sewer and Wastewater Management	\$826,875
5	Landscape/Hardscape/Irrigation	\$330,750
6	Undergrounding of Electric Service	\$132,300
7	Professional, Permit, and Capacity Fees	\$661,500
8	Recreational Facilities	\$859,950
9	Contingency	\$962,483
<b>Total</b>		<b>\$7,379,033</b>

\* The Collector and Arterial road improvements will be constructed by the project developer.

## SECTION 2

**MASTER  
ASSESSMENT METHODOLOGY  
FOR THE SERIES 2023 ASSESSMENT AREA  
  
FOR  
  
CHAPEL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: February 1, 2023**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Chapel Creek Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Chapel Creek Community Development District with financial advisory services or offer investment advice in any form.



## **1.0 Introduction**

The Chapel Creek Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District anticipates the issuance of, not to exceed, \$9,790,000 of special assessment bonds (“Series 2023 Bonds”). The Series 2023 Bonds are anticipated to fund certain infrastructure improvements that benefit the recently expanded portion of the District referred to as the Series 2023 Assessment Area (the “Series 2023 Assessment Area”). The infrastructure to be financed (the “2023 Project”) is identified in the Report of the District Engineer Capital Improvement Revenue Bonds, Series 2023 dated January 27, 2023, for Community wide Capital Improvements prepared by Stantec Consulting Services (the “Engineer’s Report”).

### **1.1 Purpose**

This Master Assessment Methodology for the Series 2023 Assessment Area (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the Series 2023 Assessment Area. This Assessment Report allocates the debt to certain properties based on the special benefits each receives from the 2023 Project, as delineated in the Engineer’s Report. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of Series 2023 Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the Series 2023 Assessment Area based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District originally encompassed approximately 350.36 acres and the expansion area encompasses approximately 81.14 acres totaling 431.50 acres in Pasco County, Florida. The Series 2023 Assessment Area includes approximately 81.14 acres and envisions 148 residential units. The proposed development plan is depicted in Table 1 (the “Development Plan”). It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly.

The improvements contemplated by the District in the 2023 Project include master public facilities that benefit certain properties within the Series 2023 Assessment Area of the District. Specifically, the District will construct and/or acquire certain infrastructure including water management and control, roads, water supply, sewer and wastewater management, landscape/hardscape/irrigation, undergrounding of electric service, professional fees, permit fees, capacity fees, recreational facilities, and contingency as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the 2023 Project.
2. The District Engineer determines the assessable acres that benefit from the District's the 2023 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the 2023 Project.
4. The assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

### **1.3 Special Benefits and General Benefits**

The 2023 Project undertaken by the District creates special and peculiar benefits to assessable property within the Series 2023 Assessment Area different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the 2023 Project enables properties within its boundaries to be developed. Without the District's 2023 Project, there would be no infrastructure to support development of land within the Series 2023 Assessment Area of the District. Without these improvements, development of the property within the Series 2023 Assessment Area of the District would be prohibited by law.

There is no doubt that the general public and property owners outside the Series 2023 Assessment Area of the District will benefit from the provision of the District's the 2023 Project. However, these benefits will be incidental to the District's the 2023 Project, which is designed solely to meet the needs of property within the Series 2023 Assessment Area of the District. Properties outside the District boundaries and outside

of the Series 2023 Assessment Area of the District do not depend upon the District's the 2023 Project. The property owners within the Series 2023 Assessment Area are therefore receiving special benefits not received by those outside the District's boundaries and outside the boundaries of the Series 2023 Assessment Area within the District.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the Series 2023 Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the 2023 Project, that is necessary to support full development of property within the Series 2023 Assessment Area, will cost approximately \$7,379,033. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including the 2023 Project, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$9,790,000. Without the 2023 Project, the property within the Series 2023 Assessment Area would not be able to be developed and occupied by future residents of the development.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District may issue up to \$9,790,000 in Series 2023 Bonds to fund the District's the 2023 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$9,790,000 in debt to the properties benefiting from the 2023 Project.

Table 1 identifies the land uses as indicated by the Developer of the land within the Series 2023 Assessment Area. The construction costs needed for completion of the 2023 Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated

to cost \$7,379,033. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for the 2023 Project and related costs was determined by the District's Underwriter to total approximately \$9,790,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt assessments is a continuous process until the Development Plan is completed. The 2023 Project funded by the Series 2023 Bonds benefits all developable acres within the Series 2023 Assessment Area.

The initial assessments will be levied on an equal basis to all acres within the 2023 Assessment Area of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the 2023 Assessment Area of the District are benefiting from the improvements.

As additional platting or the recording of declaration of condominium, ("Assigned Properties") has occurred and lots are developed, the assessments will be assigned to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Series 2023 Bonds will be allocated to the planned 148 residential units within the Series 2023 Assessment Area. The planned 148 residential units are the beneficiaries of the 2023 Project, as depicted in Table 5 and Table 6. If there are changes to Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer, or one of its affiliates that own land within the Series 2023 Assessment Area is required. The process is outlined in Section 3.0

The assignment of debt assessments in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The 2023 Project consists of water management and control, roads, water supply, sewer and wastewater management, landscape/hardscape/irrigation, undergrounding of electric service, professional fees, permit fees, capacity fees, recreational facilities, and contingency. There is one product type within the Development Plan. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from

the 2023 Project on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed 2023 Project will provide several types of systems, facilities and services for its residents. These include water management and control, roads, water supply, sewer and wastewater management, landscape/hardscape/irrigation, undergrounding of electric service, professional fees, permit fees, capacity fees, recreational facilities, and contingency. The 2023 Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the 2023 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the 2023 Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the 2023 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.

Accordingly, no acre or parcel of property within the Series 2023 Assessment Area will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the two product types (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed the 2023 Project is developed or acquired and financed by the District.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property or property that is not developable. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the developable Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the platted and unplatted property within the Series 2023 Assessment Area of the District boundaries, with remaining liens placed on unplatted property on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current assessment roll is depicted in Table 7.

TABLE 1  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 DEVELOPMENT PROGRAM  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Product Types	No. of Units *	ERUs per Unit (1)	Total ERUs
Single Family	148	1	148
Total Units	148		148

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 INFRASTRUCTURE COST ESTIMATES  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

2023 Project (1)	Cost Estimate
Water Management and Control	\$1,653,750
Roads	\$1,455,300
Water Supply	\$496,125
Sewer and Wastewater Management	\$826,875
Landscape/Hardscape/Irrigation	\$330,750
Undergrounding of Electric Service	\$132,300
Professional, Permit, and Capacity Fees	\$661,500
Recreational Facilities	\$859,950
Contingency	\$962,483
<b>Total Improvements</b>	<b>\$7,379,033</b>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated January 27, 2023

Prepared by: Governmental Management Services - Central Florida, LLC



TABLE 3  
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
BOND SIZING  
MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Description	Total
Construction Funds	\$7,379,033
Debt Service Reserve	\$737,903
Capitalized Interest	\$1,272,700
Underwriters Discount	\$195,800
Cost of Issuance	\$200,000
Rounding	\$4,564
<b>Par Amount*</b>	<b>\$9,790,000</b>

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF BENEFIT  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement Costs Per	Improvement Costs Per
					Product Type	Unit
Single Family	148	1	148	100%	\$ 7,379,033	\$ 49,858
Totals	148		148	100%	\$ 7,379,033	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family	148	\$ 7,379,033	\$ 9,790,000	\$ 66,149
Totals	148	\$ 7,379,033	\$ 9,790,000	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	148	\$ 9,790,000	\$ 66,149	\$ 737,903	\$ 4,986	\$ 5,304
Totals	148	\$ 9,790,000		\$ 737,903		

(1) This amount includes collection fees and early payment discounts when collected on the County Property Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL - ASSESSMENT AREA ONE  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Owner	Property*	Acres	Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Clayton Properties Group Inc.	32-25-21-0010-10100-0000	81.14	\$ 120,656	\$ 9,790,000	\$737,903	\$ 785,004
Totals		81.14		\$ 9,790,000	\$ 737,903	\$ 785,004

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	\$737,903

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

# Exhibit A

## LEGAL DESCRIPTION

A parcel of land lying within Section 32, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 32, Township 25 South, Range 21 East, Pasco County, Florida; thence N.00°11'07"E. along the West boundary of said Section 32, a distance of 1,328.06 feet to a point of intersection with the Westerly extension of the North boundary line of Tract 104, Zephyrhills Colony Company, per the map or plat thereof as recorded in Plat Book 1, page 55, of the Public Records of Pasco County, Florida; thence S.89°59'02"E. along said Westerly extension and along the North boundaries of Tracts 101 through 104 of said Zephyrhills Colony Company and the Easterly and Westerly extensions thereof, 2,661.10 feet to a point of intersection with the East boundary of the Southwest 1/4 of said Section 32; thence S.00°08'52"W. along said East boundary, 1,327.90 feet to the Southeast corner of the Southwest 1/4 of said Section 32, said point being a corner on the North boundary line of Chapel Creek Villages 7 & 8, Phases 1-3, per the map or plat thereof as recorded in Plat Book 88, page 14, of the Public Records of Pasco County, Florida; thence along the North boundary of said Chapel Creek Villages 7 & 8, Phases 1-3 by the following two (2) courses: (1) N.89°59'14"W., 80.39 feet, (2) N.89°59'14"W., 961.97 feet to the Northeast corner of Chapel Creek Villages 3 and 6, per the map or plat thereof as recorded in Plat Book 82, page 65, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Villages 3 and 6, a distance of 923.89 feet to the Northeast corner of Chapel Creek Phase 1B Village 4, per the map or plat thereof as recorded in Plat Book 80, page 78, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Phase 1B Village 4, a distance of 587.55 feet to the Northeast corner of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Phase 1A, a distance of 108.17 feet to the POINT OF BEGINNING.

Containing 81.140 acres (3,534,451 square feet), more or less.


## NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 21 EAST, HAVING A BEARING OF N.89°59'14"W.
4. THE SUBJECT PARCEL LIES WITHIN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

STANTEC CONSULTING SERVICES INC.  
CERTIFICATE OF AUTHORIZATION No.L.B.7866

JAMES DARIN O'NEAL, PSM  
FLORIDA LICENSE No.L.S.5926

NOT A SURVEY

SCALE:	N/A	 <b>Stantec</b> One Team, Infinite Solutions 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-3500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE	PARCEL SKETCH & DESCRIPTION		PROJECT NO.	215610537	
LEAD TECH.			PROJ:	CHAPEL CREEK CDD BOUNDARY - EXPANSION AREA		INDEX NO:	SV-215610537-SK02	
SEC-TWP-RGE			CLIENT:	CHAPEL CREEK CDD		DATE:	4/26/2022	SHEET NO:
ΔREV NO. DATE	32-T25S-R21E						2	OF 2

## SECTION 3

**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

**SECTION 2. FINDINGS.** The Board of Supervisors (the “**Board**”) of the Chapel Creek Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire the capital public improvements described in the Master Report of the District Engineer – Expansion Area, dated January 27, 2023 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project, and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2023-03, and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment revenue bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.



(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2023-03, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2023-03 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2023-03 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-04 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Master Assessment Methodology Report for the Series 2023 Assessment Area (the "**Assessment Report**"), dated February 1, 2023, attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

**SECTION 3. DEFINITIONS.** Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

**"Assessable Unit"** means a building lot in the product type or lot size as set forth in the Assessment Report.

**"Debt Assessment" or "Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

**"Developer"** means **Clayton Properties Group, Inc.**, a Tennessee corporation, and its successors and assigns.

**SECTION 4. AUTHORIZATION OF PROJECT.** The Project described in Resolution 2023-03, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

**SECTION 5. ESTIMATED COST OF PROJECT.** The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

**SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS.** The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid

and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

**SECTION 7. FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

**SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS.** Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect

that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

**SECTION 9. PAYMENT OF DEBT ASSESSMENTS.** At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

**SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT.** Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

**SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES.** The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District

anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

**SECTION 12. CONFIRMATION OF INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS.** The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

**SECTION 13. DEBT ASSESSMENT CHALLENGES.** The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**SECTION 14. PROCEDURAL IRREGULARITIES.** Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

**SECTION 15. SEVERABILITY.** If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

**SECTION 16. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 17. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED this 5th day of April, 2023.**

**Attest:**

**Chapel Creek Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

**Exhibit “A” – Master Report of the District Engineer – Expansion Area dated January 27, 2023**

**Exhibit “B” – Master Assessment Methodology Report for the Series 2023 Assessment Area dated February 1, 2023**

**Exhibit “A”**  
**Master Report of the District Engineer – Expansion Area**  
**dated January 27, 2023**

**Chapel Creek Community  
Development District**

Master Report of the  
District Engineer –  
Expansion Area



Prepared for:  
Board of Supervisors  
Chapel Creek Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

January 27, 2023





## **1.0 INTRODUCTION**

The Chapel Creek Community Development District ("the District") originally encompassed approximately 350.363 acres and the Expansion Area encompasses approximately 81.140 acres, totaling 431.503 acres in Pasco County, Florida. The District is located within Sections 5 and 6, Township 26 South, Range 21 East and Section 32, Township 25 South, Range 21 East and is vacant land with various abutting subdivisions.

See Appendix A for the Vicinity Map as well as Legal Descriptions and Sketches of the Expansion Area and the Updated District Boundary.

## **2.0 PURPOSE**

The District was originally established by Pasco County Ordinance 05-35, adopted on August 23, 2005, then the boundary was expanded per Pasco County Ordinance 23-05, effective January 26, 2023, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the Expansion Area of the District.

See Appendix B for an Aerial Map.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner Clayton Properties Group, Inc. currently plans to build 148 residential units within the Expansion Area.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

### **4.1 WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities.

## **4.2 WATER SUPPLY**

The District is located within the Pasco County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Pasco County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. As well, a reclaimed water system is included for irrigation. Off-site improvements may be required to provide service to the District.



All sanitary sewer and wastewater management facilities will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

#### **4.4 DISTRICT ROADS**

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Pasco County technical standards. The Collector and Arterial Roadways will be owned by Pasco County and funded by the Developer. The subdivision roadways and alleys will be owned and funded by the District or other community associations.

#### **4.5 PARKS AND RECREATIONAL FACILITIES**

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

#### **4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION**

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

#### **4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.



## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## **6.0 SUMMARY AND CONCLUSION**

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read 'Tonja L. Stewart', written over a horizontal line.

Tonja L. Stewart, P.E.

Florida License No. 47704

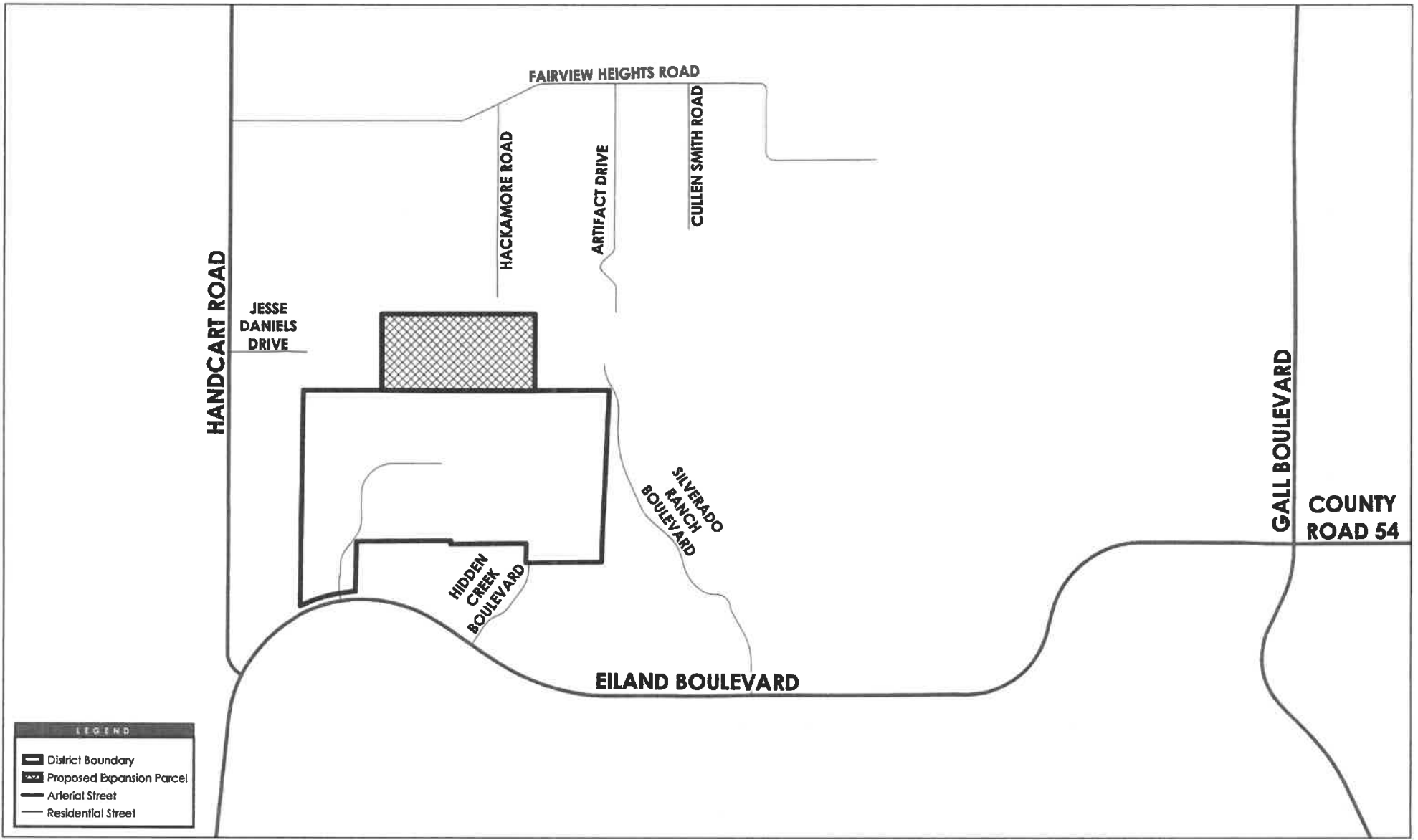


**Chapel Creek CDD**

Master Report of the District Engineer – Expansion Area  
January 27, 2023

## **Appendix A VICINITY MAP AND LEGAL DESCRIPTIONS AND SKETCHES OF THE EXPANSION AREA AND THE UPDATED DISTRICT BOUNDARY**

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**LEGEND**

- District Boundary
- Proposed Expansion Parcel
- Arterial Street
- Residential Street

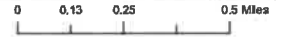


Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

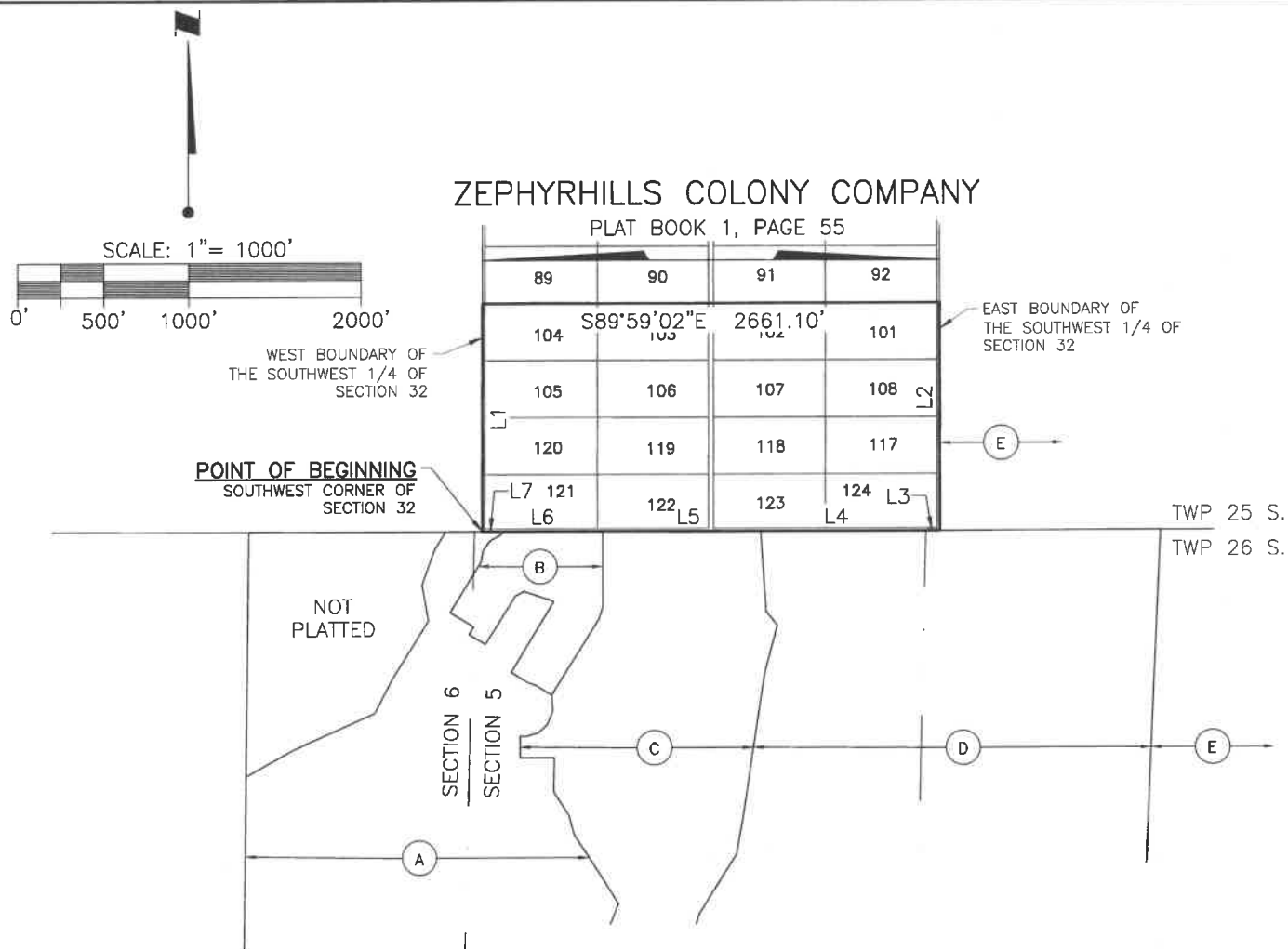
Notes:  
Coordinates: NAD 1983 UTM 18N  
Projection: NAD 1983 UTM 18N  
Datum: NAD 1983  
Units: Feet  
Scale: 1" = 1000'

**VICINITY MAP**  
Chapel Creek  
April 2022

Stantec Consulting Services Inc.  
777 S. Harbour Island Blvd, Suite 400  
Tampa, FL 33602  
Tel 813.223.9500  
Fax 813.223.0009



Prepared by: M.S. 04/27/22



## ZEPHYRHILLS COLONY COMPANY

PLAT BOOK 1, PAGE 55

SCALE: 1" = 1000'

WEST BOUNDARY OF  
THE SOUTHWEST 1/4 OF  
SECTION 32

POINT OF BEGINNING  
SOUTHWEST CORNER OF  
SECTION 32

EAST BOUNDARY OF  
THE SOUTHWEST 1/4 OF  
SECTION 32

TWP 25 S.

TWP 26 S.

NOT  
PLATTED

SECTION 6

SECTION 5


PLAT LEGEND:

- (A) = CHAPEL CREEK PHASE 1A  
(PLAT BOOK 62, PAGE 134)
- (B) = CHAPEL CREEK PHASE 1B VILLAGE 4  
(PLAT BOOK 80, PAGE 78)
- (C) = CHAPEL CREEK VILLAGES 3 AND 6  
(PLAT BOOK 82, PAGE 65)
- (D) = CHAPEL CREEK VILLAGES 7 & 8, PHASES 1-3  
(PLAT BOOK 88, PAGE 14)
- (E) = SILVERADO RANCH SUBDIVISION PHASES 7, 9B,  
11A, AND 11B  
(PLAT BOOK 77, PAGE 79)

LEGEND:

TWP = TOWNSHIP

NOT A SURVEY

SCALE: 1"=1000'	 <b>Stantec</b> One Team, Infinite Solutions 777 S Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B 7866	TITLE PARCEL SKETCH & DESCRIPTION	PROJECT NO. 215610537	
LEAD TECH.		PROJ: CHAPEL CREEK CDD BOUNDARY - EXPANSION AREA	INDEX NO: SV-215610537-SK02	
SEC-TWP-RGE 32-T25S-R21E		CLIENT: CHAPEL CREEK CDD	DATE: 4/26/2022	SHEET NO: 1 OF 2
ARY NO. DATE				

## LEGAL DESCRIPTION

A parcel of land lying within Section 32, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 32, Township 25 South, Range 21 East, Pasco County, Florida; thence N.00°11'07"E. along the West boundary of said Section 32, a distance of 1,328.06 feet to a point of intersection with the Westerly extension of the North boundary line of Tract 104, Zephyrhills Colony Company, per the map or plat thereof as recorded in Plat Book 1, page 55, of the Public Records of Pasco County, Florida; thence S.89°59'02"E. along said Westerly extension and along the North boundaries of Tracts 101 through 104 of said Zephyrhills Colony Company and the Easterly and Westerly extensions thereof, 2,661.10 feet to a point of intersection with the East boundary of the Southwest 1/4 of said Section 32; thence S.00°08'52"W. along said East boundary, 1,327.90 feet to the Southeast corner of the Southwest 1/4 of said Section 32, said point being a corner on the North boundary line of Chapel Creek Villages 7 & 8, Phases 1-3, per the map or plat thereof as recorded in Plat Book 88, page 14, of the Public Records of Pasco County, Florida; thence along the North boundary of said Chapel Creek Villages 7 & 8, Phases 1-3 by the following two (2) courses: (1) N.89°59'14"W., 80.39 feet, (2) N.89°59'14"W., 961.97 feet to the Northeast corner of Chapel Creek Villages 3 and 6, per the map or plat thereof as recorded in Plat Book 82, page 65, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Villages 3 and 6, a distance of 923.89 feet to the Northeast corner of Chapel Creek Phase 1B Village 4, per the map or plat thereof as recorded in Plat Book 80, page 78, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Phase 1B Village 4, a distance of 587.55 feet to the Northeast corner of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Phase 1A, a distance of 108.17 feet to the POINT OF BEGINNING.

Containing 81.140 acres (3,534,451 square feet), more or less.


## NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 21 EAST, HAVING A BEARING OF N.89°59'14"W.
4. THE SUBJECT PARCEL LIES WITHIN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

STANTEC CONSULTING SERVICES INC.  
CERTIFICATE OF AUTHORIZATION No.L.B.7866

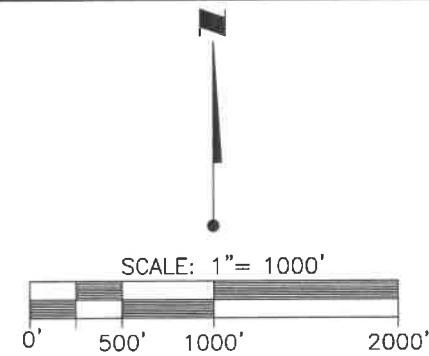
JAMES DARIN O'NEAL, PSM  
FLORIDA LICENSE No.L.S.5926

NOT A SURVEY

SCALE:	N/A	 One Team, Infinite Solutions 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-6500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215610537
LEAD TECH.			PROJ:	CHAPEL CREEK CDD BOUNDARY - EXPANSION AREA	INDEX NO:	SV-215610537-SK02
SEC-TWP-RGE	32-12SS-R21E		CLIENT:	CHAPEL CREEK CDD	DATE:	4/26/2022
DATE					SHEET NO:	2 OF 2

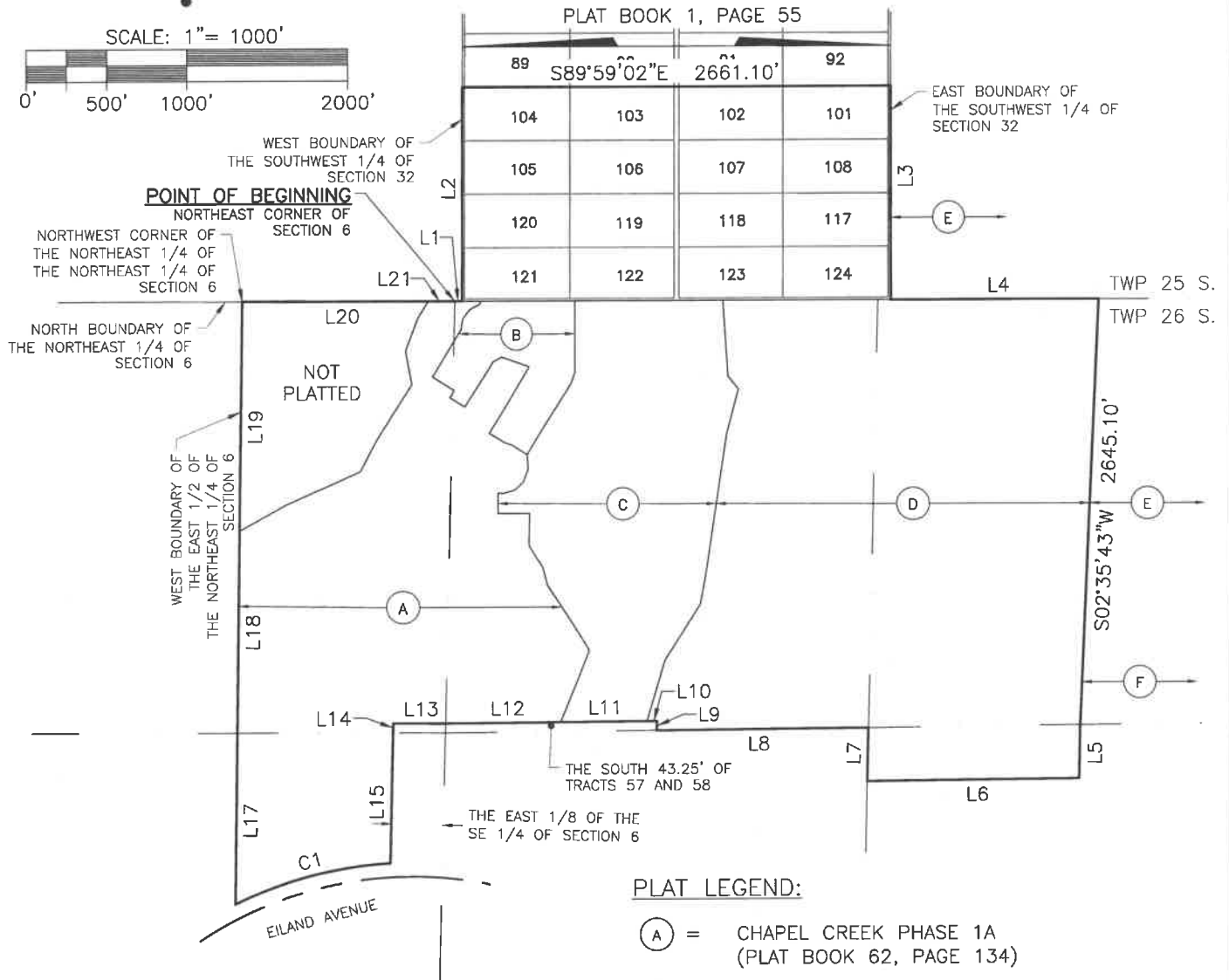


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## ZEPHYRHILLS COLONY COMPANY

PLAT BOOK 1, PAGE 55




### LEGEND:

TWP = TOWNSHIP

### PLAT LEGEND:

- (A) = CHAPEL CREEK PHASE 1A  
(PLAT BOOK 62, PAGE 134)
- (B) = CHAPEL CREEK PHASE 1B VILLAGE 4  
(PLAT BOOK 80, PAGE 78)
- (C) = CHAPEL CREEK VILLAGES 3 AND 6  
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- (D) = CHAPEL CREEK VILLAGES 7 & 8, PHASES 1-3  
(PLAT BOOK 88, PAGE 14)
- (E) = SILVERADO RANCH SUBDIVISION PHASES 7, 9B,  
11A, AND 11B  
(PLAT BOOK 77, PAGE 79)
- (F) = SILVERADO RANCH SUBDIVISION PHASES 6, 8,  
AND 9A  
(PLAT BOOK 75, PAGE 75)

NOT A SURVEY

SCALE: 1"=1000'	 One Team, Infinite Solutions 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE PARCEL SKETCH & DESCRIPTION	PROJECT NO. 215610537
LEAD TECH.		PROJ: CHAPEL CREEK CDD BOUNDARY	INDEX NO: SV-215610537-SK01
SEC-TWP-RGE		CLIENT: CHAPEL CREEK CDD	DATE: 4/26/2022
REV NO. DATE SEE NOTE #4.			SHEET NO: 1 OF 3

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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	22°58'59"	2494.00'	1000.42'	993.73'	507.03'	S75°21'11"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°55'47"E	45.28'
L2	N00°11'07"E	1328.06'
L3	S00°08'52"W	1327.90'
L4	N89°58'39"E	1291.05'
L5	S01°25'13"W	332.57'
L6	S89°26'21"W	1316.91'
L7	N01°23'26"E	331.54'
L8	S89°31'40"W	1314.87'
L9	N01°55'07"E	58.13'
L10	S89°32'09"W	62.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S89°32'09"W	539.87'
L12	S89°32'09"W	712.91'
L13	N89°53'43"W	321.75'
L14	S01°17'41"W	58.25'
L15	S01°17'42"W	809.24'
L17	N00°48'27"E	1062.16'
L18	N00°48'26"E	1253.85'
L19	N00°48'26"E	1423.77'
L20	S89°55'47"E	1148.32'
L21	S89°55'47"E	168.43'


NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST, HAVING A BEARING OF S.89°55'47"E.
4. THE SUBJECT PARCEL LIES WITHIN SECTIONS 5 & 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

STANTEC CONSULTING SERVICES INC.  
 CERTIFICATE OF AUTHORIZATION No.L.B.7866

MARK H. FOSTER, PSM  
 FLORIDA LICENSE No.L.S.5535

NOT A SURVEY

SCALE:	N/A	 <p>One Team, Infinite Solutions          777 S. Harbour Island Blvd., STE 500, Tampa, FL 33602          800.643.4336 • 813-223-9500 • F 813-223-0099 • www.Stantec.com          Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866</p>	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215610537
LEAD TECH.			PROJ:	CHAPEL CREEK CDD BOUNDARY	INDEX NO:	SV-215610537-SK01
SEC-TWP-RGE			CLIENT:	CHAPEL CREEK CDD	DATE:	4/28/2022
REV NO. DATE	SEE NOTE #4.				SHEET NO:	2 OF 3

# LEGAL DESCRIPTION


A parcel of land lying within Sections 5 & 6, Township 26 South, Range 21 East and Section 32, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Section 6, Township 26 South, Range 21 East, Pasco County, Florida, said point being a corner on the North boundary of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida, and run thence S.89°55'47"E., along said North boundary, 45.28 feet to the Southwest corner of Section 32, Township 25 South, Range 21 East, Pasco County, Florida; thence N.00°11'07"E. along the West boundary of said Section 32, a distance of 1,328.06 feet to a point of intersection with the Westerly extension of the North boundary line of Tract 104, Zephyrhills Colony Company, per the map or plat thereof as recorded in Plat Book 1, page 55, of the Public Records of Pasco County, Florida; thence S.89°59'02"E. along said Westerly extension and along the North boundaries of Tracts 101 through 104 of said Zephyrhills Colony Company and the Easterly and Westerly extensions thereof, 2,661.10 feet to a point of intersection with the East boundary of the Southwest 1/4 of said Section 32; thence S.00°08'52"W. along said East boundary, 1,327.90 feet to the Southeast corner of the Southwest 1/4 of said Section 32, said point being a corner on the North boundary line of Chapel Creek Villages 7 & 8, Phases 1-3, per the map or plat thereof as recorded in Plat Book 88, page 14, of the Public Records of Pasco County, Florida; thence along the exterior boundaries of said Chapel Creek Villages 7 & 8, Phases 1-3 by the following eight (8) courses: (1) N.89°58'39"E., 1,291.05 feet, (2) S.02°35'43"W., 2,645.10 feet, (3) S.01°25'13"W., 332.57 feet, (4) S.89°26'21"W., 1,316.91 feet, (5) N.01°23'26"E., 331.54 feet, (6) S.89°31'40"W., 1,314.87 feet, (7) N.01°55'07"E., 58.13 feet, (8) S.89°32'09"W., 62.51 feet to the Southeast corner of Chapel Creek Villages 3 and 6, per the map or plat thereof as recorded in Plat Book 82, page 65, of the Public Records of Pasco County, Florida; thence S.89°32'09"W., along the South boundary of said Chapel Creek Villages 3 and 6, a distance of 539.87 feet to the Southeasterly corner of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida; thence along the exterior boundaries of said Chapel Creek Phase 1A by the following seven (7) courses: (1) S.89°32'09"W., 712.91 feet, (2) N.89°53'43"W., 321.75 feet, (3) S.01°17'41"W., 58.25 feet, (4) S.01°17'42"W., 809.24 feet to a point on the arc of a curve; (5) 1,000.42 feet along the arc of said curve to the left through a central angle of 22°58'59", said curve having a radius of 2,494.00 feet and being subtended by a chord bearing S.75°21'11"W., 993.73 feet, (6) N.00°48'27"E., 1,062.16 feet, (7) N.00°48'26"E., 1,253.85 feet; thence departing said plat boundary and running along the West boundary of the East 1/2 of aforementioned Section 6, N.00°48'26"E., 1,423.77 feet to a point of intersection with the North boundary of aforementioned Section 6; thence S.89°55'47"E. along said North boundary, 1,148.32 feet to the Northwest corner of aforementioned Chapel Creek Phase 1A; thence S.89°55'47"E. along the North boundary of said Chapel Creek Phase 1A, a distance of 168.43 feet to the POINT OF BEGINNING.

Containing 431.503 acres (18,796,280 square feet), more or less.

Save: 4/29/2022 10:00:35 AM DIMONALDSON | Plot: 4/28/2022 10:06:31 AM DIMONALDSON | V:\2156\active\215610537\survey\trailing\cdd\_exposition\_no1\3d-215610537-SK01.dwg\layout1 (3)

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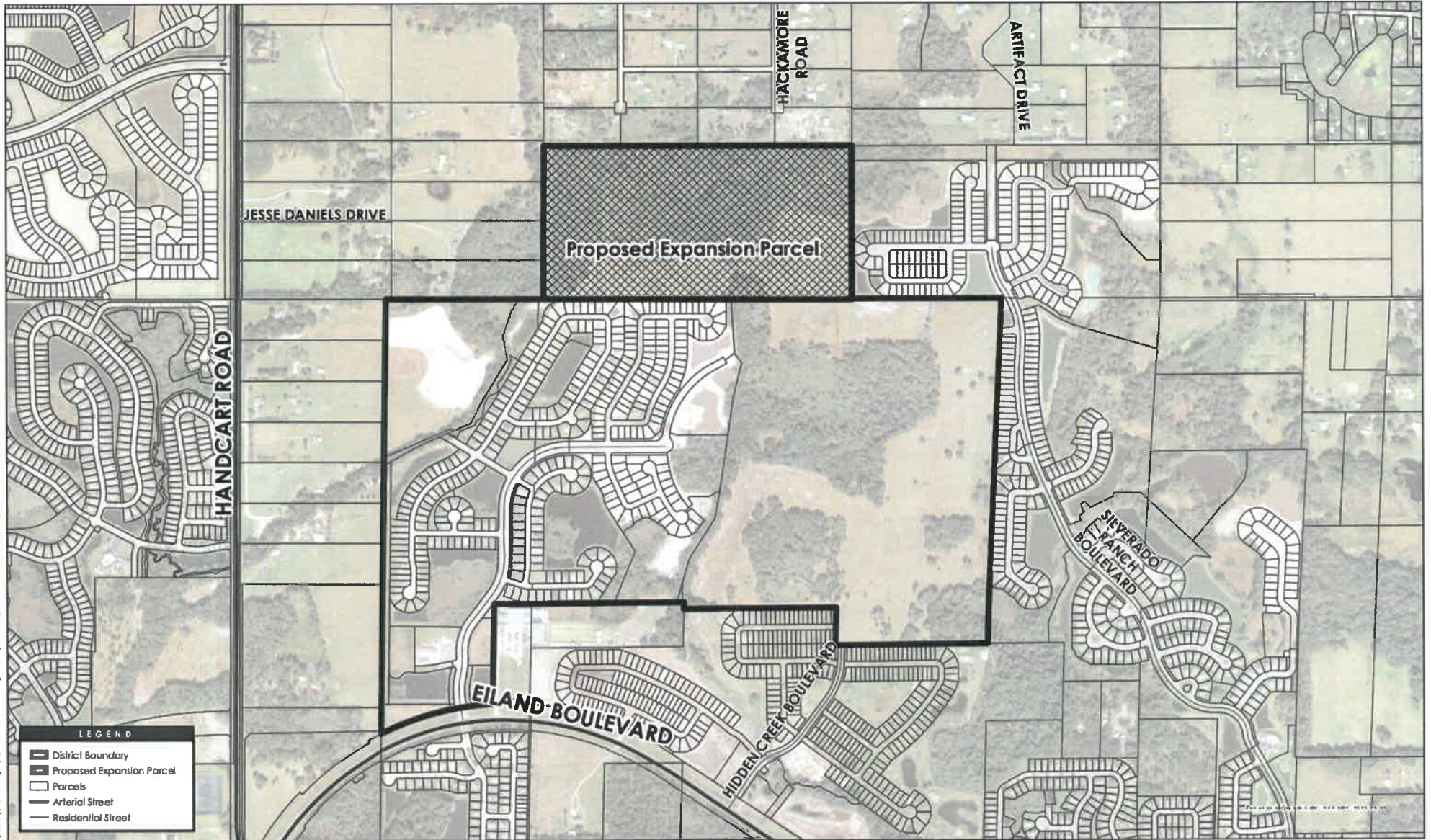
SCALE:	N/A	 <p>One Team, Infinite Solutions</p> <p>777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602</p> <p>800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com</p> <p>Stantec Consulting Services Inc. • Certificate of Authorization L.B. 7866</p>	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215610537
LEAD TECH.			PROJ:	CHAPEL CREEK CDD BOUNDARY	INDEX NO:	SV-215610537-SK01
SEC-TWP-RGE			CLIENT:	CHAPEL CREEK CDD	DATE:	4/26/2022
SHEET NO. DATE	SEE NOTE #4.				SHEET NO:	3 OF 3



**Chapel Creek CDD**

Master Report of the District Engineer – Expansion Area  
January 27, 2023

## **Appendix B    AERIAL MAP**



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of this data.

File: C:\Users\kaylora\OneDrive\Documents\Chapel Creek\Map\Chapel Creek Map 042211 US

**AERIAL MAP**  
Chapel Creek  
April 2022

Stantec Consulting Services Inc.  
777 S. Harbour Island Blvd, Suite 600  
Tampa, FL 33602  
Tel: 813.223.9500  
Fax: 813.223.0009

Prepared by: W.S. 04/27/22



\\V:\2022-04-27\Chapel Creek\Map\Chapel Creek Map 042211 US



**Chapel Creek CDD**

Master Report of the District Engineer – Expansion Area  
January 27, 2023

## **Appendix C   CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**



**Chapel Creek Community Development District Boundary Expansion  
Public Improvements and Community Facilities  
Construction Cost Estimate**

Items	Cost Description	148 Units
		2023
1	Water Management and Control	\$1,653,750
2	Roads*	\$1,455,300
3	Water Supply	\$496,125
4	Sewer and Wastewater Management	\$826,875
5	Landscape/Hardscape/Irrigation	\$330,750
6	Undergrounding of Electric Service	\$132,300
7	Professional, Permit, and Capacity Fees	\$661,500
8	Recreational Facilities	\$859,950
9	Contingency	\$962,483
<b>Total</b>		<b>\$7,379,033</b>

\* The Collector and Arterial road improvements will be constructed by the project developer.

# **Exhibit “B”**

**Master Assessment Methodology Report for the  
Series 2023 Assessment Area dated February 1, 2023**



**MASTER  
ASSESSMENT METHODOLOGY  
FOR THE SERIES 2023 ASSESSMENT AREA  
  
FOR  
  
CHAPEL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: February 1, 2023**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Chapel Creek Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Chapel Creek Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The Chapel Creek Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District anticipates the issuance of, not to exceed, \$9,790,000 of special assessment bonds (“Series 2023 Bonds”). The Series 2023 Bonds are anticipated to fund certain infrastructure improvements that benefit the recently expanded portion of the District referred to as the Series 2023 Assessment Area (the “Series 2023 Assessment Area”). The infrastructure to be financed (the “2023 Project”) is identified in the Report of the District Engineer Capital Improvement Revenue Bonds, Series 2023 dated January 27, 2023, for Community wide Capital Improvements prepared by Stantec Consulting Services (the “Engineer’s Report”).

### **1.1 Purpose**

This Master Assessment Methodology for the Series 2023 Assessment Area (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the Series 2023 Assessment Area. This Assessment Report allocates the debt to certain properties based on the special benefits each receives from the 2023 Project, as delineated in the Engineer’s Report. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of Series 2023 Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the Series 2023 Assessment Area based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District originally encompassed approximately 350.36 acres and the expansion area encompasses approximately 81.14 acres totaling 431.50 acres in Pasco County, Florida. The Series 2023 Assessment Area includes approximately 81.14 acres and envisions 148 residential units. The proposed development plan is depicted in Table 1 (the “Development Plan”). It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly.

The improvements contemplated by the District in the 2023 Project include master public facilities that benefit certain properties within the Series 2023 Assessment Area of the District. Specifically, the District will construct and/or acquire certain infrastructure including water management and control, roads, water supply, sewer and wastewater management, landscape/hardscape/irrigation, undergrounding of electric service, professional fees, permit fees, capacity fees, recreational facilities, and contingency as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the 2023 Project.
2. The District Engineer determines the assessable acres that benefit from the District's the 2023 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the 2023 Project.
4. The assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

### **1.3 Special Benefits and General Benefits**

The 2023 Project undertaken by the District creates special and peculiar benefits to assessable property within the Series 2023 Assessment Area different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the 2023 Project enables properties within its boundaries to be developed. Without the District's 2023 Project, there would be no infrastructure to support development of land within the Series 2023 Assessment Area of the District. Without these improvements, development of the property within the Series 2023 Assessment Area of the District would be prohibited by law.

There is no doubt that the general public and property owners outside the Series 2023 Assessment Area of the District will benefit from the provision of the District's the 2023 Project. However, these benefits will be incidental to the District's the 2023 Project, which is designed solely to meet the needs of property within the Series 2023 Assessment Area of the District. Properties outside the District boundaries and outside

of the Series 2023 Assessment Area of the District do not depend upon the District's the 2023 Project. The property owners within the Series 2023 Assessment Area are therefore receiving special benefits not received by those outside the District's boundaries and outside the boundaries of the Series 2023 Assessment Area within the District.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the Series 2023 Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the 2023 Project, that is necessary to support full development of property within the Series 2023 Assessment Area, will cost approximately \$7,379,033. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including the 2023 Project, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$9,790,000. Without the 2023 Project, the property within the Series 2023 Assessment Area would not be able to be developed and occupied by future residents of the development.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District may issue up to \$9,790,000 in Series 2023 Bonds to fund the District's the 2023 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$9,790,000 in debt to the properties benefiting from the 2023 Project.

Table 1 identifies the land uses as indicated by the Developer of the land within the Series 2023 Assessment Area. The construction costs needed for completion of the 2023 Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated

to cost \$7,379,033. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for the 2023 Project and related costs was determined by the District's Underwriter to total approximately \$9,790,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt assessments is a continuous process until the Development Plan is completed. The 2023 Project funded by the Series 2023 Bonds benefits all developable acres within the Series 2023 Assessment Area.

The initial assessments will be levied on an equal basis to all acres within the 2023 Assessment Area of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the 2023 Assessment Area of the District are benefiting from the improvements.

As additional platting or the recording of declaration of condominium, ("Assigned Properties") has occurred and lots are developed, the assessments will be assigned to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Series 2023 Bonds will be allocated to the planned 148 residential units within the Series 2023 Assessment Area. The planned 148 residential units are the beneficiaries of the 2023 Project, as depicted in Table 5 and Table 6. If there are changes to Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer, or one of its affiliates that own land within the Series 2023 Assessment Area is required. The process is outlined in Section 3.0

The assignment of debt assessments in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The 2023 Project consists of water management and control, roads, water supply, sewer and wastewater management, landscape/hardscape/irrigation, undergrounding of electric service, professional fees, permit fees, capacity fees, recreational facilities, and contingency. There is one product type within the Development Plan. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from

the 2023 Project on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed 2023 Project will provide several types of systems, facilities and services for its residents. These include water management and control, roads, water supply, sewer and wastewater management, landscape/hardscape/irrigation, undergrounding of electric service, professional fees, permit fees, capacity fees, recreational facilities, and contingency. The 2023 Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the 2023 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the 2023 Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the 2023 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.

Accordingly, no acre or parcel of property within the Series 2023 Assessment Area will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the two product types (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed the 2023 Project is developed or acquired and financed by the District.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property or property that is not developable. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the developable Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the platted and unplatted property within the Series 2023 Assessment Area of the District boundaries, with remaining liens placed on unplatted property on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current assessment roll is depicted in Table 7.



TABLE 1  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 DEVELOPMENT PROGRAM  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Product Types	No. of Units *	ERUs per Unit (1)	Total ERUs
Single Family	148	1	148
Total Units	148		148

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 INFRASTRUCTURE COST ESTIMATES  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

2023 Project (1)	Cost Estimate
Water Management and Control	\$1,653,750
Roads	\$1,455,300
Water Supply	\$496,125
Sewer and Wastewater Management	\$826,875
Landscape/Hardscape/Irrigation	\$330,750
Undergrounding of Electric Service	\$132,300
Professional, Permit, and Capacity Fees	\$661,500
Recreational Facilities	\$859,950
Contingency	\$962,483
<b>Total Improvements</b>	<b>\$7,379,033</b>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated January 27, 2023

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3  
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
BOND SIZING  
MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Description	Total
Construction Funds	\$7,379,033
Debt Service Reserve	\$737,903
Capitalized Interest	\$1,272,700
Underwriters Discount	\$195,800
Cost of Issuance	\$200,000
Rounding	\$4,564
<b>Par Amount*</b>	<b>\$9,790,000</b>

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF BENEFIT  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement	Improvement
					Costs Per Product Type	Costs Per Unit
Single Family	148	1	148	100%	\$ 7,379,033	\$ 49,858
Totals	148		148	100%	\$ 7,379,033	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family	148	\$ 7,379,033	\$ 9,790,000	\$ 66,149
Totals	148	\$ 7,379,033	\$ 9,790,000	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	148	\$ 9,790,000	\$ 66,149	\$ 737,903	\$ 4,986	\$ 5,304
Totals	148	\$ 9,790,000		\$ 737,903		

(1) This amount includes collection fees and early payment discounts when collected on the County Property Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL - ASSESSMENT AREA ONE  
 MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2023 ASSESSMENT AREA

Owner	Property*	Acres	Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Clayton Properties Group Inc.	32-25-21-0010-10100-0000	81.14	\$ 120,656	\$ 9,790,000	\$737,903	\$ 785,004
Totals		81.14		\$ 9,790,000	\$ 737,903	\$ 785,004

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	\$737,903

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

# Exhibit A

## LEGAL DESCRIPTION

A parcel of land lying within Section 32, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 32, Township 25 South, Range 21 East, Pasco County, Florida; thence N.00°11'07"E. along the West boundary of said Section 32, a distance of 1,328.06 feet to a point of intersection with the Westerly extension of the North boundary line of Tract 104, Zephyrhills Colony Company, per the map or plat thereof as recorded in Plat Book 1, page 55, of the Public Records of Pasco County, Florida; thence S.89°59'02"E. along said Westerly extension and along the North boundaries of Tracts 101 through 104 of said Zephyrhills Colony Company and the Easterly and Westerly extensions thereof, 2,661.10 feet to a point of intersection with the East boundary of the Southwest 1/4 of said Section 32; thence S.00°08'52"W. along said East boundary, 1,327.90 feet to the Southeast corner of the Southwest 1/4 of said Section 32, said point being a corner on the North boundary line of Chapel Creek Villages 7 & 8, Phases 1-3, per the map or plat thereof as recorded in Plat Book 88, page 14, of the Public Records of Pasco County, Florida; thence along the North boundary of said Chapel Creek Villages 7 & 8, Phases 1-3 by the following two (2) courses: (1) N.89°59'14"W., 80.39 feet, (2) N.89°59'14"W., 961.97 feet to the Northeast corner of Chapel Creek Villages 3 and 6, per the map or plat thereof as recorded in Plat Book 82, page 65, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Villages 3 and 6, a distance of 923.89 feet to the Northeast corner of Chapel Creek Phase 1B Village 4, per the map or plat thereof as recorded in Plat Book 80, page 78, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Phase 1B Village 4, a distance of 587.55 feet to the Northeast corner of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Phase 1A, a distance of 108.17 feet to the POINT OF BEGINNING.

Containing 81.140 acres (3,534,451 square feet), more or less.


## NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 21 EAST, HAVING A BEARING OF N.89°59'14"W.
4. THE SUBJECT PARCEL LIES WITHIN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

STANTEC CONSULTING SERVICES INC.  
CERTIFICATE OF AUTHORIZATION No.L.B.7866

JAMES DARIN O'NEAL, PSM  
FLORIDA LICENSE No.L.S.5926

NOT A SURVEY

SCALE:	N/A	 <b>One Team, Infinite Solutions</b> 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-3500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215610537
LEAD TECH.			PROJ:	CHAPEL CREEK CDD BOUNDARY - EXPANSION AREA	INDEX NO:	SV-215610537-SK02
SEC-TWP-RGE			CLIENT:	CHAPEL CREEK CDD	DATE:	4/26/2022
ΔREV NO. DATE	32-T25S-R21E				SHEET NO:	2 OF 2

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## SECTION B

# SECTION 1

## **RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF COLLECTION FOR ANY NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED NOW OR IN THE FUTURE BY THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Chapel Creek Community Development District (the “**District**”) is a local unit of special-purpose government that was established pursuant to the provisions of Chapter 190, Florida Statutes (the “**Act**”);

**WHEREAS**, the District expanded its boundaries pursuant to Pasco County Ordinance No. 23-05, adopted by the Board of County Commissioners on January 24, 2023, effective January 26, 2023; and

**WHEREAS**, the Act authorizes the Board of Supervisors of the District (the “**Board**”) to levy non-ad valorem special assessments for the purposes authorized by the Act and Chapter 170, Florida Statutes (“**Special Assessments**”) using the procedures provided in the Act, Chapter 170, and Chapter 197, Florida Statutes;

**WHEREAS**, the Board levied Special Assessments and may levy Special Assessments in the future to provide necessary funds: (1) for the administrative operations of the District, (2) to construct or acquire any facilities and projects of the District, (3) to maintain and preserve any facilities and projects of the District, and (4) for any other purpose authorized by law;

**WHEREAS**, the Act authorizes the District, at its sole discretion, to collect and enforce its Special Assessments pursuant to the provisions of the Act, Sections 197.3631, 197.3632, and 197.3635, Chapter 170, or Chapter 173, Florida Statutes;

**WHEREAS**, Section 197.3632, Florida Statutes authorizes the District to use the uniform method of collection (the “**Uniform Method of Collection**”) to collect its Special Assessments if the District certifies its non-ad valorem assessment roll to the Tax Collector of Pasco County, which enables the Special Assessments, or the portion thereof that is certified, to be collected on the annual tax bill and enforced pursuant to Florida law;

**WHEREAS**, the Board finds that use of the Uniform Method of Collection can result in the more efficient and effective collection and enforcement of certain Special Assessments levied by the District, upon certification for collection using the Uniform Method of Collection; and

**WHEREAS**, in accordance with the requirements of Section 197.3632, Florida Statutes, the Board caused notice of a public hearing on its intent to use the Uniform Method of Collection to be advertised weekly in a newspaper of general circulation within Pasco County for 4 consecutive weeks prior to such hearing and held the public hearing prior to the adoption of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. The Board hereby expresses its intent to use the Uniform Method of Collection for any Special Assessments levied by the Board, now and in the future, on any properties within the boundaries of the District pursuant to the legal description included in **Exhibit A**, attached hereto and incorporated herein.
3. The Special Assessments, which may be collected annually pursuant to the provisions of the Act, and the District's use of the Uniform Method of Collection may continue in any given year when the Board determines that use of the Uniform Method of Collection for that year is in the best interests of the District.
4. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Manatee County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.
5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
6. This Resolution shall become effective upon its adoption and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED ON APRIL 5, 2023.**

**ATTEST:**

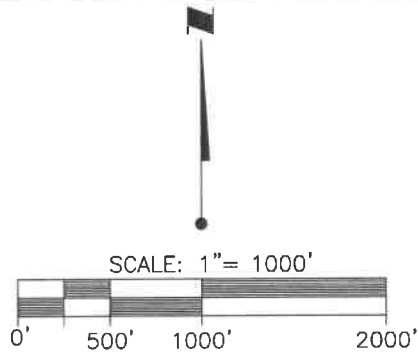
**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

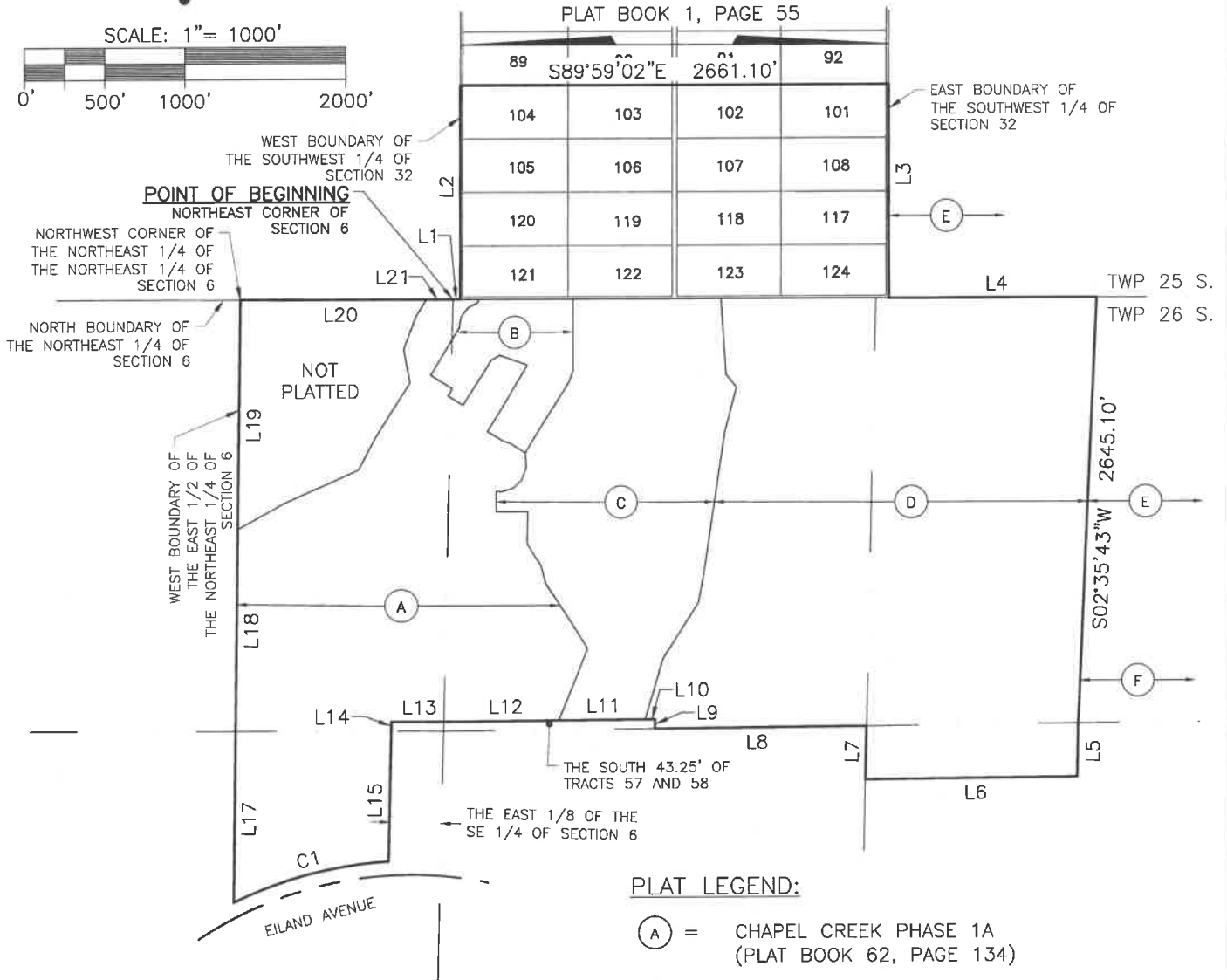
**Exhibit A:**    Legal Description of District Boundaries

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# ZEPHYRHILLS COLONY COMPANY

PLAT BOOK 1, PAGE 55




## LEGEND:

TWP = TOWNSHIP

## PLAT LEGEND:

- (A) = CHAPEL CREEK PHASE 1A  
(PLAT BOOK 62, PAGE 134)
- (B) = CHAPEL CREEK PHASE 1B VILLAGE 4  
(PLAT BOOK 80, PAGE 78)
- (C) = CHAPEL CREEK VILLAGES 3 AND 6  
(PLAT BOOK 82, PAGE 65)
- (D) = CHAPEL CREEK VILLAGES 7 & 8, PHASES 1-3  
(PLAT BOOK 88, PAGE 14)
- (E) = SILVERADO RANCH SUBDIVISION PHASES 7, 9B, 11A, AND 11B  
(PLAT BOOK 77, PAGE 79)
- (F) = SILVERADO RANCH SUBDIVISION PHASES 6, 8, AND 9A  
(PLAT BOOK 75, PAGE 75)

NOT A SURVEY

SCALE: 1"=1000'		 One Team, Infinite Solutions 777 S Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc., • Certificate of Authorization L.B.7866	TITLE PARCEL SKETCH & DESCRIPTION		PROJECT NO. 215610537	
LEAD TECH.			PROJ: CHAPEL CREEK CDD BOUNDARY		INDEX NO: SV-215610537-SK01	
SEC-TWP-RGE			CLIENT: CHAPEL CREEK CDD		DATE: 4/26/2022	
REV NO. DATE	SEE NOTE #4.				SHEET NO: 1 OF 3	

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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	22°58'59"	2494.00'	1000.42'	993.73'	507.03'	S75°21'11"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°55'47"E	45.28'
L2	N00°11'07"E	1328.06'
L3	S00°08'52"W	1327.90'
L4	N89°58'39"E	1291.05'
L5	S01°25'13"W	332.57'
L6	S89°26'21"W	1316.91'
L7	N01°23'26"E	331.54'
L8	S89°31'40"W	1314.87'
L9	N01°55'07"E	58.13'
L10	S89°32'09"W	62.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S89°32'09"W	539.87'
L12	S89°32'09"W	712.91'
L13	N89°53'43"W	321.75'
L14	S01°17'41"W	58.25'
L15	S01°17'42"W	809.24'
L17	N00°48'27"E	1062.16'
L18	N00°48'26"E	1253.85'
L19	N00°48'26"E	1423.77'
L20	S89°55'47"E	1148.32'
L21	S89°55'47"E	168.43'


NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST, HAVING A BEARING OF S.89°55'47"E.
4. THE SUBJECT PARCEL LIES WITHIN SECTIONS 5 & 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

STANTEC CONSULTING SERVICES INC.  
 CERTIFICATE OF AUTHORIZATION No.L.B.7866

MARK H. FOSTER, PSM  
 FLORIDA LICENSE No.L.S.5535

NOT A SURVEY

SCALE:	N/A	 <p>One Team, Infinite Solutions          777 S. Harbour Island Blvd., STE 500, Tampa, FL 33602          800.643.4336 • 813-223-9500 • F 813-223-0099 • www.Stantec.com          Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866</p>	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215610537
LEAD TECH.			PROJ:	CHAPEL CREEK CDD BOUNDARY	INDEX NO:	SV-215610537-SK01
SEC-TWP-RGE			CLIENT:	CHAPEL CREEK CDD	DATE:	4/28/2022
REV NO. DATE	SEE NOTE #4.				SHEET NO:	2 OF 3

# LEGAL DESCRIPTION


A parcel of land lying within Sections 5 & 6, Township 26 South, Range 21 East and Section 32, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Section 6, Township 26 South, Range 21 East, Pasco County, Florida, said point being a corner on the North boundary of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida, and run thence S.89°55'47"E., along said North boundary, 45.28 feet to the Southwest corner of Section 32, Township 25 South, Range 21 East, Pasco County, Florida; thence N.00°11'07"E. along the West boundary of said Section 32, a distance of 1,328.06 feet to a point of intersection with the Westerly extension of the North boundary line of Tract 104, Zephyrhills Colony Company, per the map or plat thereof as recorded in Plat Book 1, page 55, of the Public Records of Pasco County, Florida; thence S.89°59'02"E. along said Westerly extension and along the North boundaries of Tracts 101 through 104 of said Zephyrhills Colony Company and the Easterly and Westerly extensions thereof, 2,661.10 feet to a point of intersection with the East boundary of the Southwest 1/4 of said Section 32; thence S.00°08'52"W. along said East boundary, 1,327.90 feet to the Southeast corner of the Southwest 1/4 of said Section 32, said point being a corner on the North boundary line of Chapel Creek Villages 7 & 8, Phases 1-3, per the map or plat thereof as recorded in Plat Book 88, page 14, of the Public Records of Pasco County, Florida; thence along the exterior boundaries of said Chapel Creek Villages 7 & 8, Phases 1-3 by the following eight (8) courses: (1) N.89°58'39"E., 1,291.05 feet, (2) S.02°35'43"W., 2,645.10 feet, (3) S.01°25'13"W., 332.57 feet, (4) S.89°26'21"W., 1,316.91 feet, (5) N.01°23'26"E., 331.54 feet, (6) S.89°31'40"W., 1,314.87 feet, (7) N.01°55'07"E., 58.13 feet, (8) S.89°32'09"W., 62.51 feet to the Southeast corner of Chapel Creek Villages 3 and 6, per the map or plat thereof as recorded in Plat Book 82, page 65, of the Public Records of Pasco County, Florida; thence S.89°32'09"W., along the South boundary of said Chapel Creek Villages 3 and 6, a distance of 539.87 feet to the Southeasterly corner of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida; thence along the exterior boundaries of said Chapel Creek Phase 1A by the following seven (7) courses: (1) S.89°32'09"W., 712.91 feet, (2) N.89°53'43"W., 321.75 feet, (3) S.01°17'41"W., 58.25 feet, (4) S.01°17'42"W., 809.24 feet to a point on the arc of a curve; (5) 1,000.42 feet along the arc of said curve to the left through a central angle of 22°58'59", said curve having a radius of 2,494.00 feet and being subtended by a chord bearing S.75°21'11"W., 993.73 feet, (6) N.00°48'27"E., 1,062.16 feet, (7) N.00°48'26"E., 1,253.85 feet; thence departing said plat boundary and running along the West boundary of the East 1/2 of aforementioned Section 6, N.00°48'26"E., 1,423.77 feet to a point of intersection with the North boundary of aforementioned Section 6; thence S.89°55'47"E. along said North boundary, 1,148.32 feet to the Northwest corner of aforementioned Chapel Creek Phase 1A; thence S.89°55'47"E. along the North boundary of said Chapel Creek Phase 1A, a distance of 168.43 feet to the POINT OF BEGINNING.

Containing 431.503 acres (18,796,280 square feet), more or less.

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NOT A SURVEY

SCALE:	N/A	 <p>One Team, Infinite Solutions</p> <p>777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602</p> <p>800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com</p> <p>Stantec Consulting Services Inc. • Certificate of Authorization L.B. 7866</p>	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215610537
LEAD TECH.			PROJ:	CHAPEL CREEK CDD BOUNDARY	INDEX NO:	SV-215610537-SK01
SEC-TWP-RGE			CLIENT:	CHAPEL CREEK CDD	DATE:	4/26/2022
DATE	SEE NOTE #4				SHEET NO:	3 OF 3

## SECTION VI



## RESOLUTION 2023-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Chapel Creek Community Development District (**“District”**), prior to June 15, 2023, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (**“Proposed Budget”**); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing 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, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt the District’s annual operating budget for the upcoming fiscal year.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: \_\_\_\_\_

HOOR: 5:00 p.m.

LOCATION: Quality Inn Zephyrhills-Dade City  
6815 Gall Blvd.  
Zephyrhills, Florida 33542

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** 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.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

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

**PASSED AND ADOPTED ON APRIL 5, 2023.**

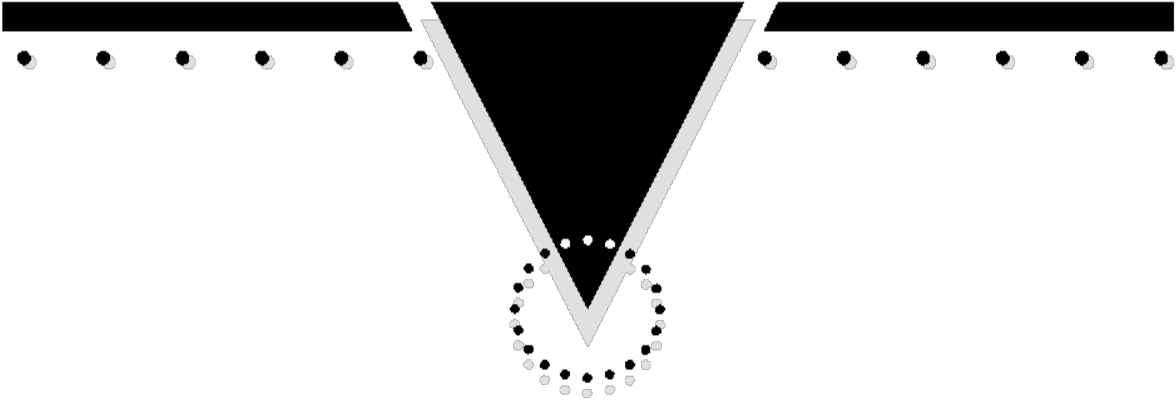
Attest:

**Chapel Creek Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2023/2024**



# Chapel Creek

## Community Development District

Proposed Budget

FY2024



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

<b>Adopted Budget FY 2023</b>	<b>Actual thru 2/28/23</b>	<b>Projected Next 7 Months</b>	<b>Total Projected 9/30/23</b>	<b>Proposed Budget FY 2024</b>
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**Revenues**

Operations and Maintenance Assessments- Tax Roll	\$ 516,471	\$ 512,127	\$ 4,344	\$ 516,471	\$ 676,250
Operations and Maintenance Assessments- Direct	\$ 19,788	\$ 2,370	\$ 17,418	\$ 19,788	\$ 21,364
Misc Income- Access Cards	\$ -	\$ 30	\$ -	\$ 30	\$ -

**Total Revenues**

<b>\$ 536,259</b>	<b>\$ 514,527</b>	<b>\$ 21,762</b>	<b>\$ 536,289</b>	<b>\$ 697,615</b>
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**Expenditures**

**Administrative**

Supervisors Fees	\$ 12,000	\$ 1,400	\$ 8,000	\$ 9,400	\$ 12,000
District Management	\$ 40,000	\$ 16,667	\$ 23,333	\$ 40,000	\$ 42,000
District Engineer	\$ 10,000	\$ 2,270	\$ 6,500	\$ 8,770	\$ 10,000
Disclosure Report	\$ 6,500	\$ 2,708	\$ 3,792	\$ 6,500	\$ 6,500
Trustee Fees	\$ 3,000	\$ 3,030	\$ 1,010	\$ 4,041	\$ 8,500
Property Appraiser Fee	\$ 150	\$ -	\$ 150	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,500
Auditing Services	\$ 4,900	\$ -	\$ 3,850	\$ 3,850	\$ 3,950
Arbitrage Rebate Calculation	\$ 650	\$ -	\$ 650	\$ 650	\$ 1,300
Public Officials Liability Insurance	\$ 3,007	\$ 2,694	\$ -	\$ 2,694	\$ 3,007
Legal Advertising	\$ 3,000	\$ 1,561	\$ 1,100	\$ 2,661	\$ 3,000
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ 500	\$ 146	\$ 250	\$ 396	\$ 500
Copies	\$ 150	\$ 2	\$ 100	\$ 102	\$ 150
Office Supplies	\$ 150	\$ 7	\$ 100	\$ 107	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ 1,350	\$ 563	\$ 788	\$ 1,350	\$ 1,350
Website Hosting, Maintenance, Backup (Email)	\$ 650	\$ -	\$ -	\$ -	\$ -
District Counsel	\$ 15,000	\$ 2,225	\$ 10,000	\$ 12,225	\$ 15,000

**Administration Subtotal**

<b>\$ 108,182</b>	<b>\$ 39,984</b>	<b>\$ 59,623</b>	<b>\$ 99,607</b>	<b>\$ 116,232</b>
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**Field**

Field Management	\$ 15,750	\$ 6,563	\$ 9,188	\$ 15,750	\$ 16,538
Utility Services- Electric	\$ 20,000	\$ 4,589	\$ 10,000	\$ 14,589	\$ 25,000
Utility Services- Streetlights	\$ 60,000	\$ 30,743	\$ 60,000	\$ 90,743	\$ 110,000
Street Light Repair	\$ 14,000	\$ 1,677	\$ 3,000	\$ 4,677	\$ 10,000
Aquatic Maintenance	\$ 22,368	\$ 9,320	\$ 13,048	\$ 22,368	\$ 26,868
General Liability Insurance	\$ 3,056	\$ 2,738	\$ -	\$ 2,738	\$ 3,056
Property Insurance	\$ 5,021	\$ 4,593	\$ -	\$ 4,593	\$ 5,021
Landscape Maintenance	\$ 125,000	\$ 58,050	\$ 81,200	\$ 139,250	\$ 185,000
Field Repairs & Maintenance	\$ 12,500	\$ 2,735	\$ 7,500	\$ 10,235	\$ 12,500
Holiday Decorations	\$ 3,000	\$ 1,659	\$ -	\$ 1,659	\$ 2,000
Irrigation Maintenance	\$ 6,000	\$ 394	\$ 5,000	\$ 5,394	\$ 6,000
Landscape Enhancements & Replacement	\$ 35,000	\$ 2,580	\$ 25,000	\$ 27,580	\$ 35,000
Sidewalk & Pavement Management	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ -
Field Contingency	\$ 7,500	\$ -	\$ 5,000	\$ 5,000	\$ 7,500

**Field Subtotal**

<b>\$ 330,695</b>	<b>\$ 125,640</b>	<b>\$ 220,436</b>	<b>\$ 346,075</b>	<b>\$ 444,483</b>
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**Chapel Creek**  
**Community Development District**  
General Fund  
Operating Budget

<b>Adopted Budget FY 2023</b>	<b>Actual thru 2/28/23</b>	<b>Projected Next 7 Months</b>	<b>Total Projected 9/30/23</b>	<b>Proposed Budget FY 2024</b>
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**Amenity Center**

Utility Services- Electric	\$ 11,000	\$ 4,150	\$ 5,950	\$ 10,100	\$ 11,000
Utility Services- Water & Sewer	\$ 3,000	\$ 1,529	\$ 2,800	\$ 4,329	\$ 5,500
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 7,500
Amenity Maintenance & Repair	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Janitorial Services & Pet Waste Stations	\$ 10,000	\$ 4,040	\$ 8,680	\$ 12,720	\$ 19,080
Pool Service Contract	\$ 10,200	\$ 4,550	\$ 7,000	\$ 11,550	\$ 12,000
Security	\$ 7,500	\$ -	\$ 4,500	\$ 4,500	\$ 10,000
Internet	\$ 3,000	\$ 890	\$ 1,246	\$ 2,136	\$ 3,000
Pest Control Services	\$ 1,000	\$ 380	\$ 880	\$ 1,260	\$ 1,320
Miscellaneous Contingency	\$ 7,500	\$ 415	\$ 4,415	\$ 4,830	\$ 7,500

<b>Amenity Subtotal</b>	<b>\$ 68,200</b>	<b>\$ 18,037</b>	<b>\$ 43,388</b>	<b>\$ 61,424</b>	<b>\$ 86,900</b>
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<b>Total Expenditures</b>	<b>\$ 507,077</b>	<b>\$ 183,661</b>	<b>\$ 323,446</b>	<b>\$ 507,107</b>	<b>\$ 647,615</b>
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<b>Operating Income (Loss)</b>	<b>\$ 29,182</b>	<b>\$ 330,866</b>	<b>\$ (301,684)</b>	<b>\$ 29,182</b>	<b>\$ 50,000</b>
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**Other Sources/(Uses)**

Transfer Out Capital Reserve	\$ (29,182)	\$ -	\$ (29,182)	\$ (29,182)	\$ (50,000)
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<b>Total Other Sources/(Uses)</b>	<b>\$ (29,182)</b>	<b>\$ -</b>	<b>\$ (29,182)</b>	<b>\$ (29,182)</b>	<b>\$ (50,000)</b>
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<b>Excess Revenues/ (Expenditures)</b>	<b>\$ -</b>	<b>\$ 330,866</b>	<b>\$ (330,866)</b>	<b>\$ 0</b>	<b>\$ (0)</b>
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Net Assessments	\$ 697,615
Discounts and Collections (6%)	\$ 44,529
Gross Assessments	\$ 742,143

<b>Development</b>	<b>Units</b>	<b>Net Assessments</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Single Family 50'	390	\$ 335,108.43	\$ 859.25	\$ 914.10
Single Family 52.5'	170	\$ 152,623.13	\$ 897.78	\$ 955.09
Single Family 62.5'	91	\$ 91,515.89	\$ 1,005.67	\$ 1,069.86
Single Family 65'	95	\$ 97,002.74	\$ 1,021.08	\$ 1,086.26
Commercial (Direct)	20	\$ 2,543.37	\$ 127.17	\$ 135.29
Single Family 50' (BA- Direct)	148	\$ 18,820.94	\$ 127.17	\$ 135.29
<b>Total</b>	<b>914</b>	<b>\$ 697,614.50</b>		

<b>Development</b>	<b>Adopted FY23 Net Per Unit</b>	<b>Proposed FY24 Net Per Unit</b>	<b>Net Increase/ (Decrease)</b>
Single Family 50'	\$ 657.53	\$ 859.25	\$ 201.72
Single Family 52.5'	\$ 685.90	\$ 897.78	\$ 211.88
Single Family 62.5'	\$ 765.34	\$ 1,005.67	\$ 240.33
Single Family 65'	\$ 776.69	\$ 1,021.08	\$ 244.39
Commercial (Direct)	\$ 118.49	\$ 127.17	\$ 8.68
Single Family 50' (BA- Direct)	\$ 118.49	\$ 127.17	\$ 8.68

# 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, Stantec 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 fee 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 and Series 2023 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 and Series 2023 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 checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

#### Copies

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.

#### 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	910089197269	34482 Arley Rd	\$ 152	\$ 1,823
Duke Energy	910089198583	35019 Long Island CT	\$ 109	\$ 1,306
Duke Energy	910089196599	6336 Clifton Down Pump	\$ 76	\$ 908
Duke Energy	910089207032	6506 Clifton Down Dr	\$ 280	\$ 3,362
Duke Energy	910089196854	6601 Clifton Down Dr	\$ 131	\$ 1,573
Duke Energy	910089197714	6724 Clifton Down Dr	\$ 127	\$ 1,519
Duke Energy	910089197475	6351 Clifton Down Dr	\$ 58	\$ 698
New accounts for Area 7/8				\$ 10,000
Contingency				\$ 3,812
<b>Total</b>				<b>\$ 25,000</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	910089198806	000 Gideon Circle LITE	\$ 544	\$ 6,526
Duke Energy	910089198202	000 Clifton Down Dr LITE	\$ 2,200	\$ 26,400
Duke Energy	910138797305	00 Eiland Blvd LITE	\$ 6,000	\$ 72,000
Contingency				\$ 5,074
<b>Total</b>			<b>\$ 110,000</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	910089197053	6405 Clifton Down Dr Mail Kiosk	\$ 30	\$ 360
Duke Energy	910089197954	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
Pasco County		7011 Hidden Creek Blvd	\$ 220	\$ 2,640
Contingency				\$ 700
<b>Total</b>				<b>\$ 5,500</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, pet waste station disposal 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 All American Lawn & Tree Specialist, LLC.

#### 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 2023</b>	<b>Proposed Budget FY 2024</b>
<b><u>Revenues</u></b>		
Transfer In- General Fund	\$ 29,182	\$ 50,000
Beginning Fund Balance	\$ -	\$ 19,182
<b>Total Revenues</b>	<b><u>\$ 29,182</u></b>	<b><u>\$ 69,182</u></b>
<b><u>Expenditures</u></b>		
Capital Outlay	\$ 10,000	\$ 10,000
Shade Structures	\$ -	\$ 45,000
<b>Total Expenditures</b>	<b><u>\$ 10,000</u></b>	<b><u>\$ 55,000</u></b>
<b>Excess Revenues/(Expenditures)</b>	<b><u>\$ 19,182</u></b>	<b><u>\$ 14,182</u></b>

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

	<b>Adopted Budget FY 2023</b>	<b>Proposed Budget FY 2024</b>
<b><u>Revenues</u></b>		
Special Assessments/Other	\$ 400,900	\$ 402,750
<b>Total Revenues</b>	<b><u>\$ 400,900</u></b>	<b><u>\$ 402,750</u></b>
<b><u>Expenditures</u></b>		
Interest Expense 11/1	\$ 120,450	\$ 111,375
Principal Expense 5/1	\$ 160,000	\$ 180,000
Interest Expense 5/1	\$ 120,450	\$ 111,375
<b>Total Expenditures</b>	<b><u>\$ 400,900</u></b>	<b><u>\$ 402,750</u></b>
<b>Excess Revenues/(Expenditures)</b>	<b><u>\$ -</u></b>	<b><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 2023</b>	<b>Actual thru 2/28/23</b>	<b>Projected Next 7 Months</b>	<b>Total Projected 9/30/23</b>	<b>Proposed Budget FY 2024</b>
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**Revenues**

Special Assessments	\$ 487,211	\$ 483,284	\$ 3,927	\$ 487,211	\$ 487,211
Special Assessments- Prepayments	\$ -	\$ 234,424	\$ -	\$ 234,424	\$ -
Interest Income	\$ -	\$ 5,400	\$ 5,000	\$ 10,400	\$ 5,000
Carry Forward Surplus (2)	\$ 155,759	\$ 156,557	\$ -	\$ 156,557	\$ 402,254
<b>Total Revenues</b>	<b>\$ 642,970</b>	<b>\$ 879,664</b>	<b>\$ 8,927</b>	<b>\$ 888,591</b>	<b>\$ 894,465</b>

**Expenditures**

Interest Expense 11/1	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 146,753
Interest Expense 5/1	\$ 155,669	\$ -	\$ 155,669	\$ 155,669	\$ 146,753
Principal Expense 5/1	\$ 175,000	\$ -	\$ 175,000	\$ 175,000	\$ 175,000

<b>Total Expenditures</b>	<b>\$ 486,338</b>	<b>\$ 155,669</b>	<b>\$ 330,669</b>	<b>\$ 486,338</b>	<b>\$ 468,506</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ 156,633</b>	<b>\$ 723,996</b>	<b>\$ (321,742)</b>	<b>\$ 402,254</b>	<b>\$ 425,959</b>
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11/1/24 Interest \$ 144,566

Net Assessments	\$ 487,211
Discounts and Collections (6%)	\$ 31,099
Gross Assessments	<u>\$ 518,310</u>

<b>Development</b>	<b>Units</b>	<b>Net Assessments</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Single Family 50'	390	\$ 487,211.40	\$ 1,249.26	\$ 1,329.00

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

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
11/01/23				\$146,753.13	\$146,753.13
05/01/24	\$8,180,000	\$175,000	2.50%	\$146,753.13	
11/01/24				\$144,565.63	\$466,318.76
05/01/25	\$8,005,000	\$175,000	2.50%	\$144,565.63	
11/01/25				\$142,378.13	\$461,943.76
05/01/26	\$7,830,000	\$180,000	2.50%	\$142,378.13	
11/01/26				\$140,128.13	\$462,506.26
05/01/27	\$7,650,000	\$185,000	3.00%	\$140,128.13	
11/01/27				\$137,353.13	\$462,481.26
05/01/28	\$7,465,000	\$190,000	3.00%	\$137,353.13	
11/01/28				\$134,503.13	\$461,856.26
05/01/29	\$7,275,000	\$200,000	3.00%	\$134,503.13	
11/01/29				\$131,503.13	\$466,006.26
05/01/30	\$7,075,000	\$205,000	3.00%	\$131,503.13	
11/01/30				\$128,428.13	\$464,931.26
05/01/31	\$6,870,000	\$210,000	3.00%	\$128,428.13	
11/01/31				\$125,278.13	\$463,706.26
05/01/32	\$6,660,000	\$215,000	3.38%	\$125,278.13	
11/01/32				\$121,650.00	\$461,928.13
05/01/33	\$6,445,000	\$225,000	3.38%	\$121,650.00	
11/01/33				\$117,853.13	\$464,503.13
05/01/34	\$6,220,000	\$230,000	3.38%	\$117,853.13	
11/01/34				\$113,971.88	\$461,825.01
05/01/35	\$5,990,000	\$240,000	3.38%	\$113,971.88	
11/01/35				\$109,921.88	\$463,893.76
05/01/36	\$5,750,000	\$250,000	3.38%	\$109,921.88	
11/01/36				\$105,703.13	\$465,625.01
05/01/37	\$5,500,000	\$255,000	3.38%	\$105,703.13	
11/01/37				\$101,400.00	\$462,103.13
05/01/38	\$5,245,000	\$265,000	3.38%	\$101,400.00	
11/01/38				\$96,928.13	\$463,328.13
05/01/39	\$4,980,000	\$275,000	3.38%	\$96,928.13	
11/01/39				\$92,287.50	\$464,215.63
05/01/40	\$4,705,000	\$285,000	3.38%	\$92,287.50	
11/01/40				\$87,478.13	\$464,765.63
05/01/41	\$4,420,000	\$295,000	3.38%	\$87,478.13	
11/01/41				\$82,500.00	\$464,978.13
05/01/42	\$4,125,000	\$305,000	4.00%	\$82,500.00	
11/01/42				\$76,400.00	\$463,900.00
05/01/43	\$3,820,000	\$315,000	4.00%	\$76,400.00	
11/01/43				\$70,100.00	\$461,500.00
05/01/44	\$3,505,000	\$330,000	4.00%	\$70,100.00	
11/01/44				\$63,500.00	\$463,600.00
05/01/45	\$3,175,000	\$345,000	4.00%	\$63,500.00	
11/01/45				\$56,600.00	\$465,100.00
05/01/46	\$2,830,000	\$360,000	4.00%	\$56,600.00	
11/01/46				\$49,400.00	\$466,000.00
05/01/47	\$2,470,000	\$370,000	4.00%	\$49,400.00	



**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>
11/01/47				\$42,000.00	\$461,400.00
05/01/48	\$2,100,000	\$385,000	4.00%	\$42,000.00	
11/01/48				\$34,300.00	\$461,300.00
05/01/49	\$1,715,000	\$405,000	4.00%	\$34,300.00	
11/01/49				\$26,200.00	\$465,500.00
05/01/50	\$1,310,000	\$420,000	4.00%	\$26,200.00	
11/01/50				\$17,800.00	\$464,000.00
05/01/51	\$890,000	\$435,000	4.00%	\$17,800.00	
11/01/51				\$9,100.00	\$461,900.00
05/01/52	\$455,000	\$455,000	4.00%	\$9,100.00	
<b>Total</b>		<b>\$8,180,000</b>		<b>\$5,411,968.90</b>	<b>\$13,127,868.90</b>

**Chapel Creek Community Development District  
FY 2024 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 2024 Budget Allocation</b>	<b>FY 2024 Per Unit Net Assessment</b>	<b>FY 2024 Per Unit Gross Assessment</b>	<b>FY 2023 Per Unit Gross Assessment</b>	<b>Increase Per Unit Gross Assessment</b>
Commercial	0	0	20	20	2%	\$2,543	\$127.17	\$135.29	\$126.05	\$9.23
Single Family - 50' Lot (BA)	0	148	148	148	16%	\$18,821	\$127.17	\$135.29	\$126.05	\$9.23
Single Family - 50' Lot	390	0	390	390	43%	\$49,596	\$127.17	\$135.29	\$126.05	\$9.23
Single Family - 52.5' Lot	170	0	170	170	19%	\$21,619	\$127.17	\$135.29	\$126.05	\$9.23
Single Family - 62.5' Lot	91	0	91	91	10%	\$11,572	\$127.17	\$135.29	\$126.05	\$9.23
Single Family - 65' Lot	95	0	95	95	10%	\$12,081	\$127.17	\$135.29	\$126.05	\$9.23
<b>Total</b>	<b>746</b>	<b>148</b>	<b>914</b>	<b>914</b>	<b>100%</b>	<b>\$116,232</b>				

FIELD											
	ERU	Current	Future	Total			FY 2024	FY 2024	FY 2024	FY 2023	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%	\$285,513	\$732.08	\$778.81	\$573.45	\$205.37
Single Family - 52.5' Lot	1.00	170	0	170	170	23%	\$131,004	\$770.61	\$819.80	\$603.63	\$216.17
Single Family - 62.5' Lot	1.14	91	0	91	103.74	14%	\$79,944	\$878.50	\$934.58	\$688.14	\$246.44
Single Family - 65' Lot	1.16	95	0	95	110.2	15%	\$84,922	\$893.91	\$950.97	\$700.21	\$250.76
	Total	746	0	746	754	100%	\$581,383				

COMBINED											
	ERU	Current	Future	Total			FY 2024	FY 2024	FY 2024	FY 2023	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	0	20	20	2%	\$2,543	\$127.17	\$135.29	\$126.05	\$9.23
Single Family - 50' Lot (BA)	0	0	148	148	148	16%	\$18,821	\$127.17	\$135.29	\$126.05	\$9.23
Single Family - 50' Lot	0.95	390	0	390	370.5	40%	\$335,108	\$859.25	\$914.10	\$699.50	\$214.60
Single Family - 52.5' Lot	1.00	170	0	170	170	18%	\$152,623	\$897.78	\$955.09	\$729.68	\$225.41
Single Family - 62.5' Lot	1.14	91	0	91	103.74	11%	\$91,516	\$1,005.67	\$1,069.86	\$814.19	\$255.67
Single Family - 65' Lot	1.16	95	0	95	110.2	12%	\$97,003	\$1,021.08	\$1,086.26	\$826.26	\$259.99
	Total	746	148	914	922	100%	\$697,615				

<b>FY 2024 Budget:</b>	
Administrative	\$116,232
Field and Grounds	\$444,483
Amenity Center	\$86,900
Capital Reserve	\$50,000
Less: Dev Funding	\$0
	<u>\$697,615</u>

## SECTION VII

**RESOLUTION 2023-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AN AMENDED POLICY REGARDING PARKING AND TOWING AT THE DISTRICT OWNED AMENITY CENTER PROPERTY.**

**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 entirely within Pasco County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** The Board intends to adopt an amended Parking and Towing Policy (“Policy”) for the District owned amenity property, a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on \_\_\_\_\_, \_\_\_\_\_, 2023 at \_\_\_\_\_ .m. at \_\_\_\_\_.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF APRIL 2023.**

ATTEST:

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

## **Parking and Towing Policy**

The Chapel Creek Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on or immediately surrounding District’s amenity center property, described and/or depicted as Tracts R-1 and R-3 on “**Exhibit A**” attached hereto (the “**Amenity Property**”). The term Amenity Property shall include all common areas and sidewalks located adjacent to the Amenity Property, and the grass strip between sidewalk and any roadway located adjacent to the Amenity Property. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

1. Except during the hours beginning at 6:00 a.m. and ending at 10:00 p.m. each day, there shall be no parking of vehicles or vessels at any time on the Amenity Property.
2. Any vehicle or vessel parked on the Amenity Property in violation of this Policy or applicable regulatory requirements shall be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
3. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall tow the vehicle or vessel from Amenity Property in accordance with said agreement.
4. The towing operator may patrol the Amenity Property for violations of this Policy (roam towing).
5. Residents may contact the towing operator directly concerning any violations of this Policy.

**This policy was adopted by Resolution 2023-\_\_\_\_\_ on \_\_\_\_\_, 2023**

## EXHIBIT A – Tow Away Zone

### Chapel Creek Amenity Areas



## SECTION VIII

**Prepared by and  
when recorded return to:**

Tracy J. Robin, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

---

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of March \_\_\_\_\_, 2023, by and between **Clayton Properties Group, Inc.**, a Florida corporation (the "**Grantor**"), whose mailing address is 5000 Clayton Road, Maryville, Tennessee 37804, in favor of **Chapel Creek Community Development District**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, whose mailing address is 219 E. Livingston Street, Orlando, Florida 32801 (the "**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee forever, the real property (the "**Property**") situated in Pasco County, Florida, more particularly described as follows:

Tracts B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12 and L on the plat for Chapel Creek Villages 7 & 8, Phases 1-3, recorded in Plat Book 88, Pages 14 through 28, in the public records of Pasco County, Florida.

Parcels 05-26-21-0140-0B100-0000, 05-26-21-0140-0B200-0000, 05-26-21-0140-0B300-0000, 05-26-21-0140-0B400-0000, 05-26-21-0140-0B500-0000, 05-26-21-0140-0B600-0000, 05-26-21-0140-0B700-0000, 05-26-21-0140-0B800-0000, 05-26-21-0140-0B900-0000, 05-26-21-0140-B1000-0000, 05-26-21-0140-B1100-0000, 05-26-21-0140-B1200-0000, 05-26-21-0140-00L00-0000.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto the Grantee in fee simple forever.

AND Grantor does hereby covenant with the Grantee that the Property is free from all liens and encumbrances except: (a) conditions, restrictions, limitations, and easements of record, however this provision shall not reimpose any of the same; (b) zoning and other governmental regulations; and (c) taxes and assessments for 2023 and subsequent years.

AND Grantor does hereby warrant the title to the Property, and will defend the same against the lawful claims of all persons whomever claiming title by, through, or under Grantor, but not otherwise.



This Deed was prepared at the direction of the Grantee, without the benefit of a title search.

**IN WITNESS WHEREOF**, the said Grantor has hereto caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered in the  
presence of:

**Clayton Properties Group Inc.**, a Florida  
corporation

\_\_\_\_\_  
(Witness 1 – Signature)

By: \_\_\_\_\_  
Joel Adams  
Vice President

\_\_\_\_\_  
(Witness 1 – Printed Name)

\_\_\_\_\_  
(Witness 2 – Signature)

\_\_\_\_\_  
(Witness 2 – Printed Name)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence  
or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023 by Joel Adams, as Vice President  
of Clayton Properties Group, Inc., a Florida corporation, on behalf of the corporation. He is  
personally known to me or has produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

## SECTION IX

## SECTION C



# Chapel Creek CDD

## Field Management Report



April 5<sup>th</sup>, 2023

Clayton Smith

Field Manager

GMS

# Complete

## New Wildlife and Fishing Signs



New Wildlife signs added for the safety of residents and patrons.



Fishing Rules signs added for direction of residents and patrons.

## Wetlands Signs Cleared



Wetlands sign was covered by overgrowth.



We had it cleaned up so it would be visible to anyone passing by.





# Complete

## Street Signs Fixed



Some signs in the newer areas were repaired.



County was contacted but stated it still falls to developer/CDD.



Posts and signs

## Amenity Gate Fixed



The gate was not closing properly.



Vendor repaired the issues. Gate is now closing and locking properly.



# Complete

## Streetlights Fixed



Several streetlights in the community were serviced.



Bulbs were replaced and damages to fixtures was mended where possible.

## Playground Benches



Benches at the playground had become loose in the ground causing them to wobble.



The benches were reset into the ground and are now stable.

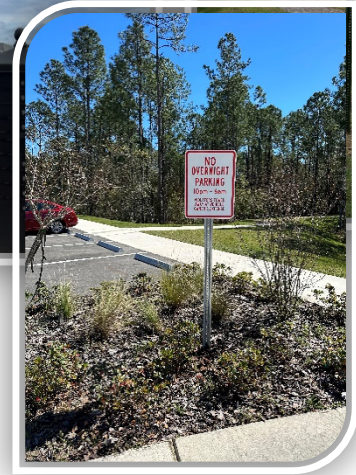




# Complete

## Trail Signage and Lighting

- ✚ Solar lights have been installed at mail kiosk area.
- ✚ Trail rules signs have been placed at both trail head entrances.
- ✚ No overnight parking sign has been installed.



## Holes in Dog Park



- ✚ Several holes had been created in the dog park.
- ✚ The holes have been filled in for the safety of patrons and their pets.



# Budget Items

## Pool Chairs

- ✚ We are seeking quotes for 15-20 new Chaise lounges, 4-8 chairs, and 2-3 new tables. Along with the repair of broken chairs.
- ✚ This will add to the overall appeal and sitting space at the amenity.
- ✚ Currently the amount of chairs is limited



## Pool deck and/or Playground Shade



- ✚ Shade structure options for pool area and/or pool deck.
- ✚ Pricing for one shade structure over the playground is similar in cost to two structures on the pool deck.

# Budget Items

## Restroom Access

- ✚ Proposals to add additional access control to bathrooms inside pool area and bathrooms near playground for consideration.
- ✚ If access added to bathrooms near playground they can be opened for regular use

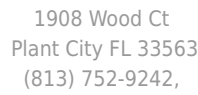


# Conclusion

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



## ESTIMATE #

DATE \_\_\_\_\_

6405 Clifton Down Drive  
Zephyrhills, FL, 33541

280.00	\$	\$
	1	4
	.	0
		1

16-2 Wire per foot. (5.22)

1

4 8  
6 .  
8  
0

**Wire-18/6**  
18-6 Wire, stranded shielded. per foot. (1.21)

280.00 \$ \$  
1 4  
. 6  
6 4  
6 .  
8  
0



**Extra Heavy Duty Stainless Storeroom lever**  
Storeroom lever lock in a satin chrome finish. 6-pin solid brass cylinder with Schlage C keyway with two nickel silver keys per lock. Extra heavy duty mechanical door lock with ANSI grade 1 strike. With rhodes style lever for standard 1 5/8in. - 2 1/8in. door thickness. (2.21)

5.00 \$ \$  
7 3  
2 ,  
4 6  
. 2  
1 0  
5 .  
7  
5

**Deadbolt with Occupancy Indicator**  
Schlage single sided deadbolt for restrooms with indicator and emergency release. Satin chrome finish.

5.00 \$ \$  
1 5  
0 2  
4 0  
. .  
1 8  
7 5



**EN400 Electric Strike 12V RH**  
EN400 outdoor electric strike for cylindrical locks. Satin stainless steel finish Right hand. 2000 lbs rated. Fails safe/secure and handing is field configurable. 6.22

5.00 \$ \$  
5 2  
4 ,  
1 7  
. 0  
2 6  
6 .  
3  
0

**Conduit 1/2"**  
PVC conduit 10' (1.21)

10.00 \$ \$  
1 1  
7 7  
. 2  
2 .  
9 9  
0

**Conduit 3/4"**  
3/4" PVC conduit 10' (1.22)

7.00 \$ \$  
2 1  
2 6  
. 0  
8 .  
6 0  
2

<b>AL1012ULXPD8CB</b>	1.00	\$	\$
12VDC output. 10A Supply current. 8, 2.5A current limited self		4	4
resetting outputs. UL Listed. PTC protected outputs. Automatic switch		2	2
over to 12AH (up to 40 Ah externally) battery backup(not included)		3	3
8.19		.	.
		9	9
		8	8
<b>BPP-12V-12AH</b>	1.00	\$	\$
12 Volt 12 amp-hour Gel-Cell Battery		5	5
		1	1
		.	.
		0	0
		0	0
<b>Installation Labor</b>	40.00	\$	\$
Labor for the installation of gates, fence, operators and accessories.		1	5
		4	,
		0	6
		.	0
		0	0
		0	.
			0
			0

CUSTOMER MESSAGE








surface run conduit inside of bathrooms trench and install conduit to restrooms by dog park.electric strike on doors storeroom free exit handles occupied indicator deadbolt with keyed override.

Estimate  
Total:

\$20,320.70

Maglock Paxton 5 door

Maglock Paxton 5 door

Description		Qty	R	T
			a	o
			t	t
			e	a
				l
	<b>Paxton K50 Wiegand Keypad</b>	5.00	\$	\$
	Paxton K50 stainless steel wiegand keypad. 2.22		1	9
			9	9
			9	9
			.	.
	<b>Wireless Ethernet Bridge</b>	1.00	\$	\$
	Long range wireless network bridge. 150Mbps speed, up to 4.5 mile range. Uses 24v power injectors included with units. Can use adapters to work with standard POE. Optional wall mount adapter not included. 11.22		7	7
			5	5
			2	2
			.	.
	<b>Cat-5e DB</b>	40.00	\$	\$
	Direct burial cat-5e / phone line. Sold in 10' increments only 5.22		1	6
			.	0
			5	.
			1	4
	<b>Paxton single door net2 ip controller</b>	5.00	\$	\$
	Single door Paxton system with 12/24v power supply. IP or rs232 connection. (3.22)		1	5
			,	,
			0	1
			3	9
	<b>Wire-16/2</b>	130.00	\$	\$
	16-2 Wire per foot. (5.22)		1	1
			.	8
			4	9
			6	.
	<b>Wire-18/6</b>	1300.00	\$	\$
	18-6 Wire, stranded shielded. per foot. (1.21)		1	2
			.	,
			6	1
			6	5
				8
				.
				4





**Interior 1200LB maglock side mount**

Alarm controls single 1200lbs maglock with side mount bracket.  
Interior use only. 12-24V DC. (1.22)

0  
0  
5.00 \$ \$  
2 1  
7 ,  
7 3  
. 8  
5 7  
9 .  
9  
5

**MiscMaterial**

filler blanks to disable door handle latch

5.00 \$ \$  
1 5  
0 0  
. .  
0 0  
0 0

**Deadbolt with Occupancy Indicator**

Schlage single sided deadbolt for restrooms with indicator and  
emergency release. Satin chrome finish.

5.00 \$ \$  
1 5  
0 2  
4 0  
. .  
1 8  
7 5

**SCA-SD-7204SGEX1Q**

Vandal resistant exit button - stainless steel (weather-proof model)  
(1.20)

5.00 \$ \$  
6 3  
4 2  
. 3  
6 .  
4 2  
0

**Conduit 1/2"**

PVC conduit 10' (1.21)

10.00 \$ \$  
1 1  
7 7  
. 2  
2 .  
9 9  
0

**Conduit 3/4"**

3/4" PVC conduit 10' (1.22)

4.00 \$ \$  
2 9  
2 1  
. .  
8 4  
6 4

**AL1012ULXPD8CB**

12VDC output. 10A Supply current. 8, 2.5A current limited self  
resetting outputs. UL Listed. PTC protected outputs. Automatic switch  
over to 12AH (up to 40 Ah externally) battery backup(not included)  
8.19

1.00 \$ \$  
4 4  
2 2  
3 3  
. .  
9 9  
8 8

**BPP-12V-12AH**

2.00 \$ \$

12 Volt 12 amp-hour Gel-Cell Battery

51  
10  
.2  
0.  
00  
0

Installation Labor

Labor for the installation of gates, fence, operators and accessories.

40.00

\$ \$  
15  
4,  
06  
.0  
00  
0.  
0  
0

CUSTOMER MESSAGE



surface run conduit inside of bathrooms wireless point2point to restrooms by dog park. overhead mag lock on doors single request to exit button mounted on wall with keyed override.

Estimate  
Total:

\$18,024.22

Strike Paxton 2 door

Strike Paxton 2 door

Description		Qty	R	T
			a	o
			t	t
			e	a
				l
	<b>Paxton K50 Wiegand Keypad</b>	2.00	\$	\$
	Paxton K50 stainless steel wiegand keypad. 2.22		1	3
			9	9
			9	9
			.	.
			9	8
			3	6
	<b>Paxton single door net2 ip controller</b>	2.00	\$	\$
	Single door Paxton system with 12/24v power supply. IP or rs232 connection. (3.22)		1	2
			,	,
			0	1
			5	0
			1	2
			.	.
	<b>Wireless Ethernet Bridge</b>	1.00	\$	\$
	Long range wireless network bridge. 150Mbps speed, up to 4.5 mile range. Uses 24v power injectors included with units. Can use adapters to work with standard POE. Optional wall mount adapter not included. 11.22		7	7
			5	5
			2	2
			.	.
			4	4
			0	0
	<b>Wire-16/2</b>	85.00	\$	\$
	16-2 Wire per foot. (5.22)		1	1
			.	2
			4	4
			6	.
				1
				0
	<b>Wire-18/6</b>	85.00	\$	\$
	18-6 Wire, stranded shielded. per foot. (1.21)		1	1
			.	4
			6	1
			6	.
				1
				0
	<b>Extra Heavy Duty Stainless Storeroom lever</b>	2.00	\$	\$
	Storeroom lever lock in a satin chrome finish. 6-pin solid brass cylinder with Schlage C keyway with two nickel silver keys per lock. Extra heavy duty mechanical door lock with ANSI grade 1 strike. With rhodes style lever for standard 1 5/8in. - 2 1/8in. door thickness. (2.21)		7	1
			2	,
			4	4
			.	4
				8
				7



1 .  
5 3  
0

**Deadbolt with Occupancy Indicator**

Schlage single sided deadbolt for restrooms with indicator and emergency release. Satin chrome finish.

2.00 \$ \$  
1 2  
0 0  
4 8  
. .  
1 3  
7 4



**EN400 Electric Strike 12V RH**

EN400 outdoor electric strike for cylindrical locks. Satin stainless steel finish Right hand. 2000 lbs rated. Fails safe/secure and handing is field configurable. 6.22

2.00 \$ \$  
5 1  
4 ,  
1 0  
. 8  
2 2  
6 .  
5  
2

**Conduit 1/2"**

PVC conduit 10' (1.21)

4.00 \$ \$  
1 6  
7 9  
. .  
2 1  
9 6

**Conduit 3/4"**

3/4" PVC conduit 10' (1.22)

3.00 \$ \$  
2 6  
2 8  
. .  
8 5  
6 8

**AL1012ULXPD8CB**

12VDC output. 10A Supply current. 8, 2.5A current limited self resetting outputs. UL Listed. PTC protected outputs. Automatic switch over to 12AH (up to 40 Ah externally) battery backup(not included) 8.19

1.00 \$ \$  
4 4  
2 2  
3 3  
. .  
9 9  
8 8

**BPP-12V-12AH**

12 Volt 12 amp-hour Gel-Cell Battery

1.00 \$ \$  
5 5  
1 1  
. .  
0 0  
0 0

**Cat-5e DB**

Direct burial cat-5e / phone line. Sold in 10' increments only 5.22

40.00 \$ \$  
1 6

. 0  
5 .  
1 4  
0

**Installation Labor**

20.00 \$ \$  
1 2  
4 ,  
0 8  
. 0  
0 0  
0 .  
0  
0

Labor for the installation of gates, fence, operators and accessories.

**CUSTOMER MESSAGE**

surface run conduit inside of bathrooms wireless point2point to restrooms by dog  
park.electric strike on doors storeroom free exit handles occupied indicator deadbolt  
with keyed override. only for exterior bathrooms.

**Estimate  
Total:** **\$9,732.40**

## Terms and Conditions

---

This quote is valid for the next 30 days, after which prices may be subject to change. Unless otherwise agreed upon and noted above a deposit of 50% will be required to initiate work. Please sign a copy of this estimate and return to us to begin work. Accounts not paid within 10 days of the due date unless otherwise agree upon in writing are subject to a 1.5% monthly finance charge. Any alterations after quote is signed will require a signed work change order before changes are made. In the event that, during or leading up to the work described, Contractor's costs for materials used or to be used herein are increased by more than 110% over the Contractor's costs for same at the time this Contract was signed, for any cause(s) beyond the control of Contractor, then, and in such event(s), Contractor shall have the right to pass the entire amount of materials costs increase(s) along to Owner by adding the total amount(s) to the Contract Price. See [gatetechinc.com/warranties](http://gatetechinc.com/warranties) for warranty information. New Installations are scheduled 3-4 months from approval date.

## SECTION 2

*Item will be  
provided under  
separate cover.*



## SECTION 3

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

## SECTION (a)

**Chapel Creek**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
January 1, 2023 through January 31, 2023

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

**Check Register**

*General Fund- Regions (GMS Operating)*

1/11/23	266-274	\$	62,231.01
1/23/23	275-280	\$	335,180.69

<b>Total Check Register</b>	<b>\$</b>	<b>397,411.70</b>
-----------------------------	-----------	-------------------

**ACH Debit**

*General Fund- Regions (GMS Operating)*

1/6/23	Duke Energy	\$	2,181.70
1/9/23	Pasco County Utilities	\$	559.11
1/17/23	Duke Energy	\$	486.12
1/17/23	Spectrum	\$	177.97
1/31/23	Duke Energy	\$	9,046.15

<b>Total ACH Debit</b>	<b>\$</b>	<b>12,451.05</b>
------------------------	-----------	------------------

<b>Total Check Register &amp; ACH Debit</b>	<b>\$</b>	<b>409,862.75</b>
---	-----------	-------------------



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/11/23	00022	12/03/22 8832	202212 330-53800-48400		*	850.00	
		POOL MAINT DEC22		SUNCOAST POOL SERVICE			850.00 000274
1/23/23	00015	1/01/23 25427	202301 320-53800-47000		*	1,864.00	
		AQUATIC MAINT JAN23		AQUAGENIX			1,864.00 000275
1/23/23	00051	12/12/22 18500	202301 300-20700-10100		*	324,562.50	
		IRRIGATION INT/LANDSCAPE		ERIC'S LAND MANAGEMENT LLC			324,562.50 000276
1/23/23	00008	12/31/22 120	202212 320-53800-46000		*	537.75	
		GENERAL MAINT DEC22		GMS-CENTRAL FLORIDA, LLC			537.75 000277
1/23/23	00019	11/03/22 22308	202301 300-20700-10100		*	5,401.31	
		BOUNDARY AMEND 2022 SVC					
		11/29/22 22328	202301 300-20700-10100		*	1,029.00	
		BOUNDARY AMEND 2022 SVC		STRALEY ROBIN VERICKER			6,430.31 000278
1/23/23	00022	1/06/23 8913	202301 330-53800-48400		*	1,000.00	
		POOL MAINTENANCE JAN23		SUNCOAST POOL SERVICE			1,000.00 000279
1/23/23	00011	1/11/23 265629	202301 310-51300-48000		*	786.13	
		BOUNDARY AMEND AD		TIMES PUBLISHING COMPANY			786.13 000280
TOTAL FOR BANK A						397,411.77	
TOTAL FOR REGISTER						397,411.77	



SECTION (b)

**Chapel Creek**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
February 1, 2023 through February 28, 2023

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

**Check Register**

*General Fund- Regions (GMS Operating)*

2/13/23	281-295	\$	152,606.48
2/27/23	296-298	\$	39,428.15

<b>Total Check Register</b>	<b>\$</b>	<b>192,034.63</b>
-----------------------------	-----------	-------------------

**ACH Debit**

*General Fund- Regions (GMS Operating)*

2/9/23	Duke Energy	\$	2,199.28
2/9/23	Pasco County Utilities	\$	219.86
2/15/23	Pasco County Utilities	\$	165.79
2/16/23	Duke Energy	\$	490.05
2/16/23	Spectrum	\$	177.97

<b>Total ACH Debit</b>	<b>\$</b>	<b>3,252.95</b>
------------------------	-----------	-----------------

<b>Total Check Register &amp; ACH Debit</b>	<b>\$</b>	<b>195,287.58</b>
---	-----------	-------------------

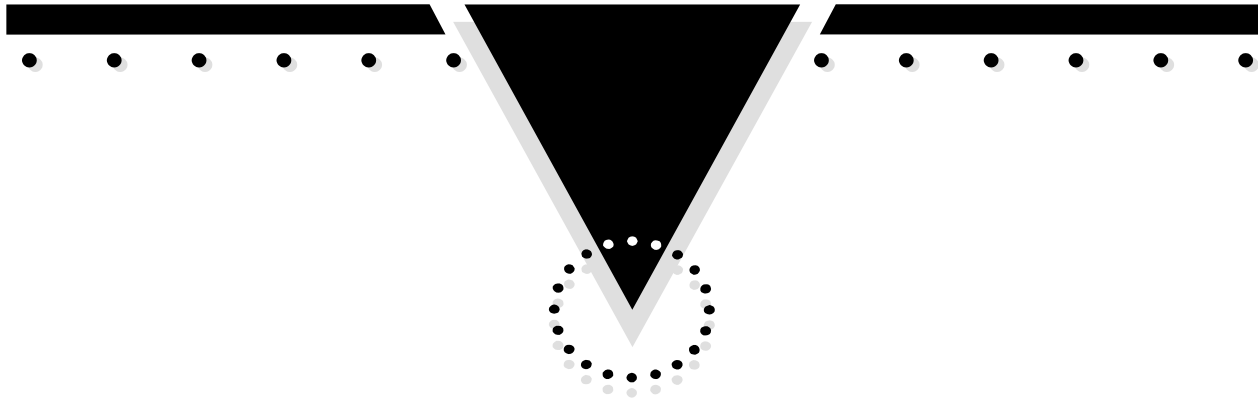
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/13/23	00043	9/19/22 18851	202209 330-53800-48500		*	110.00	
		PEST CONTROL					
		11/17/22 20420	202211 330-53800-48500		*	110.00	
		PEST CONTROL					
		12/16/22 21202	202212 330-53800-48500		*	110.00	
		PEST CONTROL					
ALL AMERICAN LAWN & TREE SPECIALIST							330.00 000281
2/13/23	00001	2/01/23 MA020120	202302 310-51300-11000		*	200.00	
		BOS MEETING 2/1/23					
MILTON ANDRADE							200.00 000282
2/13/23	00031	2/06/23 15540	202302 320-53800-46000		*	175.00	
		DEBRIS REMOVAL					
		2/07/23 15546	202302 320-53800-47300		*	394.00	
		IRRIGATION MAINT					
CARDINAL LANDSCAPING SERVICES							569.00 000283
2/13/23	00036	2/13/23 02132023	202302 300-20700-10000		*	4,965.13	
		ASSESMENTS THRU 2/13					
CHAPEL CREEK CDD							4,965.13 000284
2/13/23	00036	2/13/23 2132023	202302 300-20700-10000		*	106,556.35	
		PROPERTY DEBT PAYOFFS					
CHAPEL CREEK CDD							106,556.35 000285
2/13/23	00040	1/13/23 22-03318	202302 300-20700-10100		*	67.40	
		VILLAGES 7&8					
		1/13/23 22-03319	202302 300-20700-10100		*	15,000.00	
		HLG-CC-016 VILLAGES 7&8					
		1/13/23 22-03318	202302 300-20700-10100		V	67.40-	
		VILLAGES 7&8					
		1/13/23 22-03319	202302 300-20700-10100		V	15,000.00-	
		HLG-CC-016 VILLAGES 7&8					
CLEARVIEW LAND DESIGN							.00 000286
2/13/23	00008	2/01/23 121	202302 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES FEB23					
		2/01/23 121	202302 310-51300-35100		*	112.50	
		INFORMATION TECH FEB23					
		2/01/23 121	202302 310-51300-31300		*	541.67	
		DISSEMINATION SVC FEB23					
		2/01/23 121	202302 330-53800-34000		*	416.67	
		AMENITY ACCESS FEB23					
		2/01/23 121	202302 310-51300-51000		*	2.92	
		OFFICE SUPPLIES					

CHCR CHAPEL CREEK HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/23 121	202302 310-51300-42000		*	70.02	
		POSTAGE					
		2/01/23 121	202302 310-51300-42500		*	1.65	
		COPIES					
		2/01/23 122	202302 320-53800-12000		*	1,312.50	
		FIELD MANAGEMENT FEB23					
		2/01/23 122	202302 310-51300-49000		*	53.50	
		AMERICAN EXPRESS STATEMEN					
				GMS-CENTRAL FLORIDA, LLC			5,844.76 000287
2/13/23 00020		2/01/23 2410	202301 330-53800-48100		*	700.00	
		JANITORIAL CLEANING JAN23					
		2/01/23 2410	202301 330-53800-48100		V	700.00-	
		JANITORIAL CLEANING JAN23					
				JAYMAN ENTERPRISES, LLC			.00 000288
2/13/23 00003		2/01/23 GP020120	202302 310-51300-11000		*	200.00	
		BOS MEETING 2/1/23					
				GARRET PARKINSON			200.00 000289
2/13/23 00039		1/01/23 7235-2R	202302 300-20700-10100		*	32,264.74	
		MAN HOLE COATING					
				QGS DEVELOPMENT, INC.			32,264.74 000290
2/13/23 00025		1/12/23 2030118	202301 310-51300-31100		*	352.00	
		ENGINEERING FEES					
				STANTEC CONSULTING SERVICES INC.			352.00 000291
2/13/23 00019		1/31/23 22663	202301 310-51300-31500		*	124.50	
		ATTORNEY FEES					
				STRALEY ROBIN VERICKER			124.50 000292
2/13/23 00022		2/03/23 9008	202302 330-53800-48400		*	1,000.00	
		POOL MAINT FEB23					
				SUNCOAST POOL SERVICE			1,000.00 000293
2/13/23 00011		1/11/23 00002656	202301 310-51300-48000		*	786.13	
		BOUNDARY ADMENDMENT					
		1/25/23 00002680	202301 310-51300-48000		*	110.00	
		NOTICE OF AUDIT					
		1/11/23 00002656	202301 310-51300-48000		V	786.13-	
		BOUNDARY ADMENDMENT					
		1/25/23 00002680	202301 310-51300-48000		V	110.00-	
		NOTICE OF AUDIT					
				TIMES PUBLISHING COMPANY			.00 000294
				CHCR CHAPEL CREEK HHENRY			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/13/23	00005	2/01/23	BW020120 202302 310-51300-11000 BOS MEETING 2/1/23		*	200.00	
				BRIAN WALSH			200.00 000295
2/27/23	00031	5/31/22	14097 202205 320-53800-46000 TRASH PICK UP		*	250.00	
		10/12/22	14250A 202210 320-53800-46201 IRRIGATION MAINTENANCE		*	1,230.00	
		10/12/22	1429A 202210 320-53800-46201 IRRIGATION MAINTENANCE		*	600.00	
		11/17/22	15336 202211 300-20200-10100 LANDSCAPE MAINT NOV22		*	10,250.00	
		11/17/22	15336 202211 320-53800-46200 LANDSCAPE MAINT NOV22		*	1,350.00	
		1/18/23	15487 202301 320-53800-46200 LANDSCAPE MAINT JAN23		*	11,600.00	
		2/21/23	15560 202302 320-53800-46200 LANDSCAPE MAINT FEB23		*	11,600.00	
				CARDINAL LANDSCAPING SERVICES			36,880.00 000296
2/27/23	00025	2/10/23	2041260 202301 310-51300-31100 ENGINEERING FEES		*	1,113.00	
				STANTEC CONSULTING SERVICES INC.			1,113.00 000297
2/27/23	00019	10/25/22	22182 A 202209 310-51300-31500 ATTORNEY FEES		*	24.45	
		2/27/23	22733 202301 310-51300-31500 ATTORNEY FEES		*	1,410.70	
				STRALEY ROBIN VERICKER			1,435.15 000298
				TOTAL FOR BANK A		192,034.63	
				TOTAL FOR REGISTER		192,034.63	

## SECTION 2



# Chapel Creek

## Community Development District

Unaudited Financial Reporting  
February 28, 2023



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**Chapel Creek**  
**Community Development District**  
 Combined Balance Sheet  
 February 28, 2023

**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	\$375,321	\$0	---	---	---	---	\$375,321
Due from General Fund	---	---	---	\$783	---	---	\$783
Due from Debt Service	\$778	---	---	---	---	---	\$778
<b>Investments:</b>							
Reserve	---	---	\$235,267	\$243,689	---	---	\$478,956
Revenue	---	---	\$461,737	\$488,789	---	---	\$950,526
Prepayment	---	---	\$3,883,876	\$234,424	---	---	\$4,118,300
Interest	---	---	\$0	\$0	---	---	\$0
Acquisition and Construction	---	---	---	---	\$6,454	\$1	\$6,455
Suntrust CD- Utilities	\$21,537	---	---	---	---	---	\$21,537
Suntrust CD- Streets/Draining	\$43,416	---	---	---	---	---	\$43,416
Deposits	\$1,470	---	---	---	---	---	\$1,470
Prepaid Expenses	\$461	---	---	---	---	---	\$461
<b>Total Assets</b>	<b>\$442,982</b>	<b>\$0</b>	<b>\$4,580,880</b>	<b>\$967,685</b>	<b>\$6,454</b>	<b>\$1</b>	<b>\$5,998,002</b>
<i>Liabilities</i>							
Accounts Payable	\$20,436	---	---	---	---	---	\$20,436
Accrued Expenses	\$15,729	---	---	---	---	---	\$15,729
Due to General Fund	---	---	\$778	---	---	---	\$778
Due to Debt Service	\$783	---	---	---	---	---	\$783
Due to Other- Lot Closings	\$8,116	---	---	---	---	---	\$8,116
Due to Developer- Utilities	\$21,537	---	---	---	---	---	\$21,537
Due to Developer- Streets/Draining	\$43,416	---	---	---	---	---	\$43,416
Debt Service Obligation	---	---	\$1,266,500	---	---	---	\$1,266,500
<i>Fund Equity</i>							
Net Assets	---	---	---	---	---	---	\$0
Fund Balances							
Unassigned	\$331,035	---	---	---	---	---	\$331,035
Assigned for Capital Reserve Fund	---	\$0	---	---	---	---	\$0
Nonspendable- Deposits	\$1,470	---	---	---	---	---	\$1,470
Nonspendable- Prepaid	\$461	---	---	---	---	---	\$461
Restricted for Capital Projects	---	---	---	---	\$6,454	\$1	\$6,455
Restricted for Debt Service	---	---	\$3,313,602	\$967,685	---	---	\$4,281,287
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$442,982</b>	<b>\$0</b>	<b>\$4,580,880</b>	<b>\$967,685</b>	<b>\$6,454</b>	<b>\$1</b>	<b>\$5,998,002</b>

**Chapel Creek**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/23</b>	<b>Actual 2/28/23</b>	<b>Variance</b>
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$516,471	\$512,127	\$512,127	\$0
Operations and Maintenance Assessments-Direct	\$19,788	\$2,370	\$2,370	\$0
Miscellaneous Income	\$0	\$0	\$30	\$30
<b>Total Revenues</b>	<b>\$536,259</b>	<b>\$514,497</b>	<b>\$514,527</b>	<b>\$30</b>

*Administrative Expenditures*

Supervisors Fees	\$12,000	\$5,000	\$1,400	\$3,600
District Management	\$40,000	\$16,667	\$16,667	\$0
District Engineer	\$10,000	\$4,167	\$2,270	\$1,897
Disclosure Report	\$6,500	\$2,708	\$2,708	(\$0)
Trustee Fees	\$3,000	\$3,000	\$3,030	(\$30)
Property Appraiser Fee	\$150	\$63	\$0	\$63
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Auditing Services	\$4,900	\$2,042	\$0	\$2,042
Arbitrage Rebate Calculation	\$650	\$271	\$0	\$271
Public Officials Liability Insurance	\$3,007	\$3,007	\$2,694	\$313
Legal Advertising	\$3,000	\$1,250	\$1,561	(\$311)
Dues, License, & Subscriptions	\$175	\$175	\$175	\$0
Postage & Delivery	\$500	\$208	\$146	\$63
Printing & Binding	\$150	\$63	\$2	\$61
Office Supplies	\$150	\$63	\$7	\$56
ADA Website Compliance	\$2,000	\$2,000	\$1,538	\$463
Information Technology	\$1,350	\$563	\$563	\$0
Website Hosting, Maintenance, Backup (Email)	\$650	\$271	\$0	\$271
District Counsel	\$15,000	\$6,250	\$2,225	\$4,025
<b>Total Administrative</b>	<b>\$108,182</b>	<b>\$52,765</b>	<b>\$39,984</b>	<b>\$12,781</b>

*Field Expenditures*

Field Management	\$15,750	\$6,563	\$6,563	\$0
Utility Services- Electric	\$20,000	\$8,333	\$4,589	\$3,744
Utility Services- Streetlights	\$60,000	\$25,000	\$30,743	(\$5,743)
Street Light Repair	\$14,000	\$5,833	\$1,677	\$4,157
Aquatic Maintenance	\$22,368	\$9,320	\$9,320	\$0
General Liability Insurance	\$3,056	\$3,056	\$2,738	\$318
Property Insurance	\$5,021	\$5,021	\$4,593	\$428
Landscape Maintenance	\$125,000	\$52,083	\$58,050	(\$5,967)
Field Repairs & Maintenance	\$12,500	\$5,208	\$2,735	\$2,473
Holiday Decorations	\$3,000	\$3,000	\$1,659	\$1,341
Irrigation Maintenance	\$6,000	\$2,500	\$394	\$2,106
Landscape Enhancements & Replacement	\$35,000	\$14,583	\$2,580	\$12,003
Sidewalk & Pavement Management	\$1,500	\$625	\$0	\$625
Field Contingency	\$7,500	\$3,125	\$0	\$3,125
<b>Total Field</b>	<b>\$330,695</b>	<b>\$144,251</b>	<b>\$125,640</b>	<b>\$18,611</b>

**Chapel Creek**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/23</b>	<b>Actual 2/28/23</b>	<b>Variance</b>
<u><i>Amenity Center</i></u>				
Utility Services- Electric	\$ 11,000	\$4,583	\$4,150	\$434
Utility Services- Water & Sewer	\$ 3,000	\$1,250	\$1,529	(\$279)
Amenity Access Management	\$ 5,000	\$2,083	\$2,083	(\$0)
Amenity Maintenance & Repair	\$ 10,000	\$4,167	\$0	\$4,167
Janitorial Services	\$ 10,000	\$4,167	\$4,040	\$127
Pool Service Contract	\$ 10,200	\$4,250	\$4,550	(\$300)
Security	\$ 7,500	\$3,125	\$0	\$3,125
Internet	\$ 3,000	\$1,250	\$890	\$360
Pest Control Services	\$ 1,000	\$417	\$380	\$37
Miscellaneous Contingency	\$ 7,500	\$3,125	\$415	\$2,710
<b>Total Amenity Center</b>	<b>\$68,200</b>	<b>\$28,417</b>	<b>\$18,037</b>	<b>\$10,380</b>
<b>Total Revenues</b>	<b>\$536,259</b>	<b>\$514,497</b>	<b>\$514,527</b>	<b>\$30</b>
<b>Total Expenditures</b>	<b>\$507,077</b>	<b>\$225,433</b>	<b>\$183,661</b>	<b>\$41,772</b>
<b>Operating Income (Loss)</b>	<b>\$29,182</b>	<b>\$289,064</b>	<b>\$330,866</b>	<b>\$41,802</b>
<b>Other Sources/(Uses)</b>				
Transfer Out- Capital Reserve	(\$29,182)	\$0	\$0	\$0
<b>Total Other Sources/(Uses)</b>	<b>(\$29,182)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$330,866</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$2,101</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$332,966</b>	

# Chapel Creek

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues & Expenditures

#### For Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 2/28/23	Actual 2/28/23	Variance
<b>Revenues</b>				
Interfund Transfer In- General Fund	\$29,182	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$29,182</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>\$19,182</b>		<b>\$0</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$19,182</b>		<b>\$0</b>	

# Chapel Creek

## Community Development District

Debt Service Fund Series 2006A  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/23</b>	<b>Actual 2/28/23</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments	\$199,058	\$197,387	\$197,387	\$0
Other Revenue Sources	\$203,942	\$0	\$0	\$0
Special Assessments- Lot Closings	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$37,932	\$37,932
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$403,000</b>	<b>\$197,387</b>	<b>\$235,319</b>	<b>\$37,932</b>
<b><u>Expenditures</u></b>				
Legal Costs	\$0	\$0	\$26,910	(\$26,910)
Trustee Fees	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$2,563	(\$2,563)
<b><u>Series 2006A</u></b>				
Interest Expense 11/1	\$116,500	\$116,500	\$116,500	\$0
Interest Expense 5/1	\$116,500	\$0	\$0	\$0
Principal Expense 5/1	\$170,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$403,000</b>	<b>\$116,500</b>	<b>\$145,973</b>	<b>(\$29,473)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>		<b>\$89,346</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$3,224,256</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$3,313,602</b>	

# Chapel Creek

## Community Development District

Debt Service Fund Series 2021  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/23</b>	<b>Actual 2/28/23</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments- Direct	\$487,211	\$483,284	\$483,284	\$0
Special Assessments- Prepayment	\$0	\$0	\$234,424	
Interest Income	\$0	\$0	\$5,400	\$5,400
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$487,211</b>	<b>\$483,284</b>	<b>\$723,108</b>	<b>\$5,400</b>
<b><u>Expenditures</u></b>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b><u>Series 2021</u></b>				
Interest Expense 11/1	\$155,669	\$155,669	\$155,669	\$0
Interest Expense 5/1	\$155,669	\$0	\$0	\$0
Principal Expense 5/1	\$175,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$486,338</b>	<b>\$155,669</b>	<b>\$155,669</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$874</b>		<b>\$567,439</b>	
<b>Beginning Fund Balance</b>	<b>\$155,759</b>		<b>\$400,246</b>	
<b>Ending Fund Balance</b>	<b>\$156,633</b>		<b>\$967,685</b>	

# Chapel Creek

## Community Development District

### Capital Projects Fund

#### Statement of Revenues & Expenditures

For Period Ending February 28, 2023

	Series 2006	Series 2021
<u>Revenues</u>		
Interest Income	\$53	\$0
Interfund Transfer In	\$2,563	\$0
<b>Total Revenues</b>	<b>\$2,615</b>	<b>\$0</b>
<u>Expenditures</u>		
Capital Outlay	\$0	\$0
Interfund Transfer Out	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$2,615</b>	<b>\$0</b>
<b>Beginning Fund Balance</b>	<b>\$3,839</b>	<b>\$1</b>
<b>Ending Fund Balance</b>	<b>\$6,454</b>	<b>\$1</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	\$829	\$323,408	\$185,333	\$760	\$1,796	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$512,127
Operations and Maintenance Assessments- Direct	\$1,269	\$1,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,370
Miscellaneous Income	\$0	\$0	\$0	\$30	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30
<b>Total Revenues</b>	<b>\$2,098</b>	<b>\$324,509</b>	<b>\$185,333</b>	<b>\$790</b>	<b>\$1,796</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$514,527</b>
<u>Administrative Expenditures</u>													
Supervisors Fees	\$0	\$800	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
District Management	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,667
District Engineer	\$0	\$0	\$244	\$1,465	\$561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,270
Disclosure Report	\$542	\$542	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,708
Trustee Fees	\$3,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,030
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	\$2,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,694
Legal Advertising	\$215	\$559	\$0	\$786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,561
Dues, License, & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Postage & Delivery	\$2	\$6	\$55	\$13	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146
Printing & Binding	\$0	\$0	\$0	\$0	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Office Supplies	\$1	\$2	\$0	\$1	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
ADA Website Compliance	\$1,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,538
Information Technology	\$113	\$113	\$113	\$113	\$113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$563
Website Hosting, Maintenance, Backup (Email)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Counsel	\$96	\$594	\$125	\$1,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,225
<b>Total Administrative</b>	<b>\$16,738</b>	<b>\$5,949</b>	<b>\$4,411</b>	<b>\$7,663</b>	<b>\$5,223</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$39,984</b>
<u>Field Expenditures</u>													
Field Management	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,563
Utility Services- Electric	\$820	\$917	\$1,030	\$962	\$860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,589
Utility Services- Streetlights	\$2,668	\$5,995	\$6,461	\$7,805	\$7,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,743
Street Light Repair	\$0	\$609	\$0	\$1,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,677
Aquatic Maintenance	\$1,864	\$1,864	\$1,864	\$1,864	\$1,864	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,320
General Liability Insurance	\$2,738	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,738
Property Insurance	\$4,500	\$0	\$93	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,593
Landscape Maintenance	\$11,650	\$11,600	\$11,600	\$11,600	\$11,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,050
Field Repairs & Maintenance	\$465	\$0	\$663	\$1,432	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,735
Holiday Decorations	\$0	\$0	\$1,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,659
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$394
Landscape Enhancements & Replacement	\$1,830	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,580
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>\$27,847</b>	<b>\$23,048</b>	<b>\$24,682</b>	<b>\$26,043</b>	<b>\$24,019</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$125,640</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	\$719	\$811	\$887	\$843	\$888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,150
Utility Services- Water & Sewer	\$183	\$185	\$367	\$393	\$402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,529
Amenity Access Management	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,083
Amenity Maintenance & Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services	\$700	\$700	\$700	\$700	\$1,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,040
Pool Service Contract	\$850	\$850	\$850	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,550
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Internet	\$178	\$178	\$178	\$178	\$178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$890
Pest Control Services	\$160	\$110	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
Miscellaneous Contingency	\$100	\$39	\$39	\$100	\$137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$415
<b>Total Amenity Center</b>	<b>\$3,306</b>	<b>\$3,290</b>	<b>\$3,548</b>	<b>\$3,631</b>	<b>\$4,262</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,037</b>
<b>Total Revenues</b>	<b>\$2,098</b>	<b>\$324,509</b>	<b>\$185,333</b>	<b>\$790</b>	<b>\$1,796</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$514,527</b>
<b>Total Expenditures</b>	<b>\$47,892</b>	<b>\$32,287</b>	<b>\$32,641</b>	<b>\$37,336</b>	<b>\$33,505</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$183,661</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$45,793)</b>	<b>\$292,222</b>	<b>\$152,692</b>	<b>(\$36,546)</b>	<b>(\$31,709)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$330,866</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	\$9,065,000
Current Bonds Outstanding	\$9,065,000

<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   \$   549,429.09   \$   211,764.00   \$ 518,485.50   \$ 1,279,678.59  
Net Assessments     \$   516,463.34   \$   199,058.16   \$ 487,376.37   \$ 1,202,897.87

**ON ROLL ASSESSMENTS**

							42.93%	16.55%	40.52%	100.00%
							2006A Debt		2021 Debt	
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Service	Service	Total
11/04/22	06/01/2022-11/01/2022	\$2,060.03	(\$39.42)	(\$89.22)	\$0.00	\$1,931.39	\$829.24	\$319.61	\$782.54	\$1,931.39
11/15/22	11/01/2022-11/07/2022	\$15,908.66	(\$305.44)	(\$636.36)	\$0.00	\$14,966.86	\$6,426.01	\$2,476.75	\$6,064.10	\$14,966.86
11/18/22	11/08/2022-11/15/2022	\$471,784.20	(\$9,058.26)	(\$18,871.54)	\$0.00	\$443,854.40	\$190,568.57	\$73,449.99	\$179,835.84	\$443,854.40
11/23/22	11/16/2022-11/18/2022	\$312,958.42	(\$6,008.79)	(\$12,518.54)	\$0.00	\$294,431.09	\$126,413.78	\$48,723.10	\$119,294.21	\$294,431.09
12/02/22	11/19/2022-11/28/2022	\$425,054.10	(\$8,161.03)	(\$17,002.53)	\$0.00	\$399,890.54	\$171,692.72	\$66,174.76	\$162,023.06	\$399,890.54
12/08/22	11/29/2022-12/04/2022	\$27,071.98	(\$519.79)	(\$1,082.91)	\$0.00	\$25,469.28	\$10,935.22	\$4,214.71	\$10,319.35	\$25,469.28
12/20/22	12/05/2022-12/14/2022	\$6,690.55	(\$128.59)	(\$260.78)	\$0.00	\$6,301.18	\$2,705.41	\$1,042.73	\$2,553.04	\$6,301.18
01/11/23	12/15/2022-12/31/2022	\$1,807.28	(\$36.15)	\$0.00	\$0.00	\$1,771.13	\$760.43	\$293.09	\$717.61	\$1,771.13
02/07/23	01/01/2023-01/31/2023	\$4,267.51	(\$85.35)	\$0.00	\$0.00	\$4,182.16	\$1,795.61	\$692.07	\$1,694.48	\$4,182.16
<b>TOTAL</b>		<b>\$ 1,267,602.73</b>	<b>\$ (24,342.82)</b>	<b>\$ (50,461.88)</b>	<b>\$ -</b>	<b>\$ 1,192,798.03</b>	<b>\$ 512,126.99</b>	<b>\$ 197,386.81</b>	<b>\$ 483,284.23</b>	<b>\$ 1,192,798.03</b>

99%

Net Percent Collected

**DIRECT BILL**

New Chapel Creek LLC					
			\$ 1,269.08		
					\$ 1,269.08
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M
9/26/22	10/1/22	3256	\$ 634.54	\$ 634.54	\$ 634.54
9/26/22	2/1/23	3256	\$ 317.27	\$ 317.27	\$ 317.27
9/26/22	5/1/23	3256	\$ 317.27	\$ 317.27	\$ 317.27
			<b>\$ 1,269.08</b>	<b>\$ 1,269.08</b>	<b>\$ 1,269.08</b>

Duddela Muniprasad					
			\$ 1,100.67		
					\$ 1,100.67
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M
11/4/22	10/1/22	183	\$ 550.34	\$ 550.34	\$ 550.34
11/4/22	2/1/23	183	\$ 275.17	\$ 275.17	\$ 275.17
11/4/22	5/1/23	183	\$ 275.17	\$ 275.17	\$ 275.17
			<b>\$ 1,100.68</b>	<b>\$ 1,100.68</b>	<b>\$ 1,100.68</b>