

*Chapel Creek
Community Development District*

Meeting Agenda

June 4, 2025

AGENDA

Chapel Creek

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 - Fax: 407-839-1526

June 4, 2025

Board of Supervisors Meeting Chapel Creek Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Chapel Creek Community Development District** will be held **Wednesday, June 4, 2025, at 11:30 AM** at the **Microtel Inn & Suites by Wyndham Zephyrhills, 7839 Gall Blvd, Zephyrhills, Florida 33541.**

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

Zoom Video Link: <https://us06web.zoom.us/j/84169117525>

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

Meeting ID: 841 6911 7525

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the April 2, 2025 Board of Supervisors Meeting
4. Discussion Regarding Stormwater Pond System
5. Discussion Regarding Mailbox Kiosk on Arley Road
6. Discussion Regarding Bat House Installation in the Community
 - A. Consideration of Proposal for Purchase and Installation of Bat Boxes
7. Consideration & Discussion Regarding Request for Food Trucks in the Community from Vendor (Charm City Eats) & Resident Inquiry Regarding Holding Continuing Event
 - A. Consideration of July 9, 2025 Date Suggested by Vendor (Charm City Eats)
8. Items Requested by Supervisor Timothy Fore
 - A. Discussion Regarding Streetlights Along Curve on Bellington
 - B. Discussion Regarding Amenity Access Distribution List
 - C. Discussion Regarding Community Garden Feature
 - D. Discussion Regarding Projected District Projects & Future Community Updates
9. Items Requested by Supervisor Mitchell Sabanosh
 - A. Discussion Regarding Amenity Policies and Amenity Facility Guest Limit
 - B. Update Regarding Landscape Replacements
10. Discussion Regarding District Insurance Policy
11. Ratification of Proposal for Pool Deck and Furniture Deep Cleaning
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report

- i. Consideration of Proposal for Rail Covers at Amenity Pool
- ii. Discussion/Update on Irrigation Control Panel & Dog Waste Stations
- iii. Consideration of Proposal to Install Trash Can at the Playground & Clock at the Amenity Center—**ADDED**

D. District Manager's Report

- i. Approval of Check Registers
 - a) April 2025
 - b) May 2025
- ii. Balance Sheet & Income Statement
- iii. Presentation of Number of Registered Voters—1,111
- iv. Reminder to Board to File Form 1's by the July 1, 2025 Deadline

13. Other Business

14. Supervisors Requests and Audience Comments

15. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Chapel Creek Community Development District was held on **Wednesday, April 2, 2025** at 5:03 p.m. at the Microtel Inn & Suites by Wyndham Zephyrhills, 7839 Gall Blvd, Zephyrhills, Florida.

Present and constituting a quorum were:

Timothy Fore	Chairman
Mitchell Sabanosh	Vice Chairman
Sean White	Assistant Secretary
Sean McFall-Kosiarski	Assistant Secretary

Also, present were:

Monica Virgen	District Manager, GMS
Allen Bailey	Field Manager, GMS
Tracy Robin	District Counsel, Strayley Robin Vericker
Ashton Bligh	Bond Counsel, Greenberg Traurig
Rhonda Mossing <i>by phone</i>	MBS Capital Markets

The following is a summary of the discussions and actions taken at the April 2, 2025 Chapel Creek Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 5:03 p.m. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen opened the public comment period. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 5, 2025
Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the March 5, 2025 Board of Supervisors meeting. She offered to take any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Fore, seconded by Mr. McFall-Kosiarski, with all in favor, the Minutes of the March 5, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02
Authorizing the Right-sizing of the Series
2006A Bonds and Approving the First
Amendment to the First Supplemental
Trust Indenture**

Mr. Robin noted he had previously sent Board members some communications with respect to the background of all of this, a comprehensive sketch of the prior events and asked Board members if they had any questions regarding that. Ms. Bligh noted the first important document is the first amendment to the First Supplemental Trust Indenture. This describes structurally what they are doing with the bonds. There is about \$5.3M in 6000A bonds that are currently outstanding. They are cancelling most of those bonds so there will be about \$1.9M outstanding which is currently supported by special assessments. No changes are happening to those special assessments. There will be a new bond that will reflect the principal amount of 2006A bonds that is attached to the first amendment in the agenda package. The only two things changing is the reserve requirement which is being reduced and the District will have an option to pay off the bonds in total in one year. This benefits the holder and the District.

On MOTION by Mr. Fore seconded by Mr. McFall-Kosiarski, with all in favor, Resolution 2025-02 Authorizing the Right-Sizing of the Series 2006A Bonds and Approving the First Amendment to the First Supplemental Trust Indenture, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 6, 2025) and Setting the Public Hearing to Adopt the Fiscal Year 2025/2026 Budget

Ms. Virgen stated approval of this resolution would approve the proposed budget that is attached as exhibit A and also set the public hearing for Wednesday August 6, 2025 at 5:00 p.m. at this location. This will allow the District to transmit the proposed budget to Pasco County at least 60 days prior to the meeting date in accordance with Florida Statutes. It would also allow District staff to post the proposed budget to the District website and allow staff to place notice of the public hearing in a newspaper of general circulation. She reviewed the proposed budget.

On MOTION by Mr. Fore seconded by Mr. McFall-Kosiarski, with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2024/2025 Budget and Setting the Public Hearing for August 6, 2025 at 5:00 p.m. to Adopt the Fiscal Year 2025/2026 Budget, was approved.

SIXTH ORDER OF BUSINESS

Review of Resident Input Regarding Bathroom Access

A. Presentation of Summary of Resident Responses Received from Community Survey

Ms. Virgen stated a summary of resident response is on page 58 of the agenda package. Option #1 the Current Demands proposal had the highest approval from residents. A Board member asked if the new outside bathrooms are under surveillance? He is concerned that the bathrooms are not man tracked and worried a resident who may have a problem goes into the bathrooms and goes MIA overnight. Is there a possibility that the District can have anything in the software, where if someone has been in the bathroom 2 hours without the door being open. Mr. Bailey stated no, the security system is the access system so once someone is in, he can't determine how long someone needs to be in the bathroom. Ms. Virgen noted they can look at camera proposals at a later date.

B. Consideration of Proposals for Access Control Systems (originally presented at March 5, 2025 Board Meeting)

i. Current Demands Electrical & Security Services, Inc.

ii. Gate Tech, Inc.

Ms. Virgen noted this proposal was provided to the Board at the last meeting so this is for reference. Current Demands is a very reputable and responsive company. They install security systems in a lot of Districts.

On MOTION by Mr. Fore seconded by Mr. White, with all in favor, Current Demands Electrical & Security Services, Inc. Proposal for Access Control Systems, was approved.

iii. Consideration of Proposal for Additional Janitorial Services from Jayman Enterprises, LLC

Mr. Bailey presented the Jayman proposal for additional cleaning of the two separate bathrooms at the amenity for \$350 a month.

On MOTION by Mr. Fore seconded by Mr. Sabanosh, with all in favor, the Proposal for Additional Janitorial Services from Jayman Enterprises, LLC, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Robin had nothing further to report. A Board member asked if he had information about who is taking ownership of the back parcel. Mr. Robin noted nobody has any information on it.

B. Engineer

i. Ratification of Additional Change Orders for Weir Control Structure Repairs

Ms. Virgen noted these can be found on page 76 & 77 of the agenda package. Ms. Bailey stated the under part of the structure washed out. They had to build it back up and secure it. Once they started getting down into it, about 3 ft of the dirt under the trees was gone. They put some riprap to help water flow into the creek properly.

On MOTION by Mr. Fore seconded by Mr. McFall-Kosiarski, with all in favor, the Additional Change Orders for Weir Control Structure Repairs, was approved.

C. Field Manager’s Report

Mr. Bailey presented the Field Manager’s Report on page 79 of the agenda package.

i. Discussion Regarding Midge Treatment

This item was tabled to next month after talking to the Engineer and reaching out to Silverado to see if they have issues with midges.

a) Consideration of Proposal from Aquagenix for Midges Treatment in Pond in Tract B12 (originally presented at March 5, 2025 Board Meeting)

Mr. Bailey reviewed the Aquagenix proposal for a one-time midge treatment to the pond for \$275.

b) Consideration of Proposal from Focal Point Ponds for Fish Stocking Requested Pond in Tract B12

Mr. Bailey reviewed a proposal from Focal Point Ponds to stock one pond with largemouth bass, catfish, bluegill, and some minnows, a packaged ecosystem for \$6,395.

ii. Consideration of Landscape Maintenance Proposals from Cardinal Landscaping

a) Proposal to Remove Pine Trees (1 at Park Entrance & 1 Leaning Over Pathway) and Fallen Oak Tree Canopy’s along Pond Bank

Mr. Bailey reviewed a proposal to remove two pine trees at the walking trail and fallen oak canopies along the pond bank for \$2,400.

On MOTION by Mr. Fore seconded by Mr. McFall-Kosiarski, with all in favor, the Cardinal Proposal to Remove Pine Trees (1 at Park Entrance & 1 Leaning Over Pathway) and Fallen Oak Canopy’s Along Pond Bank, was approved.

Mr. Sabanosh spoke about changing the way landscaping is done in the community. There are rotting oaks that were not installed properly. Ms. Virgen suggested Mr. Sabanosh work with field and the landscapers on selection of trees and plants.

b) Proposal for Tree Replacement on Main Boulevard

No action was taken at this time.

c) Proposal for Entrance Island Plant Replacement

No action was taken at this time.

d) Proposal for Trail Mailbox Area Enhancements

No action was taken at this time.

D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register from February 1, 2025 through March 26, 2025 totaling \$854,957.82. Immediately following is a detailed run summary.

On MOTION by Mr. Fore, seconded by Mr. McFall-Kosiarski, with all in favor, the Check Register, were approved.

ii. Balance Sheet & Income Statements

Ms. Virgen presented the unaudited financials through February 8, 2025. These are provided for informational purposes. She offered to take any comments or questions.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Fore noted if a resident is renting a home, they are supposed to reach out to get an amenity access card for themselves for the renters. The landlords are not supposed to hand them their access card and let them to continue to use it while renting. He asked if there is a record of all of those renting out their homes. Ms. Virgen noted there is only record of renters who have provided rental agreements.

Tammi Cartwright (Long Island Ct) asked will replacement cards be sent to residents with new access system? Ms. Virgen stated yes. It's dangerous to get to mailboxes, parking on roadway for mailboxes. Asked for parking spaces at mailboxes or to move mailboxes altogether. Mr. Fore would like to collect more information on the issue and get back to the resident. She asked with the new phase will there be an exit out. Ms. Virgen noted she doesn't have roadway plans.

TENTH ORDER OF BUSINESS

Adjournment

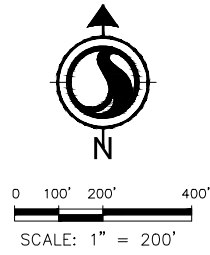
Ms. Virgen asked for a motion of adjournment.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary







Chairman/Vice Chairman

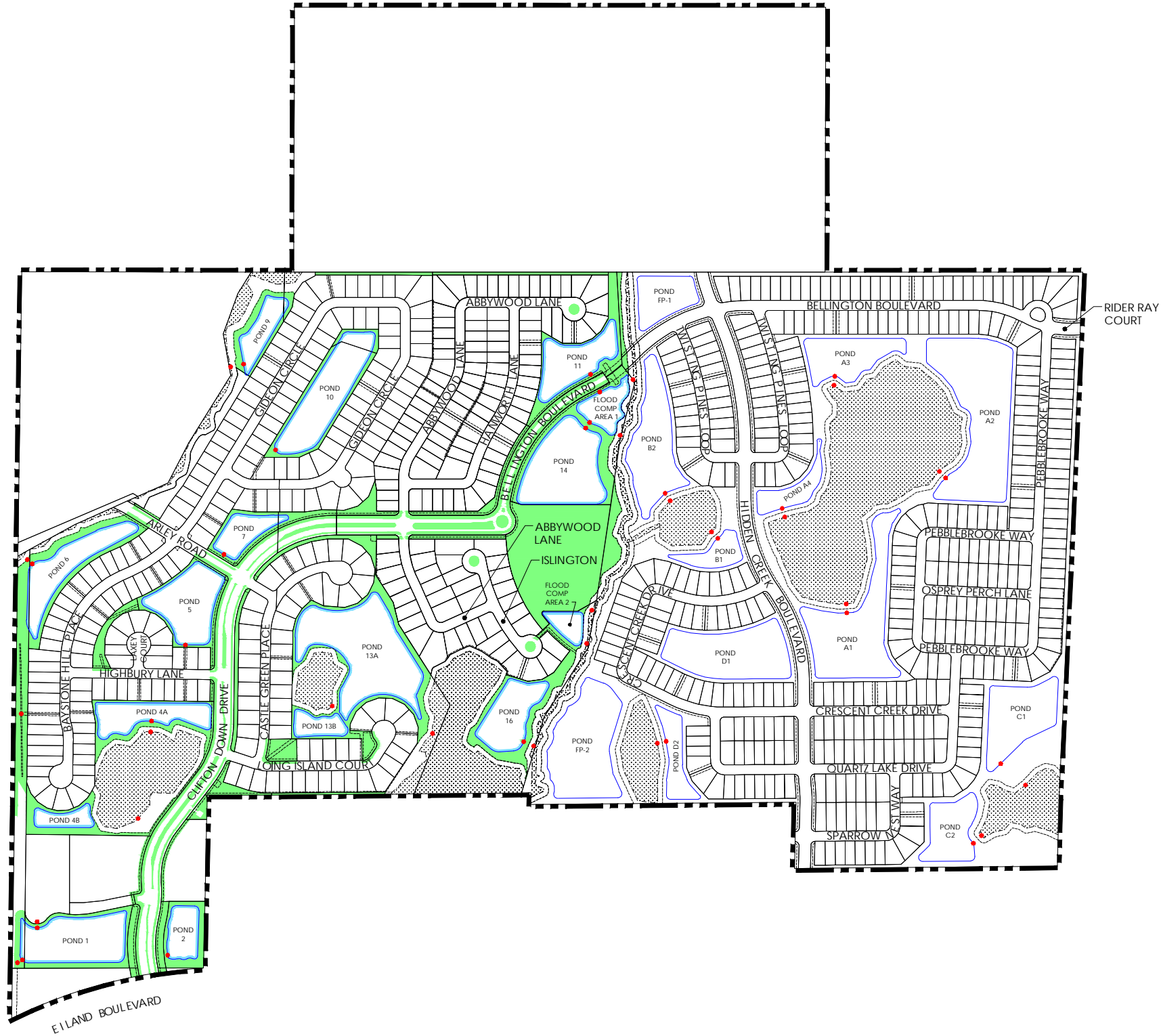
SECTION IV



Stantec Consulting Services Inc.
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- Legend**
-  CDD BOUNDARY
 -  CONTROL STRUCTURE
 -  EASEMENT
 -  LANDSCAPE MAINTENANCE
 -  POND BANK MAINTENANCE
 -  WETLAND WITH 25' SETBACK



Revision	By	Appd.	YY.MM.DD

File Name: 215610537-X03_MAINTENANCE MAP VN TJS VN 20.06.09
 Dwn. Chkd. Dsgn. YY.MM.DD

Permit-Seal

Client/Project
 CHAPEL CREEK
 COMMUNITY DEVELOPMENT DISTRICT
 Pasco County, Florida
 Title
 MAINTENANCE MAP

Project No. 215610537 Scale 1" = 200'
 Drawing No. X03 Sheet 1 of 1 Revision 0

C:\Users\stj\OneDrive\Documents\215610537-X03_MAINTENANCE MAP.dwg
 2020/06/09 11:14:43 AM By: stantec

SECTION VI

SECTION A



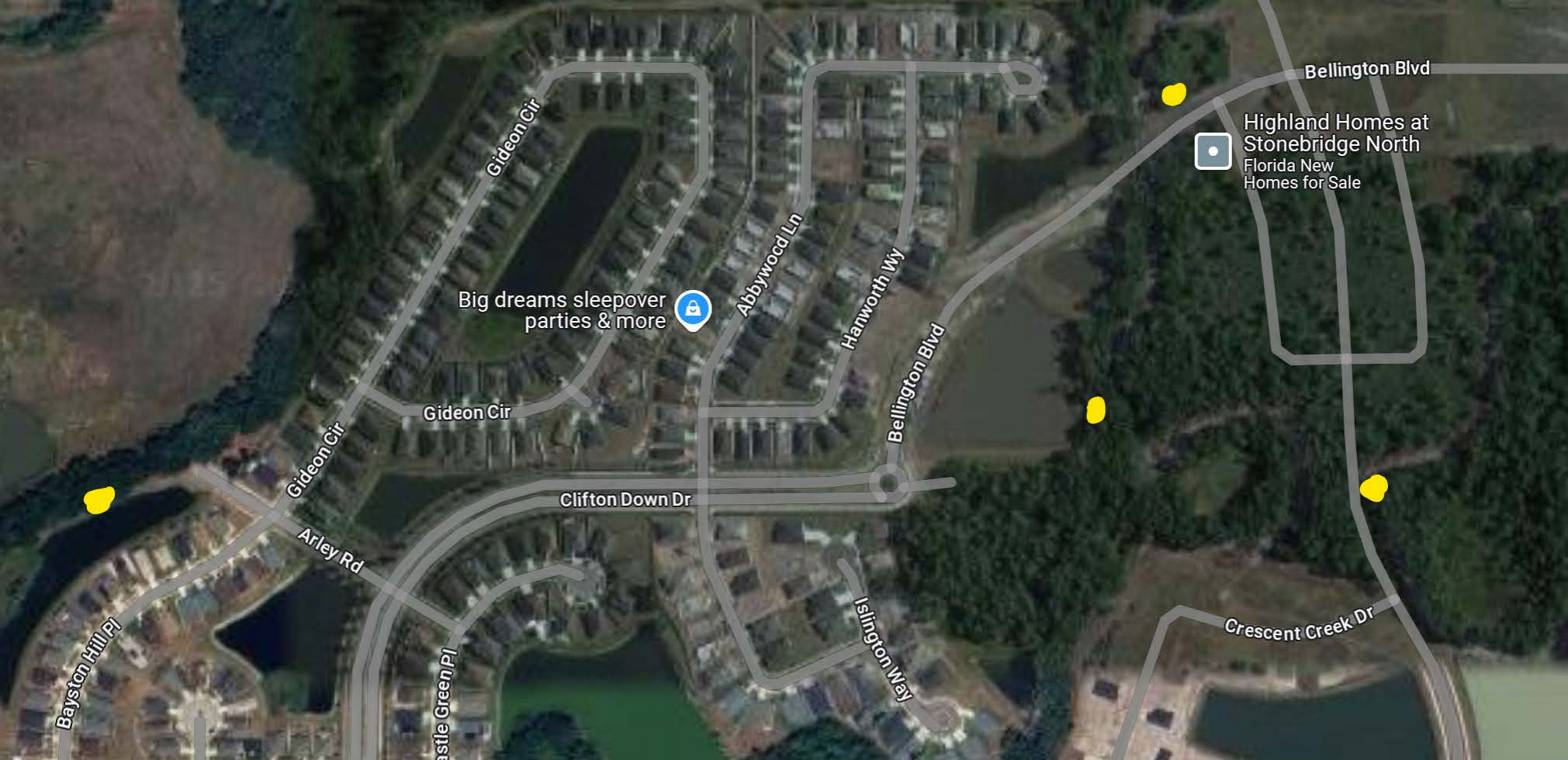
1-CHAMBER CEDAR
BAT HOUSE

Enjoy a mosquito-free
backyard, naturally!

ENGINEERED TO ATTRACT BATS

- Modeled After Our Successful BCI Certified Box
- One Chamber
- Holds Up to 40 Bats
- 100% Cedar Tongue & Groove Construction
- Grooved Interior Surfaces
- 100% Money Back Guarantee
- Lifetime Warranty





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Big dreams sleepover parties & more

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Abbywood Ln

Hanworth Wy

Bellington Blvd

Gideon Cir

Clifton Down Dr

Gideon Cir

Arley Rd

Bayston Hill Pl

Castle Green Pl

Islington Way

Crescent Creek Dr

Hi Monica,

Thanks for the additional information. While bat boxes can offer benefits like natural insect control, there may be potential liability exposures and necessary precautions from a risk management perspective.

Having ownership of common areas, the CDD has a duty to maintain reasonably safe conditions. Installing bat boxes, while well-intentioned, could introduce potential risks if not managed carefully:

- **Premises Safety:** Guano (excrement) accumulation directly beneath boxes can become a slip hazard or nuisance, especially if located near sidewalks or other pedestrian paths.
- **Public Interaction:** Bats emerging near walkways could potentially startle individuals, leading to falls or other incidents.
- **Perception:** While it seems there are some residents in support of this initiative because of insect control and environmental stewardship, others may be uninformed, fearful, or skeptical. This may necessitate sharing information about the intention and resources from sources like <https://gardeningolutions.ifas.ufl.edu/design/gardening-with-wildlife/bat-houses/>, and [FWC's Bat Conservation Program](#).
 - **Installation & Maintenance:** Improper installation or maintenance could lead to boxes falling or other hazards. This is one reason to avoid having residents construct the boxes, even if GMS will be installing them.

To implement a successful program while minimizing liability exposure, we strongly recommend considering the following:

- **Setbacks:** Implement *significant setbacks* for any boxes located near sidewalks or high-traffic areas to prevent guano accumulation on walkways and minimize startling encounters. It looks like some of the proposed placement areas may be adjacent to sidewalks, but it is hard to tell how far.
- **Consult Local Authorities:** This includes the county regarding specific county permits, required setbacks, or restrictions, *especially* for sensitive locations near stormwater ponds or conservation areas.
- **State Guidelines:** Reference Florida Fish and Wildlife Conservation Commission (FWC) guidelines for best practices on bat house design and placement in Florida.
- **Establish a Maintenance Plan:** Document a plan for regular inspection (e.g., annually) and maintenance, including managing guano buildup, particularly in publicly accessible areas. Maintenance, although minimal, would not be a good fit for volunteer work.
- **Community Communication:** Inform residents about the project, its benefits, and the safety measures being taken.

I hope this helps the district as they consider whether to install these bat boxes. Please let us know if there are any further questions.

Best regards,

Ryan Rupnarain, ARM CPSI
Sr. Manager, Risk Services
Egis Insurance & Risk Advisors

SECTION VII

CATERING

Why stick with the usual boxed lunches or chain-restaurants when you could treat your team to hot, fresh, flavor-packed meal made right on-site?

Charm City Eats brings the energy, variety, and made-to-order quality that corporate catering has been missing.

With Charm City Eats, you're getting a fresh, hot meal cooked to order for an average of \$12-\$15 per person. Compare that to Panera's average of \$15-\$18 per person for a cold boxed lunch with a sandwich, chips, and a cookie.

Instead of generic, pre-packaged food, we offer seasonal, customizable menus with real variety. Your team gets a memorable, interactive experience right outside your office, not just another stack of cardboard boxes on a conference table.

Way better than boxed.

OUR SERVICES

Here's What You Get:

- 🔥 A real meal—not a boxed afterthought
- 🥗 Options for everyone: vegan, gluten-free, you name it
- 🧠 Higher morale, better energy, happier teams
- 🕒 Efficient, fast service tailored for corporate schedules
- 📅 Easy to book, even easier to impress

Upgrade your lunch game.

- ✉️ Email Amy Makarski at Amy@charmcityeats.com or
- ☎️ Call (443-845-1520 to schedule your next event.

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📍 LOCATIONS AVAILABLE
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CHARM CITY EATS

CRAB CAKES

5 OZ. LUMP BROILED CLASSIC CRAB CAKE \$ MP

THE DOUBLE DOWN

Classic Crab Cake, Lettuce, Tomato, Bun, Topped with Crab Dip \$ MP

LOADED OLD BAY FRIES

DOUBLE DOWN FRIES \$ 15

Mini Crab Cake, Crab Dip on Old Bay Fries

Crabby Fries \$ 12

Crab Dip, Old Bay Fries, Tri-color peppers, Jalapenos, BBQ drizzle.
+ Jumbo Chicken Tender \$3



LOADED MAC & CHEESE

Truffle Crab Mac & Cheese \$15

COVER 2 FRIES \$15

Mini Crab Cake, Truffle Crab Mac on Old Bay Fries

SSC TENDERS \$16

Two Jumbo Chicken Tenders, Truffle Crab Mac, Old Bay Fries, Jalapenos, BBQ Sauce



CHARM CITY EATS

MARYLAND FRIED CHICKEN

OG MFC \$10

Lettuce, Tomato, Chesapeake Sauce
+ Add Crab Dip \$ 3

HOT CHICKEN SANDWICH \$11

Hot Chicken, Vinegar Slaw,
Chesapeake, Jalapenos

THE "DISTRICT" \$10

Mumbo Sauce, Sweet Heat Fried
Chicken, Lettuce, Tomato,
Chesapeake

ROFO BOX

Three Jumbo Tenders, Old
Bay Fries



SIDES

Tangy Slaw \$ 3
Crab Dip \$ 6
Old Bay Fries \$ 3/ \$ 6

HOMEMADE SAUCES

BBQ Sauce
Baltimore
Old Bay Hot
Mumbo
Chesapeake
+ \$.50 each

SCAN QR TO
ORDER ONLINE



SECTION VIII

SECTION C

BLOOM



VIDA'S BLOOM
Community Garden

1. The Community Garden is open 30 minutes after sunrise until 30 minutes before sunset.
2. The Community Garden is a shared space for Vida's Way residents to enjoy, but please respect fellow gardeners by only harvesting from your own assigned box.
3. Garden boxes are assigned on a first-come, first-served basis. Only one box rental per home.
4. Residents must complete a Garden Box Rental Form before accessing their assigned box.
5. Contact the HOA manager for garden box availability and rental fees.
6. Irrigation: Each garden box has an individual irrigation system with a timer.
7. No pets (except as permitted under Florida law) and no smoking in the garden area.
8. Keep pathways and common areas clean and free of debris.
9. Children must be accompanied by an adult.







Community Garden Location Options

North Amenity Center



Near Hidden Creek Blvd Woods



Open Space on Long Island Ct



South Amenity



SECTION IX

SECTION A

Good evening, I am writing this tonight to advise of some issues that are currently causing a stir in our community in reference to the pool. As there is an upcoming meeting with the chances that I may not be able to call in I wanted to express what was advised to me by some residents and also bring up some issues that were also made aware to me.

Today, there was quite a stir on Facebook as people who were attending the pool were advised they could not bring floats or inner tubes into the pool area. As stated in the amenity access policies this is a rule that is currently on the books. However, being that the pool is not physically monitored every day during open hours there is inconsistency and confusion as during the week where there is no enforcement residents can do what they want and on the weekend, they are turned away by security. Ultimately the security guard is doing an excellent job at adhering to our rules currently on the books, however residents have expressed frustration that even little children that have inner tubes for safety purposes may not be allowed into the pool.

The security guard informed us he received an blast email from his district manager that was sent to all officers about the rules regarding the pool. However, this email was sent internally to Securitas officers for the regional area and was in my personal opinion written in an unprofessional manner towards the employees it was in regard to. When the security officer tried to clarify with his management about the rules regarding our pool, he was met with a passive threat that if he did not enforce the no pool floats in the pool or other rules he would be removed from his position. When the guard was following the orders given, residents took to Facebook as now something that was never a problem out of nowhere became a problem. And as usual, we as the CDD were spoken of like we were the originators of the email when we were not. This sent the neighborhood into a tailspin that we now have to deal with all because of an unprofessional higher up at Securitas (James Davis?) who doesn't know how to speak to his subordinates in a proper and professional manner.

During a prior email I requested that an agenda item be added for discussing the 2 person limit per household at the pool. I would like to suggest the possibility of changing such ruling to the following

- 2 Guests Per household shall not include children under the age of 18 as a counted household member
- 2 Guests per household moved to 6 guests per household, reason: Some homes in our community are 6 bedroom homes. The security guard has no legal right to ask how many people coming to the pool actually live in a house and its an uncomfortable situation to be in asking that question anyway.
- Max guests per household may not exceed 6 adults.
- Max children per household must not exceed 8
- There must be 1 supervising adult over the age of 18, per every 4 guests under the age of 18.

These above suggestions should get the ball rolling and give a scope of the

reason behind the numbers. Granted It's very hard to have 12 adults in one household, but if our community has built homes with 5 - 6 bedrooms we should be able to accommodate that at our amenities. I can't remember if it's 5 or bedroom homes that Ryan homes built. Either way, to be discussed by attending board members. This is just to deliver a guide or set of ideas for discussion.

Next, Fans at the pool. The security guard advised that he placed in his report there was one ceiling fan that needed repair. When he came back the next week both the fans in the covered patio area were gone. These fans have been gone for now 5 weeks. No idea where they are. The covered area of the pool is sweltering hot, and if we had fans there before, we shouldn't have removed a working fan, and also I would hope it would not take 5 weeks to get a replacement fan unless of course it had to be approved by the board for some weird reasons such as damage to both fans or other issues.

Next, Pest control observations: It was observed by the security officer that there are bugs accumulating in the corners of the covered pool area and cobwebs have started to form. I am not sure of when we do our pest control treatments but I would hope they are doing them in the manner outlined in their contract of services. As it stands now it doesn't look like those areas have been swabbed or cleared for bugs in some time. Maybe I got to it on the back end just before a treatment is expected in the coming days, however, I just wanted to bring up this observation.

Chlorine tank at the pool: The security guard advised me that the chlorine tank seemed lower than normal at the pool. Again, could have observed this on the back end of a refill that is expected to be coming up soon. Again, just advising on this one as well. I did see the pool cleaners there this past week.

Weird trench right side of pool: There is a weird trench like depression on the right side of the pool near the bushes to the fence line when you enter the pool area. I am not sure what caused it, but if you ran through it in the right manner, someone can fall for sure when going through that. I would like to try to have Allen look at that when he gets a chance.

Dirty Drain covers at the bottom of the pool: The security officer at the pool advised that there are these white covers at the bottom of the pool that are stained brown and look dirty. He advised he was putting this in his report but nothing was being done about it. I am not sure if this is something our pool maintenance provider is supposed to be cleaning on a regular basis or if this is part of a deep cleaning the pool would go through annually if that is even such a thing.

Shade Structure at the pool: Multiple residents have advised they would like to explore the option of potentially getting some sort of shade structure at the pool. Just an advisement.

Entry door at pool area: Then entry door at the pool area is really strong when it comes to the tension on the spring that closes the gate. When people are leaving the pool, the gate is slamming shut with pretty extreme force. I understand that we need to make sure the gate is closing well on its own, however, when standing there and hearing it as people are moving in and out of the area, it's definitely extremely loud and slamming shut extremely hard. Granted we cant control human behaviors of not letting gates slam shut, just looking for some advisement here if we are able to ease the tension spring up somewhat so it doesn't slam as hard.

Kudos to the Security guard: I want to mention that our pool security guard goes way above and beyond what I would expect from any security officer. This guy is such a nice, caring, and genuine human being and it's very hard to find that in someone in todays times. He knows residents by name, interacts with them on an extremely friendly and professional manner and is always very polite even when enforcing the rules. I don't even think I could've been as nice as he was when he was enforcing these rules. So I'd definitely like to give a positive review on him as he is just awesome.

His boss however.....James Davis?.....Yea, that guy needs to be sent to leadership classes or replaced. I didn't need to spend 2 hours at the pool today dealing with this stuff and getting slightly yelled at by frustrated residents, and this could've been avoided had the district manager at Securitas, just been a better person who could've written a more professional email without making passive threats at someone's employment.

Monica, I am hoping that you will be able to provide the board with the information in this email and I am hoping this would not violate any of those really vague state rules/laws/guidelines. As of now, I do not have an appropriate proxy to attend the meeting due to my absence so I am hoping this email would suffice.

Thanks for reading all my banter.

--Mitchell Sabanosh

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

AMENDED AMENITY POLICIES AND RATES

ADOPTED – MAY 3, 2022

¹LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2021); in accordance with Chapter 190 of the Florida Statutes, and on May 3, 2022, at a duly noticed joint public meeting and after a duly noticed public hearing, the Boards of Supervisors of the Chapel Creek Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services, including the stormwater management facilities and the Amenity Facilities (defined below).

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, tot lot, playground and lakes, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Chapel Creek Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Chapel Creek Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Chapel Creek Community Development District.

“District” – shall mean the Chapel Creek Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Patron’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the Districts, including but not limited stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons and Guests have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** In consideration of the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments to property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year. Residents must pay such maintenance special assessments, which covers Annual User Fee applicable to such Resident, entitling the Resident to use the Amenities for the corresponding fiscal year of the District, which fiscal year begins October 1 and ends September 30. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring two (2) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in

lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. Access Card shall not be issued to Non-Residents. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances, shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website. No Patron or Guest is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District staff. Off-road bikes/vehicles (including ATV's) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks.** Fireworks of any kind are not permitted anywhere on District owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) **Firearms.** Firearms are not permitted in the Amenities unless the Patron is authorized to possess and carry a firearm under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
 - (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.

- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or its contractors may result in suspension or termination of Amenity access and usage privileges.
- (q) **Emergencies.** In the event of an injury, property damage or other emergency, please contact District Staff immediately in accordance with the terms of this policy contained herein.
- (r) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Pasco County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect during the rental of other Amenity areas.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons and Guests may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing especially with strings should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass Containers.** No glass containers are permitted.

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated “No Smoking” area.

USE OF THE DOG PARK IS AT PATRON’S OWN RISK

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. District Staff must protect the rights and privileges of rule-abiding Patrons, and inappropriate behavior by Patrons or their Guests will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other residents or guests, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff and Members of the Board of Supervisors.** District Staff or their designee, and any member of the Board of Supervisors, may remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second

offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

(c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal to or exceed one year. Situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.

(d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

(5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts’ limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on May 3, 2022 by the Board of Supervisors for the Chapel Creek Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

**EXHIBIT A
AMENITY RATES**

TYPE	RATE
Annual User Fee	\$2,500.00
Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM



Chapel Creek Community Development District

Amenities Access Registration Form

Name: _____
(Resident listed on proof of residency)

Residential Address: _____ **Zephyrhills FL 33541**
(Within Chapel Creek CDD) Street Address City State ZIP Code

Mailing Address: _____
(If different from Residential) Street Address City State ZIP Code

Phone: _____ Email: _____

Additional Resident(s): _____
(Using the amenities)

ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Chapel Creek Community Development District.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:
amenityaccess@gmscfl.com

OR MAIL TO:
Chapel Creek CDD
Attn: Amenity Access
219 E Livingston St
Orlando, FL 32801

FOR OFFICE USE ONLY:	
Date Received:	_____
Date Issued:	_____
Token #:	_____
Lease Term End:	_____
<i>(For Renter(s) only)</i>	

ADDITIONAL INFORMATION REGARDING THE CDD: <https://www.chapelcreekcdd.org/>

CONTACT OUR OFFICE: Phone: (689) 500-4540 / Email: amenityaccess@gmscfl.com

TO REPORT AMENITY POLICY VIOLATIONS: Phone: (321) 248-2141

SECTION XI

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

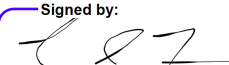
Estimate

Date	Estimate #
5/15/2025	1228

Name / Address
Chapel Creek CDD 219 E. Livingston St. Orlando, Fl. 32801

Project

Description	Qty	Rate	Total
Using an chemical agent to clean all contact surface points around the pool for any organic growth: to include the pool shelf completely around the pool. All entrance/exit point handrails, shower area all parts, Trash cans, and all furniture on the pool deck to include lounge chairs, tables, and chairs. A deep clean of all bathrooms. Price includes all labor and materials		650.00	650.00

Client Signature	Signed by:  2025-05-15	Total	\$650.00
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SECTION XII

SECTION C

Chapel Creek CDD

Field Management Report



June 4th, 2025

Allen Bailey

Field Manager

GMS

Complete

Electrical Receptacle



- ✚ The electrical receptacle was loose from the wall at the detached restrooms.
- ✚ The receptacle has been resecured to the wall.

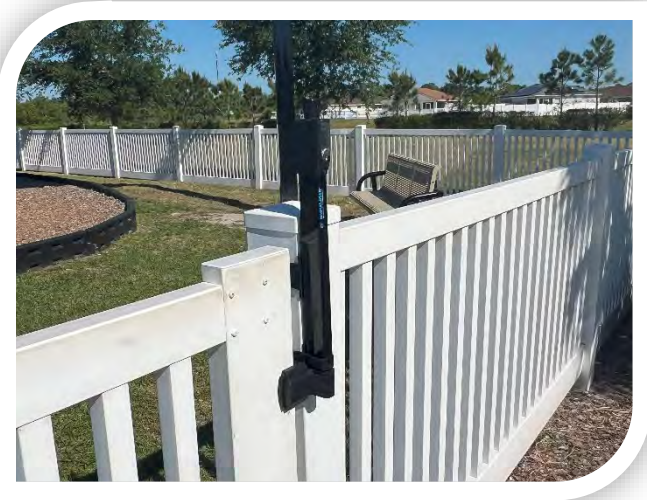
Restroom Access



- ✚ The detached restroom access system has been installed.
- ✚ The detached restroom were able to be used over the holiday weekend.

Complete

Playground Latch



- ✚ The playground latch was pulled down and as a result, was not locking.
- ✚ This latch has been adjusted and is locking properly.

Playground Cleaned



- ✚ The amenity playground had buildup from use.
- ✚ The playground was pressure-washed to remove buildup.

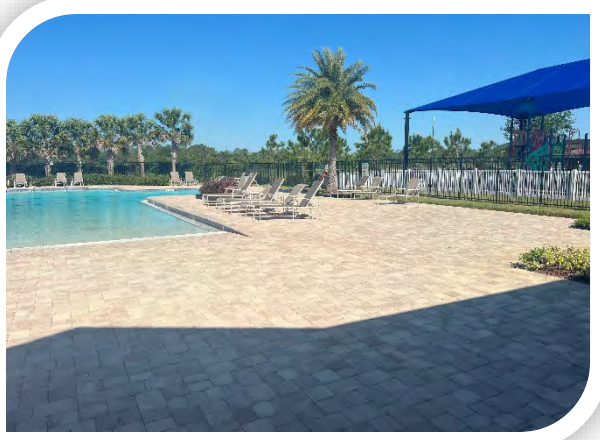
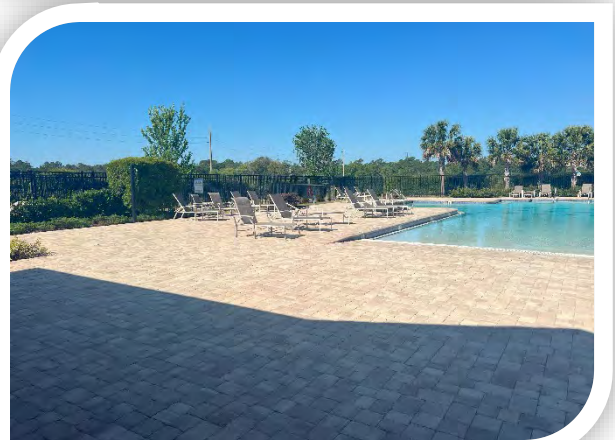
Complete

Amenity Pressure Wash



✚ The amenity center was seeing a buildup on the structure and furniture.

✚ The structure and furniture have been cleaned in preparation for Summer.



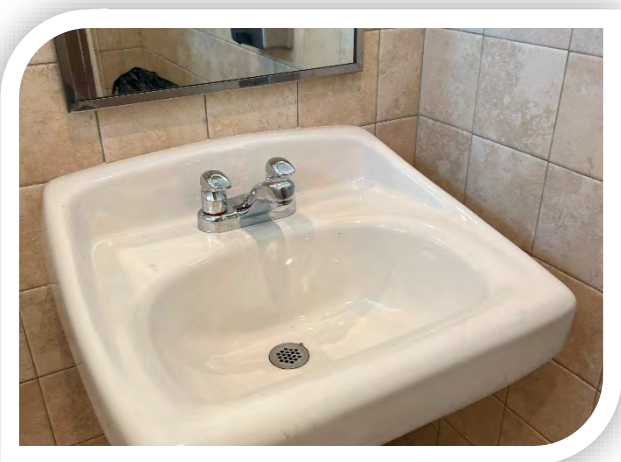
Complete

Amenity Fans



✚ The new 60" fans have been installed at the amenity.

Outside Restrooms



✚ The detached Men's restroom had a sink that needed an aerator. This was repaired before Memorial Day and did not interfere with the long weekend.

Review

Stormwater Erosion



- ✚ The area for the stormwater repair had vegetation and grass damaged.
- ✚ We requested the vendor to resolve the issue. They choose to lay down grass seed.
- ✚ We are monitoring the area and waiting for rain to see if more grass will sprout.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION 1



Governmental
Management Services - CF

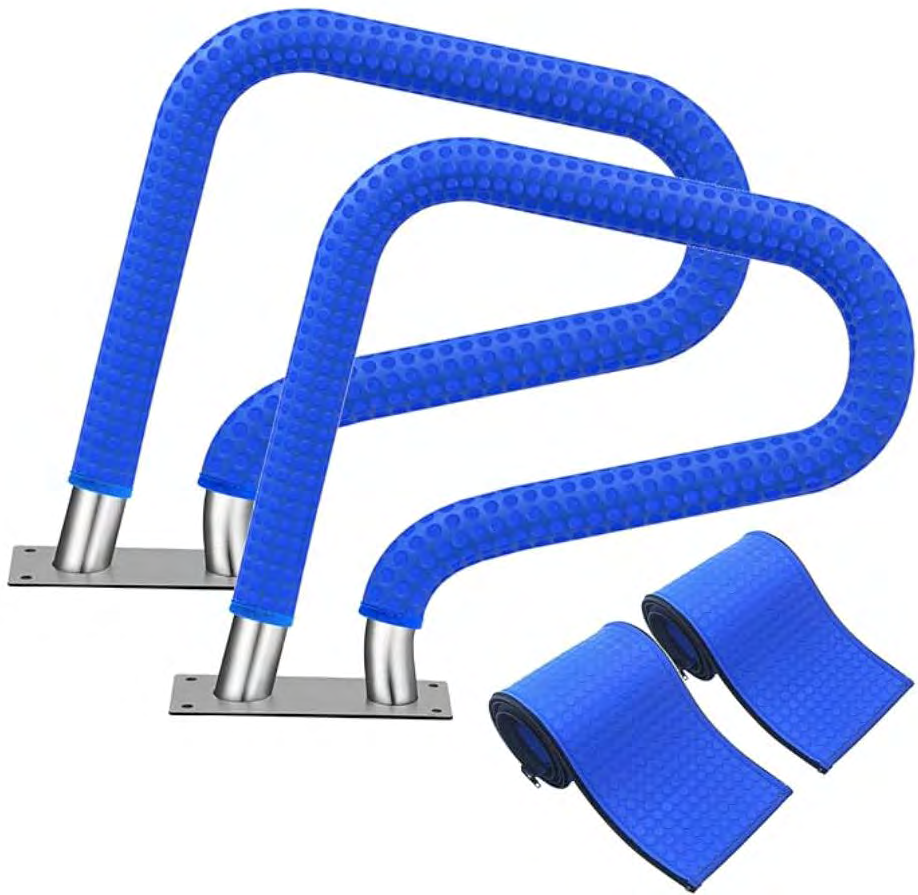
Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

Bill To/District Chapel Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Pool Rail Covers	
Install rail covers at the pool.	

Qty	Description	Unit Price	Line Total
1	Labor	\$50.00	\$50.00
1	Mobilization	\$65.00	\$65.00
1	Equipment (side by Side)		\$35.00
Covers			\$111.00
Total Due:			\$261.00

This Proposal is Valid for 30 days.

Client Signature: _____



SECTION 3



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

Bill To/District Chapel Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Trash can and clock	
Install a trash can at the playground Install a clock at the amenity center	

Qty	Description	Unit Price	Line Total
4	Labor	\$50.00	\$200.00
1	Mobilization	\$65.00	\$65.00
1	Equipment		\$35.00
1	Trash Can		\$534.00
1	Clock		\$67.00
		Total Due:	\$901.00

This Proposal is Valid for 30 days.

Client Signature: _____





SECTION D

SECTION 1

SECTION (a)

Chapel Creek Community Development District

Summary of Check Register

March 27, 2025 to April 30, 2025

Fund	Date	Check No.'s	Amount
General Fund	4/21/25	587-598	\$ 47,748.00
	4/22/25	599	\$ 124.40
Total Amount			\$ 47,872.40

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/21/25	00031	3/18/25 25593	202503 320-53800-46200	LANDSCAPE MAINT MAR25	*	14,800.00	
		3/24/25 27008	202503 320-53800-47300	IRRIGATION MAINT	*	1,388.81	
CARDINAL LANDSCAPING SERVICES							16,188.81 000587
4/21/25	00075	3/19/25 11860	202503 320-53800-47100	STREET LIGHT REPAIR	*	1,440.82	
FLORIDA LIGHTING MAINTENANCE							1,440.82 000588
4/21/25	00008	3/01/25 267	202503 310-51300-34000	MANAGEMENT FEES MAR25	*	3,750.00	
		3/01/25 267	202503 310-51300-35100	INFORMATION TECH MAR25	*	118.17	
		3/01/25 267	202503 310-51300-31300	DISSEMINATION SVC MAR25	*	583.33	
		3/01/25 267	202503 330-53800-34000	AMENITY ACCESS MAR25	*	656.25	
		3/01/25 267	202503 310-51300-51000	OFFICE SUPPLIES	*	2.65	
		3/01/25 267	202503 310-51300-42000	POSTAGE	*	3.47	
		3/01/25 267	202503 310-51300-42500	COPIES	*	6.75	
		3/01/25 268	202503 320-53800-12000	FIELD MANAGEMENT MAR25	*	1,666.67	
		4/01/25 269	202504 310-51300-34000	MANAGEMENT FEES APR25	*	3,750.00	
		4/01/25 269	202504 310-51300-35100	INFORMATION TECH APR25	*	118.17	
		4/01/25 269	202504 310-51300-31300	DISSEMINATION SVC APR25	*	583.33	
		4/01/25 269	202504 330-53800-34000	AMENITY ACCESS APR25	*	656.25	
		4/01/25 269	202504 310-51300-51000	OFFICE SUPPLIES	*	.33	
		4/01/25 269	202504 310-51300-42000	POSTAGE	*	7.62	
		4/01/25 270	202504 320-53800-12000	FIELD MANAGEMENT APR25	*	1,666.67	
		4/01/25 270	202504 310-51300-49000	MEETING ROOM RENTAL	*	150.00	
GOVERNMENTAL MANAGEMENT SERVICES							13,719.66 000589
4/21/25	00072	1/31/25 1	202501 320-53800-49500	HOLIDAY DECOR REMOVAL	*	400.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/31/25	2	1/31/25	2	202501	330	53800	46000			*	261.50		
			AMENITY FAN										
1/31/25	3	1/31/25	3	202501	330	53800	46000			*	808.00		
			POOL FURNITURE CLEANING										
1/31/25	4	1/31/25	4	202501	320	53800	46000			*	2,027.72		
			SIGNS										
1/31/25	5	1/31/25	5	202501	320	53800	46000			*	346.25		
			FILL EROSION										
2/28/25	10	2/28/25	10	202502	320	53800	46000			*	1,133.15		
			STREET SIGNS										
2/28/25	11	2/28/25	11	202502	320	53800	46000			*	635.00		
			FISHING SIGNS										
2/28/25	6	2/28/25	6	202502	320	53800	46000			*	493.97		
			MITERED END SECTION REPAI										
2/28/25	7	2/28/25	7	202502	320	53800	46000			*	549.59		
			SIDEWALK CRACK REPAIR										
2/28/25	8	2/28/25	8	202502	320	53800	46000			*	625.00		
			SIGN STRAIGHTEN										
2/28/25	9	2/28/25	9	202502	330	53800	46000			*	351.75		
			CHANGE OUT MENS RESTROOM										
GOVERNMENTAL MANAGEMENT SERVICES-TP											7,631.93	000590	
4/21/25	00026	12/16/24	24534	202412	320	53800	49100			*	2,057.28		
			MAINTENANCE										
HIMES ELECTRIC COMPANY, INC											2,057.28	000591	
4/21/25	00020	3/31/25	3902	202503	330	53800	48100			*	1,450.00		
			JANITORIAL SVC MAR25										
		4/10/25	3919	202504	330	53800	48100			*	275.00		
			EXTRA CLEAN BATHROOM										
JAYMAN ENTERPRISES LLC											1,725.00	000592	
4/21/25	00074	1/29/25	4524-383	202501	330	53800	48500			*	160.00		
			PEST CONTROL										
		3/26/25	4524-384	202503	330	53800	48500			*	110.00		
			PEST CONTROL										
LANDSCAPE WORKSHOP, LLC											270.00	000593	
4/21/25	00032	3/24/25	25017	202503	310	51300	43000			*	150.00		
			ANNUAL RENEWAL FEE										
MIKE WELLS, PASCO COUNTY PROPERTY											150.00	000594	
4/21/25	00076	10/07/24	INV-SN-2	202410	310	51300	35200			*	1,537.50		
			ADA										
SCHOOLNOW											1,537.50	000595	
CHCR CHAPEL CREEK HHENRY													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/21/25	00019	4/10/25	26351	202503	310	51300	31500		ATTORNEY FEES STRALEY ROBIN VERICKER	*	1,163.00	1,163.00	000596
4/21/25	00073	4/01/25	3806128	202504	320	53800	47000		POND MAINTENANCE APR25 TIGRIS AQUATIC SERVICES LLC	*	1,864.00	1,864.00	000597
4/21/25	00011	3/26/25	28028-03	202503	310	51300	48000		REVISED MEETING DATE	*	124.40		
		4/02/25	30032-04	202504	310	51300	48000		NOTICE OF BOS MEETING	*	435.50		
		4/02/25	30034-04	202504	310	51300	48000		NOTICE OR BOS MEETING TIMES PUBLISHING COMPANY	*	427.00	986.90	000598
4/22/25	00011	3/26/25	28028-03	202503	310	51300	48000		REVISED MEETING DATE	V	124.40-		
		4/02/25	30032-04	202504	310	51300	48000		NOTICE OF BOS MEETING	V	435.50-		
		4/02/25	30034-04	202504	310	51300	48000		NOTICE OR BOS MEETING TIMES PUBLISHING COMPANY	V	427.00-	986.90-	000598
4/22/25	00011	3/26/25	28028-03	202503	310	51300	48000		REVISED MEETING DATE	*	124.40		
									TIMES PUBLISHING COMPANY			124.40	000599
TOTAL FOR BANK A											47,872.40		
TOTAL FOR REGISTER											47,872.40		

SECTION (b)

Chapel Creek Community Development District

Summary of Check Register

May 1, 2025 to May 27, 2025

Fund	Date	Check No.'s	Amount
General Fund	5/16/25	601-611	\$ 40,384.47
		Total General Fund	\$ 40,384.47
General Fund	5/16/25	1	\$ 40,295.91
		Total Capital Reserve	\$ 40,295.91
Total Amount			\$ 80,680.38

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/16/25	00043	4/21/25 41782	202504 330-53800-48500	ANT TX + PREVENTION	*	160.00	
							160.00 000601

5/16/25	00031	4/21/25 27035	202504 320-53800-46200	LANDSCAPE MAINTENANCE	*	14,800.00	
		5/07/25 14476	202505 320-53800-47300	WELL PUMP REPAIR	*	1,690.00	
							16,490.00 000602

5/16/25	00053	2/19/25 111998	202502 330-53800-46000	REKEY RESTROOMS/STORAGE	*	347.50	
							347.50 000603

5/16/25	00037	4/15/25 12	202504 310-51300-31350	AMORTIZATION	*	500.00	
							500.00 000604

5/16/25	00008	5/01/25 271	202505 310-51300-34000	MANAGEMENT FEES MAY 25	*	3,750.00	
		5/01/25 271	202505 310-51300-35100	INFORMATION TECH MAY 25	*	118.17	
		5/01/25 271	202505 310-51300-31300	DISSEMINATION AGENT MAY	*	583.33	
		5/01/25 271	202505 330-53800-34000	AMENITY ACCESS MAY 25	*	656.25	
		5/01/25 271	202505 310-51300-51000	OFFICE SUPPLIES MAY 25	*	4.87	
		5/01/25 271	202505 310-51300-42000	POSTAGE MAY 25	*	92.65	
		5/01/25 272	202505 320-53800-12000	FIELD MANAGEMENT MAY 25	*	1,666.67	
							6,871.94 000605

5/16/25	00072	4/30/25 19	202504 330-53800-46000	AMENITY POWER WASH	*	3,497.45	
		4/30/25 20	202504 320-53800-46000	LITTLE LIBRARY INSTALL	*	328.49	
		4/30/25 21	202504 320-53800-46000	ELECTRICAL BOX WATERPROOF	*	150.00	
		4/30/25 22	202504 320-53800-46000	PLAYGROUND LOCK FIX	*	50.00	
		4/30/25 23	202504 320-53800-46000	PU POND TRASH	*	517.25	
							4,543.19 000606

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/16/25	00020	4/24/25	3928	202504	330-53800-48100				TURTLE REMOVAL JAYMAN ENTERPRISES LLC	*	225.00	225.00	000607
5/16/25	00063	3/31/25	12111011	202503	330-53800-34500				GUARD SERVICES MARCH 25	*	3,045.17		
		4/30/25	12140088	202504	330-53800-34500				GUARD SERVICES SECURITAS SECURITY SERVICES	*	2,565.17	5,610.34	000608
5/16/25	00025	4/17/25	2384720	202504	310-51300-31100				PROFESSIONAL SERVICES STANTEC CONSULTING SERVICES INC.	*	1,592.50	1,592.50	000609
5/16/25	00022	5/02/25	11075	202505	330-53800-48400				POOL MAINTENANCE MAY 25	*	1,000.00		
		5/09/25	11126	202505	330-53800-46000				POOL MOTOR REPLACEMENT SUNCOAST POOL SERVICE	*	1,180.00	2,180.00	000610
5/16/25	00073	5/01/25	3806129	202505	320-53800-47000				POND MAINTENANCE MAY 25 TIGRIS AQUATIC SERVICES LLC	*	1,864.00	1,864.00	000611
TOTAL FOR BANK A											40,384.47		
TOTAL FOR REGISTER											40,384.47		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/07/25	00001	4/07/25 204	202504 320-53800-60000	WEIR CONTROL REPAIR	*	29,317.08	
		4/07/25 205	202504 320-53800-60000	WEIR CONTROL REPAIR	*	4,898.22	
		4/07/25 206	202504 320-53800-60000	WEIR CONTROL REPAIRS	*	6,080.61	
----- CONSOLIDATED LAND SERVICES, INC -----							40,295.91 000001
TOTAL FOR BANK A						40,295.91	
TOTAL FOR REGISTER						40,295.91	

SECTION 2

Chapel Creek
Community Development District

Unaudited Financial Reporting
April 30, 2025



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1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Capital Reserve Fund
5	<hr/>	Debt Service Fund Series 2006
6	<hr/>	Debt Service Fund Series 2021
7	<hr/>	Debt Service Fund Series 2024
8	<hr/>	Capital Projects Funds
9-10	<hr/>	Month to Month
11	<hr/>	Long Term Debt Report
12	<hr/>	Assessment Receipt Schedule

Chapel Creek
Community Development District
Combined Balance Sheet
April 30, 2025

	General Fund	Capital Reserve Fund	Series 2006 Debt Service Fund	Series 2021 Debt Service Fund	Series 2024 Debt Service Fund	Series 2006 Capital Projects Fund	Series 2021 Capital Projects Fund	Series 2024 Capital Projects Fund	Totals Governmental Funds
Assets:									
Cash:									
Operating Account	\$ 120,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,051
Capital Reserve Account	\$ -	\$ 101,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,546
Due from General Fund	\$ -	\$ -	\$ 1,684	\$ 2,908	\$ -	\$ -	\$ -	\$ -	\$ 4,593
Prepaid Expenses	\$ 10,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,544
Truist CD- Utilities	\$ 21,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,537
Truist CD- Streets/Draining	\$ 43,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,416
Investments:									
State Board of Administration	\$ 452,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 452,105
Series 2006									
Reserve	\$ -	\$ -	\$ 236,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 236,196
Revenue	\$ -	\$ -	\$ 431,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 431,226
Default Expense	\$ -	\$ -	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Prepayment	\$ -	\$ -	\$ 24,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,760
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,098	\$ -	\$ -	\$ 32,098
Series 2021									
Reserve	\$ -	\$ -	\$ -	\$ 156,550	\$ -	\$ -	\$ -	\$ -	\$ 156,550
Revenue	\$ -	\$ -	\$ -	\$ 439,567	\$ -	\$ -	\$ -	\$ -	\$ 439,567
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,005	\$ -	\$ 1,005
Prepayment	\$ -	\$ -	\$ -	\$ 144,567	\$ -	\$ -	\$ -	\$ -	\$ 144,567
Series 2024									
Reserve	\$ -	\$ -	\$ -	\$ -	\$ 461,869	\$ -	\$ -	\$ -	\$ 461,869
Revenue	\$ -	\$ -	\$ -	\$ -	\$ 492,251	\$ -	\$ -	\$ -	\$ 492,251
Interest	\$ -	\$ -	\$ -	\$ -	\$ 2,576	\$ -	\$ -	\$ -	\$ 2,576
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 973,861	\$ -	\$ 973,861
Total Assets	\$ 647,653	\$ 101,546	\$ 693,879	\$ 743,593	\$ 956,696	\$ 32,098	\$ 1,005	\$ 973,861	\$ 4,150,331
Liabilities:									
Accounts Payable	\$ 27,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,779
Accrued Expenses	\$ 8,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,553
FICA Payable	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Contracts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 964	\$ -	\$ 964
Due to Debt Service	\$ 4,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,593
Due to Other	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Due to Developer- Utilities	\$ 21,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,537
Due to Developer- Streets/Draining	\$ 43,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,416
Total Liabilities	\$ 106,079	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 964	\$ -	\$ 107,043
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 10,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,544
Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:									
Debt Service - Series 2006	\$ -	\$ -	\$ 693,879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 693,879
Debt Service - Series 2021	\$ -	\$ -	\$ -	\$ 743,593	\$ -	\$ -	\$ -	\$ -	\$ 743,593
Debt Service - Series 2024	\$ -	\$ -	\$ -	\$ -	\$ 956,696	\$ -	\$ -	\$ -	\$ 956,696
Capital Projects - Series 2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,098	\$ -	\$ -	\$ 32,098
Capital Projects - Series 2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41	\$ -	\$ 41
Capital Projects - Series 2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 973,861	\$ 973,861
Assigned for:									
Capital Reserves	\$ -	\$ 101,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,546
Unassigned	\$ 531,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,029
Total Fund Balances	\$ 541,573	\$ 101,546	\$ 693,879	\$ 743,593	\$ 956,696	\$ 32,098	\$ 41	\$ 973,861	\$ 4,043,287
Total Liabilities & Fund Balance	\$ 647,653	\$ 101,546	\$ 693,879	\$ 743,593	\$ 956,696	\$ 32,098	\$ 1,005	\$ 973,861	\$ 4,150,331

Chapel Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 726,250	\$ 714,622	\$ 714,622	\$ -
Assessments - Direct Bill	21,364	18,822	18,822	-
Misc Income- Access Cards	-	-	240	240
Developer Contributions	59,667	-	-	-
Interest Income	-	-	2,105	-
Total Revenues	\$ 807,281	\$ 733,444	\$735,789	\$ 240

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 7,000	\$ 3,000	\$ 4,000
FICA Expense	-	-	184	(184)
District Management	45,000	26,250	26,250	-
District Engineer	10,000	5,833	5,067	766
Disclosure Report	7,000	4,083	4,083	0
Amortization Schedules	500	500	1,500	(1,000)
Trustee Fees	10,000	5,833	2,121	3,712
Property Appraiser Fee	150	150	150	-
Assessment Roll	9,500	5,542	5,542	(0)
Auditing Services	4,000	2,333	-	2,333
Arbitrage Rebate Calculation	1,950	1,138	-	1,138
Public Officials Liability Insurance	3,067	1,789	1,740	49
Legal Advertising	1,500	875	597	278
Dues, License, & Subscriptions	175	175	175	-
Postage & Delivery	500	292	279	13
Copies	150	88	44	43
Office Supplies	150	88	7	80
ADA Website Compliance	2,000	2,000	1,538	463
Information Technology	1,418	827	827	(0)
District Counsel	15,000	8,750	7,647	1,103
Total General & Administrative	\$ 124,060	\$ 73,545	\$ 60,751	\$ 12,794

Operations & Maintenance

Field Expenditures

Field Management	\$ 20,000	\$ 11,667	\$ 11,667	\$ (0)
Utility Services- Electric	15,000	8,750	3,359	5,391
Utility Services- Streetlights	125,000	72,917	51,903	21,013
Street Light Repair	10,000	5,833	1,441	4,393
Aquatic Maintenance	35,000	20,417	13,048	7,369
General Liability Insurance	3,117	1,818	1,769	50
Property Insurance	8,000	4,667	4,439	228
Landscape Maintenance	225,000	131,250	103,600	27,650
Field Repairs & Maintenance	15,000	8,750	13,012	(4,262)
Holiday Decorations	2,000	2,000	3,154	(1,154)
Irrigation Maintenance	10,000	5,833	1,389	4,445
Landscape Enhancements & Replacement	35,000	20,417	4,650	15,767
Field Contingency	10,000	5,833	32,289	(26,456)
Subtotal Field Expenditures	\$ 513,117	\$ 300,152	\$ 245,719	\$ 54,433

Chapel Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Amenity Expenditures				
Utility Services- Electric	\$ 11,000	\$ 6,417	\$ 3,506	\$ 2,911
Utility Services- Water & Sewer	5,500	3,208	1,450	1,759
Amenity Access Management	7,875	4,594	4,594	0
Amenity Maintenance & Repair	15,000	8,750	5,266	3,484
Janitorial Services & Pet Waste Stations	19,080	11,130	8,150	2,980
Pool Service Contract	12,360	7,210	6,000	1,210
Security	32,702	19,076	18,196	880
Internet	3,000	1,750	1,295	455
Pest Control Services	1,808	1,055	810	245
Miscellaneous Contingency	10,000	5,833	887	4,946
Subtotal Amenity Expenditures	\$ 118,325	\$ 69,023	\$ 50,154	\$ 18,869
Total Operations & Maintenance	\$ 631,442	\$ 369,175	\$ 295,872	\$ 73,302
Total Expenditures	\$ 755,502	\$ 442,720	\$ 356,624	\$ 86,096
Excess (Deficiency) of Revenues over Expenditures	\$ 51,779		\$ 379,165	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (51,779)	\$ (51,779)	(51,779)	\$ -
Total Other Financing Sources/(Uses)	\$ (51,779)	\$ (51,779)	\$ (51,779)	\$ -
Net Change in Fund Balance	\$ -		\$ 327,386	
Fund Balance - Beginning	\$ -		\$ 214,187	
Fund Balance - Ending	\$ -		\$ 541,573	

Chapel Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 4	\$ 4
Total Revenues	\$ -	\$ -	\$ 4	\$ 4
Expenditures:				
Bank Fees	\$ -	\$ -	\$ 237	\$ (237)
Capital Outlay	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Total Expenditures	\$ 10,000	\$ 5,833	\$ 237	\$ 5,596
Excess (Deficiency) of Revenues over Expenditures	\$ (10,000)		\$ (233)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 51,779	\$ 51,779	\$ 51,779	\$ -
Total Other Financing Sources (Uses)	\$ 51,779	\$ 51,779	\$ 51,779	\$ -
Net Change in Fund Balance	\$ 41,779		\$ 51,546	
Fund Balance - Beginning	\$ -		\$ 50,000	
Fund Balance - Ending	\$ 41,779		\$ 101,546	

Chapel Creek
Community Development District
Debt Service Fund Series 2006
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Assessments /Other Income	\$ 199,058	\$ 195,187	\$ 195,187	\$ -
Interest	-	-	13,814	13,814
Miscellaneous Income	-	-	164,606	164,606
Total Revenues	\$ 199,058	\$ 195,187	\$ 373,608	\$ 178,420
Expenditures:				
Debt Service Obligation	\$ 199,058	\$ 147,400	\$ 147,400	\$ -
Trustee Fees	-	-	24,349	(24,349)
Total Expenditures	\$ 199,058	\$ 147,400	\$ 171,749	\$ (24,349)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 201,859	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,029)	\$ (6,029)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,029)	\$ (6,029)
Net Change in Fund Balance	\$ -		\$ 195,830	
Fund Balance - Beginning	\$ -		\$ 498,050	
Fund Balance - Ending	\$ -		\$ 693,879	

Chapel Creek
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 364,285	\$ 336,980	\$ 336,980	\$ -
Assessment - Prepayments	-	-	295,443	295,443
Interest	5,000	2,917	16,061	13,145
Total Revenues	\$ 369,285	\$ 339,897	\$ 648,484	\$ 308,587
Expenditures:				
Interest - 11/1	\$ 117,103	\$ 117,103	\$ 107,806	\$ 9,297
Special Call- 11/1	-	-	440,000	(440,000)
Special Call- 2/1	-	-	165,000	(165,000)
Interest- 2/1	-	-	1,495	(1,495)
Principal - 5/1	145,000	-	-	-
Interest - 5/1	117,103	-	-	-
Total Expenditures	\$ 379,206	\$ 117,103	\$ 714,302	\$ (597,198)
Excess (Deficiency) of Revenues over Expenditures	\$ (9,921)		\$ (65,817)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (9,921)		\$ (65,817)	
Fund Balance - Beginning	\$ 230,458		\$ 809,410	
Fund Balance - Ending	\$ 220,536		\$ 743,593	

Chapel Creek
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Assessments - Direct	\$ 461,869	\$ 461,869	461,869	\$ -
Interest	2,500	1,458	13,893	12,435
Total Revenues	\$ 464,369	\$ 463,327	\$ 475,762	\$ 12,435
Expenditures:				
Interest - 11/1	\$ 184,144	\$ 184,144	\$ 184,144	\$ -
Principal - 5/1	95,000	-	-	-
Interest - 5/1	184,144	-	-	-
Total Expenditures	\$ 463,288	\$ 184,144	\$ 184,144	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,081		\$ 291,618	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 2,576	\$ 2,576
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 2,576	\$ 2,576
Net Change in Fund Balance	\$ 1,081		\$ 294,194	
Fund Balance - Beginning	\$ 185,044		\$ 662,502	
Fund Balance - Ending	\$ 186,125		\$ 956,696	

Chapel Creek
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Series 2006	Series 2021	Series 2024
Revenues			
Interest	\$ 721	\$ 24	\$ 52,391
Total Revenues	\$ 721	\$ 24	\$ 52,391
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ 1,894,491
Total Expenditures	\$ -	\$ -	\$ 1,894,491
Excess (Deficiency) of Revenues over Expenditures	\$ 721	\$ 24	\$ (1,842,101)
Other Financing Sources/(Uses)			
Transfer In/(Out)	\$ 6,029	\$ -	\$ (2,576)
Total Other Financing Sources (Uses)	\$ 6,029	\$ -	\$ (2,576)
Net Change in Fund Balance	\$ 6,750	\$ 24	\$ (1,844,676)
Fund Balance - Beginning	\$ 25,348	\$ 17	\$ 2,818,537
Fund Balance - Ending	\$ 32,098	\$ 41	\$ 973,861

Chapel Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 133,017	\$ 560,580	\$ 12,639	\$ 2,218	\$ 2,162	\$ 4,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 714,622
Assessments - Direct Bill	-	-	9,411	-	4,705	-	4,705	-	-	-	-	-	18,822
Misc Income- Access Cards	-	-	-	-	120	30	90	-	-	-	-	-	240
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	444	1,660	-	-	-	-	-	2,105
Total Revenues	\$ -	\$ 133,017	\$ 569,991	\$ 12,639	\$ 7,044	\$ 2,637	\$ 10,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 735,789
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ -	\$ -	\$ 600	\$ -	\$ 1,000	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	-	-	-	-	77	46	61	-	-	-	-	-	184
District Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	-	-	-	-	26,250
District Engineer	-	1,022	240	2,213	-	-	1,593	-	-	-	-	-	5,067
Disclosure Report	583	583	583	583	583	583	583	-	-	-	-	-	4,083
Amortization Schedules	500	-	-	500	-	-	500	-	-	-	-	-	1,500
Trustee Fees	303	303	303	303	303	303	303	-	-	-	-	-	2,121
Property Appraiser Fee	-	-	-	-	-	150	-	-	-	-	-	-	150
Assessment Roll	792	792	792	792	792	792	792	-	-	-	-	-	5,542
Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Officials Liability Insurance	249	249	249	249	249	249	249	-	-	-	-	-	1,740
Legal Advertising	-	473	-	-	-	124	-	-	-	-	-	-	597
Dues, License, & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Postage & Delivery	93	9	106	2	58	3	8	-	-	-	-	-	279
Copies	-	-	-	38	-	7	-	-	-	-	-	-	44
Office Supplies	1	0	0	3	0	3	0	-	-	-	-	-	7
ADA Website Compliance	1,538	-	-	-	-	-	-	-	-	-	-	-	1,538
Information Technology	118	118	118	118	118	118	118	-	-	-	-	-	827
District Counsel	1,220	2,118	1,123	695	1,328	1,163	-	-	-	-	-	-	7,647
Total General & Administrative	\$ 9,321	\$ 9,417	\$ 7,864	\$ 9,244	\$ 8,258	\$ 7,891	\$ 8,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,751
Operations & Maintenance:													
Field Expenditures													
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,667
Utility Services- Electric	517	505	537	480	490	435	395	-	-	-	-	-	3,359
Utility Services- Streetlights	7,768	7,768	7,768	7,246	7,048	7,153	7,153	-	-	-	-	-	51,903
Street Light Repair	-	-	-	-	-	1,441	-	-	-	-	-	-	1,441
Aquatic Maintenance	1,864	1,864	1,864	1,864	1,864	1,864	1,864	-	-	-	-	-	13,048
General Liability Insurance	253	253	253	253	253	253	253	-	-	-	-	-	1,769
Property Insurance	634	634	634	634	634	634	634	-	-	-	-	-	4,439
Landscape Maintenance	14,800	14,800	14,800	14,800	14,800	14,800	14,800	-	-	-	-	-	103,600
Field Repairs & Maintenance	3,177	619	2,359	4,748	3,437	(2,374)	1,046	-	-	-	-	-	13,012
Holiday Decorations	-	2,244	510	800	-	(400)	-	-	-	-	-	-	3,154
Irrigation Maintenance	-	-	-	-	-	1,389	-	-	-	-	-	-	1,389
Landscape Enhancements & Replacement	-	-	-	4,650	-	-	-	-	-	-	-	-	4,650
Field Contingency	-	17,334	8,007	-	-	-	6,949	-	-	-	-	-	32,289
Subtotal Field Expenditures	\$ 30,679	\$ 47,686	\$ 38,399	\$ 37,142	\$ 30,193	\$ 26,861	\$ 34,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,719

Chapel Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Utility Services- Electric	\$ 706	\$ 477	\$ 476	\$ 438	\$ 469	\$ 467	\$ 474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,506
Utility Services- Water & Sewer	299	340	336	322	94	50	8	-	-	-	-	-	1,450
Amenity Access Management	656	656	656	656	656	656	656	-	-	-	-	-	4,594
Amenity Maintenance & Repair	-	-	-	2,139	699	(1,070)	3,497	-	-	-	-	-	5,266
Janitorial Services & Pet Waste Stations	1,240	1,240	1,240	1,240	1,240	1,450	500	-	-	-	-	-	8,150
Pool Service Contract	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	-	6,000
Security	2,085	2,805	2,805	2,565	2,325	3,045	2,565	-	-	-	-	-	18,196
Internet	185	185	185	185	185	185	185	-	-	-	-	-	1,295
Pest Control Services	160	110	110	160	-	110	160	-	-	-	-	-	810
Miscellaneous Contingency	51	287	41	191	79	44	194	-	-	-	-	-	887
Subtotal Amenity Expenditures	\$ 6,383	\$ 7,100	\$ 6,849	\$ 8,896	\$ 6,748	\$ 5,938	\$ 8,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,154
Total Operations & Maintenance	\$ 37,062	\$ 54,787	\$ 45,248	\$ 46,038	\$ 36,941	\$ 32,798	\$ 42,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 295,872
Total Expenditures	\$ 46,382	\$ 64,204	\$ 53,112	\$ 55,282	\$ 45,198	\$ 40,689	\$ 51,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,624
Excess (Deficiency) of Revenues over Expenditures	\$ (46,382)	\$ 68,814	\$ 516,879	\$ (42,643)	\$ (38,155)	\$ (38,053)	\$ (41,295)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,165
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ (51,779)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (51,779)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (51,779)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (51,779)
Net Change in Fund Balance	\$ (46,382)	\$ 68,814	\$ 516,879	\$ (42,643)	\$ (89,934)	\$ (38,053)	\$ (41,295)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,386

Chapel Creek

Community Development District

Long Term Debt Report

Series 2006A Special Assessment Bonds	
Interest Rate:	5.500%
Maturity Date:	5/1/2038
Optional Redemption Date	5/1/2016
Reserve Fund Definition:	MADS
Reserve Fund Requirement:	\$471,382
Reserve Fund Balance:	\$236,196
Bonds outstanding -09/30/2019	\$9,065,000
Optional Payment 6/1/2023	(\$3,705,000)
Current Bonds Outstanding	\$5,360,000

Series 2021 Special Assessment Bonds	
Interest Rate:	2.5-3.550%
Maturity Date:	5/1/2052
Optional Redemption Date	5/1/2031
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$156,550
Reserve Fund Balance:	\$156,550
Bonds outstanding -06/30/21	\$8,730,000
Mandatory Payment 5/1/2023	(\$175,000)
Optional Payment 5/1/2023	(\$375,000)
Special Call 11/1/23	(\$870,000)
Special Call 2/1/24	(\$5,000)
Mandatory Payment 5/1/24	(\$155,000)
Special Call 5/1/24	(\$615,000)
Special Call 8/1/24	(\$515,000)
Special Call 11/1/24	(\$440,000)
Special Call 2/1/25	(\$165,000)
Current Bonds Outstanding	\$5,415,000

Series 2024 Special Assessment Bonds	
Interest Rate:	4.625-5.8%
Maturity Date:	5/1/2054
Optional Redemption Date	5/1/2034
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$461,869
Reserve Fund Balance:	\$461,869
Bonds outstanding -02/28/24	\$6,660,000
Current Bonds Outstanding	\$6,660,000

Chapel Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$	775,312.94	\$	211,764.00	\$	365,598.84	\$	1,352,675.78
Net Assessments	\$	728,794.16	\$	199,058.16	\$	343,662.91	\$	1,271,515.23

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	57.32%	15.66%	27.03%	100.00%
							O&M Portion	2006 Debt Service	2021 Debt Service	Total
11/7/24	6/1/2024-11/01/2024	\$4,329.86	(\$217.53)	(\$82.25)	\$0.00	\$4,030.08	\$2,309.92	\$630.92	\$1,089.24	\$4,030.08
11/13/24	11/1/2024-11/08/2024	\$39,718.52	(\$1,588.70)	(\$762.59)	\$0.00	\$37,367.23	\$21,417.77	\$5,849.91	\$10,099.55	\$37,367.23
11/20/24	11/09/2024-11/17/2024	\$61,970.39	(\$2,478.72)	(\$1,189.83)	\$0.00	\$58,301.84	\$33,416.86	\$9,127.27	\$15,757.72	\$58,301.85
11/26/24	11/18/2024-11/21/2024	\$140,703.81	(\$5,628.06)	(\$2,701.52)	\$0.00	\$132,374.23	\$75,872.91	\$20,723.44	\$35,777.87	\$132,374.22
12/06/25	11/01/2024-11/30/2024	\$1,828.04	\$0.00	(\$41.23)	\$233.64	\$2,020.45	\$1,158.06	\$316.31	\$546.08	\$2,020.45
12/06/24	11/22/2024-11/30/2024	\$1,021,893.85	(\$40,874.95)	(\$19,620.38)	\$0.00	\$961,398.52	\$551,044.62	\$150,508.79	\$259,845.11	\$961,398.52
12/13/24	12/1/2024-12/10/2024	\$15,512.72	(\$598.19)	(\$298.29)	\$0.00	\$14,616.24	\$8,377.59	\$2,288.20	\$3,950.45	\$14,616.24
01/07/25	12/11/2024-12/31/2024	\$23,197.05	(\$695.92)	(\$450.02)	\$0.00	\$22,051.11	\$12,639.03	\$3,452.14	\$5,959.94	\$22,051.11
02/11/25	1/1/2025-1/31/2025	\$4,036.28	(\$86.88)	(\$78.99)	\$0.00	\$3,870.41	\$2,218.40	\$605.92	\$1,046.09	\$3,870.41
03/11/25	02/01/2025-02/28/2025	\$3,888.12	(\$38.89)	(\$76.99)	\$0.00	\$3,772.24	\$2,162.13	\$590.55	\$1,019.55	\$3,772.23
04/09/25	03/01/2025-03/31/2025	\$7,130.29	\$0.00	(\$142.60)	\$0.00	\$6,987.69	\$4,005.13	\$1,093.94	\$1,888.62	\$6,987.69
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,324,208.93	\$ (52,207.84)	\$ (25,444.69)	\$ 233.64	\$ 1,246,790.04	\$ 714,622.42	\$ 195,187.39	\$ 336,980.22	\$ 1,246,790.03

98%	Net Percent Collected
\$24,725.19	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Clayton Property Group, Inc. 2025-01							Net Assessments	\$480,690.29	\$18,821.54	\$461,868.75
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024				
12/20/25	10/1/24	11984	\$240,345.15	\$240,345.15	\$9,410.77	\$230,934.38				
2/20/25	2/1/25	13268	\$120,172.57	\$120,172.57	\$4,705.38	\$115,467.19				
3/25/25	4/1/25	15043 & 15044	\$120,172.57	\$120,172.57	\$4,705.38	\$115,467.19				
							\$ 480,690.29	\$ 480,690.29	\$ 18,821.53	\$ 461,868.76

SECTION 3



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Samantha Ham
Recording Secretary
219 E Livingston St
Orlando FL 32801

Dear Samantha Ham:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

- Chapel Creek Community Development District 1,111

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

