

CHAPEL CROSSINGS

Community Development District (CDD)

Questions & Answers

CDD Responsibilities

- Common grounds/landscaping/parks
- Ponds/CDD wetland areas
- Clubhouse and recreation facilities
- Entry ways/walls
- CDD owned roads

What is a CDD?

A Community Development District (CDD) is defined by Florida Statute as a local unit of special purpose government authorized to deliver urban community development services to a particular area. CDD's are established to finance, fund, construct and acquire infrastructure for new and developing communities. CDD's, as explained below, are used throughout Florida to ensure that growth not only pays for itself but is able to sustain itself long after a developer has completed sales and left the community. The activities are funded by special assessments that are imposed on property within the CDD, which special assessments are over and above Pasco County's real estate taxes. The special assessments directly result in the enhanced benefits of living within a CDD.

The Chapel Crossings CDD's are responsible for the development of the recreational features, infrastructure (village streets, sewers, water lines, etc.) and common areas of the Chapel Crossings community.

Are there many CDD's in Florida?

Yes, there are currently over 250 Community Development Districts in Florida. Many of the best residential communities in the Tampa Bay region benefit from having CDD's.

How are the Chapel Crossings CDD's organized and what do they do?

The landowners within the individual Districts elect the Board of Supervisors for the District. As is customary in most CDD's, the developer who initially owns all of the land in the District elects the initial Board. After the sixth year, registered voters who are residents of the District begin to elect Board members in elections conducted by the Supervisor of Elections of Pasco County. The Board governs "In the Sunshine" meaning all of its meetings, decisions, and records are open to the public. The Board is responsible for setting and managing the budgets of the District. The Board selects consultants and contractors to design, construct and maintain the facilities within the District. The Board also selects professional management, financial and legal advisors to assist them.

How do the Chapel Crossings CDD's acquire funds to provide services?

The Districts sell revenue bonds for construction of amenities (neighborhood parks), common areas (landscaped entrances, maintenance of CDD boulevard right-of-ways, and roundabouts), and infrastructure (roadways, water and sewer, reclaimed water, stormwater systems). Bonds are then repaid through fixed annual assessments on property tax bills of property owners within the Districts. The fixed

annual assessments are levied over a thirty-year period (long-term assessments). Additional expenses for the operation and maintenance of the facilities and common areas are also funded through special assessments and vary from year to year. CDD assessments are collected on the county real estate tax bills sent to property owners annually and are itemized separately on the tax bill.

What are the advantages of living within a Community Development District?

The advantages are numerous and can enhance your home investment. The Districts aid in ensuring that the recreational facilities, landscaping, entranceways and all the things that make the community so desirable are completed and maintained. The Districts provide landowners with consistently high levels of service managed and financed through self-imposed fees and assessments. The Board governs “In the Sunshine,” and benefits from professional management. Members of the Boards are elected officials charged with operating and maintaining the community facilities for the benefit of all of the Districts’ residents. Therefore, the means of maintaining the facilities over the long term is established and continues after the developer has completed the community -- less worry about how things will look in years to come.

How is my District’s Special Assessment determined?

Each property owner will pay an annual assessment to the District based on two components of cost. One is the fixed amount required to repay the debt for the capital improvements made by the District (long-term assessments). The other is an annual assessment for the District’s operations and maintenance of facilities. The operations and maintenance portion of the installment may fluctuate slightly (up or down) from year to year depending on such things as annually negotiated maintenance contracts.

Does the developer pay assessments?

Yes, the developer pays assessments on all the land it owns in each District at the time the assessments come due.

How much does the CDD cost?

The annual fees are determined by the size of your property and are billed on your property tax bill (generally placed in escrow on a monthly basis by your lender). However, the long-term assessments can be paid in full at any time. The operation and maintenance budgets are adopted each year and may change from year to year. The operation and maintenance costs are also assessed according to the size of your property -- the same methodology as for the long-term assessments. The Chapel Crossings CDDs’ assessments have been calculated to be competitive with other quality residential communities in the area.

Is the CDD assessment tax deductible?

It is recommended that you consult your tax professional on this issue.

Can I prepay my CDD assessments?

Yes, the annual debt portion (long-term assessment) of your assessment can be paid off in full at any time during the 30-year amortization period without penalty. The operations and maintenance portion of the assessment remains in place on an on-going basis.

Is this assessment on my property a personal obligation?

No. It is an obligation on the property and stays with the property. When you no longer own the property, you stop paying this assessment. The subsequent owner would then have this obligation.

When were the Chapel Crossings CDD’s established?

The Chapel Crossings Community Development District was created by Ordinance # 20-30 adopted on August 19, 2020, by the Pasco County Board of County Commissioners pursuant to Chapter 190 of the Florida Statutes.

What if I have further questions about the Chapel Crossings CDD's?

If you would like more information on the Chapel Crossings Community Development Districts, please contact the District Manager's office at the following address:

CDD

Jayna Cooper, District Manager
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544
813-608-8242
Jayna.Cooper@inframark.com
www.inframarkims.com

Abbot Station – Amenity Center
Beth Robinson, Amenity Center Manager
31438 Steam Coach Way
Wesley Chapel, FL 33545
813-388-5021
Clubhouse@chapelcdd.com
www.chapelcrossingscdd.org

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CHAPEL CROSSINGS

Property Owners Association (POA)

Questions & Answers

POA Responsibilities

- Deed restriction enforcement
- Architectural control (DRC)

Why is there also a Chapel Crossings Property Owners' Association?

The Chapel Crossings Community Development Districts develop and maintain the amenities, common areas and infrastructure of the community. The Chapel Crossings Property Owners' Association (CCPOA) is the single-family homeowners' association that establishes and enforces the architectural and landscaping standards for individual homes. A POA is a legal entity governing of homes. A POA operates within Florida State Statute (720) to enforce regulations in each community. The Chapel Crossings POA is run by a Board of Directors (developer). The CCPOA has a Design Review Committee that approves modifications to homes and provides for certain rules and regulations that enhance the community. All Builder reviews are done through Thornwood Associates, LLC.

How do the Chapel Crossings POA acquire funds to provide services?

A POA presents a projected budget each year to the Board of Directors to cover its operating expenses for items the POA is responsible for.

What are the advantages of living within a Property Owners Association?

The advantages are numerous and can enhance your home investment. One of the biggest benefits of a POA is that it acts as a safeguard for property values within the community.

Can I prepay my POA assessments?

Yes, homeowners have the option to prepay their annual assessment prior to being due.

How are fees for the POA paid?

Currently the Developer is managing the Property Owners' Association (POA) and is waiving the Management Fee. Therefore, there are no Assessments to the Homeowner at this time. Once the Association is turned over to a Management Company we would anticipate and estimated fee of fifty dollars (\$50) annually. When this happens, the Owners will receive notice of an Annual Meeting with the proposed Budget. Following the meeting they will receive an assessment coupon/statement from the Association for the fiscal year of October 1 to September 30th.

Is a POA Membership Mandatory?

Purchasing a home will automatically make the purchaser a Member of the Association. Members are required to pay assessments/dues and abide by the community's governing documents.

Process for Design Review Applications (DRC):

Your community requires an application fee with your Application for Exterior Modifications. Any change to the exterior of your home (landscaping, painting, fencing, alterations, etc.) requires approval from the Design Review Committee. Applications are reviewed within fourteen (14) business days of receiving a complete application. Application fees, deposits, and applicable rush fees must be payable in check or money order to Thornwood Associates, LLC (while Developer Managed). You may mail in or drop off your application at 2940 Sports Core Circle, Wesley Chapel, FL 33544, or email your application to jclayton@crowntampa.com.

What if I have further questions about the Chapel Crossings POA?

If you would like more information on the Chapel Crossings Property Owners Association, please contact the following individuals below:

Chapel Crossings POA Contact:

Julie Clayton

Crown Community Development

2940 Sports Core Circle, Wesley Chapel, FL 33544

Phone: (813) 994-2277 ext. 204

Email: jclayton@crowntampa.com

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