

*Chapel Creek  
Community Development District*

*Meeting Agenda*

*March 6, 2024*

# 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

February 28, 2024

**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, March 6, 2024, at 11:30 AM** at the **Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, FL 33542.**

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

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

**Zoom Call-In Information:** 1-646-876-9923

**Meeting ID:** 849 5188 9785

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the October 4, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2024-02 Adopting the Final Terms of the Series 2024 Bonds
5. Ratification of Security Services Agreement with Securitas
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposals for Pool Furniture
      - a) Admiral Furniture
      - b) Florida Patio Furniture, Inc.
      - c) Leader's Furniture
    - ii. Consideration of Landscape Contract from Cardinal Landscaping Services of Tampa, Inc. to Include New Phases
  - D. District Manager's Report
    - i. Approval of Check Registers

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

- a) September 2023
- b) October 2023
- c) November 2023
- d) December 2023
- e) January 2024

ii. Balance Sheet & Income Statement

- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. Adjournment



# MINUTES

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

The regular meeting of the Board of Supervisors of the Chapel Creek Community Development District was held on Wednesday, **October 4, 2023** at 11:30 a.m. at the Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, Florida.

Present and constituting a quorum were:

Brian Walsh  
Milton Andrade *joined late*  
Garret Parkinson  
Timothy Fore

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Tracy Robin *via Zoom*  
Bob Gang *via Zoom*  
Allen Bailey

District Manager, GMS  
District Counsel, Straley Robin Vericker  
Bond Counsel, Greenberg Traurig  
Field Manager, GMS

*The following is a summary of the discussions and actions taken at the October 4, 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 opened the floor to the public comment period. There being no public comments at this time. There were no members of the public on the Zoom line.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 2, 2023 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the August 2, 2023 Board of Supervisor's meeting and she asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of the August 2, 2023 Board of Supervisors Meeting, were approved.

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

#### **Presentation and Approval of Supplemental Assessment Methodology for Series 2023 Assessment Area**

Ms. Burns stated this item is related to a future bond issuance that we are planning to do for the expansion area, the 148 units to the North of the community. She noted she would review the methodology briefly. This Assessment Methodology allocates debt that is going to be incurred by the District to the properties that benefit from the improvements that are outlined in the Engineer's Report. She noted this report has no impact on debt assessments for other areas so the debt assessment on your home will not be impacted by this in any way. The amount you were disclosed stays the same.

Ms. Burns stated that table one outlines the development program and there are 148 single family units that are all the same size. They have been assigned an ERU of one. She noted table two shows the cost estimates for the infrastructure that is going to be built that is outlined in the Engineer's Report. The total is \$7,379,033. Table three shows the estimated bond sizing of \$6,600,060. Table four shows an improvement cost per unit of \$49,858 and table five shows the par debt per unit for each of those 148 units which would be \$45,000. Table six shows the net and gross annual debt assessment per unit. She noted the gross annual debt assessment per unit when issued on the tax bill would be \$3,478. Table seven shows the preliminary assessment roll. There is 81.48 acres all owned by a single property owner, Clayton Properties Group. Ms. Burns stated she would be happy to answer any questions.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Supplemental Assessment Methodology for Series 2023 Assessment Area, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2024-01  
Delegation Resolution (Series 2023  
Project Bonds)**

Mr. Gang stated the District was created in 2005 and in early 2006 validated \$50,000,000 of bonds. The District had issued two series in 2006 and then another one in 2008. He noted a couple of years a Series 2021 so what was left in terms of your validation capacity is \$13,760,000. For this Chapel Creek North, 148 unit property, we have documents submitted as exhibits to the resolution a Fourth Supplemental Trust Indenture, Bond Purchase Contract, and Preliminary Offering Limited Offering document, SEC 15C-12 certificate. He noted he doubted you would designate the plum as final before it is circulated, and a Continuing Disclosure Agreement also required by the SEC. He stated certain statutory findings have to be made in order to do a private negotiated sale the way that FMS Bonds do it. He stated looking at section four there are findings that you make the complexity of the assessment bond financing structure, the volatile changing market conditions that we are experiencing right now, and FMS has participated from day one in assisting. He noted these are unrated bonds so all of the findings and the fact that the District won't be adversely affected, it is not the kind of bonds that you would be a competitive public sale for. He noted from the remaining validation capacity, the bond parameters for delegation of the sale would be in section five, maximum principal not to exceed \$7,500,000. The optional redemption provisions will be determined at the time of sale in accordance with investors discussions with FMS but usually about 10.5 to 11 years later. The first rate cannot exceed the maximum statutory rate in Florida which as of the beginning of October for bonds that would be sold in October, maximum legal rate is 7.09% going up. That is 300 basis points over the 20-bond index published last Friday which was 4.09.

*\*Milton Andrade joined the meeting.*

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-01 Delegation Resolution (Series 2023 Project Bonds), was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Ancillary Financing  
Documents (Series 2023 Project Bonds)**

Mr. Robin stated there are a series of agreements between the developer and the District that the District requires as a part of the financing as well.

**A. True-Up Agreement**

Mr. Robin stated this is an agreement by the developer that there will be at least 148 lots or residential units platted. That is the basis for the bond issue and for security for the special debt assessments that will repay the bonds. If for any reason the developer is unable to plat 148 lots then there would be a true-up payment necessary. With the assessment let's say there are only 145, the assessments on the 145 would be sufficient to pay the debt so there would have to be a principal down payment by the developer in the event that there were less than 148 lots.

**A. Development Acquisition Agreement**

Mr. Robin stated this is an agreement that commits the District to acquire the property and the improvements that are being made with the agreement of the developer.

**B. Funding and Completion Agreement**

Mr. Robin stated this requires the developer to pay for any shortfall between the amount of the bond process and the actual cost of the 2023 project so that there won't be any additional cost to the District and from the standpoint of the bond holders, any shortfall between the proceeds of the bonds will be paid by the developer to ensure that the project is actually completed.

**C. Collateral Assignment and Assumption of Development Rights Relating to the Series 2023 Project**

Mr. Robin stated this is an assignment by the developer to the District of those rights so that in the event of default there would be the opportunity for the bond holders to be protected through obligations of the District under the bond indenture to complete the project.

**D. Agreement to Convey or Dedicate**

Mr. Robin stated the agreement to convey or dedicate which is an agreement by the developer to either deed over property to the District or dedicate the improvements in the 2023 project to the District or to other entities such as the county which depending on the nature of the improvements some of which are going to be roads. These will all be conveyed to the ultimate owner.

**E. Declaration of Consent**

Mr. Robin stated this is a confirmation by the landowner that they consent to and acknowledge that the debt assessments will be levied and that there will be debt assessments attached to the property in Chapel Creek North which we are calling the 2023 assessment area as well in the documents.

**F. Notice of Lien and Disclosure of Public Financing**

Mr. Robin stated this is both a statutory document and requires some notices to be put in the public record about the nature of the public financing so that any future homeowner or mortgage holder dealing with private property in the District that is subject to these assessments will be on public notice that they exist. Unless there are questions from the Board, we will be looking for the Board to approve these documents in substantial form. They are not complete for some dates and some amounts that have not been finalized. He noted there may be some other slight modifications or corrections if there need to be but in substantial form, we are asking for your approval today.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Ancillary Financing Documents (Series 2023 Project Bonds), were approved in substantial form.

**SEVENTH ORDER OF BUSINESS****Consideration of Letter from FMS Bonds  
for Underwriter Services Related to  
Series 2023 Project Bonds**

Ms. Burns noted this is the standard engagement letter to service the underwriter. She noted she would be happy to answer any questions.

On MOTION by Mr. Walsh, seconded by Mr. Fore with all in favor, the Letter from FMS Bonds for underwriter Services Related to Series 2023 Project Bonds, was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Proposal for Security  
Services from Securitas**

Ms. Burns stated at the last meeting when the Board discussed the budget there was some conversation on setting aside some funds for a few projects that residents have requested or that

have come up throughout the last couple of years, shade structure at the pool, shade structure at the amenity, adding the keypads to the outdoor bathrooms by the playground, and for security services. She noted since that meeting, we have had a couple more reports of issues with kids jumping the fence at night, incidence of someone coming in and spray painting the wall but we painted over that right away, but because these instances continue to come up, we wanted to go ahead and provide a proposal just for the Boards consideration to see if that is something the Board wanted to pursue. She noted this agreement and proposal is from Securitas which is a vendor that we have worked with through Polk and Pasco County. She stated the reason they chose this proposal is because they are the only company that we have found that is willing to do a limited security patrol that is less than 40 hours a week. She noted staff is only there 40 hours a week. If staff was there for all hours that the pool is open, it would be very costly to residents. She stated this is a hybrid option. She noted on page 86 of their report is the price.

Ms. Burns stated this is a combined package for the lower amount. The first portion is 16 hours a week of staffed security person, scheduled for peak hours. There is some information redacted on here because of certain security procedures, dates, camera locations are exempt from public records. She noted rather than doing a closed session where residents could not participate, we just redacted the days of the week that they would be scheduled and figured that would allow everybody to participate in the conversation for consideration. She noted essentially that would be two eight-hour shifts, the idea is to schedule them for the days that the pools are used the most kind of the peak hours. She stated those can be changed if needed. The other portion is a security camera package that has remote guarding pool parameter protection. She stated the idea with this is that they have cameras that view the pool deck that are motion sensor so they have an offsite remote monitoring where they do many communities so they can do this at a rate that is pretty good. She stated it would \$645 a month or \$7,700 per year which would get us basically overnight from the time it is closed to the morning that it opens remote guarding. If the facility closes at 8:00, and if their post orders are 8:15, they come on and say the facility is closed you need to leave. She stated if people do not leave, they come on and say the facility is closed, we have alerted the police department who is on their way. She stated they do get a warning before the police are called. Ms. Burns stated this is the only thing they can do for over areas without staffing it. She noted the monthly cost includes about \$245 a month which is the actual purchase of the cameras over a five-year term. She stated if we wanted to

terminate before then, there would be a buyout of the cost of the remainder of the cameras. After five years, that remote monitoring price per month would actually drop off \$245 so would only be \$400 per month. She noted for the new fiscal year we plugged \$50,000 in the budget that is listed under shade structures right now. We discussed at the last meeting taking resident input at that meeting and saying do we want security, do we want shade structures, or do we want card access for the bathroom. The actual security line item there is a little bit in there, but it was not contemplated to actually staff it and more just for gate repairs. The new budget is up \$7,500 for the current year for what we have in security. She noted a portion of that would be in there but the rest of this would draw from that \$50,000. She noted that would leave us \$25,000 if we wanted to do a shade structure. She stated when considering putting shade structures at the pool or things like that, do we need to get the security under control and do we risk adding these things that then get damaged. She noted that is one thing that we should look at. Mr. Walsh stated maybe they do the security and one shade structure for now. Ms. Burns stated they could approve this with the company and see if they will hold their price to line up to start at Spring Break time, which would save us on staffing the facility right now during the winter when it is not getting more use. She stated that would save the cost for this year. If they are willing to hold their price for us to start March 1<sup>st</sup> leading into the summer, there may be more room to maybe pick up some contingency and maybe do two shade structures. If it is something that we want for summer, we probably need to consider it before March.

Mr. Andrade stated he thinks the Securitas proposal is good from a resident standpoint and if we can get it close to starting later on and possibly save a little bit in the beginning, I think that is a good idea. Ms. Burns stated they could terminate this contract with a 30-day notice. We can put together a contract that has those termination provisions so that we can do it but there would be a buyout for the cost of the cameras. Mr. Walsh stated he would like to see if they could do the annual cost for \$30,000 instead of \$34,000. Ms. Burns stated she would request that. She stated Polks price is about \$32,000. She asked if they wanted her to go back to them then bring this back to the Board or do we want to authorize somebody to approve it. If we are not starting until March, I don't think there is any issue negotiating and bringing it back.

On MOTION by Mr. Andrade, seconded by Mr. Fore, with all in favor, the Proposal for Security Services from Securitas starting March 1 <sup>st</sup> if they will do the Guard for \$30,000, was approved.
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**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Robin stated nothing else to report today.

**B. Engineer**

Ms. Burns stated Tonya is not on the line today.

**C. Field Manager's Report**

Mr. Bailey stated at the amenity center some mulch and plant barriers were placed around the different palm trees and around the backings in front of the playground. There has been a lot of washout from the rain. When these barriers were placed, the tropical storm hit right after, and we kept the mulch so it worked. We had the ponds cleaned up as there was some debris. He noted the amenity fence has been pulled apart to get access. This goes back to the security thing. He stated staff keeps bringing the bars back, but it is an ongoing thing with folks trying to pull the bars apart to get in. Street light bulbs were replaced. The playground was mulched so looking much better. Some of the damaged sign posts were replaced. The amenity gate has been replaced with the push button access and exit. The dummy handle is there so we have had that adjusted a few times and it is working well now. There haven't been any more residents complaining of any issues. He noted one item to bring to the Boards attention on Abby Wood Lane. Behind the homes, there was a natural pond, and it was built out from the natural pond to become a stormwater pond. The area behind these homes was left in a more natural state. He noted it has been mowed and kept up but wanted to make the Board aware that there is growth on a general normal pond. One resident was a little upset about the growth near the edge of the pond but that was taken care of. We have not heard anything else about it but thought it would be good to make you aware of this area. Ms. Burns stated one side is manicured where they have cleared it, and this side was left natural, so I think they were asking if this side was going to remain natural.

**D. District Manager's Report****i. Approval of Check Registers****a) July 2023****b) August 2023**

Ms. Burns presented the check registers to the Board from July 2023 and August 2023 and noted that they were included in the agenda package for Board review. She offered to answer any questions. Hearing no comments, she asked for a motion of approval.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns noted that the financial statements through August were included in the agenda package for review. There is no action necessary from the Board.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

A resident stated not the main street entrance but the other entrance into the community, as you approach the roundabout, that road is really unstable. He asked about provisions for top coating or if that is still a construction truck issue. Ms. Burns stated all of the roadways are owned by the county. The CDD does not own the roadways in the community. He asked if any damage done by construction trucks and things like that is all up to the county and not the builders' responsibility? Ms. Burns stated yes, the county owns and maintains all of the roadways.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion of adjournment.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2024 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2024 SPECIAL ASSESSMENT BONDS; ADOPTING THE SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Chapel Creek Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements (the “**Series 2024 Project**”) as described in the Master Report of the District Engineer – Expansion Parcel dated January 27, 2023 (the “**Engineer’s Report**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) issued its \$6,660,000 Special Assessment Bonds, Series 2024 (the “**Series 2024 Bonds**”) to finance the Series 2024 Project;

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2024 Bonds, which are on file with the District Manager (the “**Bond Documents**”), and to confirm the issuance of the Series 2024 Bonds;

**WHEREAS**, the Series 2024 Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated February 1, 2023, and adopted pursuant to Resolution No. 2023-09 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Series 2024 Bonds have been established, it is necessary to approve the Supplemental Assessment Methodology Report dated February 14, 2024 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**.

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

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
  - b. The Series 2024 Project will serve a proper, essential, and valid public purpose.

- c. The Series 2024 Project will specially benefit the developable acreage located within the District as set forth in the Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2024 Project to be financed with the Series 2024 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
  - d. The Series 2024 Bonds will finance the construction and acquisition of a portion of the Series 2024 Project.
  - e. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Series 2024 Bonds.** The special assessments for the Series 2024 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 6th day of March, 2024.

**Attest:**

**Chapel Creek Community  
Development District**

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

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

Exhibit A – Supplemental Assessment Methodology Report dated February 14, 2024

**SUPPLEMENTAL ASSESSMENT  
METHODOLOGY  
FOR THE SERIES 2024  
ASSESSMENT AREA  
  
FOR  
  
CHAPEL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: February 14, 2024**

**Prepared by**

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

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

## **1.0 Introduction**

The Chapel Creek Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District will issue on February 27, 2024, its \$6,660,000 of special assessment bonds (“Series 2024 Bonds”). The Series 2024 Bonds are anticipated to fund certain infrastructure improvements that benefit the recently expanded portion of the District referred to as the Series 2024 Assessment Area (the “Series 2024 Assessment Area”). The infrastructure to be financed (the “2024 Project”) is identified in the Report of the District Engineer Capital Improvement Revenue Bonds, Series 2024 dated January 27, 2023, for Community wide Capital Improvements prepared by Stantec Consulting Services (the “Engineer’s Report”).

### **1.1 Purpose**

This Supplemental Assessment Methodology for the Series 2024 Assessment Area supplements the Master Assessment Methodology for the Series 2024 Assessment Area dated February 1, 2023 (together the “Assessment Report”) and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the Series 2024 Assessment Area. This Assessment Report allocates the debt to certain properties based on the special benefits each receives from the 2024 Project, as delineated in the Engineer’s Report. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District has imposed non ad valorem special assessments on the benefited lands within the Series 2024 Assessment Area based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District originally encompassed approximately 350.36 acres and the expansion area encompasses approximately 81.14 acres totaling 431.50 acres in Pasco County, Florida. The Series 2024 Assessment Area includes approximately 81.14 acres and envisions 148 residential units. The proposed development plan is depicted in Table 1 (the “Development Plan”). It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly.



The improvements contemplated by the District in the 2024 Project include master public facilities that benefit certain properties within the Series 2024 Assessment Area of the District. Specifically, the District will construct and/or acquire certain infrastructure including water management and control, roads, water supply, sewer and wastewater management, landscape/hardscape/irrigation, undergrounding of electric service, professional fees, permit fees, capacity fees, recreational facilities, and contingency as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the 2024 Project.
2. The District Engineer determines the assessable acres that benefit from the District's the 2024 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the 2024 Project.
4. The assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

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

The 2024 Project undertaken by the District creates special and peculiar benefits to assessable property within the Series 2024 Assessment Area different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the 2024 Project enables properties within its boundaries to be developed. Without the District's 2024 Project, there would be no infrastructure to support development of land within the Series 2024 Assessment Area of the District. Without these improvements, development of the property within the Series 2024 Assessment Area of the District would be prohibited by law.

There is no doubt that the general public and property owners outside the Series 2024 Assessment Area of the District will benefit from the provision of the District's the 2024 Project. However, these benefits will be incidental to the District's the 2024 Project, which is designed solely to meet the needs of property within the Series 2024 Assessment Area of the District. Properties outside the District boundaries and outside

of the Series 2024 Assessment Area of the District do not depend upon the District's the 2024 Project. The property owners within the Series 2024 Assessment Area are therefore receiving special benefits not received by those outside the District's boundaries and outside the boundaries of the Series 2024 Assessment Area within the District.

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

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

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

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

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

The special benefits provided to the property owners within the Series 2024 Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the 2024 Project, that is necessary to support full development of property within the Series 2024 Assessment Area, will cost approximately \$7,379,033. The District's Underwriter has determined that financing costs required to fund a portion of the 2024 Project, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, are \$6,660,000. Without the 2024 Project, the property within the Series 2024 Assessment Area would not be able to be developed and occupied by future residents of the development.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District will issue on February 27, 2024, \$6,660,000 in Series 2024 Bonds to fund the District's 2024 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$6,660,000 in debt to the properties benefiting from the 2024 Project.

Table 1 identifies the land uses as indicated by the Developer of the land within the Series 2024 Assessment Area. The construction costs needed for completion of the 2024 Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated

to cost \$7,379,033. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for the 2024 Project and related costs was determined by the District's Underwriter to total \$6,660,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt assessments is a continuous process until the Development Plan is completed. The 2024 Project funded by the Series 2024 Bonds benefits all developable acres within the Series 2024 Assessment Area.

The initial assessments will be levied on an equal basis to all acres within the 2024 Assessment Area of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the 2024 Assessment Area of the District are benefiting from the improvements.

As additional platting or the recording of declaration of condominium, ("Assigned Properties") has occurred and lots are developed, the assessments will be assigned to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Series 2024 Bonds will be allocated to the planned 148 residential units within the Series 2024 Assessment Area. The planned 148 residential units are the beneficiaries of the 2024 Project, as depicted in Table 5 and Table 6. If there are changes to Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer, or one of its affiliates that own land within the Series 2024 Assessment Area is required. The process is outlined in Section 3.0

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

## **2.3 Allocation of Benefit**

The 2024 Project consists of water management and control, roads, water supply, sewer and wastewater management, landscape/hardscape/irrigation, undergrounding of electric service, professional fees, permit fees, capacity fees, recreational facilities, and contingency. There is one product type within the Development Plan. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from

the 2024 Project on the particular units exceeds the cost that the units will be paying for such benefits.

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

Construction and/or acquisition by the District of its proposed 2024 Project will provide several types of systems, facilities and services for its residents. These include water management and control, roads, water supply, sewer and wastewater management, landscape/hardscape/irrigation, undergrounding of electric service, professional fees, permit fees, capacity fees, recreational facilities, and contingency. The 2024 Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

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

For the provision of the 2024 Project, the special and peculiar benefits are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the 2024 Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the 2024 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.

Accordingly, no acre or parcel of property within the Series 2024 Assessment Area will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the two product types (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed the 2024 Project is developed or acquired and financed by the District.

### **3.0 True Up Mechanism**

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

### **4.0 Assessment Roll**

The District will initially distribute the liens across the platted and unplatted property within the Series 2024 Assessment Area of the District boundaries, with remaining liens placed on unplatted property on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current assessment roll is depicted in Table 7.

TABLE 1  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 DEVELOPMENT PROGRAM  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE SERIES 2024 ASSESSMENT AREA

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 INFRASTRUCTURE COST ESTIMATES  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE SERIES 2024 ASSESSMENT AREA

2024 Project (1)	Cost Estimate
Water Management and Control	\$1,653,750
Roads	\$1,455,300
Water Supply	\$496,125
Sewer and Wastewater Management	\$826,875
Landscape/Hardscape/Irrigation	\$330,750
Undergrounding of Electric Service	\$132,300
Professional, Permit, and Capacity Fees	\$661,500
Recreational Facilities	\$859,950
Contingency	\$962,483
<b>Total Improvements</b>	<b>\$7,379,033</b>

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3  
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
BOND SIZING  
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE SERIES 2024 ASSESSMENT AREA

Description	Total
Construction Funds	\$5,600,781
Debt Service Reserve	\$461,869
Capitalized Interest	\$249,617
Underwriters Discount	\$133,200
Cost of Issuance	\$189,475
Original Issue Discount	\$25,058
<b>Par Amount*</b>	<b>\$6,660,000</b>

Bond Assumptions:

Average Coupon	5.66%
Amortization	30 years
Capitalized Interest	Thru 11/1/24
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

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

Prepared by: Governmental Management Services - Central Florida, LLC



TABLE 4  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF BENEFIT  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE SERIES 2024 ASSESSMENT AREA

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE SERIES 2024 ASSESSMENT AREA

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family	148	\$ 7,379,033	\$ 6,660,000	\$45,000
Totals	148	\$ 7,379,033	\$ 6,660,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE SERIES 2024 ASSESSMENT AREA

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	148	\$ 6,660,000	\$ 45,000	\$ 461,869	\$ 3,120.73	\$ 3,319.93
Totals	148	\$ 6,660,000		\$ 461,869		

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
 CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL - ASSESSMENT AREA ONE  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE SERIES 2024 ASSESSMENT AREA

Owner	Property*	Acres	Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Clayton Properties Group Inc.	32-25-21-0010-10100-0000	81.14	\$ 82,080	\$ 6,660,000	\$461,869	\$ 491,350
Totals		81.14		\$ 6,660,000	\$ 461,869	\$ 491,350

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

Annual Assessment Periods	30
Average Coupon Rate (%)	5.66%
Maximum Annual Debt Service	\$461,869

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

Prepared by: Governmental Management Services - Central Florida, LLC

# Exhibit A

## LEGAL DESCRIPTION

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

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

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


## NOTES:

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

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

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

NOT A SURVEY

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

Saved: 4/29/2022 2:19:50 PM DMDONALDSON | Plotted: 4/29/2022 3:22:58 PM DMDONALDSON | V:\2156\active\215610537\survey\drawing\cdd\_expansion\_no1\SV-215610537-SK02.dwg\Layout1 (2)

# SECTION V

*Will Be  
Provided for  
Board Review  
at Meeting*

## SECTION VI



## SECTION C

# Chapel Creek CDD

## Field Management Report



March 6<sup>th</sup>, 2023

Allen Bailey

Field Manager

GMS

# Complete

## District Signage



- ✚ Signs were located throughout the district that needed to be fixed.
- ✚ GMS staff straightened and repaired designated signs.

## District landscape



- ✚ Areas throughout the district were cut back by the landscaper to make sure the buffer areas are defined.



# Complete

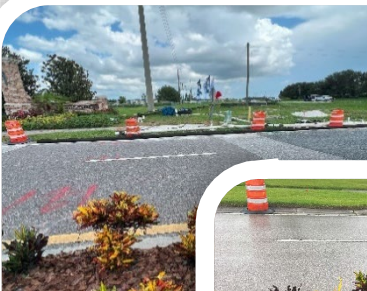
## District Mainline

✚ The district irrigation mainline was damaged during county construction. The irrigation has been repaired.



## Landscape Recovery

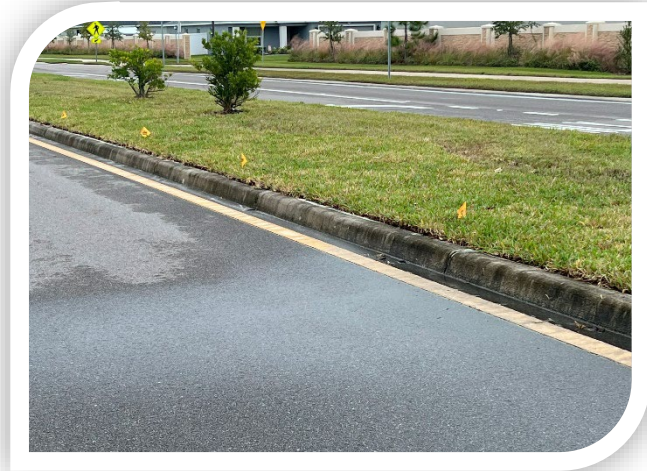
✚ The landscape is starting to come back healthier with the rain and irrigation aiding it.



# Complete

## Sod

- ✚ Sod has been laid over the old Jasmine bed on Clifton Down Dr, since the irrigation mainline has been repaired.



## Amenity Overhang



- ✚ The amenity overhang had build up.
- ✚ The area has been pressure-washed to improve appearance.

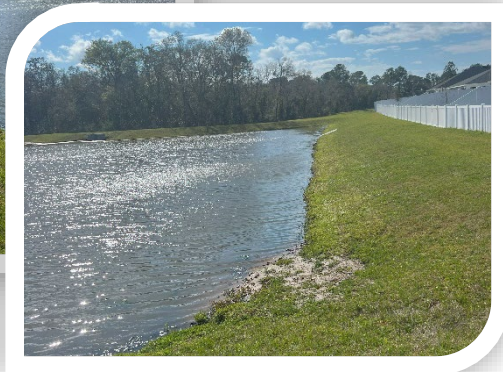
# Complete

## District Lights



- ✚ Various streetlights were out in the district.
- ✚ The vendor has serviced any streetlight with issues.

## Pond Debris

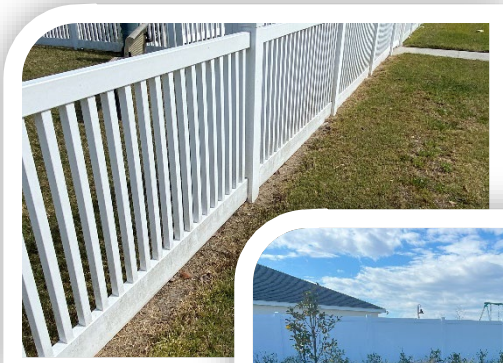


- ✚ Debris was collecting in different pond.
- ✚ The ponds have been through a clean up and are looking better.



# Complete

## District Fences



✚ Various fences in the district have been cleaned of dirt and mildew that accumulated.

# 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



# SECTION 1

## SECTION (a)



707 S W 20th St  
 Ocala , FL 34471  
 800-999-2589  
 Fax: 352-629-2860  
[www.admiralfurniture.com](http://www.admiralfurniture.com)

**QUOTE / ACKNOWLEDGEMENT**

**Quote #** ACFQ65096  
**Date** 02/12/24  
**Cust. PO#**

**Sold To:**

Chapel Creek CDD  
 Allen Bailey  
 6405 Clinton Down Drive

**Ship To:**

Chapel Creek CDD  
 Allen Bailey  
 6405 Clinton Down Drive

Zephyrills FL 33544  
 Phone: (813)374-2363 ext. Fax:  
 abailey@gmscfl.com  
 Management Co.

Zephyrills FL 33541  
 Phone: (813)374-2363 ext. Fax:

Owner/Developer

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Ralph Mazzuoccolo	Best Way	4-6 weeks after receipt of order or sooner.	50% DEP/BAL. NET 30

Qty	Model #	Description	Unit Price	Ext. Price
16	31109SL	Relaxed Sling Dining Chair	\$245.05	\$3,920.80



20	31202SL	Relaxed Sling Chaise Lounge	\$421.91	\$8,438.20
----	---------	-----------------------------	----------	------------



4	642ALH - BO	42" All Aluminum Table w/Hole - Boardwalk Pattern	\$503.57	\$2,014.28
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Running SubTotal \$14,373.28

5.0% Charge \$718.66

Qty	Model #	Description	Unit Price	Ext. Price
	Frame: TBD	Table Top:	SubTotal	\$15,091.94
	Vinyl or Sling: TBD		Sales Tax	\$0.00
	Accent:		Estimated Shipping	\$1,118.15
	Umbrella:	Umb. Pole:	Total	\$16,210.09
			Deposit Amount	\$8,105.05

Please contact me if I can be of further assistance. Due to volatility in material, labor, and shipping pricing can only be guaranteed for 30 days. Please consult your sales representative for updated quotes. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional

Warranty Information  
Frames 10 year warranty  
Sling Fabric 3 year warranty  
Vinyl strap 5 year warranty

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

Date: \_\_\_\_\_

Signing quotation will authorize Admiral Furniture to proceed with this order. Please verify shipping address, quantities, model number and colors for accuracy.

A/P Contact \_\_\_\_\_

E-mail \_\_\_\_\_

Phone \_\_\_\_\_

**TERMS AND CONDITIONS:**

Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping. (Applicable sales tax will apply). We also accept most major credit cards  
Returns: No returns accepted without written authorization in advance by Admiral Furniture and return freight prepaid. All furniture remains the property of Admiral Furniture until invoice is paid in full. Restocking charges may apply. Without written notice from the customer within 24 hours, this order becomes non-cancellable and no changes are accepted.  
Freight: All products are shipped F.O.B. Factory via Common Carrier. Please obtain shipping charges from your sales rep. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Customer must note any damage to cartons on the freight bill upon delivery.







SECTION (b)





506 8th Street West  
Palmetto, FL 34221

# Estimate

Date	Estimate #
2/8/2024	27602

Name / Address
Chapel Creek CDD Allen Bailey//407-841-5524 abailey@gmscfl.com 6200 Lee Vista Blvd Suite 300 Orlando, Fl. 32822

Ship To
Chapel Creek CDD Allen Bailey//407-841-5524 abailey@gmscfl.com 6405 Clifton Down Dr. Zephyrhills, Fl. 33541

P.O. No.	Terms	Due Date	Rep	FOB
2824Allen	50%DN Bal C.O.D.	2/8/2024	Anna	Palmetto

Item	Quantity	Description	Cost	Total
S-50	16	Sierra Dining Chair, 1.75" X .50" Flat Arms, 1.25 Round Legs, Sling	217.00	3,472.00T
MISC	16	Upcharge For Specialty Fabric	5.00	80.00T
S-150	20	Sierra Sling Chaise Lounge, 1.75" X .50" Flat Arms, 1.25" Round Legs, Sling	413.00	8,260.00T
MISC	20	Upcharge For Specialty Fabric	15.00	300.00T
R-42PUNCHU	4	Regal 42" Round, Punch Aluminum Top Table With Hole, 1.50" x .75" Flat Extrusion	477.00	1,908.00T
		Frame: Sandstone Fabric: Watercolor Tweed Pearly Table Pattern: TBD		
Freight		Shipping Charge	175.00	175.00

<b>Subtotal</b>		\$14,195.00
<b>Sales Tax (0.0%)</b>		\$0.00
<b>Total</b>		\$14,195.00

Phone #	Fax #
941-722-5643	941-723-9223










## SECTION (c)

02/08/2024

**Ship To:**  
 Chapel Creek CDD  
 6405 Clifton Down Dr  
 Zephyrhills FL 33541  
 United States

		Delivery Method	Expires*
		White Glove, Red Carpet Delivery	02/18/2024
Location	Sales Rep	Sales Rep 2	
Tampa Showroom	Christina Olive		


Quantity	Item	Options	Each	Amount
16	Stationary Sling Dining Arm Chair, Stackable	 Caribbean Cane Sling Fabric	\$134.30	\$2,148.80
20	Sling Chaise Lounge with Arms, Adjustable Back, Stackable	 Caribbean Cane Sling Fabric	\$315.99	\$6,319.80
4	48 Inch Round Aluminum Slat Table Top, With Umbrella Hole	 Textured White	\$284.39	\$1,137.56

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



QTAM3357

02/08/2024

Quantity	Item	Options	Each	Amount
4	Dining Table Base (top sold separately)	 Textured White	\$126.40	\$505.60

*Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.*

<b>Subtotal</b>	\$10,111.76
<b>Tax (7%)</b>	\$707.82
<b>Shipping Cost</b>	\$556.15
<b>Total</b>	<b>\$11,375.73</b>

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



QTAM3357



Leaders

**Madeira Outdoor Sling Club Chair in Textured White  
with Caribbean Cane Sling**

**\$199.99**





Leaders

Madeira Outdoor Sling Chaise Lounge in Textured  
White with Dupione Poolside Sling

\$399.99



## SECTION 2



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

# Estimate

**ADDRESS**

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	
1087	08/31/2023	

**SHIP DATE**

05/31/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Monthly Landscape Maintenance	New Fiscal Year Monthly Maintenance- Per same specifications, to include all new and additional service areas.	1	14,800.00	14,800.00

Chapel Creek New Pricing

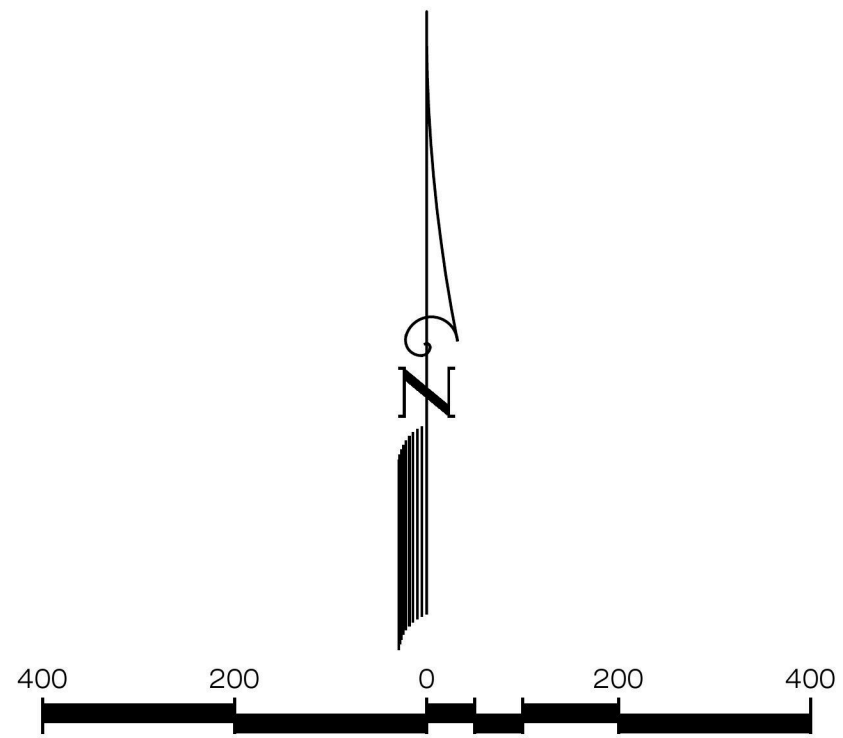
TOTAL

**\$14,800.00**
























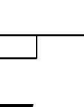






Accepted By

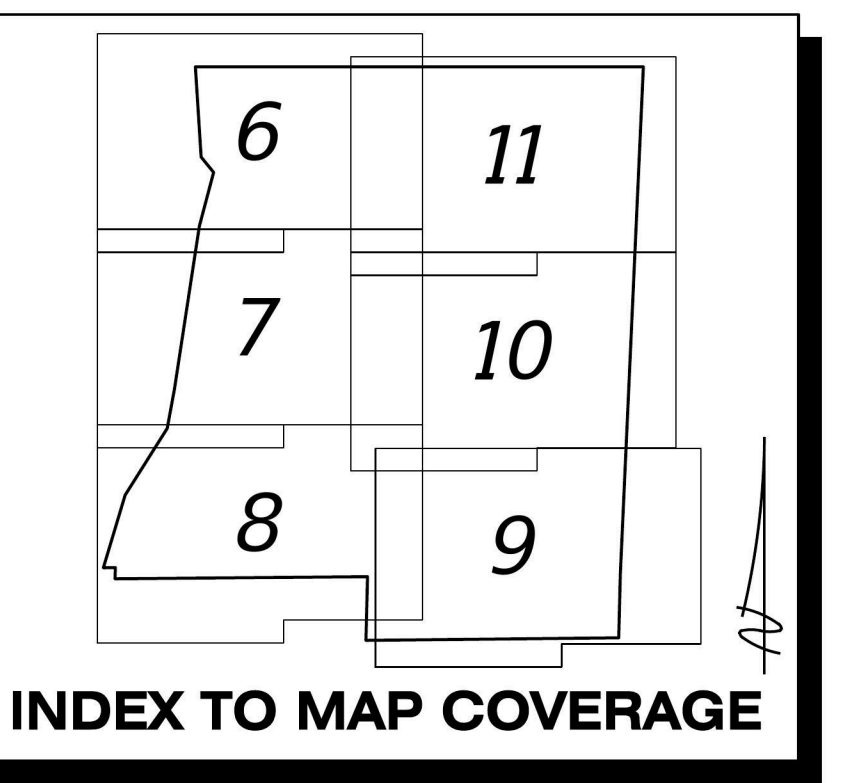
Accepted Date





SCALE: 1" = 200'

EXISTING		PROPOSED	
		STORM DRAIN, STRUCTURE & PIPE SIZE IN INCHES	
		SPOT ELEVATION	
		PROPOSED PROFILE GRADE ELEV.	
		CONTOUR	
		DIRECTION OF SURFACE FLOW	
		STAKED EROSION CONTROL	
		WETLAND LINE	
		25' OFFSET FROM WETLAND LINE	
		WETLAND CONSERVATION AREA PASCO WETLAND CATEGORY	
		WETLAND/HYDROPERIOD ID	
		WETLAND HYDROPERIOD DATA	
		WETLAND AREAS	
		PROPOSED WETLAND IMPACTS	
		PROJECT BOUNDARY	
		OPTIONAL PEDESTRIAN PATH/BOARDWALK	



TRACT DESIGNATION TABLE	
TRACT	DESIGNATION
TRACT "B-1"	(CDD) DRAINAGE AREA; (CDD) OPEN SPACE; WETLAND CONSERVATION AREA
TRACT "B-2"	(CDD) DRAINAGE AREA; (CDD) OPEN SPACE; WETLAND CONSERVATION AREA
TRACT "B-3"	(CDD) OPEN SPACE
TRACT "B-4"	(CDD) OPEN SPACE
TRACT "B-5"	(CDD) OPEN SPACE
TRACT "B-6"	(CDD) DRAINAGE AREA; (CDD) OPEN SPACE; WETLAND CONSERVATION AREA
TRACT "B-7"	(CDD) DRAINAGE AREA; (CDD) OPEN SPACE; WETLAND CONSERVATION AREA
TRACT "B-8"	(CDD) OPEN SPACE
TRACT "B-9"	(CDD) OPEN SPACE
TRACT "B-10"	(CDD) OPEN SPACE
TRACT "B-11"	(CDD) OPEN SPACE
TRACT "B-12"	(CDD) DRAINAGE AREA; (CDD) OPEN SPACE
TRACT "Z"	PUMP STATION SITE

TRACT KEY MAP

NOTE: TRACT DESIGNATION IN TABLES IS MORE OR LESS AND SUBJECT TO CHANGE WITH FINAL PLATTING

10-23-2020

REVIEW SUBMITTAL

INI

DATE

DESCRIPTION

BY

DATE

DESCRIPTION

BY

Clearview  
LAND DESIGN, P.L.  
Engineering Business C.A. No.: 28858  
3010 W Azeele St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919

PRELIMINARY DEVELOPMENT KEY MAP

JOB NO.  
HLH-CC-009

DESIGN  
SANDERS

DRAWN  
DROOR

DATE  
10-23-2020

FILE  
PDP

CHAPEL CREEK VILLAGES 7 & 8  
PHASES 1 - 3

PREPARED FOR  
HIGHLAND HOMES

Elevations based on North American Vertical Datum 1988 (NAVD 88)  
Conversion from NAVD 88 to NGVD 29 = +0.84 Feet

**SHEET 4 OF 79 SHEETS**



# SECTION D

# SECTION 1

## SECTION (a)



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

9/5/23	372	\$	3,315.00
9/14/23	373-382	\$	15,107.11

<b>Total Check Register</b>		<b>\$</b>	<b>18,422.11</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

9/7/23	Duke Energy	\$	2,205.29
9/13/23	Pasco County Utilities	\$	319.15
9/13/23	Duke Energy	\$	5,129.28
9/18/23	Spectrum	\$	177.97
9/18/23	Duke Energy	\$	491.39
9/21/23	Pasco County Utilities	\$	76.85

<b>Total ACH Debit</b>		<b>\$</b>	<b>8,399.93</b>
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<b>Total Check Register &amp; ACH Debit</b>		<b>\$</b>	<b>26,822.04</b>
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\*\*\* CHECK DATES 09/01/2023 - 09/30/2023 \*\*\*  
 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 #
9/05/23	00061	7/24/23 2867	202307 320-53800-49100	PLAYGROUND MULCH	*	3,315.00	
				AMERICAN MULCH & SOIL, LLC			3,315.00 000372
9/13/23	00043	8/23/23 27072	202308 330-53800-48500	PEST CONTROL	*	110.00	
				ALL AMERICAN LAWN & TREE SPECIALIST			110.00 000373
9/13/23	00015	9/01/23 INV-0077	202309 320-53800-47000	POND MAINT SEPT23	*	1,864.00	
				AQUAGENIX			1,864.00 000374
9/13/23	00008	7/31/23 153	202307 320-53800-46000	GENERAL MAINT JUL23	*	1,542.46	
		9/01/23 150	202309 310-51300-34000	MANAGEMENT FEES SEPT23	*	3,333.33	
		9/01/23 150	202309 310-51300-35100	INFORMATION TECH SEPT23	*	112.50	
		9/01/23 150	202309 310-51300-31300	DISSEMINATION SVC SEPT23	*	541.67	
		9/01/23 150	202309 330-53800-34000	AMENITY ACCESS	*	416.67	
		9/01/23 150	202309 310-51300-51000	OFFICE SUPPLIES	*	.48	
		9/01/23 150	202309 310-51300-42000	POSTAGE	*	102.82	
		9/01/23 150	202309 310-51300-42500	COPIES	*	8.40	
		9/01/23 151	202309 320-53800-12000	FIELD MANAGEMENT SEPT23	*	1,312.50	
				GMS-CENTRAL FLORIDA, LLC			7,370.83 000375
9/13/23	00026	8/31/23 23641	202308 320-53800-47100	STREET LIGHT REPAIRS	*	1,971.88	
				HIMES ELECTRIC COMPANY, INC			1,971.88 000376
9/13/23	00020	9/01/23 2707	202308 330-53800-48100	JANITORIAL SVC AUG23	*	700.00	
		9/01/23 2708	202308 330-53800-48100	DOG WASTE STATION AUG23	*	540.00	
				JAYMAN ENTERPRISES, LLC			1,240.00 000377
9/13/23	00057	9/04/23 09042023	202309 320-53800-34500	DEPUTY 9/4	*	480.00	
		9/04/23 09042023	202309 320-53800-34500	DEPUTY 9/2-3	*	720.00	

CHCR CHAPEL CREEK HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/04/23	09042023 202309 320-53800-34500 DEPUTY 9/4		V	480.00-	
		9/04/23	09042023 202309 320-53800-34500 DEPUTY 9/2-3		V	720.00-	
				PASCO SHERIFF'S OFFICE			.00 000378
9/13/23	00019	9/06/23	23581 202307 310-51300-31500 ATTORNEY FEES		*	972.00	
				STRALEY ROBIN VERICKER			972.00 000379
9/13/23	00022	9/02/23	9608 202309 330-53800-48400 POOL SERVICES SEPT23		*	1,000.00	
				SUNCOAST POOL SERVICE			1,000.00 000380
9/13/23	00011	9/13/23	00030467 202309 310-51300-48000 NOTICE OF FY24 MEETINGS		*	138.40	
				TIMES PUBLISHING COMPANY			138.40 000381
9/13/23	00057	9/04/23	09042023 202309 320-53800-34500 DEPUTY 9/4		*	440.00	
				PASCO SHERIFF'S OFFICE			440.00 000382
				TOTAL FOR BANK A		18,422.11	
				TOTAL FOR REGISTER		18,422.11	

SECTION (b)

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

10/12/23	383-395	\$	41,901.02
10/30/23	396-399	\$	25,836.02

<b>Total Check Register</b>		<b>\$</b>	<b>67,737.04</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

10/2/23	Duke Energy	\$	1,103.30
10/10/23	Pasco County Utilities	\$	59.25
10/10/23	Duke Energy	\$	2,205.39
10/16/23	Duke Energy	\$	5,129.52
10/16/23	Pasco County Utilities	\$	268.03
10/18/23	Spectrum	\$	177.97
10/18/23	Duke Energy	\$	491.42
10/30/23	Duke Energy	\$	1,155.11

<b>Total ACH Debit</b>		<b>\$</b>	<b>10,589.99</b>
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<b>Total Check Register &amp; ACH Debit</b>		<b>\$</b>	<b>78,327.03</b>
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AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 11/29/23		PAGE 1		
*** CHECK DATES 10/01/2023 - 10/31/2023 ***		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 #				
10/12/23	00001	10/04/23 10042023	202310 310-51300-11000	BOS MEETING 10/4/23	*	200.00					
				MILTON ANDRADE			200.00	000383			
10/12/23	00015	10/01/23 9545	202310 320-53800-47000	AQUATIC MAINTENANCE OCT23	*	1,864.00					
				AQUAGENIX			1,864.00	000384			
10/12/23	00031	9/18/23 24662	202309 320-53800-46200	SEPT23 LANDSCAPE	*	11,600.00					
				CARDINAL LANDSCAPING SERVICES			11,600.00	000385			
10/12/23	00016	10/02/23 88845	202310 310-51300-54000	DEO ANNUAL FEE 2023-2024	*	175.00					
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000386			
10/12/23	00017	9/27/23 20255	202310 310-51300-45000	2023-2024 INSUR RENEWAL	*	12,772.00					
				EGIS INSURANCE ADVISORS LLC			12,772.00	000387			
10/12/23	00008	8/31/23 154	202308 330-53800-46000	GENERAL MAINT AUG23	*	4,392.02					
		10/01/23 156	202310 310-51300-34000	MANAGEMENT FEES OCT23	*	3,500.00					
		10/01/23 156	202310 310-51300-35100	INFORMATION TECH OCT23	*	112.50					
		10/01/23 156	202310 310-51300-31300	DISSEMINATION AGENT OCT23	*	541.67					
		10/01/23 156	202310 330-53800-34000	AMENITY ACCESS OCT23	*	625.00					
		10/01/23 156	202310 310-51300-51000	OFFICE SUPPLIES	*	.27					
		10/01/23 156	202310 310-51300-42000	POSTAGE	*	70.99					
		10/01/23 157	202310 320-53800-12000	FIELD MANAGEMENT OCT23	*	1,378.17					
		10/01/23 157	202310 320-53800-49100	REIMB- HOTEL	*	53.50					
				GMS-CENTRAL FLORIDA, LLC			10,674.12	000388			
10/12/23	00027	10/01/23 21676	202310 310-51300-35300	CDD WEBSITE MAINT	*	1,537.50					
				INNERSYNC STUDIO, LTD			1,537.50	000389			
10/12/23	00020	10/01/23 2749	202309 330-53800-48100	SEPT23 JANITORIAL	*	800.00					
CHCR CHAPEL CREEK HHENRY											

CHCR CHAPEL CREEK HHENRY

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 11/29/23	PAGE 2
*** CHECK DATES 10/01/2023 - 10/31/2023 ***												
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 #
		10/01/23 2750	202309 330-53800-48100		*	540.00	
		SEPT23 JANITORIAL		JAYMAN ENTERPRISES, LLC			1,340.00 000390
10/12/23 00003		10/04/23 10042023	202310 310-51300-11000		*	200.00	
		BOS MEETING 10/4/2023		GARRET PARKINSON			200.00 000391
10/12/23 00022		9/29/23 9704	202310 330-53800-48400		*	1,000.00	
		POOL MAINTENANCE OCT23		SUNCOAST POOL SERVICE			1,000.00 000392
10/12/23 00011		9/13/23 304678	202309 310-51300-48000		*	138.40	
		NOTICE OF FY24 MTGS		TIMES PUBLISHING COMPANY			138.40 000393
10/12/23 00058		10/04/23 10042023	202310 310-51300-11000		*	200.00	
		BOS MEETING 10.4.23		TIMOTHY FORE			200.00 000394
10/12/23 00005		10/04/23 10042023	202310 310-51300-11000		*	200.00	
		BOS MEETING 10/4/23		BRIAN WALSH			200.00 000395
10/30/23 00031		10/18/23 24736	202310 320-53800-46200		*	14,800.00	
		LANDSCAPE MAINT OCT23					
		10/25/23 24742	202310 320-53800-49100		*	500.00	
		BUSH HOG TURF		CARDINAL LANDSCAPING SERVICES			15,300.00 000396
10/30/23 00037		9/29/23 4	202310 310-51300-31300		*	500.00	
		SERIES 2021		DISCLOSURE SERVICES LLC			500.00 000397
10/30/23 00008		9/30/23 158	202310 310-51300-31700		*	6,500.00	
		ASSESSMENT ROLL FY24					
		9/30/23 159	202309 320-53800-46000		*	2,727.95	
		GENERAL MAINT SEPT23		GMS-CENTRAL FLORIDA, LLC			9,227.95 000398
10/30/23 00019		10/12/23 23666	202308 310-51300-31500		*	82.07	
		ATTORNEY FEES					
		10/23/23 23733	202310 310-51300-31500		*	726.00	
		ATTORNEY FEES		STRALEY ROBIN VERICKER			808.07 000399
TOTAL FOR BANK A						67,737.04	
CHCR CHAPEL CREEK HHENRY							

## SECTION (c)



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

11/16/23	400-404	\$	10,637.86
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<b>Total Check Register</b>		<b>\$</b>	<b>10,637.86</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

11/7/23	Duke Energy	\$	2,205.39
11/8/23	Pasco County Utilities	\$	57.72
11/15/23	Duke Energy	\$	5,129.52
11/15/23	Pasco County Utilities	\$	240.91
11/17/23	Duke Energy	\$	491.42
10/18/23	Spectrum	\$	177.97
11/29/23	Duke Energy	\$	1,367.53

<b>Total ACH Debit</b>		<b>\$</b>	<b>9,670.46</b>
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<b>Total Check Register &amp; ACH Debit</b>		<b>\$</b>	<b>20,308.32</b>
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/16/23	00043	10/19/23 28478	202310 330-53800-48500	PEST CONTROL	*	160.00	
ALL AMERICAN LAWN & TREE SPECIALIST							160.00 000400
11/16/23	00015	11/01/23 INV-0118	202311 320-53800-47000	POND MAINT NOV23	*	1,864.00	
AQUAGENIX							1,864.00 000401
11/16/23	00008	11/01/23 160	202311 310-51300-34000	MANAGEMENT FEES NOV23	*	3,500.00	
		11/01/23 160	202311 310-51300-35100	INFORMATION TECH NOV23	*	112.50	
		11/01/23 160	202311 330-53800-34000	AMENITY ACCESS NOV23	*	625.00	
		11/01/23 160	202311 310-51300-31300	DISSEMINATION SVC NOV23	*	541.67	
		11/01/23 160	202311 310-51300-51000	OFFICE SUPPLIES	*	2.77	
		11/01/23 160	202311 310-51300-42000	POSTAGE	*	213.75	
		11/01/23 161	202311 320-53800-12000	FIELD MANAGEMENT NOV23	*	1,378.17	
GMS-CENTRAL FLORIDA, LLC							6,373.86 000402
11/16/23	00020	11/02/23 2799	202310 330-53800-48100	JANITORIAL SVC OCT23	*	700.00	
		11/02/23 2800	202310 330-53800-48100	DOG WASTE STATION OCT23	*	540.00	
JAYMAN ENTERPRISES, LLC							1,240.00 000403
11/16/23	00022	11/01/23 9785	202311 330-53800-48400	POOL SERVICES NOV23	*	1,000.00	
SUNCOAST POOL SERVICE							1,000.00 000404
TOTAL FOR BANK A						10,637.86	
TOTAL FOR REGISTER						10,637.86	

## SECTION (d)

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

12/18/23	405-413	\$	28,305.09
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<b>Total Check Register</b>		<b>\$</b>	<b>28,305.09</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

12/8/23	Duke Energy	\$	2,205.39
12/11/23	Pasco County Utilities	\$	62.40
12/13/23	Duke Energy	\$	5,129.52
12/18/23	Pasco County Utilities	\$	205.79
12/19/23	Duke Energy	\$	491.42
12/19/23	Spectrum	\$	177.97
12/29/23	Duke Energy	\$	1,618.03

<b>Total ACH Debit</b>		<b>\$</b>	<b>9,890.52</b>
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<b>Total Check Register &amp; ACH Debit</b>		<b>\$</b>	<b>38,195.61</b>
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AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/28/24	PAGE	1
***	CHECK DATES	12/01/2023 - 12/31/2023		***	CHAPEL CREEK - GENERAL FUND									
BANK A GENERAL FUND														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME			STATUS	AMOUNT	....CHECK.....			
		DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS					AMOUNT	#	
12/18/23	00043	11/17/23	29245	202311	330-53800-48500				*		110.00			
PEST CONTROL														
ALL AMERICAN LAWN & TREE SPECIALIST												110.00	000405	
12/18/23	00015	12/01/23	INV-0129	202312	320-53800-47000				*		1,864.00			
POND MAINT DEC23														
AQUAGENIX												1,864.00	000406	
12/18/23	00031	11/20/23	24787	202311	320-53800-46200				*		14,800.00			
LANDSCAPE MAINT NOV23														
		12/15/23	15400 A	202212	320-53800-46200				*		1,350.00			
ADDITIONAL MAINTENANCE														
		11/20/23	24787	202312	320-53800-46200				V		14,800.00-			
LANDSCAPE MAINT NOV23														
		12/15/23	15400 A	202312	320-53800-46200				V		1,350.00-			
ADDITIONAL MAINTENANCE														
CARDINAL LANDSCAPING SERVICES												.00	000407	
12/18/23	00062	12/11/23	106558	202312	330-53800-46000				*		195.00			
MAINTENANCE														
CURRENT DEMEANDS ELECTRICAL &												195.00	000408	
12/18/23	00018	9/30/23	158838	202309	320-53800-46000				*		670.98			
GATE MAINTENANCE														
		9/30/23	158839	202309	320-53800-46000				*		1,374.22			
GATE MAINTENANCE														
GATE TECH INC												2,045.20	000409	
12/18/23	00008	10/31/23	163	202310	320-53800-46000				*		522.50			
GENERAL MAINT OCT23														
		12/01/23	165	202312	310-51300-34000				*		3,500.00			
MANAGEMENT FEES DEC23														
		12/01/23	165	202312	310-51300-35100				*		112.50			
INFORMATION TECH DEC23														
		12/01/23	165	202312	310-51300-31300				*		541.67			
DISSEMATIION SVC DEC23														
		12/01/23	165	202312	330-53800-34000				*		625.00			
AMENITY ACESS DEC23														
		12/01/23	165	202312	310-51300-51000				*		.30			
OFFICE SUPPLIES														
		12/01/23	165	202312	310-51300-42000				*		67.25			
POSTAGE														
		12/01/23	166	202312	320-53800-12000				*		1,378.17			
FIELD MANAGEMENT DEC23														
		12/01/23	166	202312	310-51300-49000				*		53.50			
QUALITY INN														
GMS-CENTRAL FLORIDA, LLC												6,800.89	000410	
-----														
CHCR CHAPEL CREEK HHENRY														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/18/23	00020	12/01/23 2845	202311 330-53800-48100		*	950.00	
		JANITORIAL SVC NOV23					
		12/01/23 2846	202311 330-53800-48100		*	540.00	
		DOG AND TRASH NOV23					
JAYMAN ENTERPRISES, LLC							1,490.00 000411
12/18/23	00022	11/27/23 9859	202312 330-53800-48400		*	1,000.00	
		POOL SERVICES DEC23					
SUNCOAST POOL SERVICE							1,000.00 000412
12/18/23	00031	11/20/23 24787	202311 320-53800-46200		*	14,800.00	
		LANDSCAPE MAINT NOV23					
CARDINAL LANDSCAPING SERVICES							14,800.00 000413
TOTAL FOR BANK A						28,305.09	
TOTAL FOR REGISTER						28,305.09	

## SECTION (e)

**Chapel Creek**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
January 1, 2024 through January 31, 2024

<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)*

1/11/24	414-423	\$	642,937.58
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<b>Total Check Register</b>		<b>\$</b>	<b>642,937.58</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

1/5/24	Duke Energy	\$	2,205.39
1/8/24	Pasco County Utilities	\$	63.96
1/10/24	Pasco County Utilities	\$	170.67
1/12/24	Duke Energy	\$	5,129.52
1/16/24	Duke Energy	\$	491.42
1/17/24	Spectrum	\$	177.97

<b>Total ACH Debit</b>		<b>\$</b>	<b>8,238.93</b>
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<b>Total Check Register &amp; ACH Debit</b>		<b>\$</b>	<b>651,176.51</b>
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/11/24	00015	1/01/24 INV-0145	202401 320-53800-47000	POND MAINT JAN24	*	1,864.00	
				AQUAGENIX			1,864.00 000414
1/11/24	00031	12/27/23 24850	202312 320-53800-46200	LANDSCAPE MAINT DEC23	*	14,800.00	
				CARDINAL LANDSCAPING SERVICES			14,800.00 000415
1/11/24	00029	1/10/24 01102024	202401 300-20700-10000	FY24 ASSESSMENT THRU 1/4	*	189,166.69	
				CHAPEL CREEK CDD			189,166.69 000416
1/11/24	00036	1/10/24 01102024	202401 300-20700-10000	FY24 ASSESSMENTS THRU 1/4	*	423,967.76	
				CHAPEL CREEK CDD			423,967.76 000417
1/11/24	00037	1/05/24 5	202401 310-51300-31300	AMORTIZATION SERIES2021	*	100.00	
				DISCLOSURE SERVICES LLC			100.00 000418
1/11/24	00008	11/30/23 169	202311 320-53800-46000	GENERAL MAINT NOV23	*	581.58	
		11/30/23 171	202311 320-53800-49500	HOLIDAY LIGHT INSTALLATIO	*	1,680.62	
		1/01/24 172	202401 310-51300-34000	MANAGEMENT FEES JAN24	*	3,500.00	
		1/01/24 172	202401 310-51300-35100	INFORMATION TECH JAN24	*	112.50	
		1/01/24 172	202401 330-53800-34000	AMENITY ACCESS JAN24	*	625.00	
		1/01/24 172	202401 310-51300-31300	DISSEMINATION SVC JAN24	*	541.67	
		1/01/24 172	202401 310-51300-51000	OFFICE SUPPLIES	*	.36	
		1/01/24 172	202401 310-51300-42000	POSTAGE	*	13.73	
		1/01/24 173	202401 320-53800-12000	FIELD MANAGEMENT JAN24	*	1,378.17	
				GMS-CENTRAL FLORIDA, LLC			8,433.63 000419
1/11/24	00020	12/27/23 2894	202312 330-53800-48100	JANITORIAL CLEANING DEC23	*	700.00	
		12/27/23 2895	202312 330-53800-48100	DOG STATION & TRASH CAN	*	540.00	
				JAYMAN ENTERPRISES, LLC			1,240.00 000420
				CHCR CHAPEL CREEK HHENRY			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/11/24	00025	12/21/23 2177235	202312 310-51300-31100	ENGINEERING FEES	*	257.00	
STANTEC CONSULTING SERVICES INC.							257.00 000421
1/11/24	00019	12/20/23 24036	202311 310-51300-31500	ATTORNEY FEES	*	2,108.50	
STRALEY ROBIN VERICKER							2,108.50 000422
1/11/24	00022	1/01/24 9948	202401 330-53800-48400	POOL SERVICES JAN24	*	1,000.00	
SUNCOAST POOL SERVICE							1,000.00 000423
TOTAL FOR BANK A						642,937.58	
TOTAL FOR REGISTER						642,937.58	

## SECTION 2

***Chapel Creek***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2024***



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**Chapel Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2024**

	General Fund	Capital Reserve Fund	Series 2006 Debt Service Fund	Series 2021 Debt Service Fund	Series 2006 Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>						
<u><b>Cash:</b></u>						
Operating Account	\$ 683,383	\$ -	\$ -	\$ -	\$ -	\$ 683,383
Due from General Fund	\$ -	\$ -	\$ 2,200	\$ 54,817	\$ -	\$ 57,017
Truist CD- Utilities	\$ 21,537	\$ -	\$ -	\$ -	\$ -	\$ 21,537
Truist CD- Streets/Draining	\$ 43,416	\$ -	\$ -	\$ -	\$ -	\$ 43,416
<u><b>Investments:</b></u>						
<u><b>Series 2006</b></u>						
Reserve	\$ -	\$ -	\$ 235,267	\$ -	\$ -	\$ 235,267
Revenue	\$ -	\$ -	\$ 381,044	\$ -	\$ -	\$ 381,044
Prepayment	\$ -	\$ -	\$ 12,828	\$ -	\$ -	\$ 12,828
Construction	\$ -	\$ -	\$ -	\$ -	\$ 16,890	\$ 16,890
<u><b>Series 2021</b></u>						
Reserve	\$ -	\$ -	\$ -	\$ 205,490	\$ -	\$ 205,490
Revenue	\$ -	\$ -	\$ -	\$ 445,289	\$ -	\$ 445,289
Prepayment	\$ -	\$ -	\$ -	\$ 339,227	\$ -	\$ 339,227
<b>Total Assets</b>	<b>\$ 748,336</b>	<b>\$ -</b>	<b>\$ 631,339</b>	<b>\$ 1,044,823</b>	<b>\$ 16,890</b>	<b>\$ 2,441,387</b>
<b>Liabilities:</b>						
Accounts Payable	\$ 17,904	\$ -	\$ -	\$ -	\$ -	\$ 17,904
Accrued Expenses	\$ 15,779	\$ -	\$ -	\$ -	\$ -	\$ 15,779
Due to Other- Boundary Amendment	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ 80
Due to Debt Service	\$ 50,611	\$ -	\$ -	\$ -	\$ -	\$ 50,611
Due to Developer- Utilities	\$ 21,537	\$ -	\$ -	\$ -	\$ -	\$ 21,537
Due to Developer- Streets/Draining	\$ 43,416	\$ -	\$ -	\$ -	\$ -	\$ 43,416
<b>Total Liabilities</b>	<b>\$ 149,327</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 149,327</b>
<b>Fund Balance:</b>						
Restricted for:						
Debt Service - Series 2006	\$ -	\$ -	\$ 631,339	\$ -	\$ -	\$ 631,339
Debt Service - Series 2021	\$ -	\$ -	\$ -	\$ 1,044,823	\$ -	\$ 1,044,823
Capital Projects - Series 2006	\$ -	\$ -	\$ -	\$ -	\$ 16,890	\$ 16,890
Assigned for:						
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 599,009	\$ -	\$ -	\$ -	\$ -	\$ 599,009
<b>Total Fund Balances</b>	<b>\$ 599,009</b>	<b>\$ -</b>	<b>\$ 631,339</b>	<b>\$ 1,044,823</b>	<b>\$ 16,890</b>	<b>\$ 2,292,061</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 748,336</b>	<b>\$ -</b>	<b>\$ 631,339</b>	<b>\$ 1,044,823</b>	<b>\$ 16,890</b>	<b>\$ 2,441,387</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 726,250	\$ 699,304	\$ 699,304	\$ -
Assessments - Direct Bill	\$ 21,364	\$ 9,411	\$ 9,411	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 747,615</b>	<b>\$ 708,715</b>	<b>\$ 708,715</b>	<b>\$ -</b>

**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 12,000	\$ 4,000	\$ 800	\$ 3,200
District Management	\$ 42,000	\$ 14,000	\$ 14,000	\$ -
District Engineer	\$ 10,000	\$ 3,333	\$ 257	\$ 3,076
Disclosure Report	\$ 6,500	\$ 2,167	\$ 2,767	\$ (600)
Trustee Fees	\$ 8,500	\$ 3,030	\$ 3,030	\$ -
Property Appraiser Fee	\$ 150	\$ 50	\$ -	\$ 50
Assessment Roll	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Auditing Services	\$ 3,950	\$ 1,317	\$ -	\$ 1,317
Arbitrage Rebate Calculation	\$ 1,300	\$ 433	\$ -	\$ 433
Public Officials Liability Insurance	\$ 3,007	\$ 3,007	\$ 2,788	\$ 219
Legal Advertising	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Postage & Delivery	\$ 500	\$ 167	\$ 366	\$ (199)
Copies	\$ 150	\$ 50	\$ -	\$ 50
Office Supplies	\$ 150	\$ 50	\$ 4	\$ 46
ADA Website Compliance	\$ 2,000	\$ 2,000	\$ 1,538	\$ 463
Information Technology	\$ 1,350	\$ 450	\$ 450	\$ -
District Counsel	\$ 15,000	\$ 5,000	\$ 3,084	\$ 1,917
<b>Total General &amp; Administrative</b>	<b>\$ 116,232</b>	<b>\$ 46,729</b>	<b>\$ 35,758</b>	<b>\$ 10,972</b>

**Operations & Maintenance**

**Field Expenditures**

Field Management	\$ 16,538	\$ 5,513	\$ 5,513	\$ (0)
Utility Services- Electric	\$ 25,000	\$ 8,333	\$ 3,679	\$ 4,654
Utility Services- Streetlights	\$ 110,000	\$ 36,667	\$ 31,266	\$ 5,401
Street Light Repair	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Aquatic Maintenance	\$ 26,868	\$ 8,956	\$ 7,456	\$ 1,500
General Liability Insurance	\$ 3,056	\$ 3,056	\$ 2,834	\$ 222
Property Insurance	\$ 5,021	\$ 5,021	\$ 7,150	\$ (2,129)
Landscape Maintenance	\$ 185,000	\$ 61,667	\$ 57,850	\$ 3,817
Field Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ 1,294	\$ 2,873
Holiday Decorations	\$ 2,000	\$ 2,000	\$ 2,726	\$ (726)
Irrigation Maintenance	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Landscape Enhancements & Replacement	\$ 35,000	\$ 11,667	\$ -	\$ 11,667
Field Contingency	\$ 7,500	\$ 2,500	\$ 554	\$ 1,947
<b>Subtotal Field Expenditures</b>	<b>\$ 444,483</b>	<b>\$ 154,879</b>	<b>\$ 120,321</b>	<b>\$ 34,558</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Amenity Expenditures</b>				
Utility Services- Electric	\$ 11,000	\$ 3,667	\$ 1,960	\$ 1,707
Utility Services- Water & Sewer	\$ 5,500	\$ 1,833	\$ 1,012	\$ 821
Amenity Access Management	\$ 7,500	\$ 2,500	\$ 2,500	\$ -
Amenity Maintenance & Repair	\$ 10,000	\$ 3,333	\$ 195	\$ 3,138
Janitorial Services & Pet Waste Stations	\$ 19,080	\$ 6,360	\$ 5,210	\$ 1,150
Pool Service Contract	\$ 12,000	\$ 4,000	\$ 4,000	\$ -
Security	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Internet	\$ 3,000	\$ 1,000	\$ 712	\$ 288
Pest Control Services	\$ 1,320	\$ 440	\$ 540	\$ (100)
Shade Structure	\$ 50,000	\$ 16,667	\$ -	\$ 16,667
Miscellaneous Contingency	\$ 7,500	\$ 2,500	\$ 208	\$ 2,292
<b>Subtotal Amenity Expenditures</b>	<b>\$ 136,900</b>	<b>\$ 45,633</b>	<b>\$ 16,338</b>	<b>\$ 29,296</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 581,383</b>	<b>\$ 200,512</b>	<b>\$ 136,659</b>	<b>\$ 63,854</b>
<b>Total Expenditures</b>	<b>\$ 697,615</b>	<b>\$ 247,241</b>	<b>\$ 172,416</b>	<b>\$ 74,825</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 536,299</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (0)</b>		<b>\$ 536,299</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 62,710</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 599,009</b>	



**Chapel Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ 10,000	\$ 5,714	\$ -	\$ 5,714
<b>Total Expenditures</b>	<b>\$ 10,000</b>	<b>\$ 5,714</b>	<b>\$ -</b>	<b>\$ 5,714</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (10,000)</b>		<b>\$ -</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 40,000</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 40,000</b>		<b>\$ -</b>	

**Chapel Creek**  
**Community Development District**  
**Debt Service Fund Series 2006**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Assessments /Other Income	\$ 199,058	\$ 191,003	\$ 191,003	\$ -
Interest	\$ -	\$ -	\$ 11,333	\$ 11,333
<b>Total Revenues</b>	<b>\$ 199,058</b>	<b>\$ 191,003</b>	<b>\$ 202,337</b>	<b>\$ 11,333</b>
<b>Expenditures:</b>				
Debt Service Obligation	\$ 199,058	\$ 199,058	\$ 294,800	\$ (95,742)
<b>Total Expenditures</b>	<b>\$ 199,058</b>	<b>\$ 199,058</b>	<b>\$ 294,800</b>	<b>\$ (95,742)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (92,463)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In	\$ -	\$ -	\$ 8,262	\$ 8,262
Transfer In/(Out)	\$ -	\$ -	\$ (3,915)	\$ (3,915)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,347</b>	<b>\$ 4,347</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (88,116)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 719,455</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 631,339</b>	

**Chapel Creek**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 446,137	\$ 428,084	\$ 428,084	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 333,596	\$ 333,596
Interest	\$ 5,000	\$ 1,667	\$ 10,019	\$ 8,353
<b>Total Revenues</b>	<b>\$ 451,137</b>	<b>\$ 429,751</b>	<b>\$ 771,699</b>	<b>\$ 341,948</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 145,863	\$ 145,863	\$ 145,863	\$ -
Special Call- 11/1	\$ -	\$ -	\$ 870,000	\$ (870,000)
Principal - 5/1	\$ 170,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 145,863	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 461,725</b>	<b>\$ 145,863</b>	<b>\$ 1,015,863</b>	<b>\$ (870,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (10,588)</b>		<b>\$ (244,163)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (10,588)</b>		<b>\$ (244,163)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 436,080</b>		<b>\$ 1,288,986</b>	
<b>Fund Balance - Ending</b>	<b>\$ 425,492</b>		<b>\$ 1,044,823</b>	

**Chapel Creek**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending October 31, 2023**

	Series
	2006
<b><u>Revenues</u></b>	
Interest	\$ 236
<b>Total Revenues</b>	<b>\$ 236</b>
<b><u>Expenditures:</u></b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 236</b>
<b><u>Other Financing Sources/(Uses)</u></b>	
Transfer In/(Out)	\$ 3,915
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 3,915</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,152</b>
<b>Fund Balance - Beginning</b>	<b>\$ 12,738</b>
<b>Fund Balance - Ending</b>	<b>\$ 16,890</b>

**Chapel Creek**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 79,285	\$ 613,295	\$ 6,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 699,304
Assessments - Direct Bill	\$ 9,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,411
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 9,411</b>	<b>\$ 79,285</b>	<b>\$ 613,295</b>	<b>\$ 6,725</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 708,715</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
District Management	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,000
District Engineer	\$ -	\$ -	\$ 257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257
Disclosure Report	\$ 1,042	\$ 542	\$ 542	\$ 642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,767
Trustee Fees	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,030
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Calculation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Officials Liability Insurance	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,788
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, License, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Postage & Delivery	\$ 71	\$ 214	\$ 67	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 366
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
ADA Website Compliance	\$ 1,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,538
Information Technology	\$ 113	\$ 113	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
District Counsel	\$ 726	\$ 2,109	\$ -	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,084
<b>Total General &amp; Administrative</b>	<b>\$ 20,282</b>	<b>\$ 6,479</b>	<b>\$ 4,479</b>	<b>\$ 4,517</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,758</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,513
Utility Services- Electric	\$ 842	\$ 1,134	\$ 895	\$ 808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,679
Utility Services- Streetlights	\$ 7,826	\$ 7,826	\$ 7,826	\$ 7,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,266
Street Light Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aquatic Maintenance	\$ 1,864	\$ 1,864	\$ 1,864	\$ 1,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,456
General Liability Insurance	\$ 2,834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,834
Property Insurance	\$ 7,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,150
Landscape Maintenance	\$ 14,800	\$ 14,800	\$ 13,450	\$ 14,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,850
Field Repairs & Maintenance	\$ 523	\$ 582	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,294
Holiday Decorations	\$ -	\$ 1,681	\$ 1,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,726
Irrigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Enhancements & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ 554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554
<b>Subtotal Field Expenditures</b>	<b>\$ 37,771</b>	<b>\$ 29,265</b>	<b>\$ 26,648</b>	<b>\$ 26,637</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,321</b>

**Chapel Creek**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Utility Services- Electric	\$ 525	\$ 484	\$ 449	\$ 502	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,960
Utility Services- Water & Sewer	\$ 299	\$ 268	\$ 235	\$ 211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,012
Amenity Access Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity Maintenance & Repair	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195
Janitorial Services & Pet Waste Stations	\$ 1,240	\$ 1,490	\$ 1,240	\$ 1,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,210
Pool Service Contract	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ 178	\$ 178	\$ 178	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712
Pest Control Services	\$ 160	\$ 110	\$ 110	\$ 160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540
Shade Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ 39	\$ 39	\$ 92	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208
<b>Subtotal Amenity Expenditures</b>	<b>\$ 4,066</b>	<b>\$ 4,194</b>	<b>\$ 4,124</b>	<b>\$ 3,954</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,338</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 41,836</b>	<b>\$ 33,459</b>	<b>\$ 30,772</b>	<b>\$ 30,591</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 136,659</b>
<b>Total Expenditures</b>	<b>\$ 62,119</b>	<b>\$ 39,938</b>	<b>\$ 35,251</b>	<b>\$ 35,109</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 172,416</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (52,708)</b>	<b>\$ 39,347</b>	<b>\$ 578,044</b>	<b>\$ (28,384)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 536,299</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (52,708)</b>	<b>\$ 39,347</b>	<b>\$ 578,044</b>	<b>\$ (28,384)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 536,299</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:	\$471,382
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:	\$205,490
Bonds outstanding -06/30/21	\$8,730,000
Mandatory Payment 5/1/2023	(\$175,000)
Optional Payment 5/1/2023	(\$375,000)
Optional Payment 11/1/2023	(\$870,000)
Current Bonds Outstanding	\$7,310,000

**Chapel Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments	\$	775,312.94	\$	211,764.00	\$	474,613.69	\$	1,461,690.63
Net Assessments	\$	728,794.16	\$	199,058.16	\$	446,136.87	\$	1,373,989.19

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	53.04%	14.49%	32.47%	100.00%
							O&M Portion	2006 Debt Service	2021 Debt Service	Total
11/6/23	06/01/2023-11/01/2023	\$2,922.64	(\$153.44)	(\$55.38)	\$0.00	\$2,713.82	\$1,439.47	\$393.17	\$881.18	\$2,713.82
11/14/23	11/01/2023-11/08/2023	\$22,444.64	(\$897.77)	(\$430.94)	\$0.00	\$21,115.93	\$11,200.35	\$3,059.19	\$6,856.38	\$21,115.92
11/20/23	11/09/2023-11/15/2023	\$113,413.13	(\$4,536.45)	(\$2,177.54)	\$0.00	\$106,699.14	\$56,595.58	\$15,458.15	\$34,645.41	\$106,699.14
11/28/24	11/16/2023-11/21/2023	\$20,138.54	(\$805.53)	(\$386.66)	\$0.00	\$18,946.35	\$10,049.56	\$2,744.87	\$6,151.92	\$18,946.35
12/01/23	11/22/2023-11/27/2023	\$38,027.99	(\$1,521.06)	(\$730.13)	\$0.00	\$35,776.80	\$18,976.80	\$5,183.20	\$11,616.79	\$35,776.79
12/06/23	11/28/2023-12/1/2023	\$781,893.17	(\$31,275.05)	(\$15,012.37)	\$0.00	\$735,605.75	\$390,181.51	\$106,571.67	\$238,852.57	\$735,605.75
12/13/23	12/02/2023-12/08/2023	\$12,974.32	(\$399.02)	(\$251.50)	\$0.00	\$12,323.80	\$6,536.82	\$1,785.42	\$4,001.56	\$12,323.80
12/28/23	12/09/2023-12/20/2023	\$391,892.00	(\$11,756.96)	(\$7,602.70)	\$0.00	\$372,532.34	\$197,599.37	\$53,971.02	\$120,961.95	\$372,532.34
01/09/24	12/29/2023-12/31/2023	\$13,337.08	(\$400.11)	(\$258.74)	\$0.00	\$12,678.23	\$6,724.81	\$1,836.77	\$4,116.65	\$12,678.23
<b>TOTAL</b>		<b>\$ 1,397,043.51</b>	<b>\$ (51,745.39)</b>	<b>\$ (26,905.96)</b>	<b>\$ -</b>	<b>\$ 1,318,392.16</b>	<b>\$ 699,304.27</b>	<b>\$ 191,003.46</b>	<b>\$ 428,084.41</b>	<b>\$ 1,318,392.14</b>

<b>96%</b>	<b>Net Percent Collected</b>
<b>\$55,597.03</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Clayton Property Group, Inc. 2024-01			Net Assessments	\$18,821.54	\$18,821.54
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
9/30/23	10/1/23	61610	\$9,410.77	\$9,410.77	\$9,410.77
	2/1/24		\$4,705.39		
	4/1/24		\$4,705.39		
			<b>\$ 18,821.55</b>	<b>\$ 9,410.77</b>	<b>\$ 9,410.77</b>