

Financial Report

September 30, 2019

Chapel Creek Community Development District

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Chapel Creek Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *Chapel Creek Community Development District* (the "District"), as of and for the year ended September 30, 2019, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

Basis for Adverse Opinion Due to Component Unit and Land Value

Management has not included financial data for a blended component unit, Special Revenue Fund - Special Purpose Entity, New Chapel Creek, LLC in the Chapel Creek Community Development District's financial statements. Accounting principles generally accepted in the United States of America require financial data of this component unit to be reported with the financial data of the District if the nature and significance of its relationship with the District is such that, if excluded, the financial statements of the District would be considered misleading. We believe that the exclusion of the financial data of the above mentioned component unit results in financial statements that are misleading. The amount by which this departure would affect the assets, liabilities, net position, revenues and expenses of the governmental activities and the omitted major fund is not reasonably determinable.

As discussed in Note 4 to financial statements, management has recorded land held for sale of its blended component unit, Special Revenue Fund - Special Purpose Entity, Chapel Creek CDD Holdings, LLC at zero. Accounting principles generally accepted in the United States of America require that land held for sale be recorded at the lower of cost or market. The amounts by which this departure would affect the assets, liabilities, fund balances, and net position of the Special Purpose Entity Fund and the governmental activities is not reasonably determined.

Adverse Opinion on Governmental Activities and Special Revenue Fund

In our opinion, because of the omission of the Special Revenue Fund (New Chapel Creek, LLC) and omission of the land valuation (Chapel Creek CDD Holdings, LLC), as discussed above, the financial statements referred to above, do not present fairly, in conformity with accounting principles generally accepted in the United States of America, the financial position of the governmental activities and the Special Revenue Fund of the District, as of September 30, 2019, or the changes in financial position thereof for the year then ended.

Unmodified Opinion on General, Debt Service and Capital Project Funds

In our opinion, the financial statements of the General, Debt Service and Capital Projects Funds present fairly, in all material respects, the respective financial position of each fund, referred to above, as of September 30, 2019, and the respective changes in financial position thereof, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

As discussed in Note 10, the two Special Purpose Entities ("SPE") referred to above, were formed by the Trustee, on behalf of the Bondholders, to own, manage and dispose of the land within the District. This land was purchased at a tax deed sale or through foreclosure sale due to nonpayment of Developer assessments. The District has been unable to make its debt service payments on the Series 2006A Bonds. The Trustee has, upon direction of the bondholders, temporarily deferred collection of debt service assessments on these Bonds.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 16, 2020, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiernit Davis

Orlando, Florida

June 16, 2020

Our discussion and analysis of the *Chapel Creek Community Development District's*, (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2019 by \$3,581,481, an increase in net position of \$40,972 in comparison with the prior year.
- At September 30, 2019, the District's governmental funds reported a total fund deficit of \$2,612,437, a decrease of \$939,624 in the fund balance compared with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Chapel Creek Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

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

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

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

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government and physical environment related functions.

Fund Financial Statements

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

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, capital projects fund, and special purpose entity special revenue fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

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

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was \$(3,581,481) at September 30, 2019. The analysis that follows focuses on the net position of the District's governmental activities.

	<u>2019</u>	<u>2018</u>
Assets, excluding capital assets	\$ 1,075,138	\$ 1,362,892
Capital Assets Not Being Depreciated	<u>7,758,696</u>	<u>7,058,100</u>
Total assets	<u>8,833,834</u>	<u>8,420,992</u>
Liabilities, excluding long-term liabilities	3,895,315	3,243,445
Long-term Liabilities	<u>8,520,000</u>	<u>8,800,000</u>
Total liabilities	<u>12,415,315</u>	<u>12,043,445</u>
Net Position		
Net investment in capital assets	2,360,213	1,663,706
Restricted for capital projects	1,216	558,331
Unrestricted	<u>(5,942,910)</u>	<u>(5,844,490)</u>
Total net position	<u>\$ (3,581,481)</u>	<u>\$ (3,622,453)</u>

Chapel Creek Community Development District
Management's Discussion and Analysis

Changes to Net Position

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2019 and 2018:

Changes in Net Position

	<u>2019</u>	<u>2018</u>
Revenues:		
Program revenues	\$ 1,045,993	\$ 413,856
Total revenues	<u>1,045,993</u>	<u>413,856</u>
Expenses:		
General government	415,302	513,150
Physical environment	91,143	72,350
Interest on long-term debt	498,576	515,442
Total expenses	<u>1,005,021</u>	<u>1,100,942</u>
Change in net position	40,972	(687,086)
Net position, beginning	<u>(3,622,453)</u>	<u>(2,935,367)</u>
Net position, ending	<u>\$ (3,581,481)</u>	<u>\$ (3,622,453)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2019 was \$1,005,021. The majority of these costs are interest on long-term debt and general government expenses.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2019, the District's governmental funds reported a combined deficit ending fund balance of \$2,612,437. Of this total, \$1,216 is restricted, \$6,577 is nonspendable, and the remainder is an unassigned negative fund balance of \$(2,620,230).

In the current year, the fund balance of the District's general fund decreased by \$33,203 because of an increase in expenses. The debt service fund balance decreased by \$349,306 because special assessments collected were not sufficient to fund debt service payments. The fund balance of the capital projects fund decreased by \$557,115 due to capital outlay expenditures. The special purpose entity fund balance did not change significantly.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments to the September 30, 2019 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2019, the District had \$7,758,696 invested in infrastructure under construction. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2019, the District had \$9,065,000 in bonds outstanding, including \$545,000 of matured bonds payable. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact *Chapel Creek Community Development District's* Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.

Financial Statements

Chapel Creek Community Development District
Statement of Net Position
September 30, 2019

Assets:	
Cash	\$ 14,349
Accounts receivable	5,153
Prepaid costs	5,107
Deposits	1,470
Restricted assets:	
Temporarily restricted investments	1,049,059
Capital Assets:	
Capital assets not being depreciated	<u>7,758,696</u>
Total assets	<u>8,833,834</u>
 Liabilities:	
Accounts payable and accrued expenses	33,573
Due to developer	64,653
Matured bonds payable	545,000
Matured interest payable	3,036,967
Accrued interest payable	207,740
Unearned Revenues	7,382
Noncurrent liabilities:	
Due within one year	295,000
Due in more than one year	<u>8,225,000</u>
Total liabilities	<u>12,415,315</u>
 Net Position:	
Net investment in capital assets	2,360,213
Restricted for capital projects	1,216
Unrestricted	<u>(5,942,910)</u>
Total net position	<u>\$ (3,581,481)</u>

Chapel Creek Community Development District
Statement of Activities
Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenue			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
					Governmental Activities
Governmental activities:					
General government	\$ 415,302	\$ 82,431	\$ 67,792	\$ -	\$ (265,079)
Physical environment	91,143	18,091	-	133,680	60,628
Interest on long-term debt	498,576	155,571	583,217	5,211	245,423
Total governmental activities	\$ 1,005,021	\$ 256,093	\$ 651,009	\$ 138,891	40,972
					Change in Net Position
					40,972
					Net position, beginning
					(3,622,453)
					Net position, ending
					\$ (3,581,481)

Chapel Creek Community Development District
Balance Sheet
Governmental Funds
September 30, 2019

	General	Debt Service	Capital Projects	Special Purpose Entity	Total Governmental Funds
Assets:					
Cash	\$ 14,080	\$ -	\$ -	\$ 269	\$ 14,349
Investments	64,654	968,045	16,360	-	1,049,059
Accounts Receivable	2,153	-	-	3,000	5,153
Prepaid costs	5,107	-	-	-	5,107
Deposits	1,470	-	-	-	1,470
Total assets	\$ 87,464	\$ 968,045	\$ 16,360	\$ 3,269	\$ 1,075,138
Liabilities and Fund Balances:					
Liabilities:					
Accounts payable and accrued expenses	\$ 15,429	\$ -	\$ 15,144	\$ 3,000	\$ 33,573
Matured bonds payable	-	545,000	-	-	545,000
Matured interest payable	-	3,036,967	-	-	3,036,967
Unearned revenue	7,382	-	-	-	7,382
Due to developer	64,653	-	-	-	64,653
Total liabilities	87,464	3,581,967	15,144	3,000	3,687,575
Fund balances:					
Nonspendable	6,577	-	-	-	6,577
Restricted for capital projects	-	-	1,216	-	1,216
Assigned for subsequent years expenditures	-	-	-	-	-
Unassigned	(6,577)	(2,613,922)	-	269	(2,620,230)
Total fund balances	-	(2,613,922)	1,216	269	(2,612,437)
Total liabilities and fund balances	\$ 87,464	\$ 968,045	\$ 16,360	\$ 3,269	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 7,758,696

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.

Accrued interest payable	(207,740)	
Bonds payable	<u>(8,520,000)</u>	<u>(8,727,740)</u>

Net Position of Governmental Activities (page 7) \$ (3,581,481)

Chapel Creek Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2019

	General	Debt Service	Capital Projects	Special Purpose Entity	Total Governmental Funds
Revenues:					
Special purpose entity contributions	\$ 52,514	\$ 390,791	\$ 133,680	\$ -	\$ 576,985
Special assessments	100,522	147,955	-	-	248,477
Special assessments - prepayments	-	7,616	-	-	7,616
Bondholder contributions	-	179,772	-	15,278	195,050
Investment income	-	12,654	5,211	-	17,865
Total revenues	153,036	738,788	138,891	15,278	1,045,993
Expenditures:					
Current:					
General government	95,096	304,928	-	15,278	415,302
Physical environment	91,143	-	-	-	91,143
Debt service:					
Interest	-	498,576	-	-	498,576
Principal	-	280,000	-	-	280,000
Capital outlay	-	-	700,596	-	700,596
Total expenditures	186,239	1,083,504	700,596	15,278	1,985,617
Excess (deficit) of revenues over expenditures	(33,203)	(344,716)	(561,705)	-	(939,624)
Other Financing Sources (Uses) :					
Transfers in	-	-	4,590	-	4,590
Transfers out	-	(4,590)	-	-	(4,590)
Total other financing sources (uses)	-	(4,590)	4,590	-	-
Net change in fund balances	(33,203)	(349,306)	(557,115)	-	(939,624)
Fund balances (deficit), beginning of year	33,203	(2,264,616)	558,331	269	(1,672,813)
Fund balances (deficit), end of year	\$ -	\$ (2,613,922)	\$ 1,216	\$ 269	\$ (2,612,437)

Chapel Creek Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balances of Governmental Funds to the Statement of Activities**
Year Ended September 30, 2019

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds (page 10)	\$	(939,624)
Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position these costs are recorded as capital assets.		700,596
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		
Matured bonds recorded as payable		280,000
		<u>280,000</u>
Change in Net Position of Governmental Activities (page 8)	\$	<u>40,972</u>

Chapel Creek Community Development District
**Statement of Revenues, Expenditures and Changes in
Fund Balance Budget and Actual - General Fund**
Year Ended September 30, 2019

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Special purpose entity contributions	\$ -	\$ -	\$ 52,514	\$ 52,514
Special assessments	196,696	196,696	100,522	(96,174)
Total revenues	196,696	196,696	153,036	(43,660)
Expenditures:				
Current:				
General government	88,100	88,100	95,096	(6,996)
Physical environment	120,499	120,499	91,143	29,356
Total expenditures	208,599	208,599	186,239	22,360
Net change in fund balance	(11,903)	(11,903)	(33,203)	(21,300)
Fund balance, beginning	33,203	33,203	33,203	-
Fund balance, ending	\$ 21,300	\$ 21,300	\$ -	\$ (21,300)

Notes To Financial Statements

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Chapel Creek Community Development District*, (the "District") was established on August 29, 2005 by Pasco County Ordinance 05-35, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

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

In fiscal year 2009, the District commenced foreclosure proceedings against the Developer, Chapel Creek Partners, LLC and other delinquent landowners. Two Special Purpose Entities ("SPE") were formed by the Trustee, on behalf of the Bondholders, to own, manage and dispose of the land within the District. In fiscal year 2010, New Chapel Creek, LLC, an SPE, purchased approximately 93% of the land within the District at a tax deed sale. This SPE is not reported as a blended component unit of the District. In fiscal year 2012, a second SPE, Chapel Creek CDD Holdings, LLC acquired the remaining land within the District through foreclosure. This SPE is reported as a blended component unit of the District. At year end, three of the District Board members were associated with these SPEs.

The Board has final responsibility for:

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

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations (component units) for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. In applying the above criteria, Management has determined it has one blended component unit as follows:

Special Purpose Entity Fund:

As a result of bond default caused by the Developer's failure to pay special assessments, the District, on behalf of the Bondholders, formed Chapel Creek CDD Holdings, LLC, a Special Purpose Entity ("SPE"). The SPE took title to a portion of Developer property within the District as a result of foreclosure sale. Pursuant to the Tri-Party Agreement between the District, the Trustee and the SPE, the SPE Fund will hold, manage and dispose of the property on behalf of the bondholders. This SPE Fund is reported as a blended component unit because it is owned 100% by the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

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

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

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

The District reports the following major funds.

General Fund - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund - Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

Special Purpose Entity - Special Revenue Fund - Accounts for activity of the blended component unit that was discussed previously.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Accounts Receivable

Accounts receivable are reported net of an allowance for doubtful accounts.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, Fair Value Measurement and Application. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Items

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

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. All capital asset acquisition and construction is considered infrastructure under construction at September 30, 2019.

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Issuance costs are reported as an expense.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2019.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2019.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates

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

New Accounting Standards Issued

In fiscal year 2019, the District implemented Government Accounting Standards Board (GASB) Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*. This statement requires additional note disclosures for certain debt issues. There was no effect on beginning balances of the District.

Additionally, the GASB has issued Statement No. 83, *Certain Asset Retirement Obligations* that is effective for this fiscal year. The District has reviewed this statement and determined that this pronouncement has no discernable impact on these financial statements

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

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

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

Deficit Fund Equity

The debt service fund has a deficit fund balance at September 30, 2019.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury;

Investments made by the District at September 30, 2019 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Certificate of Deposit	\$ 64,654	NA	NA
US Bank Money Market	984,405	NA	NA
	<u>\$ 1,049,059</u>		

Credit Risk:

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2019, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2019, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

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

Interest Rate Risk:

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 LAND HELD FOR SALE

As discussed in Note 10, the Special Purpose Entity, Chapel Creek CDD Holdings, LLC was formed by the District, on behalf of bondholders, to own, manage, and dispose of approximately 7% of District land taken through foreclosure on the debt service special assessment lien. This SPE is owned 100% by the District and is considered a blended component unit. No appraisal was performed on the land owned by the SPE. As a result the market value of the land could not be determined and no amount was recorded in the financial statements for this asset.

NOTE 5 INTERFUND TRANSFERS

As directed by the Trustee, \$4,590 was transferred to the capital projects fund from the debt service fund in accordance with the bond indenture.

NOTE 6 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2019 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Infrastructure Under Construction	\$ 7,058,100	\$ 700,596	\$ -	\$ 7,758,696
Governmental Activities Capital Assets, net	<u>\$ 7,058,100</u>	<u>\$ 700,596</u>	<u>\$ -</u>	<u>\$ 7,758,696</u>

The scope of the District's improvement plan was revised in a prior year in connection with the 2006A Bond restructure. The estimated cost to complete District improvements is \$1,307,488.

NOTE 7 LONG-TERM LIABILITIES

Special Assessment Revenue Bonds Series 2006

On September 13, 2006, the District issued \$27,510,000 of Special Assessment Revenue Bonds Series 2006 consisting of \$16,095,000 Series 2006A Bonds due on May 1, 2038 with a fixed interest rate of 5.5%, \$7,325,000 Series 2006B Bonds due on May 1, 2015 with a fixed interest rate of 5.25% and \$4,090,000 Series 2006B1 Bonds due on May 1, 2011 with a fixed interest rate of 5.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is due semiannually on each May 1 and November 1. Principal on the Series 2006A Bonds is due annually commencing May 1, 2009 through May 1, 2038. Principal on the Series 2006B Bonds was due in one lump sum on May 1, 2015. Principal on the Series 2006B1 Bonds was due in one lump sum on May 1, 2011.

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

The Series 2006A Bonds are subject to redemption at the option of the District in whole or in part at any time on or after May 1, 2016 at a redemption price set forth in the Bond Indenture. The Series 2006A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement has been met at September 30, 2019 on the Series 2006A Bonds.

NOTE 7 LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to collect special assessments in annual installments adequate to provide payment of debt service and to meet the reserve requirements. Payment of the principal and interest on the Series 2006A Bonds is secured by a pledge of and first lien upon the pledged special assessment revenue. The District is not in compliance with certain requirements of the Bond Indenture.

For the year ended September 30, 2019, interest of \$498,576 and principal of \$280,000 was due. The unpaid amounts were accrued to matured interest payable and matured principal payable. Special assessment revenue pledged was \$546,362. Total principal and interest remaining on the Series 2006A Bonds as of September 30, 2019 is \$17,664,667, including \$3,581,967 of matured interest and principal.

Bonds payable activity for the year ended September 30, 2019 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Bonds Payable:					
Series 2006	\$ 8,800,000	\$ -	\$ (280,000)	\$ 8,520,000	\$ 295,000
Governmental activity long-term liabilities	<u>\$ 8,800,000</u>	<u>\$ -</u>	<u>\$ (280,000)</u>	<u>\$ 8,520,000</u>	<u>\$ 295,000</u>

\$280,000 of the current year principal reduction was accrued to matured bonds payable. The beginning balance includes a reduction of \$265,000 which remains unpaid and were reclassified into matured bonds payable.

At September 30, 2019, the scheduled debt service requirements on the bonds payable were as follows, excluding matured amounts:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2020	\$ 295,000	\$ 498,575
2021	310,000	482,350
2022	330,000	465,300
2023	345,000	447,150
2024	365,000	428,175
2025 - 2029	2,175,000	1,814,175
2030 - 2034	2,855,000	1,145,375
2035 - 2037	1,845,000	281,600
	<u>\$ 8,520,000</u>	<u>\$ 5,562,700</u>

NOTE 8 DEFICIT NET POSITION

The District has a government-wide net deficit of \$(3,581,481) primarily resulting from the conveyance of infrastructure improvements to Pasco County for maintenance in a prior fiscal year. These improvements, which were financed through the issuance of bonds, are not included in District assets; however, the associated long-term debt remains a District liability.

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

NOTE 10 SPECIAL PURPOSE ENTITIES

New Chapel Creek, LLC:

In a prior fiscal year, a Special Purpose Entity ("SPE"), New Chapel Creek, LLC, purchased approximately 93% of the land within the District at a tax deed sale. This SPE was formed by the Trustee, on behalf of the Bondholders, to own, manage and dispose of this land. The District and SPE entered into an agreement whereby the SPE assumed responsibility for delinquent operating and maintenance assessments owed to the District related to the purchased land and also agreed to pay future operating and maintenance costs related to the purchased land. The Trustee, at the direction of the Bondholders, has directed the District to temporarily defer collection of the debt service assessments encumbering the SPE property. The collection of debt service assessments will be held in abeyance until the District receives notice from the Trustee to the contrary. In the current year, this SPE paid \$52,514 of operation and maintenance assessments, and \$390,791 of debt service assessments. Management does not consider this SPE to be a component unit.

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

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

Chapel Creek CDD Holdings, LLC:

In a prior fiscal year, a second SPE, Chapel Creek CDD Holdings, LLC acquired approximately 7% of the land within the District through foreclosure. This SPE is considered a blended component unit.

NOTE 11 SUBSEQUENT EVENTS

The scheduled debt service payments on November 1, 2019 and May 1, 2020 have not been made.

Compliance Section

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

To the Board of Supervisors
Chapel Creek Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of the *Chapel Creek Community Development District* (the "District") as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 16, 2020, which includes an explanatory paragraph regarding the adverse opinion for the omission of a component unit and for a departure from GAAP for the valuation of land held for sale.

Internal Control Over Financial Reporting

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

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

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we identified deficiencies that we consider to be material weaknesses as described in Appendix A.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. See Appendix B.

We noted certain other matters that we reported to management of the District, in a separate letter dated June 16, 2020. The District's response to our findings identified in our audit is included in this report. We did not audit the District's response, and accordingly, we express no opinion on it.

Purpose of this Report

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

McDiernit Davis

Orlando, Florida
June 16, 2020

MANAGEMENT COMMENTS

Board of Supervisors
 Chapel Creek Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Chapel Creek Community Development District* (the “District”), as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 16, 2020. Our Independent Auditor’s Report includes modifications of our opinions for the exclusion of an SPE component unit and for a departure from GAAP for the valuation of land held for sale.

Auditor’s Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor’s Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 16, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report except as noted below.

Tabulation of Uncorrected Audit Findings		
Current Year Finding #	2017-18 FY Finding #	2016-17 FY Finding #
12-01	12-01	12-01
12-03	12-03	12-03
12-04	12-04	12-04

Official Title and Legal Authority

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

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District met one of the conditions described in Section 218.503(1), Florida Statutes. See Appendix C.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management’s responsibility to monitor the District’s financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same. Deteriorating financial conditions were noted and are noted and described in Appendix C.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

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

Purpose of this Letter

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

McDiarmid Davis

Orlando, Florida
June 16, 2020

12-03 - Failure to Include Component Unit Financial Statements in the Financial Report

Criteria

Generally accepted accounting principles require that the District include the financial statements of the Special Purpose Entities (“SPE’s”) in their audited financial report as blended component units.

Condition

SPE New Chapel Creek, LLC is not included as a component unit in the District’s financial report.

Cause

It is the District’s position that this SPE is not a component unit of the District.

Effect

McDirmitt Davis could not audit these records nor include them as a blended component unit in the District’s government-wide and fund financial statements.

Recommendation

We recommend the District include this SPE as a blended component unit of the District’s government-wide and fund financial statements.

12-04 - Land Held for Resale Not Recorded

Criteria

Generally accepted accounting principles require that land held for resale be recorded at the lower of cost or market value.

Condition

No appraisal was performed on the land held for resale, owned by the SPE Chapel Creek CDD Holdings, LLC. As a result, the market value of the land could not be determined at September 30, 2019 and no amount was recorded in the financial statements for this asset.

Cause

Due to lack of funding, the District was unable to perform an appraisal on the land held for resale, owned by the SPE Chapel Creek CDD Holdings, LLC.

Effect

At September 30, 2019, the amount by which this departure from generally accepted accounting principles affect the assets, liabilities, fund balance, and net position of the Special Purpose Entity Special Revenue Fund and the governmental activities cannot be determined.

Recommendation

An appraisal should be performed on the land held for resale to determine its value and the land should be recorded in the financial statements.

12-01 - Failure to Make Debt Service Payments When Due

Criteria

The Special Assessment Revenue Bonds Series 2006A require semiannual interest payments and annual principal payments as per the Bond Indenture.

Condition

In the current and prior years, the District did not pay all of the principal and interest due on the Series 2006A Bonds.

Cause

The District is not receiving debt service assessments due to Landowner nonpayment and Special Purpose Entity purchase of the land.

Effect

At September 30, 2019, the District was not in compliance with the requirements of the Bond Indenture and has met a financial emergency condition described in the Florida Statutes.

Recommendation

We recommend the District utilize all remedies available to bring debt service payments current.

12-01 - Failure to Make Debt Service Payments When Due

In the current and prior years, the District did not pay the entire principal and interest due on the Series 2006A Bonds as a result of lack of funds; therefore the District meets Section 218.503(1)(a) as a financial emergency condition.



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Chapel Creek Community Development District

We have examined *Chapel Creek Community Development District* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2019.

McDermitt Davis

Orlando, Florida
June 16, 2020

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

June 16, 2020

Response to the Management Letter for the fiscal year ended September 30, 2019

Management Letter finding 12-01:

The auditor noted that the District did not make the required debt service interest and principal payments on the Series 2006A bonds.

District response to the finding:

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

Management Letter finding 12-03:

The auditor noted that the SPE (New Chapel Creek, LLC) was not included as a blended component unit of the District.

District response to the finding:

Management does not agree that the Special Purpose Entity (New Chapel Creek, LLC) should be included as a blended component unit on the government-wide financial statements. In summary, management feels that it would be misleading to the users of the financial statements to include the SPE (New Chapel Creek, LLC) as a component unit for the following reasons. The District has no ownership and/or control over this SPE and in no way can it impose its will on this SPE. In addition, the District will not benefit from the activities of this SPE. When the land held by this SPE is sold, the proceeds will be paid to the Bondholders to satisfy the Bond debt. The District will not be responsible for any deficiency between the net proceeds of the sale and the associated Bond debt.

Management Letter finding 12-04:

The auditor noted that land owned by Chapel Creek CDD Holdings, LLC a Florida limited liability company, (“Holdings”) was not recorded on the District’s books as land held for sale.

District response to the finding:

Chapel Creek CDD Holdings is a Florida limited liability company established by the District for the sole purpose of holding lands acquired by the District through the foreclosure of special assessment liens. No appraisal was performed on the land owned by Chapel Creek CDD Holdings, LLC. Due to this the market value of the land could not be determined at September 30, 2018 and no amount was recorded in the financial statements for the asset.



Scott Brizendine
Treasurer
Chapel Creek Community Development District