

*Chapel Creek  
Community Development District*

*Meeting Agenda*

*August 2, 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

July 26, 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, August 2, 2023**, at **5:00 PM** 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. Administration of Oath to Newly Appointed Supervisor Appointed to Seat #2 on April 5, 2023 (Nicole Wilkinson)
  - B. Acceptance of Resignation from Timothy Jones, Sr.
  - C. Appointment to Fill the Vacant Board Seat #1
  - D. Consideration of Resolution 2023-13 Appointing an Assistant Secretary
4. Approval of Minutes of the April 5, 2023 Board of Supervisors Meeting
5. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget
    - i. Consideration of Resolution 2023-14 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2023-15 Imposing Special Assessments and Certifying an Assessment Roll

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

6. Consideration of Resolution 2023-16 Authorizing Bank Account Signatories
7. Consideration of Resolution 2023-17 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024
8. Consideration of Resolution 2023-18 Appointing Assistant Treasurers
9. Acceptance of Fiscal Year 2022 Audit Report
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposals from Cardinal Landscaping Services of Tampa, Inc.
      - a) Amenity Entrance Landscape Enhancement
      - b) Replacement of Trees on Clifton Down Drive
      - c) Replacement of Trees on Billington Boulevard
      - d) Replacement of Jasmine Bed Area on Clifton Down Drive
    - ii. Consideration of Proposal for Playground Mulch from American Mulch & Soil, LLC
    - iii. Consideration of Proposal for New Amenity Gate Latch System from Gate Tech, Inc.
  - D. District Manager's Report
    - i. Approval of Check Registers
      - a) March 2023
      - b) April 2023
      - c) May 2023
      - d) June 2023
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—682
11. Other Business
12. Supervisors Requests and Audience Comments
13. Adjournment

## SECTION III

## SECTION B

Chapel Creek Community Development District

Subject: Resignation from Chapel Creek Community Development District Board

Dear Board Members at Chapel Creek,

I hope this letter finds you well. I am writing to formally submit my resignation from my position on the board of the Chapel Creek Community Development District (CDD), effective immediately. It has been an honor to serve the community, but due to personal commitments and time constraints, I find it necessary to vacate my seat on the board.

Over the past 2 years I have witnessed the dedication and hard work of the board members in improving the Chapel Creek community. It has been a privilege to contribute to the decision-making process and work towards enhancing the quality of life for the residents.

Unfortunately, recent changes in my personal and professional life require my full attention, leaving me unable to fulfill my duties as a board member effectively. It is with regret that I must step down from this position, as I believe it is essential for all board members to be fully committed and actively engaged in their responsibilities.

I would like to express my gratitude to the entire board, as well as the residents of Chapel Creek, for their support and cooperation during my tenure. I am confident that the current board, along with incoming members, will continue to lead the CDD with dedication and make informed decisions for the betterment of the community.

Please let me know if there are any additional procedures or formalities that I need to complete in the resignation process. I will make myself available to facilitate a smooth transition and ensure minimal disruption to the board's operations.

Once again, I extend my sincere gratitude for the opportunity to serve the Chapel Creek community. I am confident that the board will continue to work diligently in fulfilling the CDD's objectives.

Thank you for your understanding and support. I wish the Chapel Creek CDD and its board members continued success in all future endeavors.

Sincerely,  
Timothy Jones

# SECTION D



**RESOLUTION 2023-13**

**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 2nd day of August 2023

ATTEST:

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# MINUTES

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

The regular meeting of the Board of Supervisors of the Chapel Creek Community Development District was held on Wednesday, **April 5, 2023** at 11:34 a.m. at the Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, Florida.

Present and constituting a quorum were:

Brian Walsh	Chairman
Milton Andrade	Vice Chairman
Garret Parkinson	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Tracy Robin <i>joined late via Zoom</i>	District Counsel, Straley Robin Vericker
Tonja Stewart <i>via Zoom</i>	District Engineer, Stantec
Clayton Smith	Field Manager, GMS
Allen Bailey	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the April 5, 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 so the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Steven Johnson**

Ms. Burns stated that they had a letter of resignation from Steven Johnson because he moved out of state and is no longer able to fill that seat because it needs to be filled by a resident who lives within the District.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Accepting the Resignation from Steven Johnson, was approved.

**B. Appointment to Fill the Vacant Board Seat #2**

Ms. Burns stated that this seat must be filled by a resident of the District. She asked for a nomination to fill the seat. Mr. Walsh nominated Ms. Nicole Wilkinson.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Appointing Ms. Nicole Wilkinson to the Board of Supervisors, was approved.

**C. Administration of Oath to Newly Appointed Supervisor**

*\*Tracey Robin joined the meeting at this time.*

Ms. Burns stated that Ms. Wilkinson was not present today, so they will administer her oath when she attends the next meeting.

**D. Consideration of Resolution 2023-08 Appointing an Assistant Secretary**

Ms. Burns recommended that the Board appoint Nicole Wilkinson as an Assistant Secretary.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Appointing Nicole Wilkinson as an Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 1,**

**2023 Board of Supervisors Meeting and Audit Committee Meeting**

Ms. Burns presented the minutes from the February 1, 2023 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 February 1, 2023 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels**

Ms. Burns stated that this public hearing was advertised in the paper, and they sent a mailed notice to the property owner of those lands as well.

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

Ms. Burns stated that there were no members of the public present or joining via Zoom.

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

**i. Presentation of Master Report of the District Engineer – Expansion Area dated January 27, 2023**

Ms. Burns stated that the only thing that changed in this report since the Board saw it last time was what Mr. Andrade pointed out during the meeting, which was that the lot count changed from 47 to 48. Ms. Stewart updated that. Ms. Burns noted a possible clarification on the sewer. Ms. Burns stated that she would be happy to answer any questions that the Board has. Hearing none,

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.

**ii. Presentation of Master Assessment Methodology for the Series 2023 Assessment Area dated February 1, 2023**

Ms. Burns noted the same change to this report since they saw it last, which was the update to the unit count. She briefly reviewed the tables. Table 1 shows the update to the development plan with 148 single family units in this assessment area. Table 2 shows the

infrastructure cost estimates that are outlined in the engineer's report, and it is \$7,379,033. Table 3 shows the bond sizing of \$9,790,000. Table 4 shows the allocation of benefit for the single family product type. Table 5 shows a par debt per unit of \$66,149, and she explained that this would be the most amount of debt that they could place on those lots. Table 6 breaks down the net and gross annual debt assessment per unit. The net annual debt assessment is \$4,986 and the gross annual debt assessment when collected on the Pasco County tax bill would be \$5,304. Table 7 shows the preliminary assessment roll and there is a single property owner, Clayton Properties Group, Inc. She stated that she would be happy to answer any questions.

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.
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**iii. Consideration of Resolution 2023-09 Levying Special Assessments**

Ms. Burns presented Resolution 2023-09 and stated that this was included in the agenda package for the Board's review. She explained that this resolution had several findings that were outlined in the report. She noted that it states that the allocation and the benefits were reasonable, proper and just and right to assess the cost of the project against the properties that were benefited by the District and that the project will constitute a special benefit to all the parcels in the boundary amendment area. She further noted that those would benefit from the assessments and the liens that is being placed against the property. She stated that she would be happy to answer any questions. Hearing none,

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-09 Levying Special Assessments, was approved.
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**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**

Ms. Burns stated that this public hearing was advertised in the paper.

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

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-10 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

a couple of line items that they could discuss lowering or removing if they were interested in doing that. One line-item security, which they have \$10,000. There is \$7,500 in the budget for the current year. She explained that when Mr. Smith gets to his report, he would review a proposal to add some access card swipes to the bathrooms that are by the playground. They are currently locked because there are no access cards, so residents are not able to use those. Ms. Burns recommended that they go forward with adding those in the budget this fiscal year. She stated that they included \$10,000 for the next year because the bathrooms on the pool deck also do not have access cards. Normally, when the facility closes at 8:00 p.m. this time of year, those bathrooms close in this facility. If someone jumps the fence, they will have access to those bathrooms. She further explained that they have a lot of janitorial issues and damage issues as a result. She noted that they left the \$10,000 and Mr. Smith will have more information to present to the Board when he gets to his report.

Ms. Burns stated that they have had some requests for other things like shade or cabana type shade options for the pool deck. She noted that they were showing a capital reserve transfer of \$50,000. If the Board wanted to move forward with those in the next fiscal year, they could pull from the reserve transfer. She would not recommend reducing that because it would give them a little bit of options and would be a low reserve transfer. Mr. Walsh suggested to leave it the way it is and then put another \$50,000 for next years budget. Ms. Burns recommended putting a line item that says shade structure \$50,000 and then keep the reserve, so if they want to do them both, they can use the other one. It would show the shade structure as a capital project, which would list as shade structure \$45,000. The Board agreed to add \$50,000 for the shade structure pool and leave the reserve transfer.

<p>On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Resolution 2023-11 the Proposed Budget, Setting the Public Hearing for August 2, 2023 at 5:00 p.m., and the Public Hearing on Imposing O&amp;M Assessments for the Increase based on the Budget that was included with the Amendment to Add \$50,000 for the Shade Structure as a Capital Project and Send Notice of that Amount, was approved as amended.</p>
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## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2023-12 Setting a Public Hearing to Amend the**



**Parking and Towing Policies for the District**

Ms. Burns presented Resolution 2023-12 and stated that they would update this resolution from setting the hearing to the resolution that adopts the parking policy to amend it with the additional map that shows that area. A hearing is not needed for this item. The sign is up, but they just don't have a policy yet to cover it.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-12 Amending the Parking and Towing Policies for the District, was approved as amended.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Special Warranty Deed  
for Conveyance of Common Area Tracts  
in Villages Phases 7 and 8**

Ms. Burns stated that area has been completed and they did a field walkthrough for those items. They are ready to officially have those tracts conveyed to the CDD for maintenance. Mr. Robin's office has prepared the deed to that. She stated that she would be happy to answer any questions.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Special Warranty Deed for Conveyance of Common Area Tracts in Villages Phases 7 and 8, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Robin had nothing further to report.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager's Report**

Mr. Smith introduced Mr. Allen Bailey to the Board. Mr. Bailey helps work at Chapel Creek. Mr. Smith presented the field manager's report starting with the new wildlife and fishing signs that were approved. He noted that since they installed them, they have not received any more complaints about people fishing. They cleared around some wetland signage that was

buried at the edges to make sure that they were clear. He explained that in the newer areas, the county has said that because of the transition of the road, it is still the CDD's responsibility to make sure that the signs are maintained. He noted that he tried to report these, and they came back and said that it was not theirs yet. In this case, they went ahead and repaired the signs. He noted that the amenity gate was having some issues. The vendor tried to resolve the issue a couple of times and it didn't work. Finally, the vendor came back out and replaced everything, so now the gate is working properly. They also replaced the bulbs and streetlights. He reviewed the playground benches stating that they became loose in the ground causing them to wobble. The benches were reset into the ground and are now stable. He stated that solar lights were installed at the mail kiosk. Trail rules signs were placed at both trail head entrances. They added the no overnight parking sign was installed to the new amenity parking lot area. The holes in the dog park were filled in for the safety of patrons and their pets. There was some general maintenance completed around the pool. He briefly reviewed the budget items. He reviewed the chairs around the pool deck. He explained that there was only a very small handful of chairs on the pool deck. He noted that they were seeking quotes for 15-20 new chaise lounges, 4-8 chairs, and 2-3 new tables. He also noted they were seeking to repair the damages chairs. He briefly reviewed the shade structure. It was noted that the pricing for one shade structure over the playground was similar in cost to two structures on the pool deck. The next item he reviewed was restroom access, which Ms. Burns already explained earlier in this meeting.

Mr. Smith added a few notes to his report stating that it was dry, and the landscaper was working on the irrigation to make sure that everything has full coverage. A lot of the frost damaged plants were trimmed down and appear to be coming back. He predicted that by the rainy season, they will all look good again. He noted that they were going to look at replacing the other ones, but it should just be a small amount of stuff to replace from the frost killing it all.

**i. Consideration of Proposals for Amenity Bathroom Access Options**

Mr. Smith presented the proposal for the amenity bathroom access from Gate Tech, Inc. He explained that this proposal had three options. The first option is the full deal for \$20,320.70, which is to add all the doors inside the amenity center and add the two doors on the outside. The second option is the same doing a slightly different method. The third option is for adding

freestanding restrooms and it totals \$9,732.40. After Board discussion, it was decided to go with the proposal totaling \$9,732.40 for the playground area.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Proposal for Amenity Bathroom Access from Gate Tech, Inc. Totaling \$9,732.40, was approved.

**ii. Consideration of Proposal for Chair Repairs** *(to be provided under separate cover)*

Mr. Bailey presented the proposal for the chair repairs. He stated that he contracted two different vendors for chairs and prices. He stated that George's Patio proposed a total of \$14,964 and Florida's Patio proposed a total of \$13,738. After Board discussion, it was decided that the pool chairs were more of a priority than bathroom access.

**iii. Consideration of Proposal for Additional Amenity Furniture** *(to be provided under separate cover)*

Mr. Bailey presented the proposal for additional amenity furniture. He stated that he contracted two different vendors for chairs and prices. He stated that George's Patio proposed a total of \$14,964 and Florida's Patio proposed a total of \$13,738. After Board discussion, it was decided that the pool chairs were more of a priority than bathroom access.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Rescinding Approval of Bathroom Access by the Playground and Accepting Proposal of \$14,964 from George's Patio, was approved.

**D. District Manager's Report**

**i. Approval of Check Registers**

**a) January 2023**

**b) February 2023**

Ms. Burns presented the check registers to the Board. She stated that they had a couple of months since they didn't meet last month, so this check register includes January and February. She stated that she would be happy to answer any questions. Hearing none,

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the January and February 2023 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 stated that these were through February.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# SECTION A

# SECTION 1

## RESOLUTION 2023-14

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Chapel Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Chapel



Creek Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 2, 2023.**

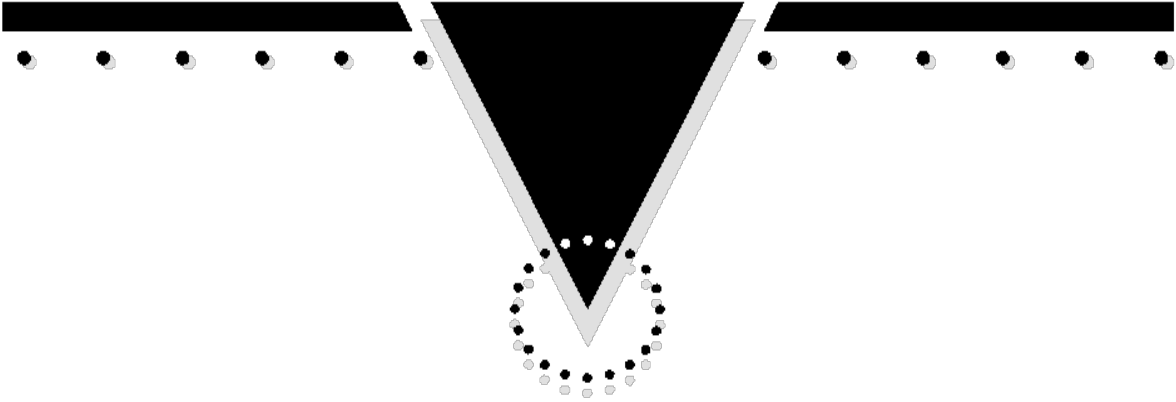
Attested By:

**Chapel Creek Community  
Development District**

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

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

**Exhibit A: FY 2023-2024 Adopted Budget**



# 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 6/30/23</b>	<b>Projected Next 3 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	\$ 517,941	\$ -	\$ 517,941	\$ 726,250
Operations and Maintenance Assessments- Direct	\$ 19,788	\$ 19,788	\$ -	\$ 19,788	\$ 21,364
Misc Income- Access Cards	\$ -	\$ 150	\$ 30	\$ 180	\$ -

<b>Total Revenues</b>	<b>\$ 536,259</b>	<b>\$ 537,879</b>	<b>\$ 30</b>	<b>\$ 537,909</b>	<b>\$ 747,615</b>
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**Expenditures**

**Administrative**

Supervisors Fees	\$ 12,000	\$ 2,000	\$ 1,000	\$ 3,000	\$ 12,000
District Management	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 42,000
District Engineer	\$ 10,000	\$ 2,374	\$ 791	\$ 3,166	\$ 10,000
Disclosure Report	\$ 6,500	\$ 5,375	\$ 1,625	\$ 7,000	\$ 6,500
Trustee Fees	\$ 3,000	\$ 3,030	\$ -	\$ 3,030	\$ 8,500
Property Appraiser Fee	\$ 150	\$ -	\$ 150	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,500
Auditing Services	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 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	\$ 4,493	\$ 100	\$ 4,593	\$ 3,000
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ 500	\$ 417	\$ 139	\$ 556	\$ 500
Copies	\$ 150	\$ 2	\$ 1	\$ 3	\$ 150
Office Supplies	\$ 150	\$ 12	\$ 4	\$ 16	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ 1,350	\$ 1,013	\$ 338	\$ 1,350	\$ 1,350
Website Hosting, Maintenance, Backup (Email)	\$ 650	\$ -	\$ -	\$ -	\$ -
District Counsel	\$ 15,000	\$ 5,351	\$ 2,500	\$ 7,851	\$ 15,000

<b>Administration Subtotal</b>	<b>\$ 108,182</b>	<b>\$ 63,473</b>	<b>\$ 22,198</b>	<b>\$ 85,671</b>	<b>\$ 116,232</b>
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**Field**

Field Management	\$ 15,750	\$ 11,813	\$ 3,938	\$ 15,750	\$ 16,538
Utility Services- Electric	\$ 20,000	\$ 8,656	\$ 2,885	\$ 11,541	\$ 25,000
Utility Services- Streetlights	\$ 60,000	\$ 62,046	\$ 20,682	\$ 82,729	\$ 110,000
Street Light Repair	\$ 14,000	\$ 5,521	\$ 1,840	\$ 7,361	\$ 10,000
Aquatic Maintenance	\$ 22,368	\$ 16,776	\$ 5,592	\$ 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	\$ 104,450	\$ 34,817	\$ 139,267	\$ 185,000
Field Repairs & Maintenance	\$ 12,500	\$ 15,136	\$ 5,045	\$ 20,182	\$ 12,500
Holiday Decorations	\$ 3,000	\$ 1,659	\$ -	\$ 1,659	\$ 2,000
Irrigation Maintenance	\$ 6,000	\$ 1,798	\$ 599	\$ 2,398	\$ 6,000
Landscape Enhancements & Replacement	\$ 35,000	\$ 4,865	\$ 1,622	\$ 6,487	\$ 35,000
Sidewalk & Pavement Management	\$ 1,500	\$ -	\$ 500	\$ 500	\$ -
Field Contingency	\$ 7,500	\$ -	\$ 2,500	\$ 2,500	\$ 7,500

<b>Field Subtotal</b>	<b>\$ 330,695</b>	<b>\$ 240,052</b>	<b>\$ 80,021</b>	<b>\$ 320,072</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 6/30/23</b>	<b>Projected Next 3 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	\$ 7,097	\$ 2,366	\$ 9,462	\$ 11,000
Utility Services- Water & Sewer	\$ 3,000	\$ 3,057	\$ 1,019	\$ 4,077	\$ 5,500
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 7,500
Amenity Maintenance & Repair	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Janitorial Services & Pet Waste Stations	\$ 10,000	\$ 9,225	\$ 3,075	\$ 12,300	\$ 19,080
Pool Service Contract	\$ 10,200	\$ 8,550	\$ 3,000	\$ 11,550	\$ 12,000
Security	\$ 7,500	\$ -	\$ 3,000	\$ 3,000	\$ 10,000
Internet	\$ 3,000	\$ 1,602	\$ 534	\$ 2,136	\$ 3,000
Pest Control Services	\$ 1,000	\$ 760	\$ 253	\$ 1,013	\$ 1,320
Shade Structure	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Miscellaneous Contingency	\$ 7,500	\$ 15,936	\$ 2,000	\$ 17,936	\$ 7,500

<b>Amenity Subtotal</b>	<b>\$ 68,200</b>	<b>\$ 49,977</b>	<b>\$ 18,997</b>	<b>\$ 68,974</b>	<b>\$ 136,900</b>
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<b>Total Expenditures</b>	<b>\$ 507,077</b>	<b>\$ 353,502</b>	<b>\$ 121,215</b>	<b>\$ 474,717</b>	<b>\$ 697,615</b>
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<b>Operating Income (Loss)</b>	<b>\$ 29,182</b>	<b>\$ 184,377</b>	<b>\$ (121,185)</b>	<b>\$ 63,192</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>\$ 184,377</b>	<b>\$ (150,367)</b>	<b>\$ 34,010</b>	<b>\$ (0)</b>
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Net Assessments	\$ 747,615
Discounts and Collections (6%)	\$ 47,720
Gross Assessments	\$ 795,335

<b>Development</b>	<b>Units</b>	<b>Net Assessments</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Single Family 50'	390	\$ 359,663.07	\$ 922.21	\$ 981.08
Single Family 52.5'	170	\$ 163,889.76	\$ 964.06	\$ 1,025.59
Single Family 62.5'	91	\$ 98,391.19	\$ 1,081.22	\$ 1,150.24
Single Family 65'	95	\$ 104,306.17	\$ 1,097.96	\$ 1,168.04
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>\$ 747,614.50</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	\$ 922.21	\$ 264.68
Single Family 52.5'	\$ 685.90	\$ 964.06	\$ 278.16
Single Family 62.5'	\$ 765.34	\$ 1,081.22	\$ 315.88
Single Family 65'	\$ 776.69	\$ 1,097.96	\$ 321.27
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.

#### Shade Structure

Estimated cost for two cabanas at the amenity center.

#### 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
<b>Total Expenditures</b>	<b><u>\$ 10,000</u></b>	<b><u>\$ 10,000</u></b>
<b>Excess Revenues/(Expenditures)</b>	<b><u>\$ 19,182</u></b>	<b><u>\$ 59,182</u></b>

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

	Adopted Budget FY 2023	Proposed Budget FY 2024
<b><u>Revenues</u></b>		
Special Assessments/Other	\$ 400,900	\$ 199,058
<b>Total Revenues</b>	<b>\$ 400,900</b>	<b>\$ 199,058</b>
<b><u>Expenditures</u></b>		
Debt Service Obligation	\$ 400,900	\$ 199,058
<b>Total Expenditures</b>	<b>\$ 400,900</b>	<b>\$ 199,058</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>

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

<b>Adopted Budget FY 2023</b>	<b>Actual thru 6/30/23</b>	<b>Projected Next 3 Months</b>	<b>Total Projected 9/30/23</b>	<b>Proposed Budget FY 2024</b>
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**Revenues**

Special Assessments	\$ 487,211	\$ 487,376	\$ -	\$ 487,376	\$ 446,137
Special Assessments- Prepayments	\$ -	\$ 671,305	\$ -	\$ 671,305	\$ -
Interest Income	\$ -	\$ 16,650	\$ 5,000	\$ 21,650	\$ 5,000
Carry Forward Surplus (2)	\$ 155,759	\$ 167,086	\$ -	\$ 167,086	\$ 436,080
<b>Total Revenues</b>	<b>\$ 642,970</b>	<b>\$ 1,342,417</b>	<b>\$ 5,000</b>	<b>\$ 1,347,417</b>	<b>\$ 887,217</b>

**Expenditures**

Interest Expense 11/1	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 145,863
Interest Expense 5/1	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 145,863
Principal Expense 5/1	\$ 175,000	\$ 175,000	\$ -	\$ 175,000	\$ 170,000
Special Call 5/1	\$ -	\$ 375,000	\$ -	\$ 375,000	\$ -
Special Call 8/1	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -
<b>Total Expenditures</b>	<b>\$ 486,338</b>	<b>\$ 861,338</b>	<b>\$ 50,000</b>	<b>\$ 911,338</b>	<b>\$ 461,725</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 156,633</b>	<b>\$ 481,080</b>	<b>\$ (45,000)</b>	<b>\$ 436,080</b>	<b>\$ 425,492</b>

11/1/24 Interest \$ 143,738

Net Assessments \$ 446,137  
Discounts and Collections (6%) \$ 28,477  
Gross Assessments \$ 474,614

<b>Development</b>	<b>Units</b>	<b>Net Assessments</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Single Family 50'	357	\$ 446,136.83	\$ 1,249.68	\$ 1,329.45

**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>
11/01/23				\$145,862.50	\$145,862.50
05/01/24	\$8,130,000	\$170,000	2.50%	\$145,862.50	
11/01/24				\$143,737.50	\$459,600.00
05/01/25	\$7,960,000	\$175,000	2.50%	\$143,737.50	
11/01/25				\$141,550.00	\$460,287.50
05/01/26	\$7,785,000	\$180,000	2.50%	\$141,550.00	
11/01/26				\$139,300.00	\$460,850.00
05/01/27	\$7,605,000	\$185,000	3.00%	\$139,300.00	
11/01/27				\$136,525.00	\$460,825.00
05/01/28	\$7,420,000	\$190,000	3.00%	\$136,525.00	
11/01/28				\$133,675.00	\$460,200.00
05/01/29	\$7,230,000	\$195,000	3.00%	\$133,675.00	
11/01/29				\$130,750.00	\$459,425.00
05/01/30	\$7,035,000	\$205,000	3.00%	\$130,750.00	
11/01/30				\$127,675.00	\$463,425.00
05/01/31	\$6,830,000	\$210,000	3.00%	\$127,675.00	
11/01/31				\$124,525.00	\$462,200.00
05/01/32	\$6,620,000	\$215,000	3.38%	\$124,525.00	
11/01/32				\$120,896.88	\$460,421.88
05/01/33	\$6,405,000	\$225,000	3.38%	\$120,896.88	
11/01/33				\$117,100.00	\$462,996.88
05/01/34	\$6,180,000	\$230,000	3.38%	\$117,100.00	
11/01/34				\$113,218.75	\$460,318.75
05/01/35	\$5,950,000	\$240,000	3.38%	\$113,218.75	
11/01/35				\$109,168.75	\$462,387.50
05/01/36	\$5,710,000	\$245,000	3.38%	\$109,168.75	
11/01/36				\$105,034.38	\$459,203.13
05/01/37	\$5,465,000	\$255,000	3.38%	\$105,034.38	
11/01/37				\$100,731.25	\$460,765.63
05/01/38	\$5,210,000	\$265,000	3.38%	\$100,731.25	
11/01/38				\$96,259.38	\$461,990.63
05/01/39	\$4,945,000	\$275,000	3.38%	\$96,259.38	
11/01/39				\$91,618.75	\$462,878.13
05/01/40	\$4,670,000	\$280,000	3.38%	\$91,618.75	
11/01/40				\$86,893.75	\$458,512.50
05/01/41	\$4,390,000	\$290,000	3.38%	\$86,893.75	
11/01/41				\$82,000.00	\$458,893.75
05/01/42	\$4,100,000	\$305,000	4.00%	\$82,000.00	
11/01/42				\$75,900.00	\$462,900.00
05/01/43	\$3,795,000	\$315,000	4.00%	\$75,900.00	
11/01/43				\$69,600.00	\$460,500.00
05/01/44	\$3,480,000	\$330,000	4.00%	\$69,600.00	
11/01/44				\$63,000.00	\$462,600.00
05/01/45	\$3,150,000	\$340,000	4.00%	\$63,000.00	
11/01/45				\$56,200.00	\$459,200.00
05/01/46	\$2,810,000	\$355,000	4.00%	\$56,200.00	
11/01/46				\$49,100.00	\$460,300.00
05/01/47	\$2,455,000	\$370,000	4.00%	\$49,100.00	

**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				\$41,700.00	\$460,800.00
05/01/48	\$2,085,000	\$385,000	4.00%	\$41,700.00	
11/01/48				\$34,000.00	\$460,700.00
05/01/49	\$1,700,000	\$400,000	4.00%	\$34,000.00	
11/01/49				\$26,000.00	\$460,000.00
05/01/50	\$1,300,000	\$415,000	4.00%	\$26,000.00	
11/01/50				\$17,700.00	\$458,700.00
05/01/51	\$885,000	\$435,000	4.00%	\$17,700.00	
11/01/51				\$9,000.00	\$461,700.00
05/01/52	\$450,000	\$450,000	4.00%	\$9,000.00	
<b>Total</b>		<b>\$8,130,000</b>		<b>\$5,377,443.78</b>	<b>\$13,048,443.78</b>



## SECTION B

# SECTION 1

## RESOLUTION 2023-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Chapel Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Pasco County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

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

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
  - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
  - ii. Debt Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than October 1, 2023
  2. 25% due no later than February 1, 2024
  3. 25% due no later than April 1, 2024
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than October 1, 2023
  2. 25% due no later than February 1, 2024
  3. 25% due no later than April 1, 2024
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M 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 O&M Assessments, and the levy, collection, and lien of the O&M 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 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

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

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 2, 2023.**

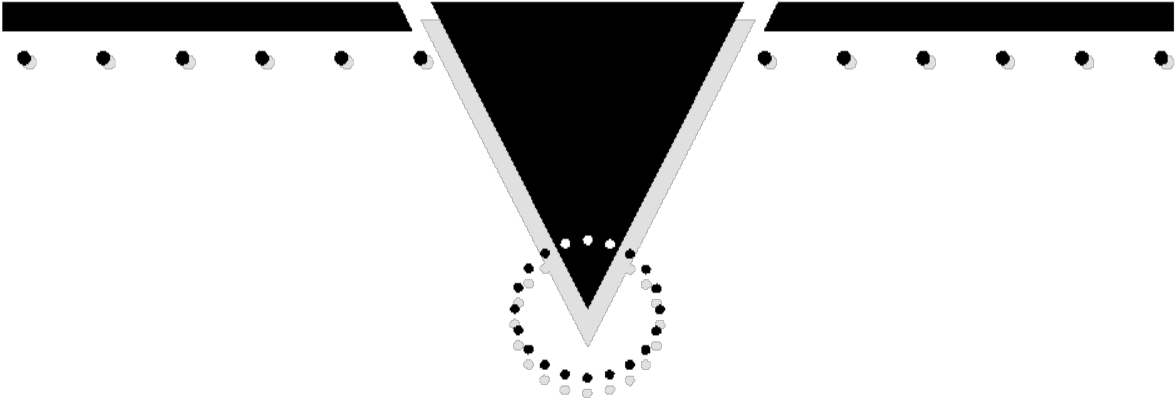
Attested By:

**Chapel Creek Community  
Development District**

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

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

**Exhibit A: FY 2023-2024 Budget**



# 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 6/30/23</b>	<b>Projected Next 3 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	\$ 517,941	\$ -	\$ 517,941	\$ 726,250
Operations and Maintenance Assessments- Direct	\$ 19,788	\$ 19,788	\$ -	\$ 19,788	\$ 21,364
Misc Income- Access Cards	\$ -	\$ 150	\$ 30	\$ 180	\$ -

<b>Total Revenues</b>	<b>\$ 536,259</b>	<b>\$ 537,879</b>	<b>\$ 30</b>	<b>\$ 537,909</b>	<b>\$ 747,615</b>
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**Expenditures**

**Administrative**

Supervisors Fees	\$ 12,000	\$ 2,000	\$ 1,000	\$ 3,000	\$ 12,000
District Management	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 42,000
District Engineer	\$ 10,000	\$ 2,374	\$ 791	\$ 3,166	\$ 10,000
Disclosure Report	\$ 6,500	\$ 5,375	\$ 1,625	\$ 7,000	\$ 6,500
Trustee Fees	\$ 3,000	\$ 3,030	\$ -	\$ 3,030	\$ 8,500
Property Appraiser Fee	\$ 150	\$ -	\$ 150	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,500
Auditing Services	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 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	\$ 4,493	\$ 100	\$ 4,593	\$ 3,000
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ 500	\$ 417	\$ 139	\$ 556	\$ 500
Copies	\$ 150	\$ 2	\$ 1	\$ 3	\$ 150
Office Supplies	\$ 150	\$ 12	\$ 4	\$ 16	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ 1,350	\$ 1,013	\$ 338	\$ 1,350	\$ 1,350
Website Hosting, Maintenance, Backup (Email)	\$ 650	\$ -	\$ -	\$ -	\$ -
District Counsel	\$ 15,000	\$ 5,351	\$ 2,500	\$ 7,851	\$ 15,000

<b>Administration Subtotal</b>	<b>\$ 108,182</b>	<b>\$ 63,473</b>	<b>\$ 22,198</b>	<b>\$ 85,671</b>	<b>\$ 116,232</b>
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**Field**

Field Management	\$ 15,750	\$ 11,813	\$ 3,938	\$ 15,750	\$ 16,538
Utility Services- Electric	\$ 20,000	\$ 8,656	\$ 2,885	\$ 11,541	\$ 25,000
Utility Services- Streetlights	\$ 60,000	\$ 62,046	\$ 20,682	\$ 82,729	\$ 110,000
Street Light Repair	\$ 14,000	\$ 5,521	\$ 1,840	\$ 7,361	\$ 10,000
Aquatic Maintenance	\$ 22,368	\$ 16,776	\$ 5,592	\$ 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	\$ 104,450	\$ 34,817	\$ 139,267	\$ 185,000
Field Repairs & Maintenance	\$ 12,500	\$ 15,136	\$ 5,045	\$ 20,182	\$ 12,500
Holiday Decorations	\$ 3,000	\$ 1,659	\$ -	\$ 1,659	\$ 2,000
Irrigation Maintenance	\$ 6,000	\$ 1,798	\$ 599	\$ 2,398	\$ 6,000
Landscape Enhancements & Replacement	\$ 35,000	\$ 4,865	\$ 1,622	\$ 6,487	\$ 35,000
Sidewalk & Pavement Management	\$ 1,500	\$ -	\$ 500	\$ 500	\$ -
Field Contingency	\$ 7,500	\$ -	\$ 2,500	\$ 2,500	\$ 7,500

<b>Field Subtotal</b>	<b>\$ 330,695</b>	<b>\$ 240,052</b>	<b>\$ 80,021</b>	<b>\$ 320,072</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 6/30/23</b>	<b>Projected Next 3 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	\$ 7,097	\$ 2,366	\$ 9,462	\$ 11,000
Utility Services- Water & Sewer	\$ 3,000	\$ 3,057	\$ 1,019	\$ 4,077	\$ 5,500
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 7,500
Amenity Maintenance & Repair	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Janitorial Services & Pet Waste Stations	\$ 10,000	\$ 9,225	\$ 3,075	\$ 12,300	\$ 19,080
Pool Service Contract	\$ 10,200	\$ 8,550	\$ 3,000	\$ 11,550	\$ 12,000
Security	\$ 7,500	\$ -	\$ 3,000	\$ 3,000	\$ 10,000
Internet	\$ 3,000	\$ 1,602	\$ 534	\$ 2,136	\$ 3,000
Pest Control Services	\$ 1,000	\$ 760	\$ 253	\$ 1,013	\$ 1,320
Shade Structure	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Miscellaneous Contingency	\$ 7,500	\$ 15,936	\$ 2,000	\$ 17,936	\$ 7,500

<b>Amenity Subtotal</b>	<b>\$ 68,200</b>	<b>\$ 49,977</b>	<b>\$ 18,997</b>	<b>\$ 68,974</b>	<b>\$ 136,900</b>
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<b>Total Expenditures</b>	<b>\$ 507,077</b>	<b>\$ 353,502</b>	<b>\$ 121,215</b>	<b>\$ 474,717</b>	<b>\$ 697,615</b>
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<b>Operating Income (Loss)</b>	<b>\$ 29,182</b>	<b>\$ 184,377</b>	<b>\$ (121,185)</b>	<b>\$ 63,192</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>\$ 184,377</b>	<b>\$ (150,367)</b>	<b>\$ 34,010</b>	<b>\$ (0)</b>
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Net Assessments	\$ 747,615
Discounts and Collections (6%)	\$ 47,720
Gross Assessments	\$ 795,335

<b>Development</b>	<b>Units</b>	<b>Net Assessments</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Single Family 50'	390	\$ 359,663.07	\$ 922.21	\$ 981.08
Single Family 52.5'	170	\$ 163,889.76	\$ 964.06	\$ 1,025.59
Single Family 62.5'	91	\$ 98,391.19	\$ 1,081.22	\$ 1,150.24
Single Family 65'	95	\$ 104,306.17	\$ 1,097.96	\$ 1,168.04
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>\$ 747,614.50</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	\$ 922.21	\$ 264.68
Single Family 52.5'	\$ 685.90	\$ 964.06	\$ 278.16
Single Family 62.5'	\$ 765.34	\$ 1,081.22	\$ 315.88
Single Family 65'	\$ 776.69	\$ 1,097.96	\$ 321.27
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.

#### Shade Structure

Estimated cost for two cabanas at the amenity center.

#### 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
<b>Total Expenditures</b>	<b><u>\$ 10,000</u></b>	<b><u>\$ 10,000</u></b>
<b>Excess Revenues/(Expenditures)</b>	<b><u>\$ 19,182</u></b>	<b><u>\$ 59,182</u></b>



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

	Adopted Budget FY 2023	Proposed Budget FY 2024
<b><u>Revenues</u></b>		
Special Assessments/Other	\$ 400,900	\$ 199,058
<b>Total Revenues</b>	<b>\$ 400,900</b>	<b>\$ 199,058</b>
<b><u>Expenditures</u></b>		
Debt Service Obligation	\$ 400,900	\$ 199,058
<b>Total Expenditures</b>	<b>\$ 400,900</b>	<b>\$ 199,058</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>

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

<b>Adopted Budget FY 2023</b>	<b>Actual thru 6/30/23</b>	<b>Projected Next 3 Months</b>	<b>Total Projected 9/30/23</b>	<b>Proposed Budget FY 2024</b>
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**Revenues**

Special Assessments	\$ 487,211	\$ 487,376	\$ -	\$ 487,376	\$ 446,137
Special Assessments- Prepayments	\$ -	\$ 671,305	\$ -	\$ 671,305	\$ -
Interest Income	\$ -	\$ 16,650	\$ 5,000	\$ 21,650	\$ 5,000
Carry Forward Surplus (2)	\$ 155,759	\$ 167,086	\$ -	\$ 167,086	\$ 436,080
<b>Total Revenues</b>	<b>\$ 642,970</b>	<b>\$ 1,342,417</b>	<b>\$ 5,000</b>	<b>\$ 1,347,417</b>	<b>\$ 887,217</b>

**Expenditures**

Interest Expense 11/1	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 145,863
Interest Expense 5/1	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 145,863
Principal Expense 5/1	\$ 175,000	\$ 175,000	\$ -	\$ 175,000	\$ 170,000
Special Call 5/1	\$ -	\$ 375,000	\$ -	\$ 375,000	\$ -
Special Call 8/1	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -
<b>Total Expenditures</b>	<b>\$ 486,338</b>	<b>\$ 861,338</b>	<b>\$ 50,000</b>	<b>\$ 911,338</b>	<b>\$ 461,725</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 156,633</b>	<b>\$ 481,080</b>	<b>\$ (45,000)</b>	<b>\$ 436,080</b>	<b>\$ 425,492</b>

11/1/24 Interest \$ 143,738

Net Assessments \$ 446,137  
Discounts and Collections (6%) \$ 28,477  
Gross Assessments \$ 474,614

<b>Development</b>	<b>Units</b>	<b>Net Assessments</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Single Family 50'	357	\$ 446,136.83	\$ 1,249.68	\$ 1,329.45

**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>
11/01/23				\$145,862.50	\$145,862.50
05/01/24	\$8,130,000	\$170,000	2.50%	\$145,862.50	
11/01/24				\$143,737.50	\$459,600.00
05/01/25	\$7,960,000	\$175,000	2.50%	\$143,737.50	
11/01/25				\$141,550.00	\$460,287.50
05/01/26	\$7,785,000	\$180,000	2.50%	\$141,550.00	
11/01/26				\$139,300.00	\$460,850.00
05/01/27	\$7,605,000	\$185,000	3.00%	\$139,300.00	
11/01/27				\$136,525.00	\$460,825.00
05/01/28	\$7,420,000	\$190,000	3.00%	\$136,525.00	
11/01/28				\$133,675.00	\$460,200.00
05/01/29	\$7,230,000	\$195,000	3.00%	\$133,675.00	
11/01/29				\$130,750.00	\$459,425.00
05/01/30	\$7,035,000	\$205,000	3.00%	\$130,750.00	
11/01/30				\$127,675.00	\$463,425.00
05/01/31	\$6,830,000	\$210,000	3.00%	\$127,675.00	
11/01/31				\$124,525.00	\$462,200.00
05/01/32	\$6,620,000	\$215,000	3.38%	\$124,525.00	
11/01/32				\$120,896.88	\$460,421.88
05/01/33	\$6,405,000	\$225,000	3.38%	\$120,896.88	
11/01/33				\$117,100.00	\$462,996.88
05/01/34	\$6,180,000	\$230,000	3.38%	\$117,100.00	
11/01/34				\$113,218.75	\$460,318.75
05/01/35	\$5,950,000	\$240,000	3.38%	\$113,218.75	
11/01/35				\$109,168.75	\$462,387.50
05/01/36	\$5,710,000	\$245,000	3.38%	\$109,168.75	
11/01/36				\$105,034.38	\$459,203.13
05/01/37	\$5,465,000	\$255,000	3.38%	\$105,034.38	
11/01/37				\$100,731.25	\$460,765.63
05/01/38	\$5,210,000	\$265,000	3.38%	\$100,731.25	
11/01/38				\$96,259.38	\$461,990.63
05/01/39	\$4,945,000	\$275,000	3.38%	\$96,259.38	
11/01/39				\$91,618.75	\$462,878.13
05/01/40	\$4,670,000	\$280,000	3.38%	\$91,618.75	
11/01/40				\$86,893.75	\$458,512.50
05/01/41	\$4,390,000	\$290,000	3.38%	\$86,893.75	
11/01/41				\$82,000.00	\$458,893.75
05/01/42	\$4,100,000	\$305,000	4.00%	\$82,000.00	
11/01/42				\$75,900.00	\$462,900.00
05/01/43	\$3,795,000	\$315,000	4.00%	\$75,900.00	
11/01/43				\$69,600.00	\$460,500.00
05/01/44	\$3,480,000	\$330,000	4.00%	\$69,600.00	
11/01/44				\$63,000.00	\$462,600.00
05/01/45	\$3,150,000	\$340,000	4.00%	\$63,000.00	
11/01/45				\$56,200.00	\$459,200.00
05/01/46	\$2,810,000	\$355,000	4.00%	\$56,200.00	
11/01/46				\$49,100.00	\$460,300.00
05/01/47	\$2,455,000	\$370,000	4.00%	\$49,100.00	

**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				\$41,700.00	\$460,800.00
05/01/48	\$2,085,000	\$385,000	4.00%	\$41,700.00	
11/01/48				\$34,000.00	\$460,700.00
05/01/49	\$1,700,000	\$400,000	4.00%	\$34,000.00	
11/01/49				\$26,000.00	\$460,000.00
05/01/50	\$1,300,000	\$415,000	4.00%	\$26,000.00	
11/01/50				\$17,700.00	\$458,700.00
05/01/51	\$885,000	\$435,000	4.00%	\$17,700.00	
11/01/51				\$9,000.00	\$461,700.00
05/01/52	\$450,000	\$450,000	4.00%	\$9,000.00	
<b>Total</b>		<b>\$8,130,000</b>		<b>\$5,377,443.78</b>	<b>\$13,048,443.78</b>

## Chapel Creek CDD FY 24 Assessment Roll

[illegible]

PARCELID	Units	Type	FY 24 O&M	2006 Debt	2021 Debt	Total
05-26-21-0060-00300-0020	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
05-26-21-0060-00300-0030	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
05-26-21-0060-00300-0040	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
05-26-21-0060-00400-0010	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
05-26-21-0060-00400-0020	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
05-26-21-0060-00400-0030	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
05-26-21-0060-00400-0040	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
05-26-21-0060-00400-0050	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
05-26-21-0060-00400-0060	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
05-26-21-0060-00400-0070	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
05-26-21-0060-00800-0010	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00800-0020	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00800-0030	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00800-0040	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00800-0050	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00800-0060	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00800-0070	1	65T	\$1,168.04	\$900.00		\$2,068.04
05-26-21-0060-00800-0080	1	65T	\$1,168.04	\$900.00		\$2,068.04
05-26-21-0060-00800-0090	1	65T	\$1,168.04	\$900.00		\$2,068.04
05-26-21-0060-00800-0100	1	65T	\$1,168.04	\$900.00		\$2,068.04
05-26-21-0060-00800-0110	1	65T	\$1,168.04	\$900.00		\$2,068.04
05-26-21-0060-00800-0120	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00800-0130	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00900-0010	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00900-0020	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00900-0030	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00900-0040	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00900-0050	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-00L00-0000						\$0.00
05-26-21-0060-00M00-0000						\$0.00
05-26-21-0060-00N00-0000						\$0.00
05-26-21-0060-00X00-0000						\$0.00
05-26-21-0060-00Y00-0000						\$0.00
05-26-21-0060-01000-0010	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0020	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0030	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0040	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0050	1	65P	\$1,168.04	\$0.00		\$1,168.04
05-26-21-0060-01000-0060	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0070	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0080	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0090	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0100	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0110	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0120	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0130	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0140	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-01000-0150	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0060-49900-0000						\$0.00
05-26-21-0130-00500-0010	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00500-0020	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00500-0030	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00500-0040	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00500-0050	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00500-0060	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00500-0070	1	52.5P	\$1,025.59	\$552.00		\$1,577.59

[illegible]

PARCELID	Units	Type	FY 24 O&M	2006 Debt	2021 Debt	Total
05-26-21-0130-00600-0010	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0020	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0030	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0040	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0050	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0060	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0070	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0080	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0090	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0100	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0110	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0120	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0130	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0140	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0150	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0160	1	52.5P	\$1,025.59	\$0.00		\$1,025.59
05-26-21-0130-00600-0170	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0180	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0190	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0200	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0210	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0220	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0230	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0240	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0250	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0260	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0270	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0280	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0290	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0300	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00600-0310	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
05-26-21-0130-00700-0010	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0020	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0030	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0040	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0050	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0060	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0070	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0080	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0090	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0100	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0110	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0120	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0130	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0140	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0150	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0160	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0170	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0180	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00700-0190	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00800-0010	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00800-0020	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00800-0030	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00800-0040	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00800-0050	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00800-0060	1	65P	\$1,168.04	\$660.00		\$1,828.04



PARCELID	Units	Type	FY 24 O&M	2006 Debt	2021 Debt	Total
05-26-21-0130-00800-0070	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00800-0080	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00800-0090	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00800-0100	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00800-0110	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00900-0010	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00900-0020	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00900-0030	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00900-0040	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00900-0050	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00900-0060	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-00900-0070	1	65P	\$1,168.04	\$660.00		\$1,828.04
05-26-21-0130-0B100-0000						\$0.00
05-26-21-0130-0B200-0000						\$0.00
05-26-21-0130-0B300-0000						\$0.00
05-26-21-0130-0B400-0000						\$0.00
05-26-21-0130-0B500-0000						\$0.00
05-26-21-0130-0B600-0000						\$0.00
05-26-21-0130-0B700-0000						\$0.00
05-26-21-0130-0B800-0000						\$0.00
05-26-21-0130-0P100-0000						\$0.00
05-26-21-0130-49900-0000						\$0.00
05-26-21-0140-00100-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00100-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00100-0030	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00100-0040	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00100-0050	1	50'	\$981.08		\$664.73	\$1,645.81
05-26-21-0140-00100-0060	1	50'	\$981.08		\$664.73	\$1,645.81
05-26-21-0140-00100-0070	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00100-0080	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00100-0090	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00100-0100	1	50'	\$981.08		\$664.73	\$1,645.81
05-26-21-0140-00100-0110	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00100-0120	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00100-0130	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00100-0140	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00200-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00200-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00200-0030	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00200-0040	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00200-0050	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00200-0060	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00200-0070	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00200-0080	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00200-0090	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00200-0100	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00200-0110	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00200-0120	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00300-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00300-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00300-0030	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00300-0040	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00300-0050	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00300-0060	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00300-0070	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00300-0080	1	50'	\$981.08		\$0.00	\$981.08

PARCELID	Units	Type	FY 24 O&M	2006 Debt	2021 Debt	Total
05-26-21-0140-00300-0090	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00300-0100	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00300-0110	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00300-0120	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00300-0130	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0030	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0040	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00400-0050	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0060	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0070	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0080	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00400-0090	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0100	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0110	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0120	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0130	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0140	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00400-0150	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00500-0010	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00500-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0030	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00500-0040	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0050	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0060	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00500-0070	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0080	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0090	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0100	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0110	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0120	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0130	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0140	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0150	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0160	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0170	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0180	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0190	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0200	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0210	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0220	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0230	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0240	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0250	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0260	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0270	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0280	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0290	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0300	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0310	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0320	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0330	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0340	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0350	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0360	1	50'	\$981.08		\$1,329.45	\$2,310.53

PARCELID	Units	Type	FY 24 O&M	2006 Debt	2021 Debt	Total
05-26-21-0140-00500-0370	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0380	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0390	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0400	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0410	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00500-0420	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0030	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00600-0040	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0050	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00600-0060	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0070	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0080	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00600-0090	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0100	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00600-0110	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-00600-0120	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0130	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0140	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0150	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0160	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0170	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0180	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0190	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0200	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0210	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0220	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0230	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0240	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0250	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0260	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0270	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0280	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0290	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0300	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0310	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0320	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0330	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0340	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00600-0350	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00700-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00700-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00700-0030	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00700-0040	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-00700-0050	1	50'	\$981.08		\$1,329.45	\$2,310.53

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PARCELID	Units	Type	FY 24 O&M	2006 Debt	2021 Debt	Total
05-26-21-0140-01400-0250	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01400-0260	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0030	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0040	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0050	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0060	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0070	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0080	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0090	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0100	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0110	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0120	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0130	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01500-0140	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0030	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0040	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0050	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0060	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0070	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0080	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0090	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0100	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0110	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0120	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01600-0130	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0030	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0040	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0050	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0060	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0070	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0080	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0090	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0100	1	50'	\$981.08		\$664.73	\$1,645.81
05-26-21-0140-01700-0110	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0120	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0130	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0140	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0150	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01700-0160	1	50'	\$981.08		\$664.73	\$1,645.81
05-26-21-0140-01800-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01800-0020	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-01800-0030	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01800-0040	1	50'	\$981.08		\$664.73	\$1,645.81
05-26-21-0140-01800-0050	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-01800-0060	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-01800-0070	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-01800-0080	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-01800-0090	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01800-0100	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01800-0110	1	50'	\$981.08		\$1,329.45	\$2,310.53

PARCELID	Units	Type	FY 24 O&M	2006 Debt	2021 Debt	Total
05-26-21-0140-01800-0120	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-01800-0130	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01800-0140	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-01900-0010	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0020	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0030	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0040	1	50'	\$981.08		\$0.00	\$981.08
05-26-21-0140-01900-0050	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0060	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0070	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0080	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0090	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0100	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0110	1	50'	\$981.08		\$664.73	\$1,645.81
05-26-21-0140-01900-0120	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0130	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0140	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0150	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0160	1	50'	\$981.08		\$664.73	\$1,645.81
05-26-21-0140-01900-0170	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0180	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-01900-0190	1	50'	\$981.08		\$1,329.45	\$2,310.53
05-26-21-0140-0B100-0000						\$0.00
05-26-21-0140-0B200-0000						\$0.00
05-26-21-0140-0B300-0000						\$0.00
05-26-21-0140-0B400-0000						\$0.00
05-26-21-0140-0B500-0000						\$0.00
05-26-21-0140-0B600-0000						\$0.00
05-26-21-0140-0B700-0000						\$0.00
05-26-21-0140-0B800-0000						\$0.00
05-26-21-0140-0B900-0000						\$0.00
05-26-21-0140-49900-0000						\$0.00
05-26-21-0140-B1000-0000						\$0.00
05-26-21-0140-B1100-0000						\$0.00
05-26-21-0140-B1200-0000						\$0.00
06-26-21-0000-00100-0020						\$0.00
06-26-21-0000-00100-0023						\$0.00
06-26-21-0060-00100-0010	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0020	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0030	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0040	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0050	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0060	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0070	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0080	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0090	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0100	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0110	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0120	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0130	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0140	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0150	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0160	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0170	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0180	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00100-0190	1	52.5P	\$1,025.59	\$552.00		\$1,577.59



[illegible]

PARCELID	Units	Type	FY 24 O&M	2006 Debt	2021 Debt	Total
06-26-21-0060-00400-0100	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
06-26-21-0060-00400-0110	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
06-26-21-0060-00400-0120	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
06-26-21-0060-00400-0130	1	62.5P	\$1,150.24	\$600.00		\$1,750.24
06-26-21-0060-00400-0140	1	62.5T	\$1,150.24	\$850.00		\$2,000.24
06-26-21-0060-00400-0150	1	62.5T	\$1,150.24	\$850.00		\$2,000.24
06-26-21-0060-00500-0010	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0020	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0030	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0040	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0050	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0060	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0070	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0080	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0090	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0100	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0110	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0120	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0130	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00500-0140	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00600-0010	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00600-0020	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00600-0030	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00600-0040	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00600-0050	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00600-0060	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00600-0070	1	52.5P	\$1,025.59	\$552.00		\$1,577.59
06-26-21-0060-00600-0080	1	52.5T	\$1,025.59	\$800.00		\$1,825.59
06-26-21-0060-00600-0090	1	52.5T	\$1,025.59	\$800.00		\$1,825.59
06-26-21-0060-00600-0100	1	52.5T	\$1,025.59	\$800.00		\$1,825.59
06-26-21-0060-00600-0110	1	52.5T	\$1,025.59	\$800.00		\$1,825.59
06-26-21-0060-00600-0120	1	52.5T	\$1,025.59	\$800.00		\$1,825.59
06-26-21-0060-00700-0010	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00700-0020	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00700-0030	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00700-0040	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00700-0050	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00700-0060	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00700-0070	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00700-0080	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00700-0090	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00700-0100	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00700-0110	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00800-0140	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00800-0150	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00800-0160	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00800-0170	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00800-0180	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00800-0190	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00800-0200	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00800-0210	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00800-0220	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00800-0230	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-00A00-0000						\$0.00
06-26-21-0060-00B00-0000						\$0.00
06-26-21-0060-00C00-0000						\$0.00

PARCELID	Units	Type	FY 24 O&M	2006 Debt	2021 Debt	Total
06-26-21-0060-00D00-0000						\$0.00
06-26-21-0060-00E00-0000						\$0.00
06-26-21-0060-00F00-0000						\$0.00
06-26-21-0060-00G00-0000						\$0.00
06-26-21-0060-00H00-0000						\$0.00
06-26-21-0060-00J00-0000						\$0.00
06-26-21-0060-00K00-0000						\$0.00
06-26-21-0060-00L00-0000						\$0.00
06-26-21-0060-00N00-0000						\$0.00
06-26-21-0060-00P00-0000						\$0.00
06-26-21-0060-00Q00-0000						\$0.00
06-26-21-0060-00R00-0000						\$0.00
06-26-21-0060-00R00-0020	10.71	Comm	\$1,448.96			\$1,448.96
06-26-21-0060-00R00-0030						\$0.00
06-26-21-0060-00S00-0000	9.29	Comm	\$1,256.84			\$1,256.84
06-26-21-0060-00T00-0000						\$0.00
06-26-21-0060-00U00-0000						\$0.00
06-26-21-0060-00V00-0000						\$0.00
06-26-21-0060-00W00-0000						\$0.00
06-26-21-0060-00Y00-0000						\$0.00
06-26-21-0060-01000-0160	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-01000-0170	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-01000-0180	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-01000-0190	1	65P	\$1,168.04	\$660.00		\$1,828.04
06-26-21-0060-49900-0000						\$0.00
06-26-21-0060-49900-0010						\$0.00
06-26-21-0060-49900-0020						\$0.00
32-25-21-0010-10100-0000						\$0.00
Total Gross Onroll	766		\$775,312.94	\$211,764.00	\$474,613.69	\$1,461,690.63
Total Net Onroll			\$728,794.16	\$199,058.16	\$446,136.87	\$1,373,989.19
<b>Direct Billing</b>						
32-25-21-0010-10100-0000	148	50'	\$20,022.92			\$20,022.92
Total Gross Direct	148		\$20,022.92	\$0.00	\$0.00	\$20,022.92
Total Net Direct			\$18,821.54	\$0.00	\$0.00	\$18,821.54
Total Gross Assessments	914		\$795,335.86	\$211,764.00	\$474,613.69	\$1,481,713.55
Total Net Assessments			\$747,615.71	\$199,058.16	\$446,136.87	\$1,392,810.74

## SECTION VI

**RESOLUTION 2023-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, 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 situated within Pasco County, Florida; and

**WHEREAS**, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

**SECTION 1.** The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

**SECTION 2.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 2nd day of August 2023.

ATTEST:

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

## SECTION VII

**RESOLUTION 2023-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023/2024 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of August 2023.

ATTEST:

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2023/2024 Annual Meeting Schedule

## **Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule**

### **BOARD OF SUPERVISORS MEETING DATES CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024**

The Board of Supervisors of the Chapel Creek Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, FL 33542 at 11:30 a.m. on the 1<sup>st</sup> Wednesday of each month, unless otherwise indicated as follows:

**October, 4, 2023**  
**November 1, 2023**  
**December 6, 2023 at 5:00 PM**  
**January 3, 2024**  
**February 7, 2024**  
**March 6, 2024**  
**April 3, 2024 at 5:00 PM**  
**May 1, 2024**  
**June 5, 2024**  
**July 3, 2024 at 5:00 PM**  
**August 7, 2024 at 5:00 PM**  
**September 4, 2024**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



## SECTION VIII

**RESOLUTION 2023-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT APPOINTING ASSISTANT TREASURERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

**SECTION 1.** Darrin Mossing, Sr. is appointed as an Assistant Treasurer.

**SECTION 2.** Hannah Henry is appointed as an Assistant Treasurer.

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

**PASSED AND ADOPTED** this 2nd day of August 2023.

ATTEST:

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

## SECTION IX

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS**

September 30, 2022

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
**September 30, 2022**

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors  
Chapel Creek Community Development District  
Pasco County, Florida

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Chapel Creek Community Development District, Pasco County, Florida ("District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated June 29, 2023, on our consideration of the Chapel Creek Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 29, 2023 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

*DiBartolomeo, McBee, Hartley & Barnes*

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

Fort Pierce, Florida

June 29, 2023



# **CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2022

Our discussion and analysis of Chapel Creek Community Development District, Pasco County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,870,556.
- The change in the District's total net position in comparison with the prior fiscal year was \$2,725,061, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$3,066,077. A portion of fund balance is assigned to operating reserves and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

# **CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2022

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

### GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

#### Statement of Net Position

	2022	2021
Current assets	\$ 5,295,040	\$ 15,327,508
Capital assets	18,575,643	10,612,595
Total assets	23,870,683	25,940,103
Current liabilities	3,051,851	6,990,987
Long-term liabilities	15,948,276	16,803,621
Total liabilities	19,000,127	23,794,608
Net position		
Net investment in capital assets	2,107,367	(1,654,794)
Restricted for capital projects	3,840	-
Restricted for debt service	2,760,057	3,822,520
Unrestricted	(708)	(22,231)
Total net position	\$ 4,870,556	\$ 2,145,495

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

#### Change in Net Position

	2022	2021
Program revenues	\$ 3,809,657	\$ 2,789,063
General revenues	8,830	-
Total revenues	3,818,487	2,789,063
Expenses		
General government	97,626	481,595
Physical environment	291,824	242,424
Interest on long-term debt	703,976	612,616
Total expenses	1,093,426	1,336,635
Change in net position	2,725,061	1,452,428
Net position - beginning of year	2,145,495	693,067
Net position - end of year	\$ 4,870,556	\$ 2,145,495

# **CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,093,426, which primarily consisted of general maintenance, depreciation and interest of long-term debt. The costs of the District's activities were funded by special assessments and developer contributions.

### **GENERAL BUDGETING HIGHLIGHTS**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were significantly lower than the original budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

### **CAPITAL ASSETS AND DEBT ADMINISTRATION**

#### Capital Assets

At September 30, 2022, the District had \$18,575,643 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2022 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

#### Capital Debt

At September 30, 2022, the District had \$16,468,276 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

### **ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION**

For the fiscal year 2023, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

# **CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2022

### **CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Chapel Creek Community Development District's Finance Department at 219 East Livingston Street Orlando, Florida 32801.

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT****STATEMENT OF NET POSITION**

September 30, 2022

	<u>GOVERNMENTAL ACTIVITIES</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 98,887
Investments	64,952
Assessments receivable	1,770
Due from developer	422,397
Prepaid items	10,355
Restricted assets:	
Investments	4,696,679
Capital assets:	
Non-depreciable	17,957,934
Depreciable	617,709
TOTAL ASSETS	<u><u>\$ 23,870,683</u></u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	\$ 451,185
Due to developer	64,953
Unearned revenue	1,269
Accrued interest payable	302,888
Matured bonds payable	1,480,000
Matured interest payable	231,556
Bonds payable, due within one year	520,000
Bonds payable, due in more than one year	15,948,276
TOTAL LIABILITIES	<u><u>19,000,127</u></u>
<b>NET POSITION</b>	
Net investment in capital assets	2,107,367
Restricted for:	
Capital projects	3,840
Debt service	2,760,057
Unrestricted	(708)
TOTAL NET POSITION	<u><u>\$ 4,870,556</u></u>

The accompanying notes are an integral part of this financial statement

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## STATEMENT OF ACTIVITIES Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 97,626	\$ 97,626	\$ -	\$ -
Physical environment	291,824	208,345	2,852,761	2,769,282
Interest on long-term debt	703,976	650,925	-	(53,051)
Total governmental activities	<u>\$ 1,093,426</u>	<u>\$ 956,896</u>	<u>\$ 2,852,761</u>	<u>2,716,231</u>
General revenues:				
Investment earnings				8,740
Miscellaneous income				90
Total general revenues				<u>8,830</u>
Change in net position				<u>2,725,061</u>
Net position - October 1, 2021				<u>2,145,495</u>
Net position - September 30, 2022				<u>\$ 4,870,556</u>

The accompanying notes are an integral part of this financial statement

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT****BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2022

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<b><u>ASSETS</u></b>				
Cash and cash equivalents	\$ 98,887	\$ -	\$ -	\$ 98,887
Investments	64,952	-	-	64,952
Assessments receivable	1,770	-	-	1,770
Due from other funds	-	81,662	-	81,662
Due from developer	-	-	422,397	422,397
Prepaid items	10,355	-	-	10,355
Restricted Assets:				
Investments	-	4,692,839	3,840	4,696,679
TOTAL ASSETS	<u>\$ 175,964</u>	<u>\$4,774,501</u>	<u>\$ 426,237</u>	<u>\$ 5,376,702</u>
<b><u>LIABILITIES AND FUND BALANCES</u></b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 28,788	\$ -	\$ 422,397	\$ 451,185
Due to other funds	81,662	-	-	81,662
Due to developer	64,953	-	-	64,953
Unearned revenue	1,269	-	-	1,269
Matured bonds payable	-	1,480,000	-	1,480,000
Matured interest payable	-	231,556	-	231,556
TOTAL LIABILITIES	<u>176,672</u>	<u>1,711,556</u>	<u>422,397</u>	<u>2,310,625</u>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid items	10,355	-	-	10,355
Restricted for:				
Debt service	-	3,062,945	-	3,062,945
Capital projects	-	-	3,840	3,840
Unassigned	(11,063)	-	-	(11,063)
TOTAL FUND BALANCES	<u>(708)</u>	<u>3,062,945</u>	<u>3,840</u>	<u>3,066,077</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 175,964</u>	<u>\$4,774,501</u>	<u>\$ 426,237</u>	<u>\$ 5,376,702</u>

The accompanying notes are an integral part of this financial statement



**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2022

Total Governmental Fund Balances in the Balance Sheet	\$ 3,066,077
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	18,603,047
Less accumulated depreciation	(27,404)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(302,888)
Original issue premium	(153,276)
Governmental bonds payable	(16,315,000)
Net Position of Governmental Activities	<u><u>\$ 4,870,556</u></u>

The accompanying notes are an integral part of this financial statement

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**Year Ended September 30, 2022**

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<b>REVENUES</b>				
Developer contributions	\$ 80,000	\$ -	\$ 2,772,761	\$ 2,852,761
Special assessments	305,971	650,925	-	956,896
Miscellaneous revenue	90	-	-	90
Investment earnings	-	8,573	167	8,740
<b>TOTAL REVENUES</b>	<b>386,061</b>	<b>659,498</b>	<b>2,772,928</b>	<b>3,818,487</b>
<b>EXPENDITURES</b>				
General government	86,416	11,210	-	97,626
Physical environment	278,122	-	-	278,122
Capital outlay	-	-	7,976,750	7,976,750
Debt				
Principal	-	330,000	-	330,000
Interest expense	-	706,882	-	706,882
<b>TOTAL EXPENDITURES</b>	<b>364,538</b>	<b>1,048,092</b>	<b>7,976,750</b>	<b>9,389,380</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>21,523</b>	<b>(388,594)</b>	<b>(5,203,822)</b>	<b>(5,570,893)</b>
<b>OTHER SOURCES (USES)</b>				
Transfers in (out)	-	(386)	386	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(386)</b>	<b>386</b>	<b>-</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)</b>	<b>21,523</b>	<b>(388,980)</b>	<b>(5,203,436)</b>	<b>(5,570,893)</b>
<b>FUND BALANCE</b>				
Beginning of year	(22,231)	3,451,925	5,207,276	8,636,970
End of year	\$ (708)	\$ 3,062,945	\$ 3,840	\$ 3,066,077

The accompanying notes are an integral part of this financial statement

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds	\$ (5,570,893)
--	----------------

Amount reported for governmental activities in the Statement of Activities  
are different because:

Governmental funds report capital outlays as expenditures. However,  
in the Statement of Activities, the costs of those assets are depreciated  
over their estimated useful lives:

Capital outlay	7,976,750
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Repayment of long-term liabilities are reported as expenditures in the  
governmental fund financial statements, but such repayments reduce  
liabilities in the Statement of Net Position and are eliminated in the  
Statement of Activities:

Payments on long-term debt	330,000
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Certain items reported in the Statement of Activities do not require  
the use of current financial resources and therefore are not reported  
expenditures in the governmental funds:

Current year provision for depreciation	(13,702)
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Change in accrued interest payable	(2,439)
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Provision for amortization of bond premium	5,345
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Change in Net Position of Governmental Activities	<u><u>\$ 2,725,061</u></u>
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The accompanying notes are an integral part of this financial statement

# **CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2022

### **NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY**

Chapel Creek Community Development District ("District") was established on August 29, 2005 by the Board of County Commissioners of Pasco County, Florida Ordinance 05-35, subsequently amended by Florida Ordinance 07-19, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, and Statement 39, an amendment of GASB Statement 14. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### **Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Government-Wide and Fund Financial Statements (continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

#### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

#### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)**

##### Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

##### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

##### Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

##### Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

#### **Assets, Liabilities and Net Position or Equity**

##### Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

##### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Assets, Liabilities and Net Position or Equity (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Assets, Liabilities and Net Position or Equity (continued)

##### Capital Assets (continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment and Furniture	10
Amenity	50

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

##### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

##### Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).



# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Assets, Liabilities and Net Position or Equity (continued)**

##### Deferred Outflows/Inflows of Resources (continued)

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

##### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

##### Fund Equity/Net Position (continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Other Disclosures

##### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

### NOTE D – DEPOSITS AND INVESTMENTS

#### Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

#### Investments

The District's investments were held as follows at September 30, 2022:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Government Obligation CL D	\$ 322,412	S&P AAAM	Weighted average of the fund portfolio: 18 days
Fidelity Government Portfolio	4,374,267	S&P AAAM	Weighted average of the fund portfolio: 8 days
Certificate of Deposit	64,952	Not Available	Not Available
Total Investments	<u>\$ 4,761,631</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

#### Investments (continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

### NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Balance 10/01/2021	Increases	Decreases	Balance 09/30/22
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Construction in progress	\$ 9,981,184	\$ 7,976,750	\$ -	\$ 17,957,934
Total capital assets, not being depreciated	9,981,184	7,976,750	-	17,957,934
Capital assets, being depreciated				
Equipment and furniture	10,000	-	-	10,000
Amenity	635,113	-	-	635,113
Total capital assets, being depreciated	645,113	-	-	645,113
Less accumulated depreciation for:				
Equipment and furniture	1,000	1,000	-	2,000
Amenity	12,702	12,702	-	25,404
Total accumulated depreciation	13,702	13,702	-	27,404
Total capital assets, being depreciated - net	631,411	(13,702)	-	617,709
Governmental activities capital assets - net	\$ 10,612,595	\$ 7,963,048	\$ -	\$ 18,575,643

Depreciation expense was charged to physical environment.

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### NOTE F – LONG-TERM LIABILITIES

**\$3,490,000 Special Assessment Revenue Bonds, Series 2006** – On September 13, 2006, the District issued \$27,510,000 in Special Assessment Revenue Bonds, Series 2006. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2038. The Bonds bear interest ranging from 5.2% to 5.5% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2009.

In fiscal year 2012, the remaining principal due on the 2006B and 2006B1 Bonds were redeemed or cancelled. In fiscal year 2013, the Trustee used Trust Estate Funds to redeem \$4,150,000 of the Series 2006A Bonds. Additionally, the Bondholders cancelled \$665,000 of these bonds and forgave accrued interest.

For the year ended September 30, 2022, interest of \$435,325 and principal of \$330,000 was due. The unpaid amounts were accrued to matured interest payable and matured principal payable. Special assessment pledged was \$650,925. Total principal and interest remaining on the Series 2006A Bonds as of September 30, 2022 is \$12,963,306, including \$1,711,556 of matured interest and principal.

**\$8,730,000 Special Assessment Bonds, Series 2021** – On May 27, 2021, the District issued \$8,730,000 in Special Assessment Bonds, Series 2021. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2052. The Bonds bear interest ranging from 2.5% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

The District is in compliance with those requirements of the Bond Indenture at September 30, 2022.

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

	Balance 10/1/2021	Additions	Deletions	Balance 9/30/2022	Due Within One Year
Special Assessment Revenue Bonds, Series 2006	\$ 7,915,000	\$ -	\$ 330,000	\$ 7,585,000	\$ 345,000
Special Assessment Bonds, Series 2021	8,730,000	-	-	8,730,000	175,000
	16,645,000	-	330,000	16,315,000	520,000
Unamortized bond premium	158,621	-	5,345	153,276	-
	<u>\$ 16,803,621</u>	<u>\$ -</u>	<u>\$ 335,345</u>	<u>\$16,468,276</u>	<u>\$ 520,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

September 30,	Principal	Interest	Total
2023	\$ 520,000	\$ 728,513	\$ 1,248,513
2024	545,000	705,163	1,250,163
2025	575,000	680,588	1,255,588
2026	600,000	654,513	1,254,513
2027	630,000	627,213	1,257,213
2028-2032	3,625,000	2,659,312	6,284,312
2033-2037	4,340,000	1,687,412	6,027,412
2038-2042	1,485,000	962,731	2,447,731
2043-2047	1,800,000	661,000	2,461,000
2048-2052	2,195,000	270,400	2,465,400
	<u>\$ 16,315,000</u>	<u>\$ 9,636,845</u>	<u>\$ 25,951,845</u>

### NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

# **CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2022

### **NOTE H - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

### **NOTE I – SPECIAL PURPOSE ENTITIES**

#### New Chapel Creek, LLC :

In a prior fiscal year, a Special Purpose Entity (“SPE”), New Chapel Creek, LLC, purchased approximately 93% of the land within the District at a tax deed sale. This SPE was formed by the Trustee, on behalf of the Bondholders, to own, manage and dispose of this land. The District and SPE entered into an agreement whereby the SPE assumed responsibility for delinquent operating and maintenance assessments owed to the District related to the purchased land and also agreed to pay future operating and maintenance costs related to the purchased land. The Trustee, at the direction of the Bondholders, has directed the District to temporarily defer collection of the debt service assessments encumbering the SPE property. The collection of debt service assessments will be held in abeyance until the District receives notice from the Trustee to the contrary. In 2021, a majority of the SPE land was sold to a new developer. In the current year, the SPE paid \$2,368 of operation and maintenance assessments.

During 2019, the District and New Chapel Creek, LLC entered into an agreement where the SPE provided the District with \$65,000 for the District to obtain letters of credit with the County for infrastructure maintenance.

All SPE costs are paid from the Trust Estate at the direction of the Trustee. If funds are no longer available in the Trust Estate and another funding source has not been secured, the SPE may convey its property to the District or another mutually agreed upon party and the SPE will dissolve.

#### Chapel Creek CDD Holdings, LLC:

In a prior fiscal year, a second SPE, Chapel Creek CDD Holdings, LLC acquired approximately 7% of the land within the District through foreclosure. Pursuant to the Tri-Party Agreement between the District, the Trustee and the SPE, the SPE will hold, manage and dispose of the property on behalf of the bondholders. This SPE was owned 100% by the District. During 2021, Chapel Creek CDD Holdings, LLC merged with New Chapel Creek, LLC, and the District no longer owns any portion of the SPE.

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

**NOTES TO FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE J – SUBSEQUENT EVENTS**

Subsequent to year end, the scheduled debt service payments on November 1, 2022 and May 1, 2023 have not been made for the 2006 Bonds.



**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES AND EXPENDITURES**  
**BUDGET AND ACTUAL – GENERAL FUND**  
**Year Ended September 30, 2022**

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
<b>REVENUES</b>			
Developer contributions	\$ 306,766	\$ 80,000	\$ (226,766)
Special assessments	140,000	305,971	165,971
Miscellaneous revenue	-	90	90
TOTAL REVENUES	<u>446,766</u>	<u>386,061</u>	<u>(60,705)</u>
<b>EXPENDITURES</b>			
Current			
General government	90,713	86,416	4,297
Physical environment	<u>346,053</u>	<u>278,122</u>	<u>67,931</u>
TOTAL EXPENDITURES	<u>436,766</u>	<u>364,538</u>	<u>72,228</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	10,000	21,523	11,523
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer out - capital reserve	<u>(10,000)</u>	<u>-</u>	<u>10,000</u>
TOTAL OTHER FINANCING SOURCES (USES)	(10,000)	-	10,000
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES</b>	<u>\$ -</u>	21,523	<u>\$ 21,523</u>
<b>FUND BALANCES</b>			
Beginning of year		<u>(22,231)</u>	
End of year		<u>\$ (708)</u>	

\* Original and final budget.

The accompanying notes are an integral part of this financial statement

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were significantly lower than the original budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

The accompanying notes are an integral part of this financial statement

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING  
STANDARDS*

To the Board of Supervisors  
Chapel Creek Community Development District  
Pasco County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Chapel Creek Community Development District, as of September 30, 2022 and for the year ended, which collectively comprise the Chapel Creek Community Development District's basic financial statements and have issued our report thereon dated June 29, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 29, 2023

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF  
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE  
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors  
Chapel Creek Community Development District  
Pasco County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Chapel Creek Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 29, 2023

## Management Letter

To the Board of Supervisors  
Chapel Creek Community Development District  
Pasco County, Florida

### **Report on the Financial Statements**

We have audited the financial statements of Chapel Creek Community Development District as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 29, 2023.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

### **Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2023, should be considered in conjunction with this management letter.

### **Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. The current status of the prior findings is as follows:

#### Finding 2012-01

The District had been unable to make certain scheduled debt service payments and meet debt service reserve requirements on the Series 2006A Special Assessment Revenue Bonds.

#### Management Response

The Trustee, on behalf of the bondholders, created New Chapel Creek, LLC, a Special Purpose Entity ("SPE") to own, manage and dispose of the land purchased at a tax deed sale. The District, Trustee, and the SPE entered into a tri-party agreement whereby the SPE assumed responsibility for the prior year debt service assessments owed to the District related to the land owned by the SPE. The Trustee has temporarily deferred payment of principal and interest on the bonds and has directed the District to defer collection of debt service assessments until such time as the District receives notice from the Trustee to the contrary.

### Current Status

In June 2022, the District paid \$4,237,888 of unpaid interest due from November 2013 to April 2022. The District did not make all of the scheduled debt service payments for the Series 2006A Bonds during fiscal year 2022.

### **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Refer to Note A in the notes to the financial statements.

### **Financial Condition**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report results of our determination as to whether or not Chapel Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that Chapel Creek Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor Chapel Creek Community Development District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

### **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Chapel Creek Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 5.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 6.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$4,400.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$259,254.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Chapel Creek Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$126 to \$820 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$956,896.
- c. The total amount of outstanding bonds issued by the district as \$16,315,000.

### **Other Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any findings in addition to the current status of prior audit findings noted above.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Chairman and Members of the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

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

Fort Pierce, Florida

June 29, 2023



# SECTION X

## SECTION C

# Chapel Creek CDD

## Field Management Report



August 2<sup>nd</sup> , 2023

Allen Bailey

Field Manager

GMS

# Complete

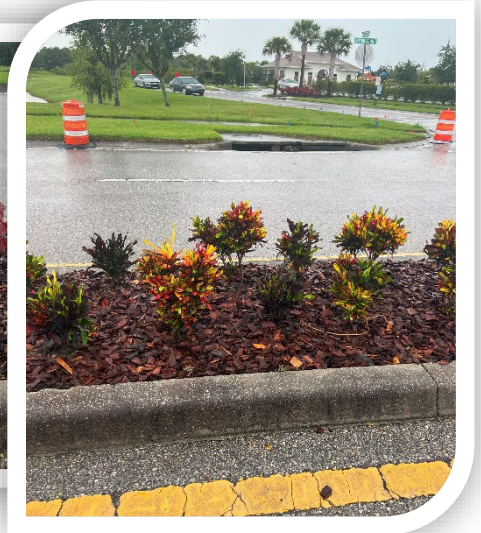
## Playground Sidewalk Repair



✚ GMS staff repaired a broken section of the sidewalk at the playground.

## Median Plant Bed Installation

✚ The installation of Croton and Copper leaf plants at the first 2 medians on Clifton Down Dr has been completed.





# Complete

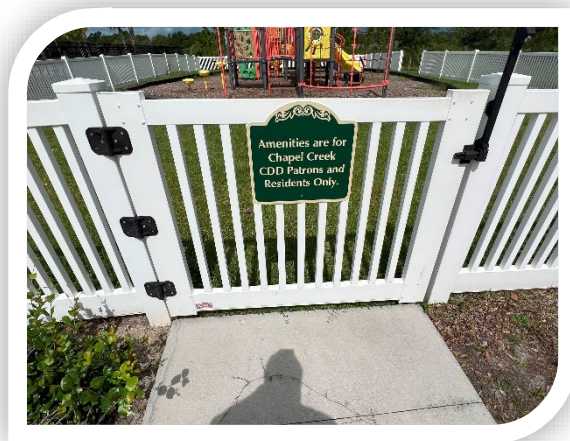
## Amenity Signage



✚ GMS staff has installed an amenities usage sign, amenities access contact sign for residents, and a general prohibited amenities rules sign.

## Playground Signage

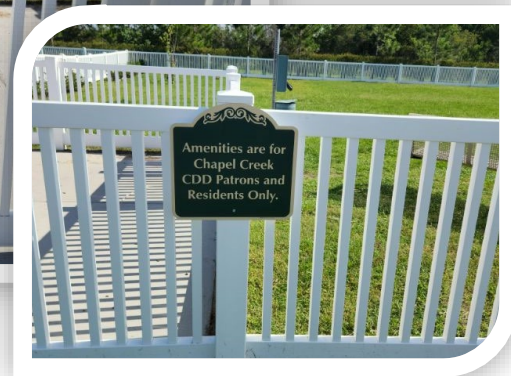
✚ GMS staff installed an informative amenities usage sign at the playground.



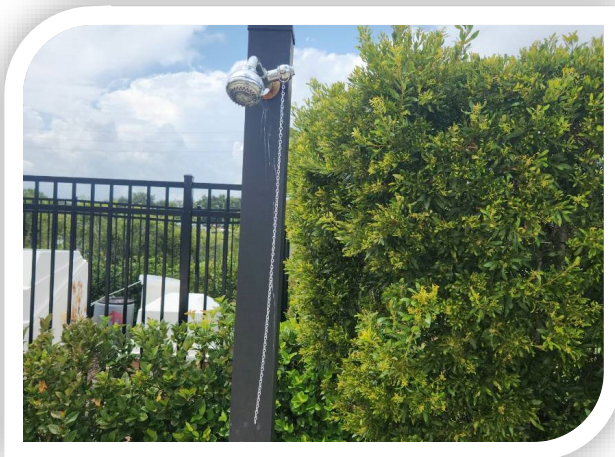
# Complete

## Dog Park Signage

- Signage for usage and rules were installed by GMS staff to help mitigate any improper use of the facility.



## Amenity Shower Station Repair



- The Shower station at the amenity was leaking and GMS staff repaired the issue.

# Complete

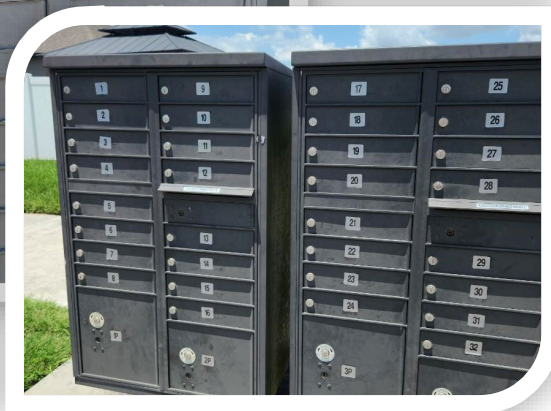
## Amenity Palm Tree Removal

- ✚ Two of the amenity palm trees had to be removed due to disease.
- ✚ Working with the vendor to find suitable replacements.



## Arley Mailbox Kiosk Numbers

- ✚ The mailbox kiosk numbers on Arley Rd had become faded. GMS staff replaced them with new numbers.





# Complete

## Landscaping Cleanup



✚ The Landscapers were able to catch up on areas that had fallen behind schedule from the holiday and weather.

## Wildlife Signage

✚ GMS staff placed a wildlife warning sign near the pond on Tract Y for resident safety.





# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at [abailey@gmscfl.com](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

## Chapel Creek CDD Proposal Summary

<i>Landscape Enchantments</i>	<u>Scope</u>		<u>Total Annual Cost</u>
Cardinal Landscaping services of Tampa, Inc.			
Landscape around freestanding restrooms	Adding 130 new plants/ New mulch/ Removal of old and dying plants		\$4,997.00
Clifton Down Dr Tree Replacement	Remove dead trees/ Add 4 Oak Trees/ Add 1 Red Crape Myrtle/ Tree Trimming		\$2,184.00
Billington Blvd. Tree Replacements	Remove tree stumps / Add 4 Bald Cypress		\$1,494.50
Cliffon Down Dr. Enhancements (Jasmine bed area )	Removal of old and dying plants/ Add 96 new plants / Add new sod/New mulch		\$6,477.00
<i>Playground</i>	<u>Scope</u>		<u>Total Annual Cost</u>
American Mulch & Soil, LLC	Amenity Playground, Add 65 yards of mulch for Replacement.		\$3,315.00
<i>Amenity</i>	<u>Weekly Cost</u>		<u>TOTAL ANNUAL</u>
Gate Tech Inc	Replace amenity gate lock system with mag-lock push button exit.		\$1,374.22

# SECTION 1

## SECTION (a)

Cardinal Landscaping services of Tampa, Inc.  
817 E. Okaloosa Ave.  
Tampa, FL 33604  
813-915-9696

Estimate

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

SHIP TO
Mr. Clayton Smith Chapel Creek CDD Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

ESTIMATE #	DATE	
1069	07/26/2023	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Arbicola	3g. Installed	60	28.00	1,680.00
Copper Leaf	3g. Installed	48	28.00	1,344.00
Confederate Jasmine	1 g. Installed	24	12.00	288.00
Pine Bark Installed	Per Yard	10	69.00	690.00
Site prep-work	Site Prep Work	1	375.00	375.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	350.00	350.00
Tree Removal	Tree Removal of small Magnolias at Clubhouse entrance	6	45.00	270.00

ClubhouseEnhancements

TOTAL

\$4,997.00

Accepted By

Accepted Date

SECTION (b)

Cardinal Landscaping services of Tampa, Inc.  
817 E. Okaloosa Ave.  
Tampa, FL 33604  
813-915-9696

Estimate

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

SHIP TO
Mr. Clayton Smith Chapel Creek CDD Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

ESTIMATE #	DATE	
1071	07/26/2023	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Oak Tree	30g. Installed	4	325.00	1,300.00
Tree Removal	Tree Removal-Dead Oaks	6	40.00	240.00
Tree Staking	Tree Staking-Leaning Oak	1	75.00	75.00
Red Crape Myrtle	30g. Installed	1	325.00	325.00
Pine Bark Installed	Per Yard	1	69.00	69.00
Tree Trimming	Top Trimming of Oaks (trim off dead Tops)	5	35.00	175.00

Clifton Down Dr. Tree replacement

TOTAL

\$2,184.00

Accepted By

Accepted Date

## SECTION (c)



Cardinal Landscaping services of Tampa, Inc.  
817 E. Okaloosa Ave.  
Tampa, FL 33604  
813-915-9696

Estimate

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

SHIP TO
Mr. Clayton Smith Chapel Creek CDD Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

ESTIMATE #	DATE	
1072	07/26/2023	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Bald Cypress	30g. Installed	4	325.00	1,300.00
Tree Removal	Tree Removal (of old stumps)	4	40.00	160.00
Pine Bark Installed	Per Yard	0.50	69.00	34.50

Billington Blvd. Tree Replacements

TOTAL

\$1,494.50

Accepted By

Accepted Date

## SECTION (d)

Cardinal Landscaping services of Tampa, Inc.  
817 E. Okaloosa Ave.  
Tampa, FL 33604  
813-915-9696

Estimate

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

SHIP TO
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St.

ESTIMATE #	DATE	
1070	07/26/2023	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Copper Leaf	3g. Installed	96	28.00	2,688.00
Site prep-work	Site Prep Work	1	400.00	400.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	500.00	500.00
Pine Bark Installed	Per Yard	6	69.00	414.00
St. Augustine Sod Installed		2,250	1.10	2,475.00

Clifton Down Dr. Enhancements (Jasmine bed area )

TOTAL

\$6,477.00

Accepted By

Accepted Date

## SECTION 2

## American Mulch &amp; Soil, LLC

13838 Hays Rd.  
Spring Hill, FL 34610

Phone 813-443-2121  
Email: info.americanmulch@gmail.com

**Estimate**

Date	Estimate #
7/24/2023	2867

Name / Address
Chapel Creek CDD 6200 Lee Vista Blvd Ste 300 Orlando, FL 32822

Ship To
Chapel Creek Mulch 6405 Clifton Down Dr, Zephyrhills, FL 33541

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		Cash Up front	8/20/2023	Allen Bailey

Description	Qty	U/M	Rate	Total
EWf Playground Mulch	65		49.00	3,185.00
Fuel Surcharge	65		2.00	130.00
Bring playground to safety level & fill in fall zones.				
Contact Allen Bailey - 407-460-4424				
Quantity provided by customer. AMS will not be liable for any material shortages				
** Payment is due PRIOR to installation. Check or Credit Card made to office. 3.5% convenience fee for all credit card transactions.				
Sales Tax			0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.				
An NTO will be sent for any invoice not paid within 35 days.				
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above			<b>Total</b>	\$3,315.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.

## SECTION 3



1908 Wood Ct  
Plant City FL 33563  
(813) 752-9242,

## CUSTOMER

Chapel Creek CDD  
6405 Clifton Down Drive  
Zephyrhills, FL, 33541

# Estimate

ESTIMATE #

10937

DATE

07/17/2023

## SERVICE LOCATION

Chapel Creek CDD


6405 Clifton Down Drive  
Zephyrhills, FL, 33541

## DESCRIPTION

Replace existing gate lock with fixed door handle.

### Handle - Fixed

### Handle - Fixed

Description	Qty
<b>TXP-LB205A-1A</b> Single aluminum lock box. Compressed center for standard door hardware, 2-3/8 backset.	1.00
<b>Mobile Welding</b> Additional charge for mobile welding on site. 2 hour minimum labor charge also required.	1.00
<b>Installation Labor</b> Labor for the installation of gates, fence, operators and accessories.	5.00
 <b>Lever Dummy Trim Satin Chrome</b> Schlage Rhodes lever satin chrome Heavy Duty Dummy Single Lever	1.00
<b>SCA-SD-6276-SS1Q</b> Single gang piezoelectric exit button (06/23)	1.00



**CUSTOMER MESSAGE**

<b>Estimate Total:</b>	<b>\$1,374.22</b>
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## Terms and Conditions

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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 D

# SECTION 1

## SECTION (a)

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

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

*General Fund- Regions (GMS Operating)*

3/22/23	299-307	\$	48,092.53
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<b>Total Check Register</b>		<b>\$</b>	<b>48,092.53</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

3/1/23	Duke Energy	\$	1,697.45
3/2/23	Duke Energy	\$	5,124.54
3/2/23	Pasco County Utilities	\$	218.23
3/8/23	Duke Energy	\$	2,306.79
3/15/23	Pasco County Utilities	\$	174.31
3/17/23	Spectrum	\$	177.97
3/17/23	Duke Energy	\$	490.05
3/30/23	Duke Energy	\$	1,748.36

<b>Total ACH Debit</b>		<b>\$</b>	<b>11,937.70</b>
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<b>Total Check Register &amp; ACH Debit</b>		<b>\$</b>	<b>60,030.23</b>
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/22/23	00015	3/01/23 28193	202303 320-53800-47000	POND MAINT MAR23	*	1,864.00	
				AQUAGENIX			1,864.00 000299
3/22/23	00031	3/16/23 15605	202303 320-53800-46200	LANDSCAPE MAINT MAR23	*	11,600.00	
				CARDINAL LANDSCAPING SERVICES			11,600.00 000300
3/22/23	00040	1/13/23 22-03318	202302 300-20700-10100	VILLAGES 7&8	*	67.40	
		1/13/23 22-03319	202302 300-20700-10100	HLG-CC-016 VILLAGES 7&8	*	15,000.00	
		1/13/23 22-03319	202301 310-51300-49000	RE-ISSUE FEE	*	50.00	
				CLEARVIEW LAND DESIGN			15,117.40 000301
3/22/23	00008	1/30/23 125	202301 330-53800-46000	GENERAL MAINT JAN23	*	1,432.12	
		3/01/23 123	202303 310-51300-34000	MANAGEMENT FEES MAR23	*	3,333.33	
		3/01/23 123	202303 310-51300-35100	INFORMATION TECH MAR23	*	112.50	
		3/01/23 123	202303 310-51300-31300	DISSEMINATION SVC MAR23	*	541.67	
		3/01/23 123	202303 330-53800-34000	AMENITY ACCESS	*	416.67	
		3/01/23 123	202303 310-51300-51000	OFFICE SUPPLIES	*	.81	
		3/01/23 123	202303 310-51300-42000	POSTAGE	*	15.18	
		3/01/23 124	202303 320-53800-12000	FIELD MANAGEMENT MAR23	*	1,312.50	
				GMS-CENTRAL FLORIDA, LLC			7,164.78 000302
3/22/23	00026	3/08/23 23349	202303 320-53800-47100	MAINTENANCE STREETLIGHTS	*	694.55	
				HIMES ELECTRIC COMPANY, INC			694.55 000303
3/22/23	00052	3/22/23 03222023	202303 300-20700-10200	LOT CLOSINGS	*	8,115.80	
				INNOVATIVE TITLE LLC			8,115.80 000304
3/22/23	00020	2/01/23 2410	202301 330-53800-48100	JANITORIAL CLEANING JAN23	*	700.00	
		3/01/23 2444	202302 330-53800-48100	FEB23 JANITORIAL	*	700.00	

CHCR CHAPEL CREEK HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/23 2444	202302 310-51300-49000		*	35.00	
			PP RE-ISSUE FEE				
		3/01/23 2445	202302 330-53800-48100		*	540.00	
			FEB2023 DOG STATION MAINT				
JAYMAN ENTERPRISES, LLC							1,975.00 000305
3/22/23 00025		3/09/23 2052527	202302 310-51300-31100		*	561.00	
			ENGINEERING FEES				
STANTEC CONSULTING SERVICES INC.							561.00 000306
3/22/23 00022		3/03/23 9091	202303 330-53800-48400		*	1,000.00	
			POOL MAINT MAR23				
SUNCOAST POOL SERVICE							1,000.00 000307
TOTAL FOR BANK A						48,092.53	
TOTAL FOR REGISTER						48,092.53	

SECTION (b)



**Chapel Creek**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
April 1, 2023 through April 30, 2023

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

*General Fund- Regions (GMS Operating)*

4/14/23	308-321	\$	54,055.85
4/28/23	322-323	\$	11,785.00

<b>Total Check Register</b>		<b>\$</b>	<b>65,840.85</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

4/6/23	Duke Energy	\$	2,199.28
4/12/23	Duke Energy	\$	5,314.70
4/17/23	Spectrum	\$	177.97
4/19/23	Pasco County Utilities	\$	250.99
4/19/23	Duke Energy	\$	490.00
4/28/23	Duke Energy	\$	1,677.98

<b>Total ACH Debit</b>		<b>\$</b>	<b>10,110.92</b>
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<b>Total Check Register &amp; ACH Debit</b>		<b>\$</b>	<b>75,951.77</b>
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/14/23	00043	3/22/23 23394	202303 330-53800-48500	PEST CONTROL	*	110.00	
				ALL AMERICAN LAWN & TREE SPECIALIST			110.00 000308
4/14/23	00001	4/05/23 MA040520	202304 310-51300-11000	BOS MEETING 4/5/23	*	200.00	
				MILTON ANDRADE			200.00 000309
4/14/23	00031	4/03/23 15640	202304 320-53800-47300	IRRIGATION MAINT	*	284.80	
		4/12/23 15669	202304 320-53800-47300	IRRIGATION REPAIRS	*	662.43	
				CARDINAL LANDSCAPING SERVICES			947.23 000310
4/14/23	00040	2/17/23 23-03581	202304 300-20700-10100	VILLAGES 7&8	*	67.40	
		2/17/23 23-03582	202304 300-20700-10100	VILIAGE 7&8 CERT.	*	221.65	
		2/17/23 23-03583	202304 300-20700-10100	CDD SERVICES VILL 7 & 8	*	466.49	
		2/17/23 23-03584	202304 300-20700-10100	VILLAGES 7&8 PLAT PROCESS	*	250.00	
		3/17/23 23-03839	202304 300-20700-10100	REIMB VILLAGES 7&8	*	164.66	
		3/17/23 23-03840	202304 300-20700-10100	VILL 7&8 PLAT PROCESSING	*	500.00	
				CLEARVIEW LAND DESIGN			1,670.20 000311
4/14/23	00037	4/10/23 2	202304 310-51300-31300	AMORT SR 2021	*	500.00	
				DISCLOSURE SERVICES LLC			500.00 000312
4/14/23	00051	2/16/23 19004	202304 300-20700-10000	VIL 7&8 LANDSCAPE	*	29,500.00	
				ERIC'S LAND MANAGEMENT LLC			29,500.00 000313
4/14/23	00033	4/14/23 51-60-20	202304 330-53800-48450	POOL PERMIT	*	280.00	
				FLORIDA DEPARTMENT OF HEALTH IN			280.00 000314
4/14/23	00008	2/28/23 127	202302 320-53800-46000	GENERAL MAINT FEB23	*	5,491.27	
		4/01/23 128	202304 310-51300-34000	MANAGEMENT FEES APR23	*	3,333.33	
		4/01/23 128	202304 310-51300-35100	INFORMATION TECH APR23	*	112.50	

CHCR CHAPEL CREEK HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		4/01/23 128	202304 310-51300-31300		*	541.67	
			DISSEMINATION SVC APR23				
		4/01/23 128	202304 330-53800-34000		*	416.67	
			AMENITY ACCESS APR23				
		4/01/23 128	202304 310-51300-51000		*	.90	
			OFFICE SUPPLIS				
		4/01/23 128	202304 310-51300-42000		*	47.24	
			POSTAGE				
		4/01/23 129	202304 320-53800-12000		*	1,312.50	
			FIELD MANAGEMENT APR23				
		4/01/23 129	202304 310-51300-49000		*	53.50	
			AMERICAN EXPRESS STATEMEN				
		4/01/23 129	202304 310-51300-42000		*	59.59	
			1099 FILING				
				GMS-CENTRAL FLORIDA, LLC			11,369.17 000315
4/14/23 00020		4/02/23 2494	202303 330-53800-48100		*	700.00	
			JANITORIAL CLEANING MAR23				
		4/02/23 2495	202303 330-53800-48100		*	540.00	
			DOG STATION MAR23				
				JAYMAN ENTERPRISES, LLC			1,240.00 000316
4/14/23 00003		4/05/23 GP040520	202304 310-51300-11000		*	200.00	
			BOS MEETING 4/5/23				
				GARRET PARKINSON			200.00 000317
4/14/23 00019		12/27/22 22467	202304 300-20700-10100		*	450.00	
			ATTORNEY FEES-BA				
		1/31/23 22664	202304 300-20700-10100		*	319.00	
			ATTORNEY FEES-BA				
		2/27/23 22734	202304 300-20700-10100		*	1,194.00	
			ATTORNEY FEES-BA				
		3/28/23 22915	202303 310-51300-31500		*	1,158.05	
			ATTORNEY FEES				
				STRALEY ROBIN VERICKER			3,121.05 000318
4/14/23 00022		4/01/23 9178	202304 330-53800-48400		*	1,000.00	
			POOL MAINT APR23				
				SUNCOAST POOL SERVICE			1,000.00 000319
4/14/23 00011		3/08/23 00002739	202303 310-51300-48000		*	501.20	
			NOTICE OF PUBLIC HEARING				
		3/15/23 00002751	202303 310-51300-48000		*	1,610.50	
			NOTICE OF PUBLIC HEARING				
		3/22/23 00002751	202303 310-51300-48000		*	1,606.50	
			NOTICE OF PUBLIC HEARING				
				TIMES PUBLISHING COMPANY			3,718.20 000320
				CHCR CHAPEL CREEK HHENRY			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/14/23	00005	4/05/23 BW040520	202304 310-51300-11000	BOS MEETING 4/5/23	*	200.00	
				BRIAN WALSH			200.00 000321
4/28/23	00031	4/24/23 15676	202304 320-53800-46200	APR LANDSCAPE MAINTENANCE	*	11,600.00	
				CARDINAL LANDSCAPING SERVICES			11,600.00 000322
4/28/23	00053	4/12/23 103842	202304 330-53800-46000	ACCESS/CAMERA REPAIR	*	185.00	
				CURRENT DEMANDS ELECTRICAL &			185.00 000323
TOTAL FOR BANK A						65,840.85	
TOTAL FOR REGISTER						65,840.85	

CHCR CHAPEL CREEK HHENRY

## SECTION (c)

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

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

*General Fund- Regions (GMS Operating)*

5/12/23	324-331	\$	32,069.50
5/26/23	332-333	\$	14,749.75

<b>Total Check Register</b>		<b>\$</b>	<b>46,819.25</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

5/8/23	Duke Energy	\$	2,205.24
5/10/23	Pasco County Utilities	\$	250.99
5/15/23	Duke Energy	\$	5,129.18
5/17/23	Spectrum	\$	177.97
5/17/23	Duke Energy	\$	491.38
5/30/23	Duke Energy	\$	1,680.19

<b>Total ACH Debit</b>		<b>\$</b>	<b>9,934.95</b>
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<b>Total Check Register &amp; ACH Debit</b>		<b>\$</b>	<b>56,754.20</b>
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/12/23	00022	5/01/23 9277	202305 330-53800-48400		*	1,000.00	
		POOL MAINT MAY23					
				SUNCOAST POOL SERVICE			1,000.00 000331
5/26/23	00031	5/18/23 15721	202305 320-53800-46200		*	11,600.00	
		LANDSCAPE MAINT MAY23					
				CARDINAL LANDSCAPING SERVICES			11,600.00 000332
5/26/23	00055	4/16/23 DK-50431	202304 320-53800-47100		*	3,149.75	
		STREETLIGHT REPAIR					
				PROJECT RESOURCES GROUP, INC.			3,149.75 000333
TOTAL FOR BANK A						46,819.25	
TOTAL FOR REGISTER						46,819.25	

CHCR CHAPEL CREEK HHENRY



## SECTION (d)

**Chapel Creek**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
June 1, 2023 through June 30, 2023

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

*General Fund- Regions (GMS Operating)*

6/7/23	334-341	\$	9,260.38
6/26/23	342-344	\$	19,707.66

<b>Total Check Register</b>	<b>\$</b>	<b>28,968.04</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

6/5/23	Duke Energy	\$	2,205.24
6/7/23	Duke Energy	\$	221.22
6/8/23	Pasco County Utilities	\$	75.73
6/12/23	Pasco County Utilities	\$	250.99
6/12/23	Duke Energy	\$	5,129.18
6/16/23	Duke Energy	\$	491.38
6/20/23	Spectrum	\$	177.97
6/28/23	Pasco County Utilities	\$	83.71
6/30/23	Duke Energy	\$	1,825.70

<b>Total ACH Debit</b>	<b>\$</b>	<b>10,461.12</b>
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<b>Total Check Register &amp; ACH Debit</b>	<b>\$</b>	<b>39,429.16</b>
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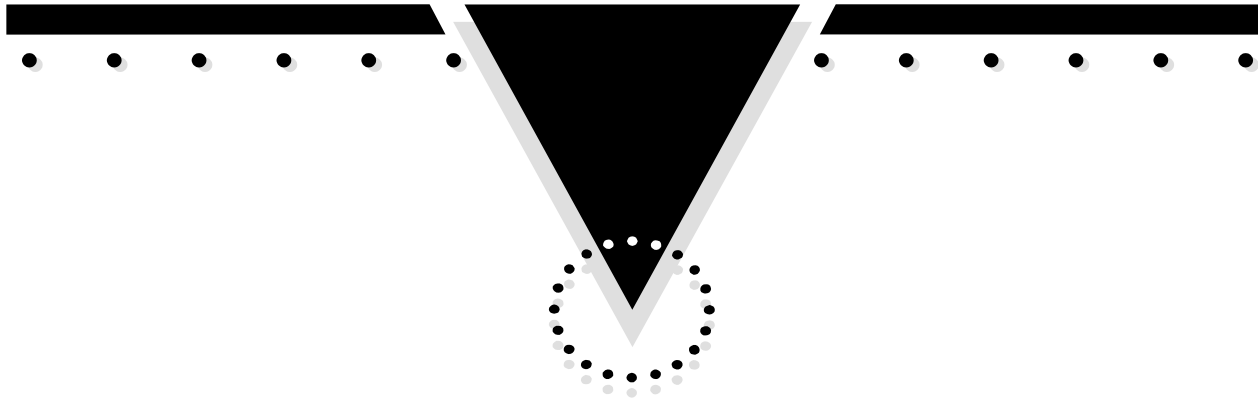
AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 7/24/23		PAGE 1	
*** CHECK DATES 06/01/2023 - 06/30/2023 ***		CHAPEL CREEK - GENERAL FUND													
		BANK A GENERAL FUND													
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS			VENDOR NAME			STATUS		AMOUNT		....CHECK..... AMOUNT #	
6/07/23	00031	6/05/23	15658	202306	320-53800-46201	TREE REMOVAL			*			650.00			
CARDINAL LANDSCAPING SERVICES												650.00		000334	
6/07/23	00029	6/07/23	06072023	202306	300-20700-10000	FY23 ASSESSMENT			*			530.27			
CHAPEL CREEK CDD												530.27		000335	
6/07/23	00036	6/07/23	06072023	202306	300-20700-10000	FY23 ASSESSMENT			*			3,203.06			
CHAPEL CREEK CDD												3,203.06		000336	
6/07/23	00018	3/08/23	156496	202303	330-53800-46000	POOL GATE LATCH			*			125.00			
		3/14/23	156559	202303	330-53800-46000	POOL GATE LATCH			*			112.60			
GATE TECH INC												237.60		000337	
6/07/23	00008	4/30/23	139	202304	320-53800-46000	GENERAL MAINT APR23			*			1,905.45			
GMS-CENTRAL FLORIDA, LLC												1,905.45		000338	
6/07/23	00020	6/01/23	2588	202305	330-53800-48100	JANITORIAL CLEANING MAY23			*			700.00			
		6/01/23	2589	202305	330-53800-48100	DOG STATION MAY23			*			540.00			
JAYMAN ENTERPRISES, LLC												1,240.00		000339	
6/07/23	00019	6/06/23	23223	202305	310-51300-31500	ATTORNEY FEES			*			494.00			
STRALEY ROBIN VERICKER												494.00		000340	
6/07/23	00022	6/01/23	9356	202306	330-53800-48400	POOL SERVICE JUN23			*			1,000.00			
SUNCOAST POOL SERVICE												1,000.00		000341	
6/26/23	00015	6/01/23	INV-0023	202306	320-53800-47000	AQUATIC MAINT JUNE23			*			1,864.00			
AQUAGENIX												1,864.00		000342	
6/26/23	00031	6/20/23	15746	202306	320-53800-46200	LANESCAPE MAINT JUNE23			*			11,600.00			
		6/26/23	15692	202306	320-53800-47300	IRRIGATION MAINT			*			457.19			
CARDINAL LANDSCAPING SERVICES												12,057.19		000343	
CHCR CHAPEL CREEK														HHENRY	

CHCR CHAPEL CREEK HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/26/23	00008	6/01/23	136 202306 310-51300-34000 MANAGEMENT FEES JUNE23		*	3,333.33	
		6/01/23	136 202306 310-51300-35100 INFORMATION TECHNOLOGY		*	112.50	
		6/01/23	136 202306 310-51300-31300 DISSEMINATION AGENT		*	541.67	
		6/01/23	136 202306 330-53800-34000 AMENITY ACCESS		*	416.67	
		6/01/23	136 202306 310-51300-51000 OFFICE SUPPLIES		*	.78	
		6/01/23	136 202306 310-51300-42000 POSTAGE		*	69.02	
		6/01/23	137 202306 320-53800-12000 FIELD MANAGEMENT JUNE23		*	1,312.50	
-----GMS-CENTRAL FLORIDA, LLC-----							5,786.47 000344
						TOTAL FOR BANK A	28,968.04
						TOTAL FOR REGISTER	28,968.04

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00015	AQUAGENIX	000342	6/26/2023	1,864.00
00031	CARDINAL LANDSCAPING SERVICES	000343	6/26/2023	12,057.19
00008	GMS-CENTRAL FLORIDA, LLC	000344	6/26/2023	5,786.47
				19,707.66
				-----
CHAPEL CREEK - GENERAL FUND				19,707.66

## SECTION 2



# Chapel Creek

## Community Development District

Unaudited Financial Reporting  
June 30, 2023



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**Chapel Creek**  
**Community Development District**  
Combined Balance Sheet  
June 30, 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	\$248,577	\$0	---	---	---	---	\$248,577
Due from General Fund	---	---	\$363	\$44,294	---	---	\$44,657
<b>Investments:</b>							
Reserve	---	---	\$235,267	\$233,159	---	---	\$468,426
Revenue	---	---	\$465,795	\$168,002	---	---	\$633,797
Prepayment	---	---	\$12,173	\$268,784	---	---	\$280,956
Interest	---	---	\$0	\$0	---	---	\$0
Acquisition and Construction	---	---	---	---	\$9,809	\$1	\$9,810
Suntrust CD- Utilities	\$21,537	---	---	---	---	---	\$21,537
Suntrust CD- Streets/Draining	\$43,416	---	---	---	---	---	\$43,416
<b>Total Assets</b>	<b>\$313,529</b>	<b>\$0</b>	<b>\$713,598</b>	<b>\$714,239</b>	<b>\$9,809</b>	<b>\$1</b>	<b>\$1,751,177</b>
<i>Liabilities</i>							
Accounts Payable	\$5,082	---	---	---	---	---	\$5,082
Accrued Expenses	\$15,167	---	---	---	---	---	\$15,167
Due to General Fund	\$0	---	---	---	---	---	\$0
Due to Debt Service	\$44,657	---	---	---	---	---	\$44,657
Due to Developer- Utilities	\$21,537	---	---	---	---	---	\$21,537
Due to Developer- Streets/Draining	\$43,416	---	---	---	---	---	\$43,416
<i>Fund Equity</i>							
Net Assets	---	---	---	---	---	---	\$0
<b>Fund Balances</b>							
Unassigned	\$183,670	---	---	---	---	---	\$183,670
Assigned for Capital Reserve Fund	---	\$0	---	---	---	---	\$0
Restricted for Capital Projects	---	---	---	---	\$9,809	\$1	\$9,810
Restricted for Debt Service	---	---	\$713,598	\$714,239	---	---	\$1,427,837
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$313,529</b>	<b>\$0</b>	<b>\$713,598</b>	<b>\$714,239</b>	<b>\$9,809</b>	<b>\$1</b>	<b>\$1,751,177</b>

**Chapel Creek  
Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending June 30, 2023

<b>Adopted Budget</b>	<b>Prorated Budget 6/30/23</b>	<b>Actual 6/30/23</b>	<b>Variance</b>
---------------------------	------------------------------------	---------------------------	-----------------

Revenues

Operations and Maintenance Assessments- Tax Roll	\$516,471	\$516,471	\$517,941	\$1,470
Operations and Maintenance Assessments-Direct	\$19,788	\$19,788	\$19,788	(\$0)
Miscellaneous Income	\$0	\$0	\$150	\$150

<b>Total Revenues</b>	<b>\$536,259</b>	<b>\$536,259</b>	<b>\$537,879</b>	<b>\$1,620</b>
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Administrative Expenditures

Supervisors Fees	\$12,000	\$9,000	\$2,000	\$7,000
District Management	\$40,000	\$30,000	\$30,000	\$0
District Engineer	\$10,000	\$7,500	\$2,374	\$5,126
Disclosure Report	\$6,500	\$4,875	\$5,375	(\$500)
Trustee Fees	\$3,000	\$3,000	\$3,030	(\$30)
Property Appraiser Fee	\$150	\$113	\$0	\$113
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Auditing Services	\$4,900	\$3,675	\$0	\$3,675
Arbitrage Rebate Calculation	\$650	\$488	\$0	\$488
Public Officials Liability Insurance	\$3,007	\$3,007	\$2,694	\$313
Legal Advertising	\$3,000	\$2,250	\$4,493	(\$2,243)
Dues, License, & Subscriptions	\$175	\$175	\$175	\$0
Postage & Delivery	\$500	\$375	\$417	(\$42)
Printing & Binding	\$150	\$113	\$2	\$111
Office Supplies	\$150	\$113	\$12	\$100
ADA Website Compliance	\$2,000	\$2,000	\$1,538	\$463
Information Technology	\$1,350	\$1,013	\$1,013	\$0
Website Hosting, Maintenance, Backup (Email)	\$650	\$488	\$0	\$488
District Counsel	\$15,000	\$11,250	\$5,351	\$5,899

<b>Total Administrative</b>	<b>\$108,182</b>	<b>\$84,432</b>	<b>\$63,473</b>	<b>\$20,959</b>
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Field Expenditures

Field Management	\$15,750	\$11,813	\$11,813	\$0
Utility Services- Electric	\$20,000	\$15,000	\$8,656	\$6,344
Utility Services- Streetlights	\$60,000	\$45,000	\$62,046	(\$17,046)
Street Light Repair	\$14,000	\$10,500	\$5,521	\$4,979
Aquatic Maintenance	\$22,368	\$16,776	\$16,776	\$0
General Liability Insurance	\$3,056	\$3,056	\$2,738	\$318
Property Insurance	\$5,021	\$5,021	\$4,593	\$428
Landscape Maintenance	\$125,000	\$93,750	\$104,450	(\$10,700)
Field Repairs & Maintenance	\$12,500	\$9,375	\$15,136	(\$5,761)
Holiday Decorations	\$3,000	\$3,000	\$1,659	\$1,341
Irrigation Maintenance	\$6,000	\$4,500	\$1,798	\$2,702
Landscape Enhancements & Replacement	\$35,000	\$26,250	\$4,865	\$21,385
Sidewalk & Pavement Management	\$1,500	\$1,125	\$0	\$1,125
Field Contingency	\$7,500	\$5,625	\$0	\$5,625

<b>Total Field</b>	<b>\$330,695</b>	<b>\$250,791</b>	<b>\$240,052</b>	<b>\$10,739</b>
--------------------	------------------	------------------	------------------	-----------------

**Chapel Creek**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending June 30, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 6/30/23</b>	<b>Actual 6/30/23</b>	<b>Variance</b>
<u><i>Amenity Center</i></u>				
Utility Services- Electric	\$ 11,000	\$8,250	\$7,097	\$1,153
Utility Services- Water & Sewer	\$ 3,000	\$2,250	\$3,057	(\$807)
Amenity Access Management	\$ 5,000	\$3,750	\$3,750	(\$0)
Amenity Maintenance & Repair	\$ 10,000	\$7,500	\$0	\$7,500
Janitorial Services	\$ 10,000	\$7,500	\$9,225	(\$1,725)
Pool Service Contract	\$ 10,200	\$7,650	\$8,550	(\$900)
Security	\$ 7,500	\$5,625	\$0	\$5,625
Internet	\$ 3,000	\$2,250	\$1,602	\$648
Pest Control Services	\$ 1,000	\$750	\$760	(\$10)
Miscellaneous Contingency	\$ 7,500	\$5,625	\$15,936	(\$10,311)
<b>Total Amenity Center</b>	<b>\$68,200</b>	<b>\$51,150</b>	<b>\$49,977</b>	<b>\$1,173</b>
<b>Total Revenues</b>	<b>\$536,259</b>	<b>\$536,259</b>	<b>\$537,879</b>	<b>\$1,620</b>
<b>Total Expenditures</b>	<b>\$507,077</b>	<b>\$386,373</b>	<b>\$353,502</b>	<b>\$32,870</b>
<b>Operating Income (Loss)</b>	<b>\$29,182</b>	<b>\$149,887</b>	<b>\$184,377</b>	<b>\$34,491</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>\$184,377</b>		
<b>Beginning Fund Balance</b>	<b>\$0</b>	<b>(\$707)</b>		
<b>Ending Fund Balance</b>	<b>\$0</b>	<b>\$183,670</b>		

# Chapel Creek

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues & Expenditures

#### For Period Ending June 30, 2023

	Adopted Budget	Prorated Budget 6/30/23	Actual 6/30/23	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 June 30, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 6/30/23</b>	<b>Actual 6/30/23</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments	\$199,058	\$199,058	\$199,058	\$0
Other Revenue Sources	\$203,942	\$0	\$0	\$0
Interest Income	\$0	\$0	\$99,882	\$99,882
<b>Total Revenues</b>	<b>\$403,000</b>	<b>\$199,058</b>	<b>\$298,940</b>	<b>\$99,882</b>
<b><u>Expenditures</u></b>				
Legal Costs	\$0	\$0	\$28,020	(\$28,020)
Trustee Fees	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$5,813	(\$5,813)
<b><u>Series 2006A</u></b>				
Debt Service Obligation	\$403,000	\$403,000	\$2,214,209	(\$1,811,209)
<b>Total Expenditures</b>	<b>\$403,000</b>	<b>\$403,000</b>	<b>\$2,248,042</b>	<b>(\$1,845,042)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>		<b>(\$1,949,102)</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$2,662,700</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$713,598</b>	

# Chapel Creek

## Community Development District

Debt Service Fund Series 2021  
Statement of Revenues & Expenditures  
For Period Ending June 30, 2023

	Adopted Budget	Prorated Budget 6/30/23	Actual 6/30/23	Variance
<b><u>Revenues</u></b>				
Special Assessments	\$487,211	\$487,211	\$487,376	\$165
Special Assessments- Prepayment	\$0	\$0	\$671,305	\$671,305
Interest Income	\$0	\$0	\$16,650	\$16,650
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$487,211</b>	<b>\$487,211</b>	<b>\$1,175,331</b>	<b>\$688,120</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	\$155,669	\$155,669	\$0
Principal Expense 5/1	\$175,000	\$175,000	\$175,000	\$0
Special Call 5/1	\$0	\$0	\$375,000	(\$375,000)
<b>Total Expenditures</b>	<b>\$486,338</b>	<b>\$486,338</b>	<b>\$861,338</b>	<b>(\$375,000)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$874</b>		<b>\$313,994</b>	
<b>Beginning Fund Balance</b>	<b>\$155,759</b>		<b>\$400,246</b>	
<b>Ending Fund Balance</b>	<b>\$156,633</b>		<b>\$714,239</b>	

# Chapel Creek

## Community Development District

Capital Projects Fund  
Statement of Revenues & Expenditures  
For Period Ending June 30, 2023

	Series 2006	Series 2021
<u>Revenues</u>		
Interest Income	\$158	\$0
Interfund Transfer In	\$5,813	\$0
<b>Total Revenues</b>	<b>\$5,971</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>\$5,971</b>	<b>\$0</b>
<b>Beginning Fund Balance</b>	<b>\$3,839</b>	<b>\$1</b>
<b>Ending Fund Balance</b>	<b>\$9,809</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
<b><u>Revenues</u></b>													
Operations and Maintenance Assessments- Tax R	\$829	\$323,408	\$185,333	\$760	\$1,796	\$1,123	\$0	\$1,716	\$2,975	\$0	\$0	\$0	\$517,941
Operations and Maintenance Assessments- Direct	\$1,269	\$1,101	\$0	\$0	\$0	\$0	\$17,418	\$0	\$0	\$0	\$0	\$0	\$19,788
Miscellaneous Income	\$0	\$0	\$0	\$30	\$0	\$30	\$0	\$30	\$60	\$0	\$0	\$0	\$150
<b>Total Revenues</b>	<b>\$2,098</b>	<b>\$324,509</b>	<b>\$185,333</b>	<b>\$790</b>	<b>\$1,796</b>	<b>\$1,153</b>	<b>\$17,418</b>	<b>\$1,746</b>	<b>\$3,035</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$537,879</b>
<b><u>Administrative Expenditures</u></b>													
Supervisors Fees	\$0	\$800	\$0	\$0	\$600	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$2,000
District Management	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$0	\$0	\$0	\$30,000
District Engineer	\$0	\$0	\$244	\$1,465	\$561	\$0	\$104	\$0	\$0	\$0	\$0	\$0	\$2,374
Disclosure Report	\$542	\$542	\$542	\$542	\$542	\$542	\$1,042	\$542	\$542	\$0	\$0	\$0	\$5,375
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	\$0	\$0	\$0	\$3,718	\$0	\$0	\$0	\$0	\$0	\$4,493
Dues, License, & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Postage & Delivery	\$2	\$6	\$55	\$13	\$70	\$15	\$107	\$80	\$69	\$0	\$0	\$0	\$417
Printing & Binding	\$0	\$0	\$0	\$0	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Office Supplies	\$1	\$2	\$0	\$1	\$3	\$1	\$1	\$4	\$0	\$0	\$0	\$0	\$12
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	\$113	\$113	\$113	\$113	\$0	\$0	\$0	\$1,013
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	\$1,158	\$841	\$494	\$632	\$0	\$0	\$0	\$5,351
<b>Total Administrative</b>	<b>\$16,738</b>	<b>\$5,949</b>	<b>\$4,411</b>	<b>\$6,876</b>	<b>\$5,223</b>	<b>\$5,162</b>	<b>\$9,859</b>	<b>\$4,566</b>	<b>\$4,689</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,473</b>



Chapel Creek CDD- General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i><b>Field Expenditures</b></i>													
Field Management	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$0	\$0	\$11,813
Utility Services- Electric	\$820	\$917	\$1,030	\$962	\$860	\$814	\$1,106	\$1,287	\$860	\$0	\$0	\$0	\$8,656
Utility Services- Streetlights	\$2,668	\$5,995	\$6,461	\$7,805	\$7,814	\$7,826	\$7,826	\$7,826	\$7,826	\$0	\$0	\$0	\$62,046
Street Light Repair	\$0	\$609	\$0	\$1,067	\$0	\$695	\$3,150	\$0	\$0	\$0	\$0	\$0	\$5,521
Aquatic Maintenance	\$1,864	\$1,864	\$1,864	\$1,864	\$1,864	\$1,864	\$1,864	\$1,864	\$1,864	\$0	\$0	\$0	\$16,776
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	\$11,600	\$11,600	\$11,600	\$11,600	\$0	\$0	\$0	\$104,450
Field Repairs & Maintenance	\$465	\$0	\$663	\$1,432	\$5,666	\$4,820	\$2,090	\$0	\$0	\$0	\$0	\$0	\$15,136
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	\$947	\$0	\$457	\$0	\$0	\$0	\$1,798
Landscape Enhancements & Replacement	\$1,830	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$2,285	\$0	\$0	\$0	\$4,865
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>\$29,511</b>	<b>\$28,931</b>	<b>\$29,895</b>	<b>\$23,890</b>	<b>\$26,204</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$240,052</b>
<i><b>Amenity Center</b></i>													
Utility Services- Electric	\$719	\$811	\$887	\$843	\$888	\$864	\$806	\$760	\$517	\$0	\$0	\$0	\$7,097
Utility Services- Water & Sewer	\$183	\$185	\$367	\$393	\$402	\$350	\$327	\$335	\$518	\$0	\$0	\$0	\$3,057
Amenity Access Management	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$3,750
Amenity Maintenance & Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services	\$700	\$700	\$700	\$700	\$1,240	\$1,240	\$700	\$1,780	\$1,465	\$0	\$0	\$0	\$9,225
Pool Service Contract	\$850	\$850	\$850	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$8,550
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Internet	\$178	\$178	\$178	\$178	\$178	\$178	\$178	\$178	\$178	\$0	\$0	\$0	\$1,602
Pest Control Services	\$160	\$110	\$110	\$0	\$110	\$110	\$160	\$0	\$0	\$0	\$0	\$0	\$760
Miscellaneous Contingency	\$100	\$39	\$39	\$100	\$137	\$106	\$372	\$15,004	\$40	\$0	\$0	\$0	\$15,936
<b>Total Amenity Center</b>	<b>\$3,306</b>	<b>\$3,290</b>	<b>\$3,548</b>	<b>\$3,631</b>	<b>\$4,372</b>	<b>\$4,264</b>	<b>\$3,959</b>	<b>\$19,473</b>	<b>\$4,135</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49,977</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>\$1,153</b>	<b>\$17,418</b>	<b>\$1,746</b>	<b>\$3,035</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$537,879</b>
<b>Total Expenditures</b>	<b>\$47,892</b>	<b>\$32,287</b>	<b>\$32,641</b>	<b>\$36,550</b>	<b>\$39,106</b>	<b>\$38,357</b>	<b>\$43,713</b>	<b>\$47,928</b>	<b>\$35,028</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$353,502</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$45,793)</b>	<b>\$292,222</b>	<b>\$152,692</b>	<b>(\$35,760)</b>	<b>(\$37,310)</b>	<b>(\$37,204)</b>	<b>(\$26,295)</b>	<b>(\$46,182)</b>	<b>(\$31,993)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$184,377</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
Optional Payment 6/1/2023	(\$3,705,000)
Current Bonds Outstanding	\$5,360,000

<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:	\$233,159
Bonds outstanding -06/30/21	\$8,730,000
Mandatory Payment 5/1/2023	(\$175,000)
Optional Payment 5/1/2023	(\$375,000)
Current Bonds Outstanding	\$8,180,000

**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**

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	42.93%	16.55%	40.52%	100.00%
							O&M Portion	2006A Debt Service	2021 Debt 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
03/07/23	02/01/2023-02/28/2023	\$2,695.72	(\$53.37)	(\$26.95)	\$0.00	\$2,615.40	\$1,122.92	\$432.80	\$1,059.68	\$2,615.40
04/13/23	03/01/2023-03/31/2023	\$2,547.24	(\$50.95)	\$0.00	\$0.00	\$2,496.29	\$1,071.78	\$413.09	\$1,011.42	\$2,496.29
05/09/23	04/01/2023-04/30/2023	\$1,530.85	(\$30.61)	\$0.00	\$0.00	\$1,500.24	\$644.13	\$248.26	\$607.85	\$1,500.24
06/05/23	05/01/2023-05/31/2024	\$1,319.97	(\$26.40)	\$0.00	\$0.00	\$1,293.57	\$555.39	\$214.06	\$524.11	\$1,293.56
06/13/23	Tac Certificate Sale	\$3,672.31	\$0.00	\$0.00	\$0.00	\$3,672.31	\$2,420.09	\$363.14	\$889.08	\$3,672.31
<b>TOTAL</b>		<b>\$ 1,279,368.82</b>	<b>\$ (24,504.15)</b>	<b>\$ (50,488.83)</b>	<b>\$ -</b>	<b>\$ 1,204,375.84</b>	<b>\$ 517,941.30</b>	<b>\$ 199,058.16</b>	<b>\$ 487,376.37</b>	<b>\$ 1,204,375.83</b>

<b>100%</b>	<b>Net Percent Collected</b>
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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>

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>

Clayton Properties Group Inc				\$ 17,418.13	\$ 17,418.13
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M
4/18/23	5/1/23	53675	\$ 17,418.13	\$ 17,418.13	\$ 17,418.13
				<b>\$ 17,418.13</b>	<b>\$ 17,418.13</b>

## SECTION 3



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

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

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April 26, 2023

Samantha Hoxie, Recording Secretary  
219 E Livingston St  
Orlando FL 32801

Dear Samantha Hoxie:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

- Chapel Creek Community Development District 682

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

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

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