



# Chapel Creek

## Community Development District

Adopted Budget

FY 2023



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

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

Operations and Maintenance Assessments- Tax Roll	\$ 306,766	\$ 304,975	\$ 1,184	\$ 306,159	\$ 516,471
Operations and Maintenance Assessments- Direct	\$ -	\$ -	\$ -	\$ -	\$ 19,788
Developer Funding	\$ 140,000	\$ -	\$ 42,705	\$ 42,705	\$ -

**Total Revenues**

<b>\$ 446,766</b>	<b>\$ 304,975</b>	<b>\$ 43,889</b>	<b>\$ 348,864</b>	<b>\$ 536,259</b>
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**Expenditures**

**Administrative**

Supervisors Fees	\$ 12,000	\$ 3,600	\$ 3,000	\$ 6,600	\$ 12,000
District Management	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 40,000
District Engineer	\$ 3,500	\$ 6,165	\$ 1,500	\$ 7,665	\$ 10,000
Disclosure Report	\$ 5,000	\$ 4,750	\$ 1,500	\$ 6,250	\$ 6,500
Trustee Fees	\$ 3,000	\$ -	\$ 2,500	\$ 2,500	\$ 3,000
Property Appraiser Fee	\$ 150	\$ 150	\$ -	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Auditing Services	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 4,900
Arbitrage Rebate Calculation	\$ 650	\$ -	\$ 650	\$ 650	\$ 650
Public Officials Liability Insurance	\$ 2,663	\$ 2,506	\$ -	\$ 2,506	\$ 3,007
Legal Advertising	\$ 2,000	\$ 944	\$ 315	\$ 1,258	\$ 3,000
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ 500	\$ 153	\$ 51	\$ 204	\$ 500
Printing & Binding	\$ 150	\$ 23	\$ 8	\$ 31	\$ 150
Office Supplies	\$ 150	\$ 80	\$ 27	\$ 107	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ 1,265	\$ 949	\$ 316	\$ 1,265	\$ 1,350
Website Hosting, Maintenance, Backup (Email)	\$ 610	\$ 457	\$ 152	\$ 610	\$ 650
District Counsel	\$ 12,000	\$ 1,286	\$ 429	\$ 1,715	\$ 15,000

**Administration Subtotal**

<b>\$ 90,713</b>	<b>\$ 54,025</b>	<b>\$ 24,097</b>	<b>\$ 78,123</b>	<b>\$ 108,182</b>
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**Field**

Field Management	\$ 15,000	\$ 11,250	\$ 3,750	\$ 15,000	\$ 15,750
Utility Services- Electric	\$ 12,000	\$ 8,658	\$ 2,886	\$ 11,543	\$ 20,000
Utility Services- Streetlights	\$ 40,000	\$ 23,773	\$ 7,924	\$ 31,697	\$ 60,000
Street Light Repair	\$ 14,000	\$ 13,155	\$ -	\$ 13,155	\$ 14,000
Aquatic Maintenance	\$ 9,300	\$ 6,975	\$ 2,325	\$ 9,300	\$ 22,368
General Liability Insurance	\$ 2,707	\$ 2,547	\$ -	\$ 2,547	\$ 3,056
Property Insurance	\$ 4,446	\$ 4,184	\$ -	\$ 4,184	\$ 5,021
Landscape Maintenance	\$ 110,000	\$ 64,250	\$ 30,750	\$ 95,000	\$ 125,000
Field Repairs & Maintenance	\$ 10,000	\$ 19,595	\$ 3,000	\$ 22,595	\$ 12,500
Holiday Decorations	\$ 3,000	\$ 2,201	\$ -	\$ 2,201	\$ 3,000
Irrigation Maintenance	\$ 6,000	\$ 1,979	\$ 660	\$ 2,639	\$ 6,000
Landscape Enhancements & Replacement	\$ 35,000	\$ 7,514	\$ -	\$ 7,514	\$ 35,000
Sidewalk & Pavement Management	\$ 1,500	\$ -	\$ 500	\$ 500	\$ 1,500
Field Contingency	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 7,500

**Field Subtotal**

<b>\$ 272,953</b>	<b>\$ 166,080</b>	<b>\$ 54,295</b>	<b>\$ 220,375</b>	<b>\$ 330,695</b>
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**Chapel Creek**  
**Community Development District**  
General Fund  
Operating Budget

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

Utility Services- Electric	\$ 10,000	\$ 6,602	\$ 2,201	\$ 8,803	\$ 11,000
Utility Services- Water & Sewer	\$ 3,000	\$ 2,197	\$ 732	\$ 2,930	\$ 3,000
Amenity Access Management	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Amenity Maintenance & Repair	\$ 20,000	\$ -	\$ -	\$ -	\$ 10,000
Janitorial Services	\$ 8,400	\$ 7,375	\$ 2,100	\$ 9,475	\$ 10,000
Pool Service Contract	\$ 10,200	\$ 7,650	\$ 2,550	\$ 10,200	\$ 10,200
Security	\$ 7,500	\$ 2,379	\$ 3,500	\$ 5,879	\$ 7,500
Internet	\$ 3,000	\$ 1,107	\$ 369	\$ 1,476	\$ 3,000
Pest Control Services	\$ 1,000	\$ 168	\$ 56	\$ 224	\$ 1,000
Miscellaneous Contingency	\$ 5,000	\$ 1,035	\$ 345	\$ 1,380	\$ 7,500

<b>Amenity Subtotal</b>	<b>\$ 73,100</b>	<b>\$ 28,514</b>	<b>\$ 11,853</b>	<b>\$ 40,367</b>	<b>\$ 68,200</b>
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<b>Total Expenditures</b>	<b>\$ 436,766</b>	<b>\$ 248,619</b>	<b>\$ 90,245</b>	<b>\$ 338,864</b>	<b>\$ 507,077</b>
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<b>Operating Income (Loss)</b>	<b>\$ 10,000</b>	<b>\$ 56,356</b>	<b>\$ (46,356)</b>	<b>\$ 10,000</b>	<b>\$ 29,182</b>
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**Other Sources/(Uses)**

Transfer Out Capital Reserve	\$ (10,000)	\$ -	\$ (10,000)	\$ (10,000)	\$ (29,182)
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<b>Total Other Sources/(Uses)</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ (10,000)</b>	<b>\$ (10,000)</b>	<b>\$ (29,182)</b>
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<b>Excess Revenues/ (Expenditures)</b>	<b>\$ -</b>	<b>\$ 56,356</b>	<b>\$ (56,356)</b>	<b>\$ -</b>	<b>\$ -</b>
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Net Assessments	\$ 536,709
Discounts and Collections (6%)	\$ (34,258)
Gross Assessments	\$ 570,967

<b>Development</b>	<b>Units</b>	<b>Net Assessments</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Single Family 50'	390	\$ 256,436.87	\$ 657.53	\$ 699.50
Single Family 52.5'	170	\$ 116,603.16	\$ 685.90	\$ 729.68
Single Family 62.5'	91	\$ 69,645.79	\$ 765.34	\$ 814.19
Single Family 65'	95	\$ 73,785.23	\$ 776.69	\$ 826.26
Commercial (Direct)	20	\$ 2,369.81	\$ 118.49	\$ 126.05
Single Family 50' (BA- Direct)	147	\$ 17,418.13	\$ 118.49	\$ 126.05
<b>Total</b>	<b>913</b>	<b>\$ 536,259.00</b>		

# Chapel Creek

## Community Development District

### General Fund Budget

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

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

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

##### Operations and Maintenance Assessments- Direct

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

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

##### Supervisors Fees

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

##### District Management

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

##### District Engineer

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

##### Disclosure Report

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

##### Trustee Fees

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

# Chapel Creek

## Community Development District

### General Fund Budget

#### Property Appraiser Fee

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

#### Assessment Roll

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

#### Auditing Services

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

#### Arbitrage Rebate Calculation

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

#### Public Officials Liability Insurance

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

#### Legal Advertising

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

#### Dues, License, & Subscriptions

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

#### Postage & Delivery

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

#### Printing & Binding

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

#### Office Supplies

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

#### ADA Website Compliance

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

# Chapel Creek

## Community Development District

### General Fund Budget

#### Information Technology

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

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

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

#### District Counsel

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

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

#### Field Management

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

#### Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

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

# Chapel Creek

## Community Development District

### General Fund Budget

#### Utility Services- Streetlights

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

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

#### Streetlight Repair

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

#### Aquatic Maintenance

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

#### General Liability Insurance

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

#### Property Insurance

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

#### Landscape Maintenance

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

#### Field Repairs & Maintenance

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

#### Holiday Lighting

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

#### Irrigation Maintenance & Repairs

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

# Chapel Creek

## Community Development District

### General Fund Budget

#### Landscape Enhancements & Replacement

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

#### Field Contingency

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

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

#### Utility Services- Electric

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

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

#### Utility Services- Water & Sewer

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

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

#### Amenity Access Management

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

#### Amenity Repairs & Maintenance

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



# Chapel Creek

## Community Development District

### General Fund Budget

#### Janitorial Services

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

#### Pool Service

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

#### Security

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

#### Internet

Estimated annual cost for Internet at the amenity center.

#### Pest Control

Monthly pest elimination provided by Apex Pest Control Inc.

#### Contingency

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

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

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

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

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

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

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

Special Assessments	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 487,211
Interest Income	\$ -	\$ 64	\$ 20	\$ 84	\$ -
Carry Forward Surplus (2)	\$ 271,555	\$ 271,562	\$ -	\$ 271,562	\$ 155,759
<b>Total Revenues</b>	<b>\$ 427,224</b>	<b>\$ 427,294</b>	<b>\$ 20</b>	<b>\$ 427,314</b>	<b>\$ 642,970</b>

**Expenditures**

Interest Expense 11/1	\$ 115,887	\$ 115,887	\$ -	\$ 115,887	\$ 155,669
Interest Expense 5/1	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 155,669
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 175,000
<b>Total Expenditures</b>	<b>\$ 271,556</b>	<b>\$ 271,556</b>	<b>\$ -</b>	<b>\$ 271,556</b>	<b>\$ 486,338</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 155,669</b>	<b>\$ 155,739</b>	<b>\$ 20</b>	<b>\$ 155,759</b>	<b>\$ 156,633</b>

11/1/23 Interest \$ 153,481

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

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

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

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

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

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

	<b>Adopted Budget FY 2022</b>	<b>Adopted Budget FY 2023</b>
<b><u>Revenues</u></b>		
Transfer In- General Fund	\$ 10,000	\$ 29,182
<b>Total Revenues</b>	<b><u>\$ 10,000</u></b>	<b><u>\$ 29,182</u></b>
<b><u>Expenditures</u></b>		
Capital Outlay	\$ 10,000	\$ 10,000
<b>Total Expenditures</b>	<b><u>\$ 10,000</u></b>	<b><u>\$ 10,000</u></b>
<b>Excess Revenues/(Expenditures)</b>	<b><u>\$ -</u></b>	<b><u>\$ 19,182</u></b>

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

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

FIELD											
	ERU	Current	Future	Total			FY 2023	FY 2023	FY 2023	FY 2022	Increase
	per Unit	Platted	Planned	Platted	Total	%	Budget	Per Unit	Per Unit	Per Unit	Per Unit
Land Use / Product Type		Units	Units	Units	ERU's		Allocation	Net	Gross	Gross	Gross
								Assessment	Assessment	Assessment	Assessment
Single Family - 50' Lot	0.95	390	0	390	370.5	49%	\$210,226	\$539.04	\$573.45	\$0.00	\$573.45
Single Family - 52.5' Lot	1.00	170	0	170	170	23%	\$96,460	\$567.41	\$603.63	\$598.64	\$4.99
Single Family - 62.5' Lot	1.14	91	0	91	103.74	14%	\$58,863	\$646.85	\$688.14	\$682.45	\$5.69
Single Family - 65' Lot	1.16	95	0	95	110.2	15%	\$62,529	\$658.20	\$700.21	\$694.43	\$5.78
	Total	746	0	746	754	100%	\$428,077				

COMBINED											
	ERU	Current	Future	Total			FY 2023	FY 2023	FY 2023	FY 2022	Increase
Land Use / Product Type	per Unit	Platted	Planned	Platted	Total	%	Budget	Per Unit	Per Unit	Per Unit	Per Unit
		Units	Units	Units	ERU's		Allocation	Net	Gross	Gross	Gross
								Assessment	Assessment	Assessment	Assessment
Commercial		0	0	20	20	2%	\$2,370	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 50' Lot (BA)		0	147	147	147	16%	\$17,418	\$118.49	\$126.05	\$0.00	\$126.05
Single Family - 50' Lot	0.95	390	0	390	370.5	40%	\$256,437	\$657.53	\$699.50	\$131.83	\$567.67
Single Family - 52.5' Lot	1.00	170	0	170	170	18%	\$116,603	\$685.90	\$729.68	\$730.47	(\$0.79)
Single Family - 62.5' Lot	1.14	91	0	91	103.74	11%	\$69,646	\$765.34	\$814.19	\$814.28	(\$0.09)
Single Family - 65' Lot	1.16	95	0	95	110.2	12%	\$73,785	\$776.69	\$826.26	\$826.26	\$0.00
	Total	746	147	913	921	100%	\$536,259				

<b>FY 2023 Budget:</b>	
Administrative	\$108,182
Field and Grounds	\$330,695
Amenity Center	\$68,200
Capital Reserve	\$29,182
Less: Dev Funding	\$0
	<u>\$536,259</u>