

Financial Report

September 30, 2021

Chapel Creek Community Development District

	<u>Page</u>
I. Financial Section:	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	6
Statement of Activities	7
Fund Financial Statements:	
Balance Sheet - Governmental Funds	8
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	9
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	10
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	11
Notes to Financial Statements	12
II. 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 <i>Government Auditing Standards</i>	22
Management Letter and Management Response	24
Independent Auditor's Report on Compliance with the Requirements of Section 218.415, Florida Statutes	28

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, 2021, 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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District, as of September 30, 2021, 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 8, the 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. 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 September 13, 2022, 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.

McDiarmid Davis

Orlando, Florida
September 13, 2022

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, 2021. 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 assets of the District exceeded its liabilities at September 30, 2021 by \$2,145,495, an increase in net position of \$1,452,428 in comparison with the prior year.
- At September 30, 2021, the District's governmental funds reported a total fund balance of \$8,636,970, an increase of \$7,320,539 in 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 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 three 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, and capital projects 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 \$2,145,495 at September 30, 2021. The analysis that follows focuses on the net position of the District's governmental activities.

	<u>2021</u>	<u>2020</u>
Assets, excluding capital assets	\$ 15,327,508	\$ 5,776,398
Capital assets not being depreciated	<u>10,612,595</u>	<u>7,809,376</u>
Total assets	<u>25,940,103</u>	<u>13,585,774</u>
Liabilities, excluding long-term liabilities	6,990,987	4,667,707
Long-term liabilities	<u>16,803,621</u>	<u>8,225,000</u>
Total liabilities	<u>23,794,608</u>	<u>12,892,707</u>
Net Position		
Net investment in capital assets	(1,654,794)	2,055,760
Restricted for debt service	3,822,520	957,825
Restricted for capital projects	-	3,413
Unrestricted	<u>(22,231)</u>	<u>(2,323,931)</u>
Total net position	<u>\$ 2,145,495</u>	<u>\$ 693,067</u>

Changes to Net Position

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2021 and 2020:

Changes in Net Position

	<u>2021</u>	<u>2020</u>
Revenues:		
Program revenues	\$ 2,789,063	\$ 5,776,216
Total revenues	<u>2,789,063</u>	<u>5,776,216</u>
Expenses:		
General government	481,595	947,650
Physical environment	242,424	55,173
Interest on long-term debt	612,616	498,576
Total expenses	<u>1,336,635</u>	<u>1,501,399</u>
Change in net position	1,452,428	4,274,817
Net position, beginning	693,067	(3,581,750)
Net position, ending	<u>\$ 2,145,495</u>	<u>\$ 693,067</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2021 was \$1,336,635. 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, 2021, the District's governmental funds reported a combined ending fund balance of \$8,636,970. Of this total, \$15,707 is nonspendable, \$8,659,201 is restricted, and the remainder is an unassigned negative fund balance of \$(37,938).

In the current year, the fund balance of the District's general fund decreased by \$16,380 because of an increase in expenses. The debt service fund balance increased by \$2,133,056 due to prepayment revenue and bonds issued. The fund balance of the capital projects fund increased by \$5,207,276 due to bonds issued.

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, 2021 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2021, the District had \$10,612,595 invested in capital assets. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2021, the District had \$17,795,000 in bonds outstanding, including \$1,150,000 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 219 E. Livingston Street, Orlando, FL 32801.

FINANCIAL STATEMENTS

Chapel Creek Community Development District
Statement of Net Position
September 30, 2021

Assets:	
Cash	\$ 87,974
Investments	64,953
Accounts receivable	1,846
Deposits	1,470
Prepays	14,237
Restricted Assets:	
Temporarily restricted investments	15,157,028
Capital Assets:	
Capital assets not being depreciated	9,981,184
Capital assets being depreciated, net	631,411
Total assets	<u>25,940,103</u>
Liabilities:	
Accounts payable and accrued expenses	1,339,355
Due to developer	64,953
Matured bonds payable	1,150,000
Matured interest payable	4,034,119
Accrued interest payable	300,449
Unearned revenue	102,111
Noncurrent liabilities:	
Due within one year	330,000
Due in more than one year	16,473,621
Total liabilities	<u>23,794,608</u>
Net Position:	
Net investment in capital assets	(1,654,794)
Restricted for debt service	3,822,520
Restricted for capital projects	-
Unrestricted	(22,231)
Total net position	<u>\$ 2,145,495</u>

Chapel Creek Community Development District
Statement of Activities
Year Ended September 30, 2021

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:					
General government	\$ 481,595	\$ 191,283	\$ 20,000	\$ -	\$ (270,312)
Physical environment	242,424	96,287	-	-	(146,137)
Interest on long-term debt	612,616	2,480,817	583	93	1,868,877
Total governmental activities	\$ 1,336,635	\$ 2,768,387	\$ 20,583	\$ 93	1,452,428
		Change in Net Position			1,452,428
		Net position, beginning			<u>693,067</u>
		Net position, ending			<u>\$ 2,145,495</u>

Chapel Creek Community Development District
Balance Sheet
Governmental Funds
September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets:				
Cash	\$ 87,974	\$ -	\$ -	\$ 87,974
Investments	64,953	8,635,207	6,521,821	15,221,981
Accounts receivable	1,846	-	-	1,846
Due from other funds	-	837	-	837
Deposits	1,470	-	-	1,470
Prepays	14,237	-	-	14,237
Total assets	\$ 170,480	\$ 8,636,044	\$ 6,521,821	\$ 15,328,345
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 24,810	\$ -	\$ 1,314,545	\$ 1,339,355
Matured bonds payable	-	1,150,000	-	1,150,000
Matured interest payable	-	4,034,119	-	4,034,119
Due to other funds	837	-	-	837
Unearned revenue	102,111	-	-	102,111
Due to developer	64,953	-	-	64,953
Total liabilities	192,711	5,184,119	1,314,545	6,691,375
Fund Balances:				
Nonspendable	15,707	-	-	15,707
Restricted for capital projects	-	-	5,207,276	5,207,276
Restricted for debt service	-	3,451,925	-	3,451,925
Unassigned	(37,938)	-	-	(37,938)
Total fund balances	(22,231)	3,451,925	5,207,276	8,636,970
Total liabilities and fund balances	\$ 170,480	\$ 8,636,044	\$ 6,521,821	

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. 10,612,595

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

Accrued interest payable	(300,449)	
Bonds payable	(16,803,621)	(17,104,070)

Net Position of Governmental Activities **\$ 2,145,495**

Chapel Creek Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Developer contributions	\$ 20,000	\$ -	\$ -	\$ 20,000
Special assessments	287,570	314,945	-	602,515
Special assessments - prepayments	-	2,165,872	-	2,165,872
Investment income	-	583	93	676
Total revenues	307,570	2,481,400	93	2,789,063
Expenditures:				
Current				
General government	95,228	31,942	-	127,170
Physical environment	228,722	-	-	228,722
Debt service:				
Bond issue costs	-	-	354,425	354,425
Interest	-	521,631	-	521,631
Principal	-	310,000	-	310,000
Capital outlay	-	-	2,816,921	2,816,921
Total expenditures	323,950	863,573	3,171,346	4,358,869
Excess (deficit) of revenues over expenditures	(16,380)	1,617,827	(3,171,253)	(1,569,806)
Other Financing Sources (Uses) :				
Bonds issued	-	515,245	8,214,755	8,730,000
Premium on bonds issued	-	-	160,345	160,345
Transfers in	-	-	16	16
Transfers out	-	(16)	-	(16)
Total other financing sources (uses)	-	515,229	8,375,116	8,890,345
Net change in fund balances	(16,380)	2,133,056	5,203,863	7,320,539
Fund balances (deficit), beginning of year	(5,851)	1,318,869	3,413	1,316,431
Fund balances (deficit), end of year	\$ (22,231)	\$ 3,451,925	\$ 5,207,276	\$ 8,636,970

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, 2021

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

Net change in fund balances - total governmental funds	\$ 7,320,539
--	--------------

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital outlay	2,816,921
Depreciation	(13,702)

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	310,000
-----------------------------------	---------

Proceeds from issuance of bonds are reported as fund sources in governmental funds and an increase to long-term liabilities in the statement of net position. Bond premiums from issuance of bonds are reported as fund sources in governmental funds and an increase to long-term liabilities in the statement of net position

Bonds issued	(8,730,000)
Premium on bonds issued	(160,345)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	(92,709)
Amortization of bond premium	1,724

Change in net position of governmental activities	\$ 1,452,428
--	---------------------

Chapel Creek Community Development District
**Statement of Revenues, Expenditures and Changes in
Fund Balance Budget and Actual - General Fund**
Year Ended September 30, 2021

	<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	\$ -	\$ -	\$ -	\$ -
Developer contributions	68,041	68,041	20,000	(48,041)
Special assessments	287,437	287,437	287,570	133
Total revenues	<u>355,478</u>	<u>355,478</u>	<u>307,570</u>	<u>(47,908)</u>
Expenditures:				
Current:				
General government	88,837	88,837	95,228	(6,391)
Physical environment	266,641	266,641	228,722	37,919
Total expenditures	<u>355,478</u>	<u>355,478</u>	<u>323,950</u>	<u>31,528</u>
Net change in fund balance	-	-	(16,380)	(16,380)
Fund balance, beginning	<u>(5,851)</u>	<u>(5,851)</u>	<u>(5,851)</u>	-
Fund balance, ending	<u>\$ (5,851)</u>	<u>\$ (5,851)</u>	<u>\$ (22,231)</u>	<u>\$ (16,380)</u>

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. In fiscal year 2012, a second SPE, Chapel Creek CDD Holdings, LLC acquired the remaining land within the District through foreclosure. At year end, three of the District Board members were associated with the current Developer.

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 there are no entities considered to be component units of 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.

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*.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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

<u>Assets</u>	<u>Years</u>
Amenity	30
Equipment & furniture	5-10

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, 2021.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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, 2021.

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 2021, the District has not implemented any new accounting standards with a material effect on the District's 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 general fund has a deficit fund balance at September 30, 2021.

Excess Appropriations over Anticipated Revenues and Available Fund Balance

Appropriations in the general fund exceeded anticipated revenues and available fund balance at September 30, 2021 due to a beginning fund balance deficit.

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.

The District has the following recurring fair value measurements as of September 30, 2021:

- Money market mutual funds of \$15,157,028 are valued using Level 2 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, 2021 are summarized below.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Certificate of Deposit	\$ 64,953	NA	NA
First American Government Obligations Fund	7,033,642	AAAm	26 days
Fidelity Government Portfolio	8,123,386	AAAm	30 days
	<u>\$ 15,221,981</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, 2021, 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, 2021, 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 INTERFUND BALANCES AND TRANSFERS

As allowed in the bond indenture, \$16 was transferred to the capital projects fund from the debt service fund. At September 30, 2021, the general fund owed the debt service fund \$837.

NOTE 5 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2021 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	\$ 7,164,263	\$ 2,816,921	\$ -	\$ 9,981,184
Total capital assets not being depreciated	<u>7,164,263</u>	<u>2,816,921</u>	<u>-</u>	<u>9,981,184</u>
Capital assets being depreciated:				
Equipment & furniture	10,000	-	-	10,000
Amenity	635,113	-	-	635,113
Total capital assets being depreciated	<u>645,113</u>	<u>-</u>	<u>-</u>	<u>645,113</u>
Less accumulated depreciation for:				
Equipment & furniture	-	(1,000)	-	(1,000)
Amenity	-	(12,702)	-	(12,702)
Total accumulated depreciation	<u>-</u>	<u>(13,702)</u>	<u>-</u>	<u>(13,702)</u>
Total capital assets being depreciated, net	<u>645,113</u>	<u>(13,702)</u>	<u>-</u>	<u>631,411</u>
Governmental activities capital assets, net	<u>\$ 7,809,376</u>	<u>\$ 2,803,219</u>	<u>\$ -</u>	<u>\$ 10,612,595</u>

Depreciation expense was charged to physical environment. The scope of the District's improvement plan was revised in a prior year in connection with the 2006A Bond restructure as well as the Series 2021 Bonds. The estimated cost to complete District improvements is \$15,685,000.

NOTE 6 LONG-TERM LIABILITIES

Special Assessment Revenue Bonds Series 2006 - Public Offering

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.

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

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, 2021 on the Series 2006A Bonds.

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, 2021, interest of \$498,576 and principal of \$310,000 was due. The unpaid amounts were accrued to matured interest payable and matured principal payable. Special assessment revenue pledged was \$2,480,817. Total principal and interest remaining on the Series 2006A Bonds as of September 30, 2021 is \$18,213,294, including \$5,184,119 of matured interest and principal.

Special Assessment Bonds Series 2021 - Public Offering

On May 27, 2021, the District issued \$8,730,000 of Special Assessment Bonds Series 2021 consisting of \$730,000 term bonds due on May 1, 2026 with a fixed interest rate of 2.5%, \$1,035,000 term bonds due on May 1, 2031 with a fixed interest rate of 3%, \$2,650,000 term bonds due May 1, 2041 with a fixed interest rate of 3.375% and \$4,315,000 term bonds due on May 1, 2052 with a fixed interest rate of 4%. 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 2021 Bonds is due annually commencing May 1, 2023 through May 1, 2052.

The Series 2021 Bonds are subject to redemption at the option of the District in whole or in part at any time on or after May 1, 2031 at a redemption price set forth in the Bond Indenture. The Series 2021 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, 2021 on the Series 2021 Bonds.

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 2021 Bonds is secured by a pledge of and first lien upon the pledged special assessment revenue. The District is in compliance with certain requirements of the Bond Indenture.

As of September 30, 2021, total principal and interest remaining on the Series 2021 Bonds was \$14,971,652. No principal or interest was due, and no special assessment revenue was pledged for the year ended September 30, 2021.

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Bonds payable activity for the year ended September 30, 2021 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	\$ 8,225,000	\$ -	\$ (310,000)	\$ 7,915,000	\$ 330,000
Series 2021	-	8,730,000	-	8,730,000	-
Premium on 2021	-	160,345	(1,724)	158,621	-
Governmental activity long-term liabilities	<u>\$ 8,225,000</u>	<u>\$ 8,890,345</u>	<u>\$ (311,724)</u>	<u>\$ 16,803,621</u>	<u>\$ 330,000</u>

\$310,000 of the current year principal reduction was accrued to matured bonds payable. The beginning balance includes a reduction of \$840,000 which remains unpaid and were reclassified into matured bonds payable.

At September 30, 2021, 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>
2022	\$ 330,000	\$ 770,130
2023	520,000	791,763
2024	545,000	768,413
2025	575,000	743,838
2026	600,000	717,763
2027 - 2031	3,460,000	3,139,988
2032 - 2036	4,400,000	2,219,944
2037 - 2041	1,900,000	1,099,988
2042 - 2046	1,730,000	730,200
2047 - 2051	2,110,000	354,800
2052	475,000	19,000
	<u>\$ 16,645,000</u>	<u>\$ 11,355,827</u>

NOTE 7 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 8 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, a majority of the SPE land was sold to a new developer. In the current year, the SPE paid \$2,308 of operation and maintenance assessments.

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

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

Chapel Creek CDD Holdings, LLC:

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

NOTE 9 SUBSEQUENT EVENTS

The scheduled debt service payments on November 1, 2021 and May 1, 2022 have not been made for the Series 2006 Bonds.

In June 2022, the District paid \$4,237,888 of unpaid interest due from November 2013 to April 2022.

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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated September 13, 2022.

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) as a basis for designing 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 did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free 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 A.

We noted certain other matters that we reported to management of the District, in a separate letter dated September 13, 2022. 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
September 13, 2022

MANAGEMENT LETTER

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, 2021, and have issued our report thereon dated September 13, 2022.

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 September 13, 2022, 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

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 B.

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 B.

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.

Specific Information

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

- a. The total number of district employees compensated in the last pay period of the District’s fiscal year as 5.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District’s fiscal year as 7.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$8,200.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$466,554.
- e. The District did not have any construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as disclosed in the general fund budget statement.

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

- a. The rate or rates of non-ad valorem special assessments imposed by the District as:

	Series	
	O&M	2006A Debt Service
Single Family 52.5T	\$ 680.58	\$ 800.00
Single Family 62.5T	757.97	850.00
Single Family 65T	769.03	900.00
Single Family 52.5P	680.58	552.00
Single Family 62.5P	757.97	600.00
Single Family 65P	769.03	660.00
Single Family 52.5	680.58	552.00
Single Family 65	769.02	660.00
Single Family 50- unplatted	127.80	552.00
Commercial	127.80	896.10

- b. The total amount of special assessments collected by or on behalf of the District as \$2,768,387.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds as disclosed in the notes.

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
September 13, 2022

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, 2021, 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.

Management Response

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

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.



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
Tel. 407-843-5406
www.mcdermittdavis.com

**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, 2021. 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, 2021.

McDermitt Davis

Orlando, Florida
September 13, 2022