

*Chapel Creek
Community Development District*

Meeting Agenda

*August 6, 2025
(Revised August 4, 2025)*

AGENDA

Chapel Creek

Community Development District

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

July 30, 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, August 6, 2025, at 5:00 PM** 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 July 2, 2025 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-04 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2025/2026 Budget Deficit Funding Agreement
 - iii. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll
5. Discussion Regarding District Capital Project Plans
 - A. Proposal for Installation of Benches in the Community Near Ponds
 - B. Proposal for Installation of Shades at Pool
 - i. Playmore
 - ii. ProPlaygrounds
 - C. Proposals for Community Garden Form Installation Options
 - i. Granite
 - ii. Wood
 - D. Proposal for Bug Zappers at Pool (*to be provided under separate cover*)
6. Discussion Regarding Evening Meeting Times
 - A. Presentation of Resident Survey Results
7. Consideration of Resolution 2025-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
8. Ratification of Towing Services Agreement with Johnny on the Spot Transport, LLC

9. Discussion Regarding Issuing a Mailed Notice Regarding Contacting the CDD About Amenity Access (*requested by Supervisor Sabanosh*)
10. Items Related to District Landscaping
 - A. Discussion Regarding Monument/Entry Landscape & Lighting Re-Design (*requested by Supervisor Fore*)
 - B. Presentation of Photo Drafts of Potential Entry Landscaping Options (*provided by Supervisor Sabanosh*) —**ADDED**
 - C. Consideration of Proposal for Entry Landscaping and Photo Drafts from Cardinal Landscaping—**ADDED**
 - D. Consideration of Proposal for Center Island Landscaping from Cardinal Landscaping—**ADDED**
11. Discussion Regarding Resident Liability Insurance for Food Truck Event (*requested by Supervisor Sabanosh*)—**ADDED**
12. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
13. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet & Income Statement
14. Other Business
15. Supervisors Requests and Audience Comments
16. 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, July 2, 2025** at 5:04 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 <i>by Zoom</i>	District Counsel, Straley Robin Vericker
Tyson Waag	District Engineer, Stantec

The following is a summary of the discussions and actions taken at the July 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 5:04 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 and asked comments. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 4, 2025
Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the June 4, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, the Minutes of the June 4, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion Regarding Towing Vendor for the Community

Ms. Virgen presented a list of vendors for towing. She noted there have been issues with the current towing vendor and the vendor has not responded to calls. Ms. Virgen added they did remove the cars that were parked improperly. She gave the Board options on how to proceed.

Board member asked if the current vendor responded to reasons they've not responded or fulfilled the obligation. Community members had voiced concerns with no parking signs and who to contact. Discussion ensued on signs, responsiveness, and different vendors.

Another topic was the conflict of interest for a Board member voting as a possibility. Mr. Robin responded on the conflict with Stepps Towing and noted this incident was not a conflict of interest.

On MOTION by Mr. Fore seconded by Mr. Sabanosh, with all in favor, to Terminate the Agreement with 813 Towing, was approved.

Ms. Virgen asked for a motion to engage in an agreement with the vendor of choice.

On MOTION by Mr. Fore seconded by Mr. Sabanosh, with all in favor, to Engage in an Agreement with Stepps Towing, was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding District Capital Project Plans

Ms. Virgen stated this topic was discussed at the last Board meeting. She presented a chart created from the information from the last meeting. She noted there were two proposals.

A. Proposal for Installation of Benches in the Community Near Ponds

Ms. Virgen stated this was for installation of benches at the community near the ponds. Mr. Bailey discussed the installation, cost, and locations of the benches for \$3,843.

B. Proposal for Installation of Shade at Pool

Ms. Virgen stated this proposal was for installation of shade at the pool. Discussion was held on locations, positions of the shade structures, warranties, type of canvas, supports, hurricane issues, expected life of the structure, amounts of heat resistance, maintenance issues, the ability to take the shade structure down when needed, etc. Pasco County & Hillsborough mitigation program was discussed, the south end of pool, shade structure could shade the pool, the western side being hottest during day, and other pool locations for placement of the shade structure.

Ms. Virgen stated the Board could open the meeting up for public comments. The Board agreed to open the meeting for public comments on this item.

Ms. Gail Finstein commented she agreed with Mr. Sabanosh that most people going to the pool wanted sun.

Hearing no other comments, Ms. Virgen stated they would close the public comment period at this time.

Discussion continued the design of the shade structure being minimal for chair placement, cost, and the request for more options for cost and warranty.

Ms. Virgen asked if they wanted to keep this on the agenda, and the Board agreed to table this item and keep it on the next meeting agenda.

SIXTH ORDER OF BUSINESS

Discussion Regarding Bat House Installation in the Community (*tabled from June 4, 2025 Board of Supervisors Meeting*)

Mr. Fore made a request to remove the bat house from future agendas. She noted they could take Board direction. Board member asked to add the benches to the rotation. It was discussed if this would come out of landscaping for contingency. Ms. Virgen suggested waiting for the next fiscal year budget due to the repair of the control structure and hurricane damage repairs and closing out with insurance. Ms. Virgen noted this will be added to the next agenda.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Performance of Current Landscaping Vendor (*requested by Supervisor Sabanosh*) – **ADDED**

Mr. Sabanosh stated he reacted very heavily and emotionally to this issue. He added this has been brought up before and asked that fences not be sprayed. He noted there is private property damage due to the landscaping company. He noted this might not be the best time to pick another landscaping vendor. He noted this is chemical cost, manpower wasted, and other damages. The issue was rectified for now.

Ms. Virgen stated this is an issue that would be directly addressed with the landscaping vendor.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Time of August 6, 2025 Board Meeting (Currently Scheduled for 5:00 PM) (requested by Supervisor Sabanosh)

Ms. Virgen stated this is for discussion regarding the time of the August 6, 2025 meeting that is currently scheduled for 5:00 p.m. She noted at the August meeting they would be approving the budget and notices have been submitted to the newspaper. She recommended if they wanted to change time they should start with a September meeting because August is set for the public hearing on the budget.

Board members noted there have been numerous complaints about the time due to traffic and work hours. Mr. Sabanosh proposed having the meeting at 8:00 p.m. Ms. Virgen added they would need to notice the meeting for about \$150, and the hotel fees are \$150 for any event held at the hotel. She commented they could not go past 10:00 p.m. with contracts with management. She added engineer fees are \$190/hour and district counsel fees are \$350/hour. Total would be about \$1,800 and is not different from the 5:00 p.m. She noted they must consider the staff.

Ms. Virgen added the August meeting has already been noticed and would have to be readvertised at additional costs. She reviewed various ways on how the public could provide input. It was noted there were 4 residents on Zoom out of 800 residents. Ms. Virgen noted there are three meetings remaining scheduled at 5:00 p.m. It was asked for the Board to reach out, survey the residents, and get feedback on the time for future meetings.

NINTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Ms. Virgen presented the Fiscal Year 2024 audit report. She noted this is in the agenda package, is required each year, and it is a clean audit.

On MOTION by Mr. Fore seconded by Mr. Sabanosh, with all in favor, the Fiscal Year 2024 Audit Report, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Robin stated he had nothing further to report. He commented on the existing towing contract and there is a 30-day termination required. Ms. Virgen requested Mr. Robin to send the letter and will send for management and Board to review. It was noted there was not a proposal for the new vendor.

B. Engineer

Mr. Waag reported on Pond 6 repairs, sod appearance, irrigation issues, concerns of client and is not a CDD related issue. Other erosion concerns were addressed. The resident's address was requested for a possible irrigation consultation.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report in the agenda package. He summarized the report for the Board to include bathroom issues, amenity lights, fence pressure washing, policy sign, main sign, 3 ponds statues with sod and erosion repair in new phase. Ms. Virgen stated the developer will maintain all costs for the new phase.

Mr. Bailey reviewed the proposal for rail covers at the pool and noted for \$287 would cover all rails. He discussed issues with connector points, and they would not be able to reach those.

Ms. Virgen noted the Board had requested she reach out to the insurance company, and she reported they would not have an issue with installation.

Mr. Bailey covered the pool vendor situation and the 3 proposals. He reviewed Bandu at \$2,450 for 3 days each week and all items included. Pool repairs are \$145/hour with approval. This is the most expensive option. He added ASP was for 3 days each week and reviewed all included items and services for \$124/hour. He reviewed Cooper Pool services and costs at

\$1,800/month. Mr. Bailey stated he did not have experience with ASP or Cooper. Bandu and the higher price were discussed. Property ownership of the equipment was discussed.

Ms. Virgen stated currently they pay \$1,000/month for pool services for 3 days/week. She added they have \$12,731 budgeted for pool services for 2026, and this is proposed so it can be changed. There is a capital reserve transfer to help budget. Recent repairs were discussed to compare the pricing as well as the age of the pool. Pricing for each was discussed and ranked. Current repairs and parts were discussed with the costs.

The Board discussed the pros and cons of each vendor to include costs, reviews, experience, and locations. After discussion the Board approved the agreement with ASP. The Board was concerned with the impact of this cost on the budget. Ms. Virgen noted the budget will be updated for the additional costs. It was noted the pool was currently closed. Mr. Bailey stated they would try to get ASP out as soon as possible. The proposal was based on the cost for pool visits, the coverage, and price increase.

On MOTION by Mr. Fore seconded by Mr. White, with all in favor, to Enter into an Agreement with ASP for Pool Maintenance, was approved.

i. Consideration of Proposal for Rail Covers at Amenity Pool (*tabled from June 4, 2025 Board of Supervisors Meeting*)

The Board discussed the rail covers at the amenity pool and agreed this would be contingent on rates.

On MOTION by Mr. Fore seconded by Mr. McFall-Kosiarski, with all in favor, the Proposal for Rail Covers, was approved contingent on ASP Not Charging Extra for Cleanings if they are Installed.

ii. Consideration of Proposal for Painting Inside of Restrooms at the Amenity Pool

Mr. Bailey presented the proposal for the painting inside the restroom at the amenity center. He noted there had been complaints from residents. He added this would be \$1240 for the repainting of the 3 bathrooms. Colors were discussed.

On MOTION by Mr. Fore seconded by Mr. Sabanosh, with all in favor, the Proposal for Repainting the Inside of Restrooms at the Amenity Pool, was approved.

Mr. Bailey commented on landscaping improvements for the front area and replacing with more updated plants by Cardinal. He noted a not to exceed amount of \$20,000 of the landscape budget. He added they currently have \$27,000. The Board discussed the types of plants and issues around the signs.

It was noted the entrance has a few trees leaning near the wall. Strapping the trees are a possibility and it will be discussed with Cardinal.

On MOTION by Mr. Fore seconded by Mr. Sabanosh, with all in favor, the Proposal for Landscape Improvements with a Not to Exceed Amount of \$20,000 and Authorizing Mr. Sabanosh to Work with the Vendor to Finalize Selections, was approved.

D. District Manager's Report

i. Approval of Check Registers

Ms. Virgen presented the check register from May 28, 2025 through June 24, 2025 for \$78,860.84. She noted immediately following is a detailed run summary. There were no Board questions or comments and there was a motion of approval for the check register.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statements

Ms. Virgen presented the unaudited financials through May 30, 2025. These are provided for informational purposes. She offered to take any comments or questions. They will be updated through June for the budget meeting.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

Ms. Finstein asked about the upcoming meetings and Zoom availability. It was noted they are posted on the website.

It was asked to have the e-mail blast used for updating the Board meetings.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Virgen asked for a motion of adjournment.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Chapel Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Chapel Creek Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2025.

Attested By:

**Chapel Creek Community
Development District**

Print Name: _____
 Secretary / Assistant Secretary

Print Name: _____
 Chair / Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Chapel Creek
Community Development District

Approved Proposed Budget
FY2026



Chapel Creek
Community Development District
General Fund
Operating Budget

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Operations and Maintenance Assessments- Tax Roll	\$ 726,250	\$ 714,622	\$ 11,628	\$ 726,250	\$ 726,250
Operations and Maintenance Assessments- Direct	21,364	18,822	2,543	21,364	21,364
Misc Income- Access Cards	-	300	90	390	-
Developer Contributions	59,667	-	-	-	-
Interest Income	-	2,105	4,210	6,315	5,000
Total Revenues	\$ 807,281	\$ 735,849	\$ 18,470	\$ 754,319	\$ 752,615
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ 12,000
FICA Expense	-	184	230	413	918
District Management	45,000	30,000	15,000	45,000	46,350
District Engineer	10,000	5,067	2,534	7,601	7,500
Disclosure Report	7,000	4,667	2,333	7,000	7,210
Amortization Schedules	500	1,500	500	2,000	1,000
Trustee Fees	10,000	2,424	6,444	8,868	8,984
Property Appraiser Fee	150	150	-	150	250
Assessment Roll	9,500	6,333	3,167	9,500	9,785
Auditing Services	4,000	-	4,000	4,000	4,150
Arbitrage Rebate Calculation	1,950	-	900	900	1,950
Public Officials Liability Insurance	3,067	1,989	994	2,983	3,027
Legal Advertising	1,500	597	299	896	1,500
Dues, License, & Subscriptions	175	175	-	175	175
Postage & Delivery	500	372	186	557	500
Copies	150	44	22	66	150
Office Supplies	150	12	6	18	150
ADA Website Compliance	2,000	1,538	-	1,538	2,000
Information Technology	1,418	945	473	1,418	1,461
District Counsel	15,000	9,492	4,746	14,239	15,000
Administration Subtotal	\$ 124,060	\$ 68,489	\$ 44,832	\$ 113,321	\$ 124,060
<i>Field</i>					
Field Management	\$ 20,000	\$ 13,333	\$ 6,667	\$ 20,000	\$ 20,600
Utility Services- Electric	15,000	3,960	1,980	5,940	15,000
Utility Services- Streetlights	125,000	59,056	29,528	88,584	125,000
Street Light Repair	10,000	1,441	720	2,161	10,000
Aquatic Maintenance	35,000	14,912	7,456	22,368	25,000
General Liability Insurance	3,117	2,021	1,011	3,032	3,585
Property Insurance	8,000	5,073	2,536	7,609	16,500
Landscape Maintenance	225,000	118,400	59,200	177,600	177,600
Field Repairs & Maintenance	15,000	18,325	9,162	27,487	15,000
Holiday Decorations	2,000	3,154	-	3,154	5,000
Irrigation Maintenance	10,000	3,079	1,539	4,618	10,000
Landscape Enhancements & Replacement	35,000	4,650	2,325	6,975	35,000
Field Contingency	10,000	32,289	16,145	48,434	10,000
Field Subtotal	\$ 513,117	\$ 279,692	\$ 138,269	\$ 417,962	\$ 468,285

Chapel Creek
Community Development District
General Fund
Operating Budget

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Amenity Center					
Utility Services- Electric	\$ 11,000	\$ 4,289	\$ 2,144	\$ 6,433	\$ 11,000
Utility Services- Water & Sewer	5,500	1,695	848	2,543	5,500
Amenity Access Management	7,875	5,250	2,625	7,875	10,000
Amenity Maintenance & Repair	15,000	9,110	4,555	13,666	15,000
Janitorial Services & Pet Waste Stations	19,080	9,200	4,600	13,800	19,080
Pool Service Contract	12,360	7,000	5,400	12,400	21,600
Security	32,702	21,361	10,681	32,042	33,683
Internet	3,000	1,480	740	2,220	3,000
Pest Control Services	1,808	810	405	1,215	1,808
Miscellaneous Contingency	10,000	6,730	3,365	10,094	15,000
Amenity Subtotal	\$ 118,325	\$ 66,925	\$ 35,362	\$ 102,287	\$ 135,671
Total Expenditures	\$ 755,502	\$ 415,106	\$ 218,464	\$ 633,570	\$ 728,016
Operating Income (Loss)	\$ 51,779	\$ 320,743	\$ (199,994)	\$ 120,749	\$ 24,599
Other Sources/(Uses)					
Transfer Out Capital Reserve	\$ (51,779)	\$ (51,779)	\$ -	\$ (51,779)	\$ (24,599)
Total Other Sources/(Uses)	\$ (51,779)	\$ (51,779)	\$ -	\$ (51,779)	\$ (24,599)
Excess Revenues/ (Expenditures)	\$ -	\$ 268,964	\$ (199,994)	\$ 68,970	\$ -

Net Assessments	\$ 747,615
Discounts and Collections (6%)	\$ 47,720
Gross Assessments	\$ 795,335

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	390	\$ 359,663.07	\$ 922.21	\$ 981.08
Single Family 52.5'	170	\$ 163,889.76	\$ 964.06	\$ 1,025.59
Single Family 62.5'	91	\$ 98,391.19	\$ 1,081.22	\$ 1,150.24
Single Family 65'	95	\$ 104,306.17	\$ 1,097.96	\$ 1,168.04
Single Family 50' (BA-Direct)	148	\$ 18,820.94	\$ 127.17	\$ 135.29
Commercial (Direct)	20	\$ 2,543.37	\$ 127.17	\$ 135.29
Total	914	\$ 747,614.50		

Development	Adopted FY25 Net Per Unit	Proposed FY26 Net Per Unit	Net Increase/ (Decrease)
Single Family 50'	\$ 922.21	\$ 922.21	\$ -
Single Family 52.5'	\$ 964.06	\$ 964.06	\$ -
Single Family 62.5'	\$ 1,081.22	\$ 1,081.22	\$ -
Single Family 65'	\$ 1,097.96	\$ 1,097.96	\$ -
Single Family 50' (BA-Direct)	\$ 127.17	\$ 127.17	\$ -
Commercial (Direct)	\$ 127.17	\$ 127.17	\$ -

Chapel Creek

Community Development District

General Fund Budget

Revenues:

Operations and Maintenance Assessments- Tax Roll

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

Operations and Maintenance Assessments- Direct

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

Administrative Expenditures:

Supervisors Fees

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

FICA Expense

Represents the Employer's share of Social Security and Medicare Taxes withheld from Board of Supervisor checks.

District Management

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

District Engineer

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

Disclosure Report

The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Chapel Creek

Community Development District

General Fund Budget

Amortization Schedule

In the event of an Optional Redemption, an additional fee is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2021 Special Assessment Bonds and Series 2024 Special Assessment Bonds.

Property Appraiser Fee

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

Assessment Roll

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

Auditing Services

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

Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2021 Special Assessment Bonds and Series 2024 Special Assessment Bonds.

Public Officials Liability Insurance

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

Legal Advertising

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

Dues, License, & Subscriptions

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

Chapel Creek

Community Development District

General Fund Budget

Postage & Delivery

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

Copies

Printing of computerized checks, stationary, envelopes, etc.

Office Supplies

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

ADA Website Compliance

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

Information Technology

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

District Counsel

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

Field Expenditures:

Field Management

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

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

Vendor	Account	Address	Monthly	Annually
Duke Energy	910089197269	34482 Arley Rd	\$ 152	\$ 1,823
Duke Energy	910089198583	35019 Long Island CT	\$ 109	\$ 1,306
Duke Energy	910089196599	6336 Clifton Down Pump	\$ 76	\$ 908
Duke Energy	910089207032	6506 Clifton Down Dr	\$ 280	\$ 3,362
Duke Energy	910089196854	6601 Clifton Down Dr	\$ 131	\$ 1,573
Duke Energy	910089197714	6724 Clifton Down Dr	\$ 127	\$ 1,519
Duke Energy	910089197475	6351 Clifton Down Dr	\$ 58	\$ 698
Contingency				\$ 3,812
Total				\$ 15,000

Utility Services- Streetlights

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

Vendor	Account	Address	Monthly	Annually
Duke Energy	910089198806	000 Gideon Circle LITE	\$ 544	\$ 6,526
Duke Energy	910089198202	000 Clifton Down Dr LITE	\$ 2,200	\$ 26,400
Duke Energy	910138797305	00 Eiland Blvd LITE	\$ 6,000	\$ 72,000
Contingency				\$ 20,074
Total				\$ 125,000

Streetlight Repair

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

Aquatic Maintenance

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

General Liability Insurance

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

Property Insurance

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

Chapel Creek

Community Development District

General Fund Budget

Landscape Maintenance

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

Field Repairs & Maintenance

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

Holiday Lighting

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

Irrigation Maintenance & Repairs

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

Landscape Enhancements & Replacement

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

Field Contingency

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

Amenity Expenditures:

Utility Services- Electric

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

Vendor	Account	Address	Monthly	Annually
Duke Energy	910089197053	6405 Clifton Down Dr Mail Kiosk	\$ 30	\$ 360
Duke Energy	910089197954	6405 Clifton Down Dr Cabana	\$ 850	\$ 10,200
Contingency				\$ 440
Total				\$ 11,000

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Water & Sewer

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

Vendor	Account	Address	Monthly	Annually
Pasco County	0990555	6405 Clifton Down Dr	\$ 180	\$ 2,160
Pasco County		7011 Hidden Creek Blvd	\$ 220	\$ 2,640
Contingency				\$ 700
Total				\$ 5,500

Amenity Access Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Repairs & Maintenance

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

Janitorial Services

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

Pool Service

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

Security

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

Internet

Estimated annual cost for Internet at the amenity center.

Pest Control

Monthly pest elimination provided by All American Lawn & Tree Specialist, LLC.

Contingency

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

Chapel Creek
Community Development District
Debt Service- Series 2006

	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments/Other	\$ 199,058	\$ 195,187	\$ 3,871	\$ 199,058	\$ 199,058
Interest Income	-	16,073	200	16,273	-
Miscellaneous Income	-	164,606	-	164,606	-
Carry Forward Surplus	-	237,253	-	237,253	290,845
Total Revenues	\$ 199,058	\$ 613,120	\$ 4,071	\$ 617,190	\$ 489,903
Expenditures					
Trustee Fees	\$ -	24,349	\$ -	\$ 24,349	\$ -
Transfer Out	-	6,797	-	6,797	-
Debt Service Obligation	199,058	147,400	-	147,400	-
Interest Expense 11/1	-	-	-	-	50,188
Interest Expense 5/1	-	-	52,800	52,800	50,188
Principal Expense 5/1	-	-	95,000	95,000	100,000
Total Expenditures	\$ 199,058	\$ 178,546	\$ 147,800	\$ 326,346	\$ 200,375
Excess Revenues/(Expenditures)	\$ -	\$ 434,574	\$ (143,729)	\$ 290,845	\$ 289,528

11/1/26 Interest \$ 47,438

Net Assessments \$ 199,058
Discounts and Collections (6%) \$ 12,706
Gross Assessments \$ 211,764

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 52.5' P	162	\$ 84,058.56	\$ 518.88	\$ 552.00
Single Family 52.5' T	5	\$ 3,760.00	\$ 752.00	\$ 800.00
Single Family 62.5' P	89	\$ 50,196.00	\$ 564.00	\$ 600.00
Single Family 62.5' T	2	\$ 1,598.00	\$ 799.00	\$ 850.00
Single Family 65' P	89	\$ 55,215.60	\$ 620.40	\$ 660.00
Single Family 65' T	5	\$ 4,230.00	\$ 846.00	\$ 900.00
Total	352	\$ 199,058.16		

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2006

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
05/01/25	\$1,920,000	\$95,000	5.50%	\$52,800.00	
11/01/25				\$50,187.50	\$197,987.50
05/01/26	\$1,825,000	\$100,000	5.50%	\$50,187.50	
11/01/26				\$47,437.50	\$197,625.00
05/01/27	\$1,725,000	\$105,000	5.50%	\$47,437.50	
11/01/27				\$44,550.00	\$196,987.50
05/01/28	\$1,620,000	\$110,000	5.50%	\$44,550.00	
11/01/28				\$41,525.00	\$196,075.00
05/01/29	\$1,510,000	\$115,000	5.50%	\$41,525.00	
11/01/29				\$38,362.50	\$194,887.50
05/01/30	\$1,395,000	\$125,000	5.50%	\$38,362.50	
11/01/30				\$34,925.00	\$198,287.50
05/01/31	\$1,270,000	\$130,000	5.50%	\$34,925.00	
11/01/31				\$31,350.00	\$196,275.00
05/01/32	\$1,140,000	\$140,000	5.50%	\$31,350.00	
11/01/32				\$27,500.00	\$198,850.00
05/01/33	\$1,000,000	\$145,000	5.50%	\$27,500.00	
11/01/33				\$23,512.50	\$196,012.50
05/01/34	\$855,000	\$155,000	5.50%	\$23,512.50	
11/01/34				\$19,250.00	\$197,762.50
05/01/35	\$700,000	\$160,000	5.50%	\$19,250.00	
11/01/35				\$14,850.00	\$194,100.00
05/01/36	\$540,000	\$170,000	5.50%	\$14,850.00	
11/01/36				\$10,175.00	\$195,025.00
05/01/37	\$370,000	\$180,000	5.50%	\$10,175.00	
11/01/37				\$5,225.00	\$195,400.00
05/01/38	\$190,000	\$190,000	5.50%	\$5,225.00	
11/01/38				\$0.00	\$195,225.00
Total		\$1,920,000		\$830,500.00	\$2,750,500.00

Chapel Creek
Community Development District
Debt Service- Series 2021

	Adopted Budget FY 2025	Actual thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments	\$ 364,285	\$ 336,980	\$ 27,305	\$ 364,285	\$ 303,366
Special Assessments- Prepayments	-	295,443	25,000	320,443	-
Interest Income	5,000	18,332	7,500	25,832	5,000
Carry Forward Surplus	230,458	656,516	-	656,516	310,896
Total Revenues	\$ 599,742	\$ 1,307,271	\$ 59,805	\$ 1,367,076	\$ 619,262

Expenditures					
Interest Expense 11/1	\$ 117,103	\$ 107,806	\$ -	\$ 107,806	\$ 93,094
Interest Expense 5/1	117,103	96,878	-	96,878	93,094
Principal Expense 5/1	145,000	120,000	-	120,000	120,000
Special Call 11/1	-	440,000	-	440,000	-
Interest Expense 2/1	-	1,495	-	1,495	-
Special Call 2/1	-	165,000	-	165,000	-
Special Call 5/1	-	125,000	-	125,000	-
Total Expenditures	\$ 379,206	\$ 1,056,180	\$ -	\$ 1,056,180	\$ 306,188
Excess Revenues/(Expenditures)	\$ 220,536	\$ 251,092	\$ 59,805	\$ 310,896	\$ 313,075

11/1/26 Interest \$ 91,594

Net Assessments \$ 303,366
Discounts and Collections (6%) \$ 19,364
Gross Assessments \$ 322,730

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	225	\$ 281,178.68	\$ 1,249.68	\$ 1,329.45
Single Family 50'	1	\$ 937.50	\$ 937.50	\$ 997.34
Single Family 50'	34	\$ 21,249.88	\$ 625.00	\$ 664.89
Total	260	\$ 303,366.06		

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2021

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/25				\$93,093.75	\$93,093.75
05/01/26	\$5,210,000	\$120,000	2.50%	\$93,093.75	
11/01/26				\$91,593.75	\$304,687.50
05/01/27	\$5,090,000	\$120,000	3.00%	\$91,593.75	
11/01/27				\$89,793.75	\$301,387.50
05/01/28	\$4,970,000	\$125,000	3.00%	\$89,793.75	
11/01/28				\$87,918.75	\$302,712.50
05/01/29	\$4,845,000	\$130,000	3.00%	\$87,918.75	
11/01/29				\$85,968.75	\$303,887.50
05/01/30	\$4,715,000	\$135,000	3.00%	\$85,968.75	
11/01/30				\$83,943.75	\$304,912.50
05/01/31	\$4,580,000	\$140,000	3.00%	\$83,943.75	
11/01/31				\$81,843.75	\$305,787.50
05/01/32	\$4,440,000	\$140,000	3.38%	\$81,843.75	
11/01/32				\$79,481.25	\$301,325.00
05/01/33	\$4,300,000	\$145,000	3.38%	\$79,481.25	
11/01/33				\$77,034.38	\$301,515.63
05/01/34	\$4,155,000	\$150,000	3.38%	\$77,034.38	
11/01/34				\$74,503.13	\$301,537.51
05/01/35	\$4,005,000	\$155,000	3.38%	\$74,503.13	
11/01/35				\$71,887.50	\$301,390.63
05/01/36	\$3,850,000	\$160,000	3.38%	\$71,887.50	
11/01/36				\$69,187.50	\$301,075.00
05/01/37	\$3,690,000	\$170,000	3.38%	\$69,187.50	
11/01/37				\$66,318.75	\$305,506.25
05/01/38	\$3,520,000	\$175,000	3.38%	\$66,318.75	
11/01/38				\$63,365.63	\$304,684.38
05/01/39	\$3,345,000	\$180,000	3.38%	\$63,365.63	
11/01/39				\$60,328.13	\$303,693.76
05/01/40	\$3,165,000	\$185,000	3.38%	\$60,328.13	
11/01/40				\$57,206.25	\$302,534.38
05/01/41	\$2,980,000	\$190,000	3.38%	\$57,206.25	
11/01/41				\$54,000.00	\$301,206.25
05/01/42	\$2,790,000	\$200,000	4.00%	\$54,000.00	
11/01/42				\$50,000.00	\$304,000.00
05/01/43	\$2,590,000	\$205,000	4.00%	\$50,000.00	
11/01/43				\$45,900.00	\$300,900.00
05/01/44	\$2,385,000	\$215,000	4.00%	\$45,900.00	
11/01/44				\$41,600.00	\$302,500.00
05/01/45	\$2,170,000	\$225,000	4.00%	\$41,600.00	
11/01/45				\$37,100.00	\$303,700.00
05/01/46	\$1,945,000	\$235,000	4.00%	\$37,100.00	
11/01/46				\$32,400.00	\$304,500.00
05/01/47	\$1,710,000	\$245,000	4.00%	\$32,400.00	
11/01/47				\$27,500.00	\$304,900.00
05/01/48	\$1,465,000	\$255,000	4.00%	\$27,500.00	
11/01/48				\$22,400.00	\$304,900.00
05/01/49	\$1,210,000	\$265,000	4.00%	\$22,400.00	
11/01/49				\$17,100.00	\$304,500.00
05/01/50	\$945,000	\$275,000	4.00%	\$17,100.00	
11/01/50				\$11,600.00	\$303,700.00
05/01/51	\$670,000	\$285,000	4.00%	\$11,600.00	
11/01/51				\$5,900.00	\$302,500.00
05/01/52	\$385,000	\$295,000	4.00%	\$5,900.00	
Total		\$5,120,000		\$3,157,937.54	\$7,977,037.54

Chapel Creek
Community Development District
Debt Service- Series 2024

	Adopted Budget FY 2025	Actual thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments	\$ 461,869	\$ 461,869	\$ -	\$ 461,869	\$ 461,869
Interest Income	2,500	16,869	7,500	24,369	2,500
Transfer In	-	2,576	-	2,576	-
Carry Forward Surplus	185,044	200,634	-	200,634	226,159
Total Revenues	\$ 649,413	\$ 681,947	\$ 7,500	\$ 689,447	\$ 690,528

Expenditures

Interest Expense 11/1	\$ 184,144	\$ 184,144	\$ -	\$ 184,144	\$ 181,947
Interest Expense 5/1	184,144	184,144	-	184,144	181,947
Principal Expense 5/1	95,000	95,000	-	95,000	100,000
Total Expenditures	\$ 463,288	\$ 463,288	\$ -	\$ 463,288	\$ 463,894
Excess Revenues/(Expenditures)	\$ 186,125	\$ 218,659	\$ 7,500	\$ 226,159	\$ 226,634

11/1/26 Interest \$ 179,634

Net Assessments \$ 461,869
Discounts and Collections (6%) \$ 29,481
Gross Assessments \$ 491,350

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	148	\$ 461,868.66	\$ 3,120.73	\$ 3,319.93

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2024

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
05/01/24				\$65,473.33	
11/01/24				\$184,143.75	\$249,617.08
05/01/25	\$6,660,000	\$95,000	4.63%	\$184,143.75	
11/01/25				\$181,946.88	\$461,090.63
05/01/26	\$6,565,000	\$100,000	4.63%	\$181,946.88	
11/01/26				\$179,634.38	\$461,581.26
05/01/27	\$6,465,000	\$105,000	4.63%	\$179,634.38	
11/01/27				\$177,206.25	\$461,840.63
05/01/28	\$6,360,000	\$110,000	4.63%	\$177,206.25	
11/01/28				\$174,662.50	\$461,868.75
05/01/29	\$6,250,000	\$115,000	4.63%	\$174,662.50	
11/01/29				\$172,003.13	\$461,665.63
05/01/30	\$6,135,000	\$120,000	4.63%	\$172,003.13	
11/01/30				\$169,228.13	\$461,231.26
05/01/31	\$6,015,000	\$125,000	4.63%	\$169,228.13	
11/01/31				\$166,337.50	\$460,565.63
05/01/32	\$5,890,000	\$130,000	5.50%	\$166,337.50	
11/01/32				\$162,762.50	\$459,100.00
05/01/33	\$5,760,000	\$140,000	5.50%	\$162,762.50	
11/01/33				\$158,912.50	\$461,675.00
05/01/34	\$5,620,000	\$145,000	5.50%	\$158,912.50	
11/01/34				\$154,925.00	\$458,837.50
05/01/35	\$5,475,000	\$155,000	5.50%	\$154,925.00	
11/01/35				\$150,662.50	\$460,587.50
05/01/36	\$5,320,000	\$160,000	5.50%	\$150,662.50	
11/01/36				\$146,262.50	\$456,925.00
05/01/37	\$5,160,000	\$170,000	5.50%	\$146,262.50	
11/01/37				\$141,587.50	\$457,850.00
05/01/38	\$4,990,000	\$180,000	5.50%	\$141,587.50	
11/01/38				\$136,637.50	\$458,225.00
05/01/39	\$4,810,000	\$190,000	5.50%	\$136,637.50	
11/01/39				\$131,412.50	\$458,050.00
05/01/40	\$4,620,000	\$200,000	5.50%	\$131,412.50	
11/01/40				\$125,912.50	\$457,325.00
05/01/41	\$4,420,000	\$215,000	5.50%	\$125,912.50	
11/01/41				\$120,000.00	\$460,912.50
05/01/42	\$4,205,000	\$225,000	5.50%	\$120,000.00	
11/01/42				\$113,812.50	\$458,812.50
05/01/43	\$3,980,000	\$240,000	5.50%	\$113,812.50	
11/01/43				\$107,212.50	\$461,025.00
05/01/44	\$3,740,000	\$250,000	5.50%	\$107,212.50	
11/01/44				\$100,337.50	\$457,550.00
05/01/45	\$3,490,000	\$265,000	5.75%	\$100,337.50	
11/01/45				\$92,718.75	\$458,056.25
05/01/46	\$3,225,000	\$280,000	5.75%	\$92,718.75	
11/01/46				\$84,668.75	\$457,387.50
05/01/47	\$2,945,000	\$300,000	5.75%	\$84,668.75	
11/01/47				\$76,043.75	\$460,712.50
05/01/48	\$2,645,000	\$315,000	5.75%	\$76,043.75	
11/01/48				\$66,987.50	\$458,031.25
05/01/49	\$2,330,000	\$335,000	5.75%	\$66,987.50	
11/01/49				\$57,356.25	\$459,343.75
05/01/50	\$1,995,000	\$355,000	5.75%	\$57,356.25	
11/01/50				\$47,150.00	\$459,506.25
05/01/51	\$1,640,000	\$375,000	5.75%	\$47,150.00	
11/01/51				\$36,368.75	\$458,518.75
05/01/52	\$1,265,000	\$400,000	5.75%	\$36,368.75	
11/01/52				\$24,868.75	\$461,237.50
05/01/53	\$865,000	\$420,000	5.75%	\$24,868.75	
11/01/53				\$12,793.75	\$457,662.50
05/01/54	\$445,000	\$445,000	5.75%	\$12,793.75	
Total	\$6,660,000			\$7,374,585.87	\$12,657,892.12

Chapel Creek
Community Development District
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Transfer In- General Fund	\$ 51,779	\$ 51,779	\$ -	\$ 51,779	\$ 24,599
Interest	-	2	5	7	-
Beginning Fund Balance	-	50,000	-	50,000	101,431
Total Revenues	\$ 51,779	\$ 101,781	\$ 5	\$ 101,786	\$ 126,030
Expenditures					
Bank Fees	\$ -	\$ 155	\$ 200	\$ 355	\$ 500
Capital Outlay	10,000	-	-	-	10,000
Total Expenditures	\$ 10,000	\$ 155	\$ 200	\$ 355	\$ 10,500
Excess Revenues/(Expenditures)	\$ 41,779	\$ 101,626	\$ (195)	\$ 101,431	\$ 115,530

SECTION 2

**FY 2025-2026 Maintenance Funding Agreement
(Chapel Creek Community Development District)**

This FY 2025-2026 Maintenance Funding Agreement (this “**Agreement**”) is made and entered into as of _____, 2025, between the **Chapel Creek Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 219 E. Livingston Street, Orlando, Florida 32801 and **Clayton Properties Group, Inc., d/b/a Highland Homes**, a Tennessee corporation licensed to do business in Florida, (the “**Developer**”), whose mailing address is 5000 Clayton Road, Maryville, Tennessee, Florida 37804.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2025-2026 (the “**FY 2025-2026 Budget**”), which commences on October 1, 2025, and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2025-2026 Budget and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the Developer presently owns certain land in the 2024 expansion area as further described in the attached **Exhibit “A”** (the “**Property**”) within the District, for which maintenance fees have not been included in the District’s FY 2025-2026;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to maintain the Property, so long as payment is timely provided;

WHEREAS, the Developer agrees that the activities of the District to maintain the Property provide a special and peculiar benefit to the Property;

WHEREAS, the Developer will convey the Property to the District upon its completion; and,

WHEREAS, the Developer has agreed to enter into this Agreement to fund the maintenance of the Property within the District.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2025-2026 fiscal year, the Developer agrees to make available to the District the funds necessary to maintain the Property as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. Right to Lien Property.

- a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
- b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2025-2026 Year” in the public records of Pasco County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
- c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.

3. Default. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer’s payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

4. Enforcement and Attorney Fees. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney’s fees and costs, from the non-prevailing party.

5. Governing Law and Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.

6. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

7. Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2025-2026 fiscal year on September 30, 2026. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Clayton Properties Group, Inc.,
d/b/a Highland Homes,
a Tennessee corporation ,**

**Chapel Creek Community
Development District**

Name: BRIAN WALSH AS ASST SEC
Title: ASST. SEC

Name: _____
 Chair/ Vice-Chair of the Board of Supervisors

Chapel Creek
Community Development District

Approved Proposed Budget
FY2026



Chapel Creek
Community Development District
General Fund
Operating Budget

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Operations and Maintenance Assessments- Tax Roll	\$ 726,250	\$ 714,622	\$ 11,628	\$ 726,250	\$ 726,250
Operations and Maintenance Assessments- Direct	21,364	18,822	2,543	21,364	21,364
Misc Income- Access Cards	-	300	90	390	-
Developer Contributions	59,667	-	-	-	-
Interest Income	-	2,105	4,210	6,315	5,000
Total Revenues	\$ 807,281	\$ 735,849	\$ 18,470	\$ 754,319	\$ 752,615
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ 12,000
FICA Expense	-	184	230	413	918
District Management	45,000	30,000	15,000	45,000	46,350
District Engineer	10,000	5,067	2,534	7,601	7,500
Disclosure Report	7,000	4,667	2,333	7,000	7,210
Amortization Schedules	500	1,500	500	2,000	1,000
Trustee Fees	10,000	2,424	6,444	8,868	8,984
Property Appraiser Fee	150	150	-	150	250
Assessment Roll	9,500	6,333	3,167	9,500	9,785
Auditing Services	4,000	-	4,000	4,000	4,150
Arbitrage Rebate Calculation	1,950	-	900	900	1,950
Public Officials Liability Insurance	3,067	1,989	994	2,983	3,027
Legal Advertising	1,500	597	299	896	1,500
Dues, License, & Subscriptions	175	175	-	175	175
Postage & Delivery	500	372	186	557	500
Copies	150	44	22	66	150
Office Supplies	150	12	6	18	150
ADA Website Compliance	2,000	1,538	-	1,538	2,000
Information Technology	1,418	945	473	1,418	1,461
District Counsel	15,000	9,492	4,746	14,239	15,000
Administration Subtotal	\$ 124,060	\$ 68,489	\$ 44,832	\$ 113,321	\$ 124,060
<i>Field</i>					
Field Management	\$ 20,000	\$ 13,333	\$ 6,667	\$ 20,000	\$ 20,600
Utility Services- Electric	15,000	3,960	1,980	5,940	15,000
Utility Services- Streetlights	125,000	59,056	29,528	88,584	125,000
Street Light Repair	10,000	1,441	720	2,161	10,000
Aquatic Maintenance	35,000	14,912	7,456	22,368	25,000
General Liability Insurance	3,117	2,021	1,011	3,032	3,585
Property Insurance	8,000	5,073	2,536	7,609	16,500
Landscape Maintenance	225,000	118,400	59,200	177,600	177,600
Field Repairs & Maintenance	15,000	18,325	9,162	27,487	15,000
Holiday Decorations	2,000	3,154	-	3,154	5,000
Irrigation Maintenance	10,000	3,079	1,539	4,618	10,000
Landscape Enhancements & Replacement	35,000	4,650	2,325	6,975	35,000
Field Contingency	10,000	32,289	16,145	48,434	10,000
Field Subtotal	\$ 513,117	\$ 279,692	\$ 138,269	\$ 417,962	\$ 468,285

Chapel Creek
Community Development District
General Fund
Operating Budget

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Amenity Center					
Utility Services- Electric	\$ 11,000	\$ 4,289	\$ 2,144	\$ 6,433	\$ 11,000
Utility Services- Water & Sewer	5,500	1,695	848	2,543	5,500
Amenity Access Management	7,875	5,250	2,625	7,875	10,000
Amenity Maintenance & Repair	15,000	9,110	4,555	13,666	15,000
Janitorial Services & Pet Waste Stations	19,080	9,200	4,600	13,800	19,080
Pool Service Contract	12,360	7,000	5,400	12,400	21,600
Security	32,702	21,361	10,681	32,042	33,683
Internet	3,000	1,480	740	2,220	3,000
Pest Control Services	1,808	810	405	1,215	1,808
Miscellaneous Contingency	10,000	6,730	3,365	10,094	15,000
Amenity Subtotal	\$ 118,325	\$ 66,925	\$ 35,362	\$ 102,287	\$ 135,671
Total Expenditures	\$ 755,502	\$ 415,106	\$ 218,464	\$ 633,570	\$ 728,016
Operating Income (Loss)	\$ 51,779	\$ 320,743	\$ (199,994)	\$ 120,749	\$ 24,599
Other Sources/(Uses)					
Transfer Out Capital Reserve	\$ (51,779)	\$ (51,779)	\$ -	\$ (51,779)	\$ (24,599)
Total Other Sources/(Uses)	\$ (51,779)	\$ (51,779)	\$ -	\$ (51,779)	\$ (24,599)
Excess Revenues/ (Expenditures)	\$ -	\$ 268,964	\$ (199,994)	\$ 68,970	\$ -

Net Assessments	\$ 747,615
Discounts and Collections (6%)	\$ 47,720
Gross Assessments	\$ 795,335

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	390	\$ 359,663.07	\$ 922.21	\$ 981.08
Single Family 52.5'	170	\$ 163,889.76	\$ 964.06	\$ 1,025.59
Single Family 62.5'	91	\$ 98,391.19	\$ 1,081.22	\$ 1,150.24
Single Family 65'	95	\$ 104,306.17	\$ 1,097.96	\$ 1,168.04
Single Family 50' (BA-Direct)	148	\$ 18,820.94	\$ 127.17	\$ 135.29
Commercial (Direct)	20	\$ 2,543.37	\$ 127.17	\$ 135.29
Total	914	\$ 747,614.50		

Development	Adopted FY25 Net Per Unit	Proposed FY26 Net Per Unit	Net Increase/ (Decrease)
Single Family 50'	\$ 922.21	\$ 922.21	\$ -
Single Family 52.5'	\$ 964.06	\$ 964.06	\$ -
Single Family 62.5'	\$ 1,081.22	\$ 1,081.22	\$ -
Single Family 65'	\$ 1,097.96	\$ 1,097.96	\$ -
Single Family 50' (BA-Direct)	\$ 127.17	\$ 127.17	\$ -
Commercial (Direct)	\$ 127.17	\$ 127.17	\$ -

Chapel Creek

Community Development District

General Fund Budget

Revenues:

Operations and Maintenance Assessments- Tax Roll

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

Operations and Maintenance Assessments- Direct

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

Administrative Expenditures:

Supervisors Fees

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

FICA Expense

Represents the Employer's share of Social Security and Medicare Taxes withheld from Board of Supervisor checks.

District Management

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

District Engineer

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

Disclosure Report

The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Chapel Creek

Community Development District

General Fund Budget

Amortization Schedule

In the event of an Optional Redemption, an additional fee is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2021 Special Assessment Bonds and Series 2024 Special Assessment Bonds.

Property Appraiser Fee

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

Assessment Roll

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

Auditing Services

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

Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2021 Special Assessment Bonds and Series 2024 Special Assessment Bonds.

Public Officials Liability Insurance

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

Legal Advertising

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

Dues, License, & Subscriptions

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

Chapel Creek

Community Development District

General Fund Budget

Postage & Delivery

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

Copies

Printing of computerized checks, stationary, envelopes, etc.

Office Supplies

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

ADA Website Compliance

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

Information Technology

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

District Counsel

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

Field Expenditures:

Field Management

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

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

Vendor	Account	Address	Monthly	Annually
Duke Energy	910089197269	34482 Arley Rd	\$ 152	\$ 1,823
Duke Energy	910089198583	35019 Long Island CT	\$ 109	\$ 1,306
Duke Energy	910089196599	6336 Clifton Down Pump	\$ 76	\$ 908
Duke Energy	910089207032	6506 Clifton Down Dr	\$ 280	\$ 3,362
Duke Energy	910089196854	6601 Clifton Down Dr	\$ 131	\$ 1,573
Duke Energy	910089197714	6724 Clifton Down Dr	\$ 127	\$ 1,519
Duke Energy	910089197475	6351 Clifton Down Dr	\$ 58	\$ 698
Contingency				\$ 3,812
Total				\$ 15,000

Utility Services- Streetlights

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

Vendor	Account	Address	Monthly	Annually
Duke Energy	910089198806	000 Gideon Circle LITE	\$ 544	\$ 6,526
Duke Energy	910089198202	000 Clifton Down Dr LITE	\$ 2,200	\$ 26,400
Duke Energy	910138797305	00 Eiland Blvd LITE	\$ 6,000	\$ 72,000
Contingency				\$ 20,074
Total				\$ 125,000

Streetlight Repair

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

Aquatic Maintenance

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

General Liability Insurance

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

Property Insurance

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

Chapel Creek

Community Development District

General Fund Budget

Landscape Maintenance

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

Field Repairs & Maintenance

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

Holiday Lighting

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

Irrigation Maintenance & Repairs

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

Landscape Enhancements & Replacement

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

Field Contingency

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

Amenity Expenditures:

Utility Services- Electric

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

Vendor	Account	Address	Monthly	Annually
Duke Energy	910089197053	6405 Clifton Down Dr Mail Kiosk	\$ 30	\$ 360
Duke Energy	910089197954	6405 Clifton Down Dr Cabana	\$ 850	\$ 10,200
Contingency				\$ 440
Total				\$ 11,000

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Water & Sewer

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

Vendor	Account	Address	Monthly	Annually
Pasco County	0990555	6405 Clifton Down Dr	\$ 180	\$ 2,160
Pasco County		7011 Hidden Creek Blvd	\$ 220	\$ 2,640
Contingency				\$ 700
Total				\$ 5,500

Amenity Access Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Repairs & Maintenance

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

Janitorial Services

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

Pool Service

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

Security

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

Internet

Estimated annual cost for Internet at the amenity center.

Pest Control

Monthly pest elimination provided by All American Lawn & Tree Specialist, LLC.

Contingency

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

Chapel Creek
Community Development District
Debt Service- Series 2006

	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments/Other	\$ 199,058	\$ 195,187	\$ 3,871	\$ 199,058	\$ 199,058
Interest Income	-	16,073	200	16,273	-
Miscellaneous Income	-	164,606	-	164,606	-
Carry Forward Surplus	-	237,253	-	237,253	290,845
Total Revenues	\$ 199,058	\$ 613,120	\$ 4,071	\$ 617,190	\$ 489,903
Expenditures					
Trustee Fees	\$ -	24,349	\$ -	\$ 24,349	\$ -
Transfer Out	-	6,797	-	6,797	-
Debt Service Obligation	199,058	147,400	-	147,400	-
Interest Expense 11/1	-	-	-	-	50,188
Interest Expense 5/1	-	-	52,800	52,800	50,188
Principal Expense 5/1	-	-	95,000	95,000	100,000
Total Expenditures	\$ 199,058	\$ 178,546	\$ 147,800	\$ 326,346	\$ 200,375
Excess Revenues/(Expenditures)	\$ -	\$ 434,574	\$ (143,729)	\$ 290,845	\$ 289,528

11/1/26 Interest \$ 47,438

Net Assessments \$ 199,058
Discounts and Collections (6%) \$ 12,706
Gross Assessments \$ 211,764

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 52.5' P	162	\$ 84,058.56	\$ 518.88	\$ 552.00
Single Family 52.5' T	5	\$ 3,760.00	\$ 752.00	\$ 800.00
Single Family 62.5' P	89	\$ 50,196.00	\$ 564.00	\$ 600.00
Single Family 62.5' T	2	\$ 1,598.00	\$ 799.00	\$ 850.00
Single Family 65' P	89	\$ 55,215.60	\$ 620.40	\$ 660.00
Single Family 65' T	5	\$ 4,230.00	\$ 846.00	\$ 900.00
Total	352	\$ 199,058.16		

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2006

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
05/01/25	\$1,920,000	\$95,000	5.50%	\$52,800.00	
11/01/25				\$50,187.50	\$197,987.50
05/01/26	\$1,825,000	\$100,000	5.50%	\$50,187.50	
11/01/26				\$47,437.50	\$197,625.00
05/01/27	\$1,725,000	\$105,000	5.50%	\$47,437.50	
11/01/27				\$44,550.00	\$196,987.50
05/01/28	\$1,620,000	\$110,000	5.50%	\$44,550.00	
11/01/28				\$41,525.00	\$196,075.00
05/01/29	\$1,510,000	\$115,000	5.50%	\$41,525.00	
11/01/29				\$38,362.50	\$194,887.50
05/01/30	\$1,395,000	\$125,000	5.50%	\$38,362.50	
11/01/30				\$34,925.00	\$198,287.50
05/01/31	\$1,270,000	\$130,000	5.50%	\$34,925.00	
11/01/31				\$31,350.00	\$196,275.00
05/01/32	\$1,140,000	\$140,000	5.50%	\$31,350.00	
11/01/32				\$27,500.00	\$198,850.00
05/01/33	\$1,000,000	\$145,000	5.50%	\$27,500.00	
11/01/33				\$23,512.50	\$196,012.50
05/01/34	\$855,000	\$155,000	5.50%	\$23,512.50	
11/01/34				\$19,250.00	\$197,762.50
05/01/35	\$700,000	\$160,000	5.50%	\$19,250.00	
11/01/35				\$14,850.00	\$194,100.00
05/01/36	\$540,000	\$170,000	5.50%	\$14,850.00	
11/01/36				\$10,175.00	\$195,025.00
05/01/37	\$370,000	\$180,000	5.50%	\$10,175.00	
11/01/37				\$5,225.00	\$195,400.00
05/01/38	\$190,000	\$190,000	5.50%	\$5,225.00	
11/01/38				\$0.00	\$195,225.00
Total		\$1,920,000		\$830,500.00	\$2,750,500.00

Chapel Creek
Community Development District
Debt Service- Series 2021

	Adopted Budget FY 2025	Actual thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments	\$ 364,285	\$ 336,980	\$ 27,305	\$ 364,285	\$ 303,366
Special Assessments- Prepayments	-	295,443	25,000	320,443	-
Interest Income	5,000	18,332	7,500	25,832	5,000
Carry Forward Surplus	230,458	656,516	-	656,516	310,896
Total Revenues	\$ 599,742	\$ 1,307,271	\$ 59,805	\$ 1,367,076	\$ 619,262

Expenditures					
Interest Expense 11/1	\$ 117,103	\$ 107,806	\$ -	\$ 107,806	\$ 93,094
Interest Expense 5/1	117,103	96,878	-	96,878	93,094
Principal Expense 5/1	145,000	120,000	-	120,000	120,000
Special Call 11/1	-	440,000	-	440,000	-
Interest Expense 2/1	-	1,495	-	1,495	-
Special Call 2/1	-	165,000	-	165,000	-
Special Call 5/1	-	125,000	-	125,000	-
Total Expenditures	\$ 379,206	\$ 1,056,180	\$ -	\$ 1,056,180	\$ 306,188
Excess Revenues/(Expenditures)	\$ 220,536	\$ 251,092	\$ 59,805	\$ 310,896	\$ 313,075

11/1/26 Interest \$ 91,594

Net Assessments \$ 303,366
Discounts and Collections (6%) \$ 19,364
Gross Assessments \$ 322,730

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	225	\$ 281,178.68	\$ 1,249.68	\$ 1,329.45
Single Family 50'	1	\$ 937.50	\$ 937.50	\$ 997.34
Single Family 50'	34	\$ 21,249.88	\$ 625.00	\$ 664.89
Total	260	\$ 303,366.06		

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2021

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/25				\$93,093.75	\$93,093.75
05/01/26	\$5,210,000	\$120,000	2.50%	\$93,093.75	
11/01/26				\$91,593.75	\$304,687.50
05/01/27	\$5,090,000	\$120,000	3.00%	\$91,593.75	
11/01/27				\$89,793.75	\$301,387.50
05/01/28	\$4,970,000	\$125,000	3.00%	\$89,793.75	
11/01/28				\$87,918.75	\$302,712.50
05/01/29	\$4,845,000	\$130,000	3.00%	\$87,918.75	
11/01/29				\$85,968.75	\$303,887.50
05/01/30	\$4,715,000	\$135,000	3.00%	\$85,968.75	
11/01/30				\$83,943.75	\$304,912.50
05/01/31	\$4,580,000	\$140,000	3.00%	\$83,943.75	
11/01/31				\$81,843.75	\$305,787.50
05/01/32	\$4,440,000	\$140,000	3.38%	\$81,843.75	
11/01/32				\$79,481.25	\$301,325.00
05/01/33	\$4,300,000	\$145,000	3.38%	\$79,481.25	
11/01/33				\$77,034.38	\$301,515.63
05/01/34	\$4,155,000	\$150,000	3.38%	\$77,034.38	
11/01/34				\$74,503.13	\$301,537.51
05/01/35	\$4,005,000	\$155,000	3.38%	\$74,503.13	
11/01/35				\$71,887.50	\$301,390.63
05/01/36	\$3,850,000	\$160,000	3.38%	\$71,887.50	
11/01/36				\$69,187.50	\$301,075.00
05/01/37	\$3,690,000	\$170,000	3.38%	\$69,187.50	
11/01/37				\$66,318.75	\$305,506.25
05/01/38	\$3,520,000	\$175,000	3.38%	\$66,318.75	
11/01/38				\$63,365.63	\$304,684.38
05/01/39	\$3,345,000	\$180,000	3.38%	\$63,365.63	
11/01/39				\$60,328.13	\$303,693.76
05/01/40	\$3,165,000	\$185,000	3.38%	\$60,328.13	
11/01/40				\$57,206.25	\$302,534.38
05/01/41	\$2,980,000	\$190,000	3.38%	\$57,206.25	
11/01/41				\$54,000.00	\$301,206.25
05/01/42	\$2,790,000	\$200,000	4.00%	\$54,000.00	
11/01/42				\$50,000.00	\$304,000.00
05/01/43	\$2,590,000	\$205,000	4.00%	\$50,000.00	
11/01/43				\$45,900.00	\$300,900.00
05/01/44	\$2,385,000	\$215,000	4.00%	\$45,900.00	
11/01/44				\$41,600.00	\$302,500.00
05/01/45	\$2,170,000	\$225,000	4.00%	\$41,600.00	
11/01/45				\$37,100.00	\$303,700.00
05/01/46	\$1,945,000	\$235,000	4.00%	\$37,100.00	
11/01/46				\$32,400.00	\$304,500.00
05/01/47	\$1,710,000	\$245,000	4.00%	\$32,400.00	
11/01/47				\$27,500.00	\$304,900.00
05/01/48	\$1,465,000	\$255,000	4.00%	\$27,500.00	
11/01/48				\$22,400.00	\$304,900.00
05/01/49	\$1,210,000	\$265,000	4.00%	\$22,400.00	
11/01/49				\$17,100.00	\$304,500.00
05/01/50	\$945,000	\$275,000	4.00%	\$17,100.00	
11/01/50				\$11,600.00	\$303,700.00
05/01/51	\$670,000	\$285,000	4.00%	\$11,600.00	
11/01/51				\$5,900.00	\$302,500.00
05/01/52	\$385,000	\$295,000	4.00%	\$5,900.00	
Total		\$5,120,000		\$3,157,937.54	\$7,977,037.54

Chapel Creek
Community Development District
Debt Service- Series 2024

	Adopted Budget FY 2025	Actual thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments	\$ 461,869	\$ 461,869	\$ -	\$ 461,869	\$ 461,869
Interest Income	2,500	16,869	7,500	24,369	2,500
Transfer In	-	2,576	-	2,576	-
Carry Forward Surplus	185,044	200,634	-	200,634	226,159
Total Revenues	\$ 649,413	\$ 681,947	\$ 7,500	\$ 689,447	\$ 690,528

Expenditures

Interest Expense 11/1	\$ 184,144	\$ 184,144	\$ -	\$ 184,144	\$ 181,947
Interest Expense 5/1	184,144	184,144	-	184,144	181,947
Principal Expense 5/1	95,000	95,000	-	95,000	100,000
Total Expenditures	\$ 463,288	\$ 463,288	\$ -	\$ 463,288	\$ 463,894
Excess Revenues/(Expenditures)	\$ 186,125	\$ 218,659	\$ 7,500	\$ 226,159	\$ 226,634

11/1/26 Interest \$ 179,634

Net Assessments \$ 461,869
Discounts and Collections (6%) \$ 29,481
Gross Assessments \$ 491,350

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	148	\$ 461,868.66	\$ 3,120.73	\$ 3,319.93

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2024

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
05/01/24				\$65,473.33	
11/01/24				\$184,143.75	\$249,617.08
05/01/25	\$6,660,000	\$95,000	4.63%	\$184,143.75	
11/01/25				\$181,946.88	\$461,090.63
05/01/26	\$6,565,000	\$100,000	4.63%	\$181,946.88	
11/01/26				\$179,634.38	\$461,581.26
05/01/27	\$6,465,000	\$105,000	4.63%	\$179,634.38	
11/01/27				\$177,206.25	\$461,840.63
05/01/28	\$6,360,000	\$110,000	4.63%	\$177,206.25	
11/01/28				\$174,662.50	\$461,868.75
05/01/29	\$6,250,000	\$115,000	4.63%	\$174,662.50	
11/01/29				\$172,003.13	\$461,665.63
05/01/30	\$6,135,000	\$120,000	4.63%	\$172,003.13	
11/01/30				\$169,228.13	\$461,231.26
05/01/31	\$6,015,000	\$125,000	4.63%	\$169,228.13	
11/01/31				\$166,337.50	\$460,565.63
05/01/32	\$5,890,000	\$130,000	5.50%	\$166,337.50	
11/01/32				\$162,762.50	\$459,100.00
05/01/33	\$5,760,000	\$140,000	5.50%	\$162,762.50	
11/01/33				\$158,912.50	\$461,675.00
05/01/34	\$5,620,000	\$145,000	5.50%	\$158,912.50	
11/01/34				\$154,925.00	\$458,837.50
05/01/35	\$5,475,000	\$155,000	5.50%	\$154,925.00	
11/01/35				\$150,662.50	\$460,587.50
05/01/36	\$5,320,000	\$160,000	5.50%	\$150,662.50	
11/01/36				\$146,262.50	\$456,925.00
05/01/37	\$5,160,000	\$170,000	5.50%	\$146,262.50	
11/01/37				\$141,587.50	\$457,850.00
05/01/38	\$4,990,000	\$180,000	5.50%	\$141,587.50	
11/01/38				\$136,637.50	\$458,225.00
05/01/39	\$4,810,000	\$190,000	5.50%	\$136,637.50	
11/01/39				\$131,412.50	\$458,050.00
05/01/40	\$4,620,000	\$200,000	5.50%	\$131,412.50	
11/01/40				\$125,912.50	\$457,325.00
05/01/41	\$4,420,000	\$215,000	5.50%	\$125,912.50	
11/01/41				\$120,000.00	\$460,912.50
05/01/42	\$4,205,000	\$225,000	5.50%	\$120,000.00	
11/01/42				\$113,812.50	\$458,812.50
05/01/43	\$3,980,000	\$240,000	5.50%	\$113,812.50	
11/01/43				\$107,212.50	\$461,025.00
05/01/44	\$3,740,000	\$250,000	5.50%	\$107,212.50	
11/01/44				\$100,337.50	\$457,550.00
05/01/45	\$3,490,000	\$265,000	5.75%	\$100,337.50	
11/01/45				\$92,718.75	\$458,056.25
05/01/46	\$3,225,000	\$280,000	5.75%	\$92,718.75	
11/01/46				\$84,668.75	\$457,387.50
05/01/47	\$2,945,000	\$300,000	5.75%	\$84,668.75	
11/01/47				\$76,043.75	\$460,712.50
05/01/48	\$2,645,000	\$315,000	5.75%	\$76,043.75	
11/01/48				\$66,987.50	\$458,031.25
05/01/49	\$2,330,000	\$335,000	5.75%	\$66,987.50	
11/01/49				\$57,356.25	\$459,343.75
05/01/50	\$1,995,000	\$355,000	5.75%	\$57,356.25	
11/01/50				\$47,150.00	\$459,506.25
05/01/51	\$1,640,000	\$375,000	5.75%	\$47,150.00	
11/01/51				\$36,368.75	\$458,518.75
05/01/52	\$1,265,000	\$400,000	5.75%	\$36,368.75	
11/01/52				\$24,868.75	\$461,237.50
05/01/53	\$865,000	\$420,000	5.75%	\$24,868.75	
11/01/53				\$12,793.75	\$457,662.50
05/01/54	\$445,000	\$445,000	5.75%	\$12,793.75	
Total	\$6,660,000			\$7,374,585.87	\$12,657,892.12

Chapel Creek
Community Development District
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Transfer In- General Fund	\$ 51,779	\$ 51,779	\$ -	\$ 51,779	\$ 24,599
Interest	-	2	5	7	-
Beginning Fund Balance	-	50,000	-	50,000	101,431
Total Revenues	\$ 51,779	\$ 101,781	\$ 5	\$ 101,786	\$ 126,030
Expenditures					
Bank Fees	\$ -	\$ 155	\$ 200	\$ 355	\$ 500
Capital Outlay	10,000	-	-	-	10,000
Total Expenditures	\$ 10,000	\$ 155	\$ 200	\$ 355	\$ 10,500
Excess Revenues/(Expenditures)	\$ 41,779	\$ 101,626	\$ (195)	\$ 101,431	\$ 115,530

SECTION 3

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Chapel Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, **Clayton Properties Group, Inc.**, a Tennessee corporation *d/b/a* Highland Homes ("**Developer**"), as the developer of certain lands within the District, has agreed to fund up to \$_____ of the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than October 1, 2025
 - 2. 25% due no later than February 1, 2026
 - 3. 25% due no later than April 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than October 1, 2025
 - 2. 25% due no later than February 1, 2026
 - 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of

collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2025.

Attested By:

**Chapel Creek Community
Development District**

Print Name: _____
 Secretary/ Assistant Secretary

Print Name: _____
 Chair/ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

Chapel Creek
Community Development District

Approved Proposed Budget
FY2026



Chapel Creek
Community Development District
General Fund
Operating Budget

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Operations and Maintenance Assessments- Tax Roll	\$ 726,250	\$ 714,622	\$ 11,628	\$ 726,250	\$ 726,250
Operations and Maintenance Assessments- Direct	21,364	18,822	2,543	21,364	21,364
Misc Income- Access Cards	-	300	90	390	-
Developer Contributions	59,667	-	-	-	-
Interest Income	-	2,105	4,210	6,315	5,000
Total Revenues	\$ 807,281	\$ 735,849	\$ 18,470	\$ 754,319	\$ 752,615
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ 12,000
FICA Expense	-	184	230	413	918
District Management	45,000	30,000	15,000	45,000	46,350
District Engineer	10,000	5,067	2,534	7,601	7,500
Disclosure Report	7,000	4,667	2,333	7,000	7,210
Amortization Schedules	500	1,500	500	2,000	1,000
Trustee Fees	10,000	2,424	6,444	8,868	8,984
Property Appraiser Fee	150	150	-	150	250
Assessment Roll	9,500	6,333	3,167	9,500	9,785
Auditing Services	4,000	-	4,000	4,000	4,150
Arbitrage Rebate Calculation	1,950	-	900	900	1,950
Public Officials Liability Insurance	3,067	1,989	994	2,983	3,027
Legal Advertising	1,500	597	299	896	1,500
Dues, License, & Subscriptions	175	175	-	175	175
Postage & Delivery	500	372	186	557	500
Copies	150	44	22	66	150
Office Supplies	150	12	6	18	150
ADA Website Compliance	2,000	1,538	-	1,538	2,000
Information Technology	1,418	945	473	1,418	1,461
District Counsel	15,000	9,492	4,746	14,239	15,000
Administration Subtotal	\$ 124,060	\$ 68,489	\$ 44,832	\$ 113,321	\$ 124,060
<i>Field</i>					
Field Management	\$ 20,000	\$ 13,333	\$ 6,667	\$ 20,000	\$ 20,600
Utility Services- Electric	15,000	3,960	1,980	5,940	15,000
Utility Services- Streetlights	125,000	59,056	29,528	88,584	125,000
Street Light Repair	10,000	1,441	720	2,161	10,000
Aquatic Maintenance	35,000	14,912	7,456	22,368	25,000
General Liability Insurance	3,117	2,021	1,011	3,032	3,585
Property Insurance	8,000	5,073	2,536	7,609	16,500
Landscape Maintenance	225,000	118,400	59,200	177,600	177,600
Field Repairs & Maintenance	15,000	18,325	9,162	27,487	15,000
Holiday Decorations	2,000	3,154	-	3,154	5,000
Irrigation Maintenance	10,000	3,079	1,539	4,618	10,000
Landscape Enhancements & Replacement	35,000	4,650	2,325	6,975	35,000
Field Contingency	10,000	32,289	16,145	48,434	10,000
Field Subtotal	\$ 513,117	\$ 279,692	\$ 138,269	\$ 417,962	\$ 468,285

Chapel Creek
Community Development District
General Fund
Operating Budget

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Amenity Center					
Utility Services- Electric	\$ 11,000	\$ 4,289	\$ 2,144	\$ 6,433	\$ 11,000
Utility Services- Water & Sewer	5,500	1,695	848	2,543	5,500
Amenity Access Management	7,875	5,250	2,625	7,875	10,000
Amenity Maintenance & Repair	15,000	9,110	4,555	13,666	15,000
Janitorial Services & Pet Waste Stations	19,080	9,200	4,600	13,800	19,080
Pool Service Contract	12,360	7,000	5,400	12,400	21,600
Security	32,702	21,361	10,681	32,042	33,683
Internet	3,000	1,480	740	2,220	3,000
Pest Control Services	1,808	810	405	1,215	1,808
Miscellaneous Contingency	10,000	6,730	3,365	10,094	15,000
Amenity Subtotal	\$ 118,325	\$ 66,925	\$ 35,362	\$ 102,287	\$ 135,671
Total Expenditures	\$ 755,502	\$ 415,106	\$ 218,464	\$ 633,570	\$ 728,016
Operating Income (Loss)	\$ 51,779	\$ 320,743	\$ (199,994)	\$ 120,749	\$ 24,599
Other Sources/(Uses)					
Transfer Out Capital Reserve	\$ (51,779)	\$ (51,779)	\$ -	\$ (51,779)	\$ (24,599)
Total Other Sources/(Uses)	\$ (51,779)	\$ (51,779)	\$ -	\$ (51,779)	\$ (24,599)
Excess Revenues/ (Expenditures)	\$ -	\$ 268,964	\$ (199,994)	\$ 68,970	\$ -

Net Assessments	\$ 747,615
Discounts and Collections (6%)	\$ 47,720
Gross Assessments	\$ 795,335

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	390	\$ 359,663.07	\$ 922.21	\$ 981.08
Single Family 52.5'	170	\$ 163,889.76	\$ 964.06	\$ 1,025.59
Single Family 62.5'	91	\$ 98,391.19	\$ 1,081.22	\$ 1,150.24
Single Family 65'	95	\$ 104,306.17	\$ 1,097.96	\$ 1,168.04
Single Family 50' (BA-Direct)	148	\$ 18,820.94	\$ 127.17	\$ 135.29
Commercial (Direct)	20	\$ 2,543.37	\$ 127.17	\$ 135.29
Total	914	\$ 747,614.50		

Development	Adopted FY25 Net Per Unit	Proposed FY26 Net Per Unit	Net Increase/ (Decrease)
Single Family 50'	\$ 922.21	\$ 922.21	\$ -
Single Family 52.5'	\$ 964.06	\$ 964.06	\$ -
Single Family 62.5'	\$ 1,081.22	\$ 1,081.22	\$ -
Single Family 65'	\$ 1,097.96	\$ 1,097.96	\$ -
Single Family 50' (BA-Direct)	\$ 127.17	\$ 127.17	\$ -
Commercial (Direct)	\$ 127.17	\$ 127.17	\$ -

Chapel Creek

Community Development District

General Fund Budget

Revenues:

Operations and Maintenance Assessments- Tax Roll

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

Operations and Maintenance Assessments- Direct

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

Administrative Expenditures:

Supervisors Fees

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

FICA Expense

Represents the Employer's share of Social Security and Medicare Taxes withheld from Board of Supervisor checks.

District Management

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

District Engineer

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

Disclosure Report

The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Chapel Creek

Community Development District

General Fund Budget

Amortization Schedule

In the event of an Optional Redemption, an additional fee is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2021 Special Assessment Bonds and Series 2024 Special Assessment Bonds.

Property Appraiser Fee

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

Assessment Roll

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

Auditing Services

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

Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2021 Special Assessment Bonds and Series 2024 Special Assessment Bonds.

Public Officials Liability Insurance

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

Legal Advertising

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

Dues, License, & Subscriptions

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

Chapel Creek

Community Development District

General Fund Budget

Postage & Delivery

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

Copies

Printing of computerized checks, stationary, envelopes, etc.

Office Supplies

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

ADA Website Compliance

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

Information Technology

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

District Counsel

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

Field Expenditures:

Field Management

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

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

Vendor	Account	Address	Monthly	Annually
Duke Energy	910089197269	34482 Arley Rd	\$ 152	\$ 1,823
Duke Energy	910089198583	35019 Long Island CT	\$ 109	\$ 1,306
Duke Energy	910089196599	6336 Clifton Down Pump	\$ 76	\$ 908
Duke Energy	910089207032	6506 Clifton Down Dr	\$ 280	\$ 3,362
Duke Energy	910089196854	6601 Clifton Down Dr	\$ 131	\$ 1,573
Duke Energy	910089197714	6724 Clifton Down Dr	\$ 127	\$ 1,519
Duke Energy	910089197475	6351 Clifton Down Dr	\$ 58	\$ 698
Contingency				\$ 3,812
Total				\$ 15,000

Utility Services- Streetlights

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

Vendor	Account	Address	Monthly	Annually
Duke Energy	910089198806	000 Gideon Circle LITE	\$ 544	\$ 6,526
Duke Energy	910089198202	000 Clifton Down Dr LITE	\$ 2,200	\$ 26,400
Duke Energy	910138797305	00 Eiland Blvd LITE	\$ 6,000	\$ 72,000
Contingency				\$ 20,074
Total				\$ 125,000

Streetlight Repair

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

Aquatic Maintenance

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

General Liability Insurance

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

Property Insurance

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

Chapel Creek

Community Development District

General Fund Budget

Landscape Maintenance

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

Field Repairs & Maintenance

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

Holiday Lighting

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

Irrigation Maintenance & Repairs

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

Landscape Enhancements & Replacement

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

Field Contingency

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

Amenity Expenditures:

Utility Services- Electric

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

Vendor	Account	Address	Monthly	Annually
Duke Energy	910089197053	6405 Clifton Down Dr Mail Kiosk	\$ 30	\$ 360
Duke Energy	910089197954	6405 Clifton Down Dr Cabana	\$ 850	\$ 10,200
Contingency				\$ 440
Total				\$ 11,000

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Water & Sewer

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

Vendor	Account	Address	Monthly	Annually
Pasco County	0990555	6405 Clifton Down Dr	\$ 180	\$ 2,160
Pasco County		7011 Hidden Creek Blvd	\$ 220	\$ 2,640
Contingency				\$ 700
Total				\$ 5,500

Amenity Access Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Repairs & Maintenance

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

Janitorial Services

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

Pool Service

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

Security

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

Internet

Estimated annual cost for Internet at the amenity center.

Pest Control

Monthly pest elimination provided by All American Lawn & Tree Specialist, LLC.

Contingency

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

Chapel Creek
Community Development District
Debt Service- Series 2006

	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments/Other	\$ 199,058	\$ 195,187	\$ 3,871	\$ 199,058	\$ 199,058
Interest Income	-	16,073	200	16,273	-
Miscellaneous Income	-	164,606	-	164,606	-
Carry Forward Surplus	-	237,253	-	237,253	290,845
Total Revenues	\$ 199,058	\$ 613,120	\$ 4,071	\$ 617,190	\$ 489,903
Expenditures					
Trustee Fees	\$ -	24,349	\$ -	\$ 24,349	\$ -
Transfer Out	-	6,797	-	6,797	-
Debt Service Obligation	199,058	147,400	-	147,400	-
Interest Expense 11/1	-	-	-	-	50,188
Interest Expense 5/1	-	-	52,800	52,800	50,188
Principal Expense 5/1	-	-	95,000	95,000	100,000
Total Expenditures	\$ 199,058	\$ 178,546	\$ 147,800	\$ 326,346	\$ 200,375
Excess Revenues/(Expenditures)	\$ -	\$ 434,574	\$ (143,729)	\$ 290,845	\$ 289,528

11/1/26 Interest \$ 47,438

Net Assessments \$ 199,058
Discounts and Collections (6%) \$ 12,706
Gross Assessments \$ 211,764

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 52.5' P	162	\$ 84,058.56	\$ 518.88	\$ 552.00
Single Family 52.5' T	5	\$ 3,760.00	\$ 752.00	\$ 800.00
Single Family 62.5' P	89	\$ 50,196.00	\$ 564.00	\$ 600.00
Single Family 62.5' T	2	\$ 1,598.00	\$ 799.00	\$ 850.00
Single Family 65' P	89	\$ 55,215.60	\$ 620.40	\$ 660.00
Single Family 65' T	5	\$ 4,230.00	\$ 846.00	\$ 900.00
Total	352	\$ 199,058.16		

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2006

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
05/01/25	\$1,920,000	\$95,000	5.50%	\$52,800.00	
11/01/25				\$50,187.50	\$197,987.50
05/01/26	\$1,825,000	\$100,000	5.50%	\$50,187.50	
11/01/26				\$47,437.50	\$197,625.00
05/01/27	\$1,725,000	\$105,000	5.50%	\$47,437.50	
11/01/27				\$44,550.00	\$196,987.50
05/01/28	\$1,620,000	\$110,000	5.50%	\$44,550.00	
11/01/28				\$41,525.00	\$196,075.00
05/01/29	\$1,510,000	\$115,000	5.50%	\$41,525.00	
11/01/29				\$38,362.50	\$194,887.50
05/01/30	\$1,395,000	\$125,000	5.50%	\$38,362.50	
11/01/30				\$34,925.00	\$198,287.50
05/01/31	\$1,270,000	\$130,000	5.50%	\$34,925.00	
11/01/31				\$31,350.00	\$196,275.00
05/01/32	\$1,140,000	\$140,000	5.50%	\$31,350.00	
11/01/32				\$27,500.00	\$198,850.00
05/01/33	\$1,000,000	\$145,000	5.50%	\$27,500.00	
11/01/33				\$23,512.50	\$196,012.50
05/01/34	\$855,000	\$155,000	5.50%	\$23,512.50	
11/01/34				\$19,250.00	\$197,762.50
05/01/35	\$700,000	\$160,000	5.50%	\$19,250.00	
11/01/35				\$14,850.00	\$194,100.00
05/01/36	\$540,000	\$170,000	5.50%	\$14,850.00	
11/01/36				\$10,175.00	\$195,025.00
05/01/37	\$370,000	\$180,000	5.50%	\$10,175.00	
11/01/37				\$5,225.00	\$195,400.00
05/01/38	\$190,000	\$190,000	5.50%	\$5,225.00	
11/01/38				\$0.00	\$195,225.00
Total		\$1,920,000		\$830,500.00	\$2,750,500.00

Chapel Creek
Community Development District
Debt Service- Series 2021

	Adopted Budget FY 2025	Actual thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments	\$ 364,285	\$ 336,980	\$ 27,305	\$ 364,285	\$ 303,366
Special Assessments- Prepayments	-	295,443	25,000	320,443	-
Interest Income	5,000	18,332	7,500	25,832	5,000
Carry Forward Surplus	230,458	656,516	-	656,516	310,896
Total Revenues	\$ 599,742	\$ 1,307,271	\$ 59,805	\$ 1,367,076	\$ 619,262

Expenditures					
Interest Expense 11/1	\$ 117,103	\$ 107,806	\$ -	\$ 107,806	\$ 93,094
Interest Expense 5/1	117,103	96,878	-	96,878	93,094
Principal Expense 5/1	145,000	120,000	-	120,000	120,000
Special Call 11/1	-	440,000	-	440,000	-
Interest Expense 2/1	-	1,495	-	1,495	-
Special Call 2/1	-	165,000	-	165,000	-
Special Call 5/1	-	125,000	-	125,000	-
Total Expenditures	\$ 379,206	\$ 1,056,180	\$ -	\$ 1,056,180	\$ 306,188
Excess Revenues/(Expenditures)	\$ 220,536	\$ 251,092	\$ 59,805	\$ 310,896	\$ 313,075

11/1/26 Interest \$ 91,594

Net Assessments \$ 303,366
Discounts and Collections (6%) \$ 19,364
Gross Assessments \$ 322,730

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	225	\$ 281,178.68	\$ 1,249.68	\$ 1,329.45
Single Family 50'	1	\$ 937.50	\$ 937.50	\$ 997.34
Single Family 50'	34	\$ 21,249.88	\$ 625.00	\$ 664.89
Total	260	\$ 303,366.06		

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2021

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/25				\$93,093.75	\$93,093.75
05/01/26	\$5,210,000	\$120,000	2.50%	\$93,093.75	
11/01/26				\$91,593.75	\$304,687.50
05/01/27	\$5,090,000	\$120,000	3.00%	\$91,593.75	
11/01/27				\$89,793.75	\$301,387.50
05/01/28	\$4,970,000	\$125,000	3.00%	\$89,793.75	
11/01/28				\$87,918.75	\$302,712.50
05/01/29	\$4,845,000	\$130,000	3.00%	\$87,918.75	
11/01/29				\$85,968.75	\$303,887.50
05/01/30	\$4,715,000	\$135,000	3.00%	\$85,968.75	
11/01/30				\$83,943.75	\$304,912.50
05/01/31	\$4,580,000	\$140,000	3.00%	\$83,943.75	
11/01/31				\$81,843.75	\$305,787.50
05/01/32	\$4,440,000	\$140,000	3.38%	\$81,843.75	
11/01/32				\$79,481.25	\$301,325.00
05/01/33	\$4,300,000	\$145,000	3.38%	\$79,481.25	
11/01/33				\$77,034.38	\$301,515.63
05/01/34	\$4,155,000	\$150,000	3.38%	\$77,034.38	
11/01/34				\$74,503.13	\$301,537.51
05/01/35	\$4,005,000	\$155,000	3.38%	\$74,503.13	
11/01/35				\$71,887.50	\$301,390.63
05/01/36	\$3,850,000	\$160,000	3.38%	\$71,887.50	
11/01/36				\$69,187.50	\$301,075.00
05/01/37	\$3,690,000	\$170,000	3.38%	\$69,187.50	
11/01/37				\$66,318.75	\$305,506.25
05/01/38	\$3,520,000	\$175,000	3.38%	\$66,318.75	
11/01/38				\$63,365.63	\$304,684.38
05/01/39	\$3,345,000	\$180,000	3.38%	\$63,365.63	
11/01/39				\$60,328.13	\$303,693.76
05/01/40	\$3,165,000	\$185,000	3.38%	\$60,328.13	
11/01/40				\$57,206.25	\$302,534.38
05/01/41	\$2,980,000	\$190,000	3.38%	\$57,206.25	
11/01/41				\$54,000.00	\$301,206.25
05/01/42	\$2,790,000	\$200,000	4.00%	\$54,000.00	
11/01/42				\$50,000.00	\$304,000.00
05/01/43	\$2,590,000	\$205,000	4.00%	\$50,000.00	
11/01/43				\$45,900.00	\$300,900.00
05/01/44	\$2,385,000	\$215,000	4.00%	\$45,900.00	
11/01/44				\$41,600.00	\$302,500.00
05/01/45	\$2,170,000	\$225,000	4.00%	\$41,600.00	
11/01/45				\$37,100.00	\$303,700.00
05/01/46	\$1,945,000	\$235,000	4.00%	\$37,100.00	
11/01/46				\$32,400.00	\$304,500.00
05/01/47	\$1,710,000	\$245,000	4.00%	\$32,400.00	
11/01/47				\$27,500.00	\$304,900.00
05/01/48	\$1,465,000	\$255,000	4.00%	\$27,500.00	
11/01/48				\$22,400.00	\$304,900.00
05/01/49	\$1,210,000	\$265,000	4.00%	\$22,400.00	
11/01/49				\$17,100.00	\$304,500.00
05/01/50	\$945,000	\$275,000	4.00%	\$17,100.00	
11/01/50				\$11,600.00	\$303,700.00
05/01/51	\$670,000	\$285,000	4.00%	\$11,600.00	
11/01/51				\$5,900.00	\$302,500.00
05/01/52	\$385,000	\$295,000	4.00%	\$5,900.00	
Total		\$5,120,000		\$3,157,937.54	\$7,977,037.54

Chapel Creek
Community Development District
Debt Service- Series 2024

	Adopted Budget FY 2025	Actual thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments	\$ 461,869	\$ 461,869	\$ -	\$ 461,869	\$ 461,869
Interest Income	2,500	16,869	7,500	24,369	2,500
Transfer In	-	2,576	-	2,576	-
Carry Forward Surplus	185,044	200,634	-	200,634	226,159
Total Revenues	\$ 649,413	\$ 681,947	\$ 7,500	\$ 689,447	\$ 690,528

Expenditures

Interest Expense 11/1	\$ 184,144	\$ 184,144	\$ -	\$ 184,144	\$ 181,947
Interest Expense 5/1	184,144	184,144	-	184,144	181,947
Principal Expense 5/1	95,000	95,000	-	95,000	100,000
Total Expenditures	\$ 463,288	\$ 463,288	\$ -	\$ 463,288	\$ 463,894
Excess Revenues/(Expenditures)	\$ 186,125	\$ 218,659	\$ 7,500	\$ 226,159	\$ 226,634

11/1/26 Interest \$ 179,634

Net Assessments \$ 461,869
Discounts and Collections (6%) \$ 29,481
Gross Assessments \$ 491,350

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	148	\$ 461,868.66	\$ 3,120.73	\$ 3,319.93

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2024

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
05/01/24				\$65,473.33	
11/01/24				\$184,143.75	\$249,617.08
05/01/25	\$6,660,000	\$95,000	4.63%	\$184,143.75	
11/01/25				\$181,946.88	\$461,090.63
05/01/26	\$6,565,000	\$100,000	4.63%	\$181,946.88	
11/01/26				\$179,634.38	\$461,581.26
05/01/27	\$6,465,000	\$105,000	4.63%	\$179,634.38	
11/01/27				\$177,206.25	\$461,840.63
05/01/28	\$6,360,000	\$110,000	4.63%	\$177,206.25	
11/01/28				\$174,662.50	\$461,868.75
05/01/29	\$6,250,000	\$115,000	4.63%	\$174,662.50	
11/01/29				\$172,003.13	\$461,665.63
05/01/30	\$6,135,000	\$120,000	4.63%	\$172,003.13	
11/01/30				\$169,228.13	\$461,231.26
05/01/31	\$6,015,000	\$125,000	4.63%	\$169,228.13	
11/01/31				\$166,337.50	\$460,565.63
05/01/32	\$5,890,000	\$130,000	5.50%	\$166,337.50	
11/01/32				\$162,762.50	\$459,100.00
05/01/33	\$5,760,000	\$140,000	5.50%	\$162,762.50	
11/01/33				\$158,912.50	\$461,675.00
05/01/34	\$5,620,000	\$145,000	5.50%	\$158,912.50	
11/01/34				\$154,925.00	\$458,837.50
05/01/35	\$5,475,000	\$155,000	5.50%	\$154,925.00	
11/01/35				\$150,662.50	\$460,587.50
05/01/36	\$5,320,000	\$160,000	5.50%	\$150,662.50	
11/01/36				\$146,262.50	\$456,925.00
05/01/37	\$5,160,000	\$170,000	5.50%	\$146,262.50	
11/01/37				\$141,587.50	\$457,850.00
05/01/38	\$4,990,000	\$180,000	5.50%	\$141,587.50	
11/01/38				\$136,637.50	\$458,225.00
05/01/39	\$4,810,000	\$190,000	5.50%	\$136,637.50	
11/01/39				\$131,412.50	\$458,050.00
05/01/40	\$4,620,000	\$200,000	5.50%	\$131,412.50	
11/01/40				\$125,912.50	\$457,325.00
05/01/41	\$4,420,000	\$215,000	5.50%	\$125,912.50	
11/01/41				\$120,000.00	\$460,912.50
05/01/42	\$4,205,000	\$225,000	5.50%	\$120,000.00	
11/01/42				\$113,812.50	\$458,812.50
05/01/43	\$3,980,000	\$240,000	5.50%	\$113,812.50	
11/01/43				\$107,212.50	\$461,025.00
05/01/44	\$3,740,000	\$250,000	5.50%	\$107,212.50	
11/01/44				\$100,337.50	\$457,550.00
05/01/45	\$3,490,000	\$265,000	5.75%	\$100,337.50	
11/01/45				\$92,718.75	\$458,056.25
05/01/46	\$3,225,000	\$280,000	5.75%	\$92,718.75	
11/01/46				\$84,668.75	\$457,387.50
05/01/47	\$2,945,000	\$300,000	5.75%	\$84,668.75	
11/01/47				\$76,043.75	\$460,712.50
05/01/48	\$2,645,000	\$315,000	5.75%	\$76,043.75	
11/01/48				\$66,987.50	\$458,031.25
05/01/49	\$2,330,000	\$335,000	5.75%	\$66,987.50	
11/01/49				\$57,356.25	\$459,343.75
05/01/50	\$1,995,000	\$355,000	5.75%	\$57,356.25	
11/01/50				\$47,150.00	\$459,506.25
05/01/51	\$1,640,000	\$375,000	5.75%	\$47,150.00	
11/01/51				\$36,368.75	\$458,518.75
05/01/52	\$1,265,000	\$400,000	5.75%	\$36,368.75	
11/01/52				\$24,868.75	\$461,237.50
05/01/53	\$865,000	\$420,000	5.75%	\$24,868.75	
11/01/53				\$12,793.75	\$457,662.50
05/01/54	\$445,000	\$445,000	5.75%	\$12,793.75	
Total	\$6,660,000			\$7,374,585.87	\$12,657,892.12

Chapel Creek
Community Development District
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Transfer In- General Fund	\$ 51,779	\$ 51,779	\$ -	\$ 51,779	\$ 24,599
Interest	-	2	5	7	-
Beginning Fund Balance	-	50,000	-	50,000	101,431
Total Revenues	\$ 51,779	\$ 101,781	\$ 5	\$ 101,786	\$ 126,030
Expenditures					
Bank Fees	\$ -	\$ 155	\$ 200	\$ 355	\$ 500
Capital Outlay	10,000	-	-	-	10,000
Total Expenditures	\$ 10,000	\$ 155	\$ 200	\$ 355	\$ 10,500
Excess Revenues/(Expenditures)	\$ 41,779	\$ 101,626	\$ (195)	\$ 101,431	\$ 115,530

PARCELID	O&M	2006 Debt	2021 Debt	2024 Debt	Total
05-26-21-0130-00700-0110	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00700-0120	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00700-0130	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00700-0140	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00700-0150	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00700-0160	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00700-0170	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00700-0180	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00700-0190	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0010	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0020	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0030	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0040	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0050	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0060	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0070	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0080	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0090	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0100	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00800-0110	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00900-0010	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00900-0020	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00900-0030	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00900-0040	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00900-0050	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00900-0060	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-00900-0070	\$1,168.04	\$660.00			\$1,828.04
05-26-21-0130-0B100-0000					\$0.00
05-26-21-0130-0B200-0000					\$0.00
05-26-21-0130-0B300-0000					\$0.00
05-26-21-0130-0B400-0000					\$0.00
05-26-21-0130-0B500-0000					\$0.00
05-26-21-0130-0B600-0000					\$0.00
05-26-21-0130-0B700-0000					\$0.00
05-26-21-0130-0B800-0000					\$0.00
05-26-21-0130-0P100-0000					\$0.00
05-26-21-0130-49900-0000					\$0.00
05-26-21-0140-00100-0010	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00100-0020	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00100-0030	\$981.08		\$0.00		\$981.08
05-26-21-0140-00100-0040	\$981.08		\$997.09		\$1,978.17
05-26-21-0140-00100-0050	\$981.08		\$664.73		\$1,645.81
05-26-21-0140-00100-0060	\$981.08		\$664.73		\$1,645.81
05-26-21-0140-00100-0070	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00100-0080	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00100-0090	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00100-0100	\$981.08		\$664.73		\$1,645.81
05-26-21-0140-00100-0110	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00100-0120	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00100-0130	\$981.08		\$0.00		\$981.08
05-26-21-0140-00100-0140	\$981.08		\$0.00		\$981.08
05-26-21-0140-00200-0010	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00200-0020	\$981.08		\$0.00		\$981.08
05-26-21-0140-00200-0030	\$981.08		\$0.00		\$981.08
05-26-21-0140-00200-0040	\$981.08		\$0.00		\$981.08
05-26-21-0140-00200-0050	\$981.08		\$0.00		\$981.08
05-26-21-0140-00200-0060	\$981.08		\$0.00		\$981.08
05-26-21-0140-00200-0070	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00200-0080	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00200-0090	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00200-0100	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00200-0110	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00200-0120	\$981.08		\$0.00		\$981.08
05-26-21-0140-00300-0010	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00300-0020	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00300-0030	\$981.08		\$0.00		\$981.08
05-26-21-0140-00300-0040	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00300-0050	\$981.08		\$0.00		\$981.08
05-26-21-0140-00300-0060	\$981.08		\$1,329.45		\$2,310.53
05-26-21-0140-00300-0070	\$981.08		\$1,329.45		\$2,310.53

PARCELID	O&M	2006 Debt	2021 Debt	2024 Debt	Total
06-26-21-0060-00700-0100	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00700-0110	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00800-0140	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00800-0150	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00800-0160	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00800-0170	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00800-0180	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00800-0190	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00800-0200	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00800-0210	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00800-0220	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00800-0230	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-00A00-0000					\$0.00
06-26-21-0060-00B00-0000					\$0.00
06-26-21-0060-00C00-0000					\$0.00
06-26-21-0060-00D00-0000					\$0.00
06-26-21-0060-00E00-0000					\$0.00
06-26-21-0060-00F00-0000					\$0.00
06-26-21-0060-00G00-0000					\$0.00
06-26-21-0060-00H00-0000					\$0.00
06-26-21-0060-00J00-0000					\$0.00
06-26-21-0060-00K00-0000					\$0.00
06-26-21-0060-00L00-0000					\$0.00
06-26-21-0060-00N00-0000					\$0.00
06-26-21-0060-00P00-0000					\$0.00
06-26-21-0060-00Q00-0000					\$0.00
06-26-21-0060-00R00-0000					\$0.00
06-26-21-0060-00R00-0020	\$1,448.96				\$1,448.96
06-26-21-0060-00R00-0030					\$0.00
06-26-21-0060-00S00-0000	\$1,256.84				\$1,256.84
06-26-21-0060-00T00-0000					\$0.00
06-26-21-0060-00U00-0000					\$0.00
06-26-21-0060-00V00-0000					\$0.00
06-26-21-0060-00W00-0000					\$0.00
06-26-21-0060-00Y00-0000					\$0.00
06-26-21-0060-01000-0160	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-01000-0170	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-01000-0180	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-01000-0190	\$1,168.04	\$660.00			\$1,828.04
06-26-21-0060-49900-0000					\$0.00
06-26-21-0060-49900-0010					\$0.00
06-26-21-0060-49900-0020					\$0.00
32-25-21-0010-10100-0000					\$0.00
Total Gross Assessments	\$775,312.94	\$211,764.00	\$322,724.16	\$0.00	\$1,309,801.10
Total Net Assessments	\$728,794.16	\$199,058.16	\$303,360.71	\$0.00	\$1,231,213.03
Direct Billing					
32-25-21-0010-10100-0000	\$20,022.92			\$491,349.73	\$511,372.65
Total Gross Direct	\$20,022.92	\$0.00	\$0.00	\$491,349.73	\$511,372.65
Total Net Direct	\$18,821.54	\$0.00	\$0.00	\$461,868.75	\$480,690.29
Total Gross Assessments	\$795,335.86	\$211,764.00	\$322,724.16	\$491,349.73	\$1,821,173.75
Total Net Assessments	\$747,615.71	\$199,058.16	\$303,360.71	\$461,868.75	\$1,711,903.33

SECTION V

**Chapel Creek CDD
Capital Projects Plan**

<u>Project</u>	<u>Comments</u>	<u>Estimated Cost</u>	<u>Maintenance</u>
Shade at Pool/Cabanas	Option 1 – South Side	\$34,942.32	
Community Garden			
Butterfly Garden			
Benches @ or near ponds	5 benches at location shown on map	\$3,843.00	
Bug zappers @ pool			

SECTION A



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
Pond Benches	
Install 5 benches at the location shown on the map. Benches will be cemented into the ground.	

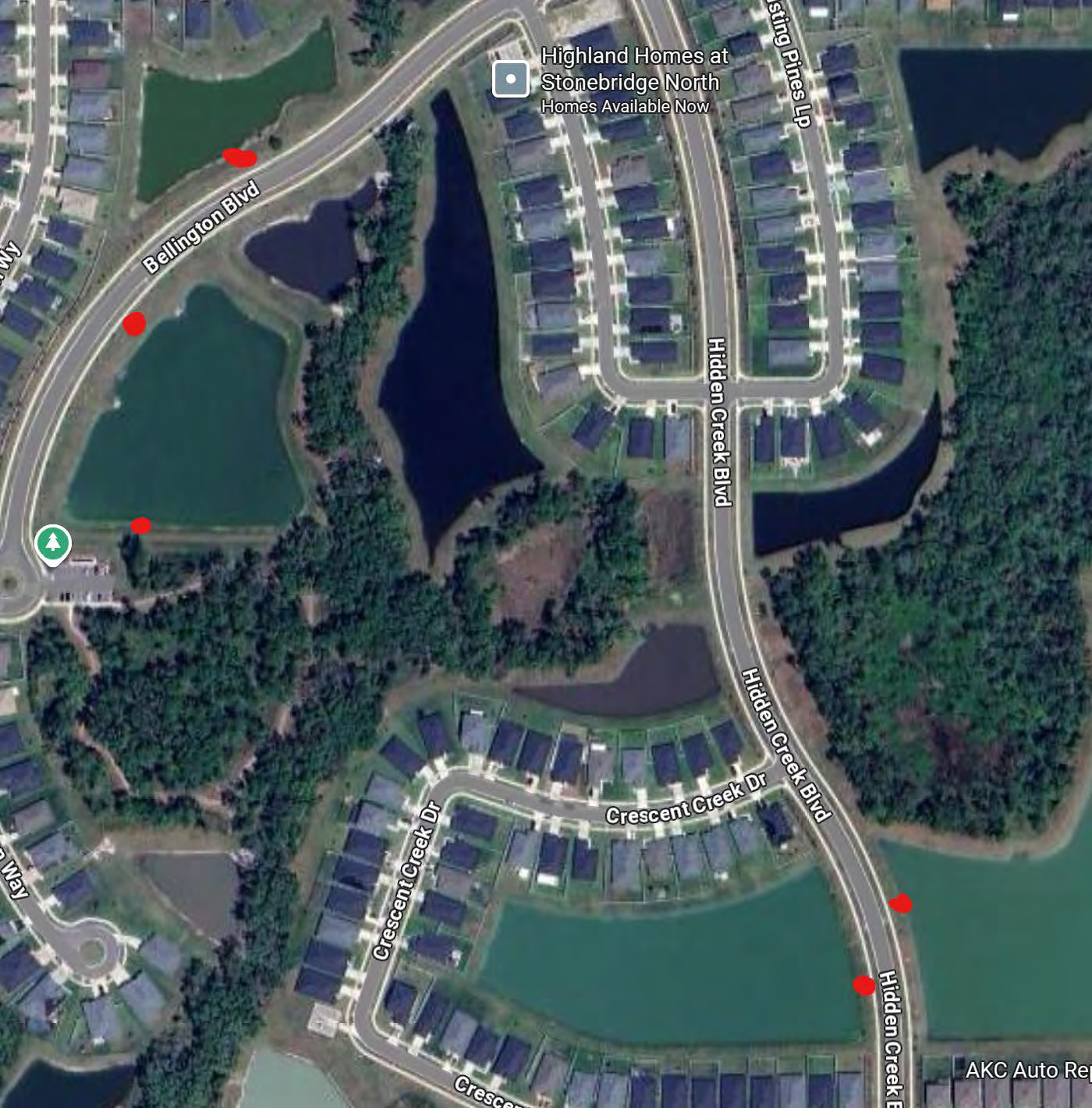
Qty	Description	Unit Price	Line Total
20	Labor	\$50.00	\$1,000.00
2	Mobilization	\$65.00	\$65.00
1	Equipment (Trailer)		\$80.00
	Materials		2,698.00
		Total Due:	\$3,843.00

This Proposal is Valid for 30 days.

Client Signature: _____



Highland Homes at
Stonebridge North
Homes Available Now



Bellington Blvd

Hidden Creek Blvd

Hidden Creek Blvd

Crescent Creek Dr

Crescent Creek Dr

Hidden Creek E

AKC Auto Re

SECTION B

SECTION 1



Proposal

#EST1849

Bill To
 Towne Park
 219 E. Livingston St
 Orlando FL 32801

Ship To
 Governmental Management Services of
 Central FL Chapel Creek CDD
 6405 Clifton Down Dr
 Zephyrhills FL 33541

Proposal Date 7/17/2025	Project Manager William Farrell
-----------------------------------	---

Project Name		Project ID	Terms
Governmental Management Services of Central FL : Chapel Creek District		23788	Due w/ Order
Quantity	Description	Unit Price	Total Extended
3	Shade Single Post Pyramid Cantilever QRE 127 Length 14 ft 0 in x Width 14 ft 0 in by 8 ft 0 in Entry	\$6,855.00	\$20,565.00
1	Freight	\$6,355.00	\$6,355.00
1	Shade Installation Price includes installation of 3 single post shades with concrete footing, spoil removal, and offload If core drill is required due to slab underneath the pavers, Change order will be needed	\$26,734.00	\$26,734.00
1	Engineered Drawings	\$1,875.00	\$1,875.00
1	Building Permit	\$2,850.00	\$2,850.00
1	Dumpster for General Trash	\$1,875.00	\$1,875.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$60,254.00
		Tax	\$0.00
		Total	\$60,254.00

Accepted By
 Printed Name: _____ Signature: _____ Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING. PO/Reference #: _____ **THANK YOU!**

Standard Terms and Conditions

General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

Warranties. All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security
- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

Theft/Vandalism. The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.

CUSTOMER NAME: Chapel Creek CDD
PROJECT NAME: Chapel Creek CDD
LOCATION: Zephyrhills FL
CONFIGURATION #: Q-103736

Will F
Playmore Rec
,
willf@playmoreonline.com

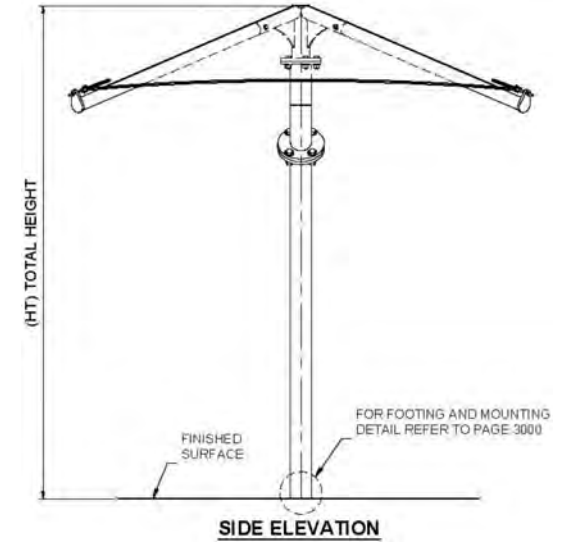
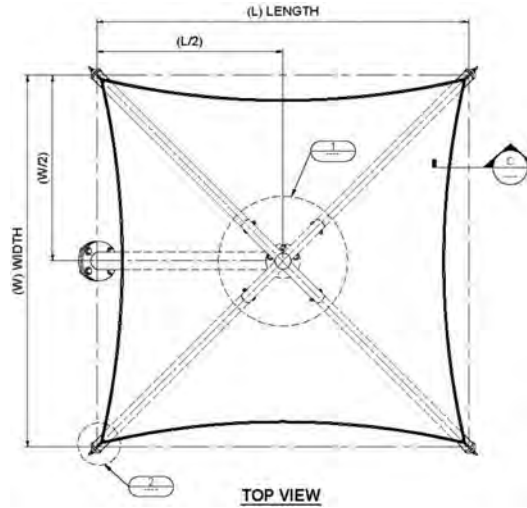
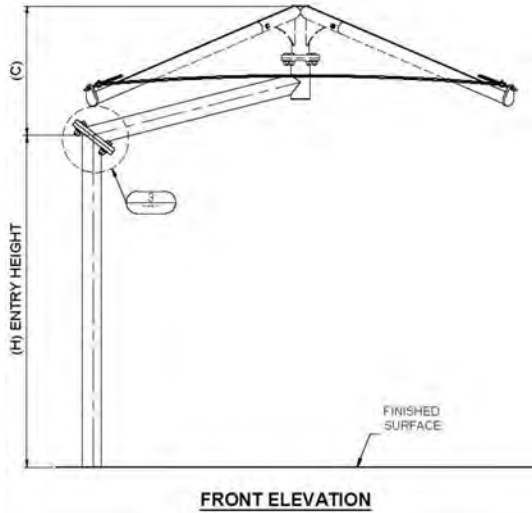


CORPORATE HEADQUARTERS
2580 Esters Blvd, Ste 100
DFW Airport, TX 75261
800-966-5005

- NOT TO SCALE
- NOT FOR CONSTRUCTION OR PERMITS
- DUE TO REPRODUCTION, ACTUAL COLORS MAY
DIFFER FROM REPRESENTATION

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CUSTOMER NAME: Chapel Creek CDD
 PROJECT NAME: Chapel Creek CDD
 LOCATION: Zephyrhills FL
 CONFIGURATION #: Q-103736



GENERAL NOTES

DESIGN LOADS

BUILDING CODE: FLORIDA BUILDING CODE 2023 - 8th EDITION (2023)
 LIVE LOADS: 5 PSF
 SNOW LOAD: 5 PSF
 WIND LOADS: 115 MPH* STEEL FRAME WITH FABRIC ATTACHED
 180 MPH**, STEEL FRAME WITH FABRIC REMOVED
 3-Sec. Gust, RISK CATEGORY II & EXPOSURE C

*115 MPH ACCORDING THE ULTIMATE WIND SPEED MAPS OF ASCE 7-22 IS EQUIVALENT TO THE NOMINAL WIND SPEED OF 90 MPH ACCORDING ASCE 7-22 AND FBC 2023 EQ 16-17.

**180 MPH ACCORDING THE ULTIMATE WIND SPEED MAPS OF ASCE 7-22 IS EQUIVALENT TO THE NOMINAL WIND SPEED OF 139 MPH ACCORDING ASCE 7-22 AND FBC 2023 EQ 16-17.

ESTIMATED STEEL WEIGHT

Total Structure Weight	1,533 lbs
Single Column Weight	111.5 lbs
Total Upper Frame Weight	654.7 lbs
Steel Sizes	6x6x1/4-400

TABLE OF DIMENSIONS

W	L	H	C	HT	CL	RL
14' 0"	14' 0"	8' 0"	3' 8"	11' 8"	0'-4"	9' 4"



CORPORATE HEADQUARTERS
 2580 Esters Blvd, Ste 100
 DFW Airport, TX 75261
 800-966-5005

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CUSTOMER NAME: Chapel Creek CDD
 PROJECT NAME: Chapel Creek CDD
 LOCATION: Zephyrhills FL
 CONFIGURATION #: Q-103736

REINFORCED CONCRETE NOTES

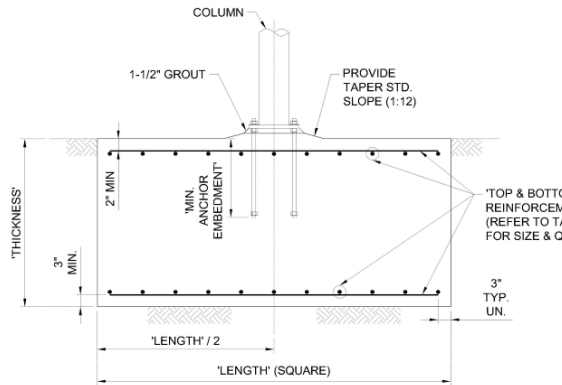
- CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
 - 28 DAY STRENGTH: 2500 PSI
 - SLUMP: 3-5
 - PORTLAND CEMENT SHALL CONFORM TO C-150
 - AGGREGATE SHALL CONFORM TO ASTM C-33
- ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60; AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.
- ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 55 (GALVANIZED).
- ALL NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI, AND SHALL COMPLY THE REQUIREMENTS OF ASTM C109, ASTM C939, ASTM C1090, ASTM C1107, WHEN APPLICABLE.
- SOIL PARAMETERS FOR FOOTING ANALYSIS; TABLE 1806.2, CLASS : 5 - 1500(PSF)
- FOR SPREAD FOOTING, EDGE OF COLUMN OR ANCHOR BOLTS MUST BE SET AT LEAST 12" FROM THE EDGE OF SPREAD FOOTING EDGE.
- SPREAD FOOTING ALLOWED TO BE ROTATED AS REQUIRED.
- ANCHOR ROD Sets, 7/8"x24" F1554 GR55, Qty 4

TABLE FOR NON-CONSTRAINED DRILLED PIER FOOTING								
DIAMETER (FT)	DEPTH (FT)	VERTICAL REBAR		TIES			MIN. COLUMN EMBEDMENT (IN)	MIN. ANCHOR EMBEDMENT (RECESS. & SURFACE) (IN)
		QTY.	SIZE	QTY.	Ø LOOP (FT)	SIZE		
2.00	7.00	6.00	#8	12	1.50	#4	36	19

TABLE FOR SPREAD FOOTING							
LENGTH (FT)	THICKNESS (FT)	TOP AND BOTTOM REINFORCEMENT			MIN. COLUMN EMBEDMENT (EMBED) (IN)	MIN. ANCHOR EMBEDMENT (RECESS. & SURFACE) (IN)	
		QTY.	SIZE	SPACING (IN)			
5.00	3.00	7	#5 @	9.00 O.C.E.W.	33	19	

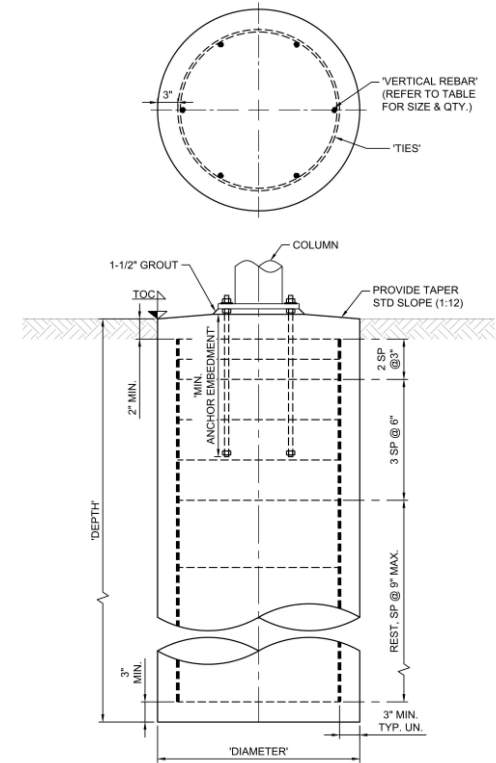
NOT FOR CONSTRUCTION OR PERMITS

NOTE: ADDITIONAL INSTALLATION COSTS FOR SPREAD FOOTING



SPREAD FOOTING TYPE

SURFACE BASE PLATE
 SCHEMATIC VIEW ONLY
 REFER TO TABLE FOR VARIABLE DIMENSIONS



DRILLED PIER FOOTING TYPE

SURFACE BASE PLATE
 SCHEMATIC VIEW ONLY
 REFER TO TABLE FOR VARIABLE DIMENSIONS & QTY.



CORPORATE HEADQUARTERS
 2580 Esters Blvd, Ste 100
 DFW Airport, TX 75261
 800-966-5005

- NOT TO SCALE
 - NOT FOR CONSTRUCTION OR PERMITS
 - DUE TO REPRODUCTION, ACTUAL COLORS MAY DIFFER FROM REPRESENTATION

These plans and specifications are the property of USA Shade and Fabric Structures and shall not be reproduced without their written permission.

SHADESURE™ FABRIC



Lead & Phthalate Free*



WHITE
SHADE 57%
UV 86%



SILVER
SHADE 88%
UV 93%



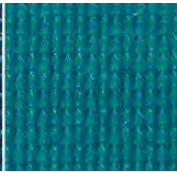
LAGUNA BLUE
SHADE 92%
UV 96%



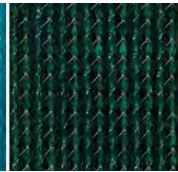
ROYAL BLUE
SHADE 86%
UV 94%



NAVY BLUE
SHADE 90%
UV 94%



TURQUOISE
SHADE 83%
UV 92%



RAINFORREST
SHADE 89%
UV 96%



DESERT SAND
SHADE 80%
UV 92%



BLACK
SHADE 95%
UV 96%



**SUNFLOWER
YELLOW**
SHADE 70%
UV 94%



TERRACOTTA
SHADE 84%
UV 90%



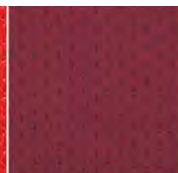
ARIZONA
SHADE 86%
UV 91%



**ATOMIC
ORANGE**
SHADE 82%
UV 94%



RED
SHADE 91%
UV 92%



MULBERRY
SHADE 90%
UV 91%



**ELECTRIC
PURPLE**
SHADE 84%
UV 90%



ZESTY LIME
SHADE 83%
UV 92%



CINNAMON
SHADE 88%
UV 93%



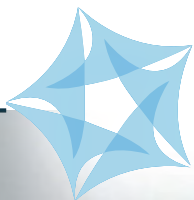
OLIVE
SHADE 93%
UV 97%



CHOCOLATE
SHADE 92%
UV 93%

Our fabrics carry a 10-year limited manufacturer's warranty from the date of installation against failure from significant fading, deterioration, breakdown, mildew, outdoor heat, cold, or discoloration, with the exceptions of Sunflower Yellow, Atomic Orange, Red, Mulberry, Electric Purple, Zesty Lime, Cinnamon, Olive, and Chocolate which carry a 5-year pro-rated warranty. Coolbrella shade structure fabrics carry a 3-year warranty. Should the fabric need to be replaced under the warranty, USA SHADE will manufacture and ship a new replacement fabric at no charge for the first six years, thereafter pro-rated at 20% per year over the last four years.

* Shadesure™ Red does not pass CPSC-CH-E1002-08.1. Contact your rep for more details.



USASHADE
& Fabric Structures®

www.usa-shade.com



Corporate Headquarters
DFW International Commerce Park
2580 Esters Blvd, Suite 100
DFW Airport, Texas 75261
PH: 214.905.9500
TF: 800.966.5005

West Coast Office
PH: 714.427.6981

Southeast Office
PH: 214.905.9500

SECTION 2



TRUST — *the* — EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.



1-800-573-7529 | www.proplaygrounds.com





Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
7/8/2025	45724

Project Name
Chapel Creek CDD shade



Customer / Bill To
Governmental Mgmt Services Allen Bailey 6200 Lee Vista Blvd. Ste 300 Orlando, FL 32822

Ship To
6405 Clifton Down Drive Zephyrhills, Florida 33541



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to: 1. Install a HC 144808 at Pool 2. provide eng dwgs, permit 3. paver removal and replacement by others			
	SHADE STRUCTURE			
CSSD	Custom Shade Design-HC144808 SG, 3 columns, 2 canopies side by side (config 106962)	1	16,601.16	16,601.16
CLR	Colors: TBD			0.00
ENGDRAW	Engineered Drawings for Permitting	1	840.00	840.00
Shipping	Combined Shipping and Freight Charges	1	1,920.00	1,920.00
	MATERIALS AND LABOR			
RBAR5	No. 5 Rebar	384	1.75	672.00
RMC	Ready Mix Concrete 2500 PSI MIN	10	195.00	1,950.00
LBR	Labor and Installation	1	12,670.00	12,670.00
ISPERMIT	PERMIT - STATE OF FLORIDA -	1	2,000.00	2,000.00

Subtotal:	\$36,653.16
Sales Tax: (7.5%)	\$0.00
Total:	<u>\$36,653.16</u>

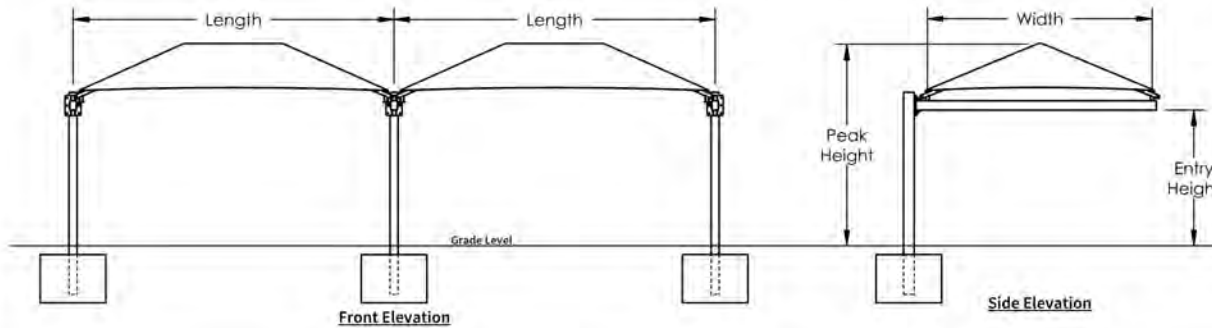
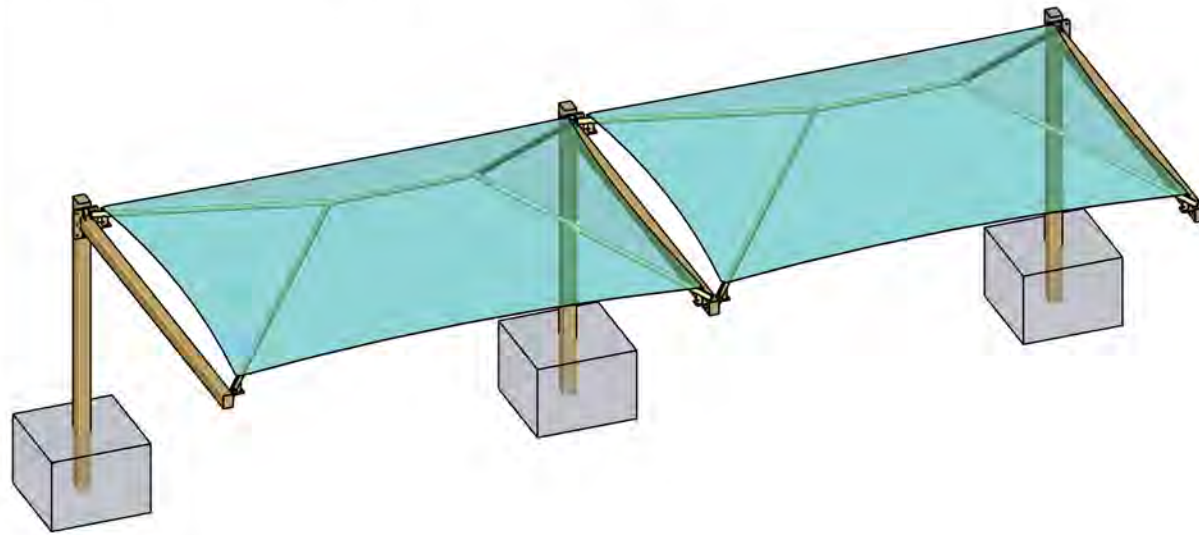
AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

_____/_____/_____
Signature Name / Title Date

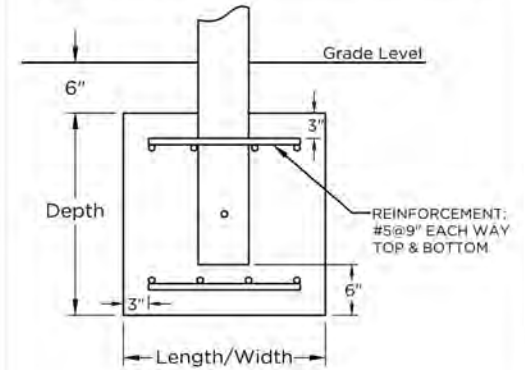
Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

Multi-Dome Hanging Cantilever Hip Shade

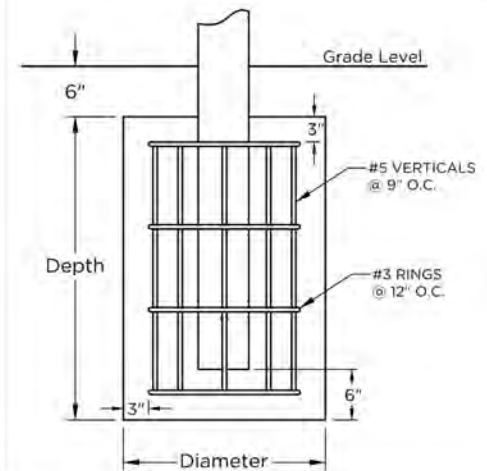
Length	24'	Width	14'	Entry Height	8'
Peak Height	10.83'	Elbow	Glide	Column Mount	Embedded
Column Size	10"x6"x1/4"	Rafter Size	Ø2.875" 12-Ga	Ridge Size	Ø2.875" 12-Ga
Column Length	12'	Rafter Length	9.95'	Ridge Length	11.03'
Dome Qty.	2	Column Qty.	3	Beam Size	8"x6"x3/16"



Square Footing		
Column	Length & Width	Depth
Single Cap	3.74	3
Double Cap	4.114	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	Out of range
2'-6"	Out of range	Out of range
3'-0"	4.75	5.75



SuperiorShade

QUOTE

106962

SHADE SIZE

24 X 14

SHADE STYLE

Multi-Dome Hanging Cantilever Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

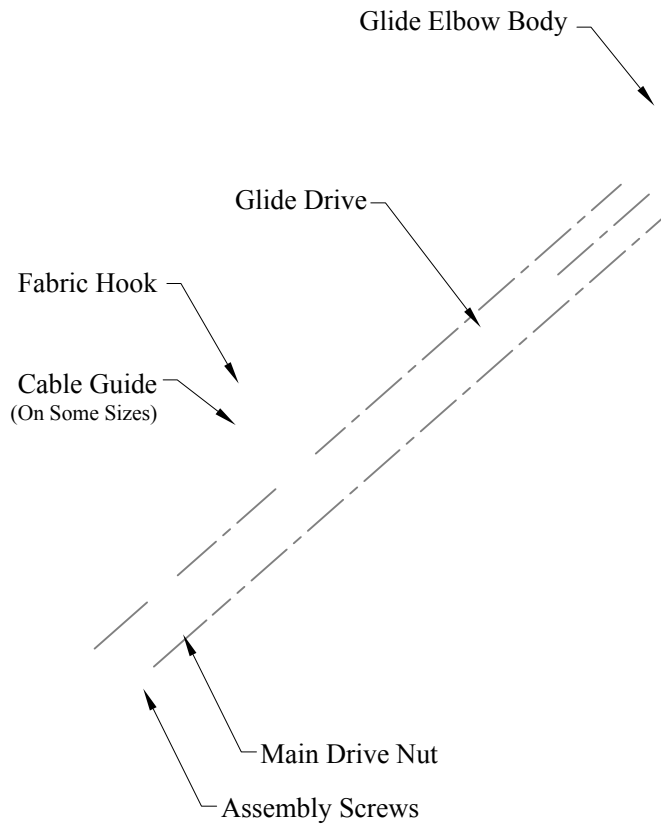
The Superior Shade Glide Elbow

(Patent Pending)

Assembly and Operation



Shade



ELBOW SIZE	END CAP SCREW	ALLEN WRENCH	DRIVE NUT SOCKET
2 1/2" Dia.	1/4"	5/32"	3/4"
2 7/8" Dia.	3/8"	7/32"	1"
3 1/2" Dia.	3/8"	7/32"	1 1/8"
5" Dia.	3/8"	7/32"	1 1/8"

Color Options

Frame

Gloss



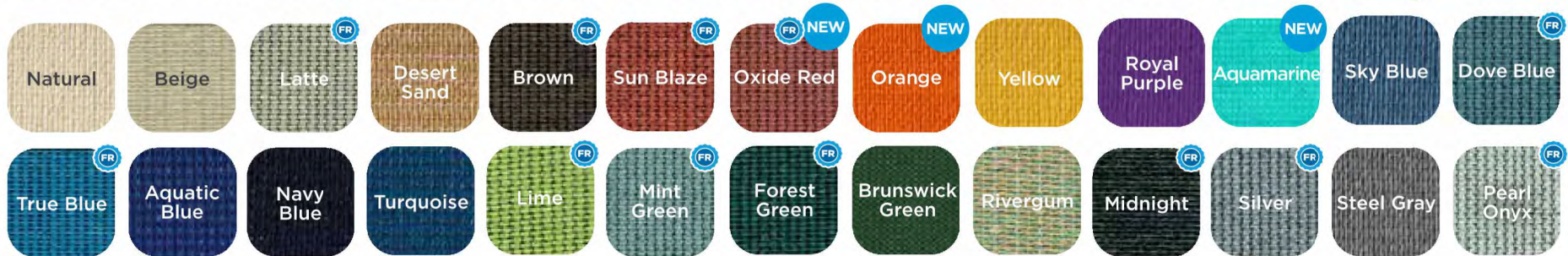
Matte, Textured, or Metallic



Fabric

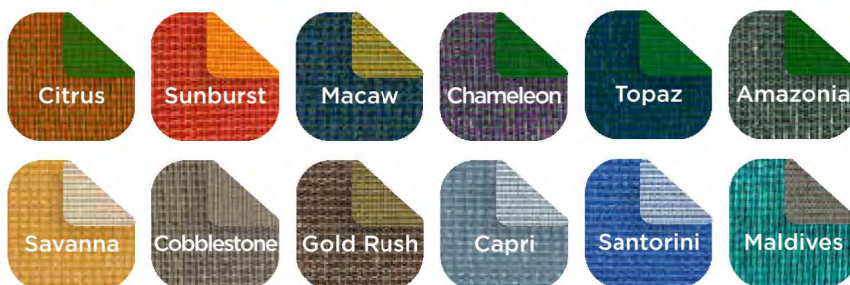
Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant ^{FR}.



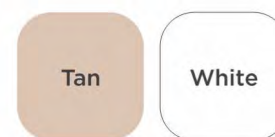
Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.



SECTION C

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
Planter Boxes	
Install 6 granite planter boxes in designated locations.	

Qty	Description	Unit Price	Line Total
16	Labor	\$50.00	\$800.00
1	Mobilization	\$65.00	\$65.00
1	Equipment		\$35.00
	Material		\$1,529.00
		Total Due:	\$2,429.00

This Proposal is Valid for 30 days.

Client Signature: _____



Garden Wizard Raised Bed Garden



Exterior Dimensions: 50"L x 50"W x 10"H



SECTION 2



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
Planter Boxes	
Install 6 wood planter boxes in designated locations.	

Qty	Description	Unit Price	Line Total
16	Labor	\$50.00	\$800.00
1	Mobilization	\$65.00	\$65.00
1	Equipment		\$35.00
	Material		\$3,789.00
		Total Due:	\$4,689.00

This Proposal is Valid for 30 days.

Client Signature: _____



All Things Cedar 24.0-in W x 48.0-in L x 11.0-in H Red cedar Cedar Raised Garden Bed



SECTION D

*Item will be
provided under
separate cover.*

SECTION VI

SECTION A

Constant Contact Survey Results

Campaign Name: Chapel Creek Meeting Survey



Survey Starts: 70

Survey Submits: 46

Export Date: 07/28/2025 02:06 PM

MULTIPLE CHOICE

In preparation for Fiscal Year 2026, the Chapel Creek CDD Board of Supervisors is considering adjusting certain meetings to a later time to accommodate typical work schedules. Before making any changes, the Board is requesting your feedback: -Would you be more likely to attend a Chapel Creek CDD meeting if it started at 6:30PM?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			37	80%
No			9	19%
Total Responses			46	100%

SECTION VII

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Chapel Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Pasco County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of August 2025.

ATTEST:

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Chapel Creek Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the Microtel Inn & Suites by Wyndham Zephyrhills, 7839 Gall Blvd., Zephyrhills, Florida 33541 at 11:30 a.m. on the 1st Wednesday of each month, unless otherwise indicated as follows:

October 1, 2025
November 5, 2025
December 3, 2025 @ 6:30 PM
January 7, 2026
February 4, 2026
March 4, 2026
April 1, 2026 @ 6:30 PM
May 6, 2026
June 3, 2026
July 1, 2026 @ 6:30 PM
August 5, 2026 @ 6:30 PM
September 2, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VIII

PROPERTY TOWING AND IMPOUND AGREEMENT

In accordance with the terms of this PROPERTY TOWING AND IMPOUND AGREEMENT (“**Agreement**”) entered into as of August 4, 2025, by and between Johnny On The Spot Transport LLC, whose address is 7074 Fort King Road, Zephyrhills, Florida 33541 (“**Contractor**”) and the Chapel Creek Community Development District., whose mailing address is c/o Government Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**District**”), the parties do hereby agree as follows:

1. In accordance with the provisions of this Agreement, Contractor shall remove vehicles from the property (“**Property**”) below:

PROPERTY NAME: Chapel Creek Community Development District

ADDRESS: 6405 Clifton Down Dr, Zephyrhills, FL 33541 & Mailbox/Nature Trail Parking area on Clifton Down Dr. Roundabout

DISTRICT PROPERTY SUBJECT TO TOWING: District clubhouse/amenity center parking lot area and immediate surrounding portion of the Property common areas and drive entrances, located within the District at the address shown for the Property in this Section.

2. The District authorizes Contractor, including its employees and agents, to patrol and roam the Property, and tow any vehicles or vessels in violation (or upon request) during the times specified below, in accordance with this Agreement. The following persons are designated as authorized agents of the District who are exclusively authorized to direct Contractor to remove vehicles from the Property:
 - a. The District Manager;
 - b. The Chair of the Board of Supervisors, or such other member of the Board as designated by the Board in writing from time to time.
3. The District hereby grants Contractor the non-exclusive right to access the Property to remove any vehicle improperly parked on District Property. “**District Property**” means and includes the District clubhouse/amenity center parking lot area and the immediate surrounding portion of the Property common areas and drive entrances. The District hereby authorizes the Contractor to remove any vehicle or vessel from District Property for the following violations and other violations as determined by the District’s authorized representative from time to time:

Any vehicle or vessel parked on the District Property between the hours of 10:00 p.m. – 6:00 a.m. is in violation of the District’s parking policy.

4. Contractor shall perform all towing and impound services in accordance with Florida Statute § 715.07 and § 713.78 and any and all applicable federal, state, and local laws and ordinances (collectively, “**Towing Regulations**”). Contractor is exclusively responsible for complying with Fla. Stat. 715.07 and § 713.78 and all Towing Regulations. Contractor is solely and exclusively responsible for notifying the appropriate law

enforcement agencies regarding the removal and/or impoundment of any vehicles or vessels pursuant to this Agreement.

5. Contractor shall receive payment for towing and impound services solely from the vehicle owner in accordance with Towing Regulations. The District shall not be responsible for or liable to Contractor for any costs, expenses, fees, or charges incurred or imposed by Contractor arising from or relating to any services performed pursuant to this Agreement.
6. This Agreement will be in effect 24 hours per day, 365 days per year. This Agreement shall remain in force for a term of one (1) calendar year from date of signing, unless sooner terminated as provided herein. Either party may terminate this Agreement with or without cause upon 30 days' written notice to the other party. Upon written agreement of the parties, this Agreement shall be renewable annually.
7. All notices to either party to this Agreement shall be sent to the party's address provided herein by U.S. Mail and Certified Mail, Return Receipt Requested. Notices shall be deemed received upon the earlier of written confirmation of receipt or three (3) days after deposit in the mail.
8. This Agreement shall be interpreted in accordance with Florida law. Venue shall be in Pasco County. In the event of any litigation to enforce this Agreement or any of the terms herein, the prevailing party shall be entitled to recover their reasonable attorney's fees and costs from the non-prevailing party.
9. This Agreement constitutes the full and complete agreement between the Parties with respect to this matter and there are no agreements or understandings between the Parties except as provided herein. This Agreement may not be changed orally but only by a written instrument signed by both parties.
10. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder.
11. The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
12. Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising as a result of the negligence of the Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any

subcontractor retained by the Contractor shall acknowledge the same in writing. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

13. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, BY EMAIL AT RECORDSREQUEST@GMSCFL.COM, OR BY REGULAR MAIL AT 219 EAST LIVINGSTON STREET, ORLANDO, FL 32801.

14. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
15. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
16. E-Verify Requirement. Pursuant to Section 448.095(2), Florida Statutes,
 - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance, and will remain in compliance for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States


Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

IN WITNESS WHEREOF and intending to be legally bound, the parties have executed this Agreement.

Johnny on the Spot Transport LLC,
a Florida limited liability company

DocuSigned by:

093A8FE243E540E...

Name: Nancy Oliver
Manager

Chapel Creek
Community Development District

Signed by:

5890F33BC6AE4F4...

Name: Timothy Fore
Chair of the Board of Supervisors



PRIVATE PROPERTY TOWING AGREEMENT

This agreement is made and entered into this _____ day of _____, 2025 between Johnny On The Spot Transport LLC, located at 7074 Fort King Road, Zephyrhills, FL 33541 and

Property: Chapel Creek Community Development District

Owned by: Chapel Creek CDD

Property Address: 6405 Clifton Down Dr, Zephyrhills, FL 33541

Phone: 407-841-5524

Alt Phone: _____

Property Owner or Authorized Representative: Monica Virgen

It is hereby mutually agreed upon that Johnny On The Spot Transport LLC will exclusively patrol and tow away unauthorized and illegally parked vehicles or vessels on the private property known as Chapel Creek Community Development District, including the amenity center and surrounding CDD areas — at the vehicle owner’s expense and in accordance with Florida Statutes §715.07 and §713.78 and Pasco County Ordinance 106-31.5.

Johnny On The Spot Transport LLC will perform patrols from 10:00 PM to 6:00 AM of the premises and tow vehicles found to be in violation of community parking rules as outlined in the “Parking and Towing Policy” provided and attached hereto as Exhibit A. Individual authorization or vehicle lists are not required for each tow.

All towed vehicles and vessels will be:

- Digitally photographed before towing and after arrival at Impound lot.
- Entered into the local law enforcement tow log within 30 minutes of arriving at impound.
- Transported to: Johnny On The Spot Transport LLC, 7074 Fort King Road, Zephyrhills, FL 33541.

Redemption hours:

- Monday – Friday, 8:00 AM – 6:00 PM
- Outside hours by appointment: Call 813-843-1062

Johnny On The Spot Transport LLC will ensure towing signs are posted and maintained in compliance with Florida Statute §715.07 and Pasco County Ordinance 106-31.5, including signage at community entrances and other applicable locations.

This agreement shall:

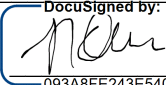
- Take effect upon signing
- Automatically renew annually unless either party provides 30 days' written notice by certified mail
- Upon termination, all posted signage will be removed by Johnny On The Spot Transport LLC in a timely and professional manner

The Chapel Creek Community Development District agrees to indemnify and hold harmless Johnny On The Spot Transport LLC, its officers, agents, and employees, from any claims, damages, or disputes arising out of the lawful removal of vehicles under this agreement, provided such actions are in compliance with Florida Statutes §715.07 and §713.78 and Pasco County Ordinance 106-31.5.

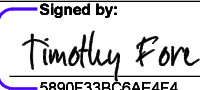
In turn, Johnny On The Spot Transport LLC shall maintain valid liability and garage keeper's insurance coverage and agrees to indemnify and hold harmless the Chapel Creek Community Development District for any damage, loss, or claims resulting directly from towing activities.

By entering into this agreement, the undersigned authorized representative attests that they are duly authorized to enter into contracts and authorize towing services on behalf of Chapel Creek Community Development District, the legal owner of the property and associated private streets.

Authorized Representative – Johnny On The Spot Transport LLC

Name: Nancy Oliver
 Signature: 
 Date: 7/12/2025

Authorized Representative – Chapel Creek Community Development District

Name: Timothy Fore
 Title: Chairman
 Signature: 
 Date: 2025-07-11

Parking and Towing Policy

The Chapel Creek Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on or immediately surrounding District’s amenity center property, described and/or depicted as Tracts R-1 and R-3 on “**Exhibit A**” attached hereto (the “**Amenity Property**”). The term Amenity Property shall include all common areas and sidewalks located adjacent to the Amenity Property, and the grass strip between sidewalk and any roadway located adjacent to the Amenity Property. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

1. Except during the hours beginning at 6:00 a.m. and ending at 10:00 p.m. each day, there shall be no parking of vehicles or vessels at any time on the Amenity Property.
2. Any vehicle or vessel parked on the Amenity Property in violation of this Policy or applicable regulatory requirements shall be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
3. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall tow the vehicle or vessel from Amenity Property in accordance with said agreement.
4. The towing operator may patrol the Amenity Property for violations of this Policy (roam towing).
5. Residents may contact the towing operator directly concerning any violations of this Policy.

EXHIBIT A – *Tow Away Zone*

Chapel Creek Amenity Areas



EXHIBIT A

CHAPEL CREEK PHASE 1A TRACT "R-1" (AMENITY CENTER)

DESCRIPTION: That part of TRACT "R", according to the plat of CHAPEL CREEK PHASE 1A, as recorded in Plat Book 62, Pages 134 through 148 inclusive, of the Public Records of Pasco County, Florida, lying in Section 6, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said TRACT "R", run thence along the Northerly boundary of said TRACT "R", the following two (2) courses: 1) S.89°11'33"E., 217.58 feet to the **POINT OF BEGINNING**; 2) continue S.89°11'33"E., 407.00 feet to a point on a curve, also being the Northeast corner of said TRACT "R"; thence along the Easterly boundary of said TRACT "R", the following four (4) courses: 1) Southerly, 247.11 feet along the arc of a curve to the left having a radius of 480.00 feet and a central angle of 29°29'49" (chord bearing S.11°04'55"W., 244.39 feet) to a point of reverse curvature; 2) Southerly, 29.27 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 03°02'57" (chord bearing S.02°08'32"E., 29.27 feet) to a point of compound curvature; 3) Southwesterly, 27.66 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 79°13'38" (chord bearing S.38°59'46"W., 25.50 feet) to a point of tangency; 4) S.78°36'35"W., 25.53 feet; thence continue S.78°36'35"W., 108.24 feet to a point of curvature; thence Westerly, 193.83 feet along the arc of a curve to the right having a radius of 975.00 feet and a central angle of 11°23'25" (chord bearing S.84°18'17"W., 193.51 feet) to a point of tangency; thence WEST, 21.34 feet; thence NORTH, 340.26 feet to the **POINT OF BEGINNING**.

Containing 2.719 acres, more or less.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	480.00	29°29'49"	247.11	244.39	S.11°04'55"W.
2	550.00	03°02'57"	29.27	29.27	S.02°08'32"E.
3	20.00	79°13'38"	27.66	25.50	S.38°59'46"W.
4	975.00	11°23'25"	193.83	193.51	S.84°18'17"W.

BASIS OF BEARINGS

CARDINAL BEARING NOTE:

Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:

- NORTH - N.00°00'00"E.
- SOUTH - S.00°00'00"W.
- EAST - N.90°00'00"E.
- WEST - N.90°00'00"W.

The Northerly boundary of TRACT "R", according to the plat of CHAPEL CREEK PHASE 1A, as recorded in Plat Book 62, Pages 134 through 148 inclusive, of the Public Records of Pasco County, Florida, has a Grid bearing of S.89°11'33"E. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 1963-1990 Re-adjustment) for the West Zone of Florida, as established from horizontal control monuments of Pasco County, Florida.

CHAPEL CREEK PHASE 1A TRACT "R-1" (AMENITY CENTER)

Prepared For: NEW CHAPEL CREEK, LLC			
DESCRIPTION SKETCH (Not a Survey)  Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azelee Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 1 OF 2 SHEETS			
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Drawn: WFS Checked: AWM Order No.: AMI-NCC-CC-001 Date: 9-21-20 Dwg: CHAPELCKR-WEST-AMENITY-DS.dwg File Path: P:\Chapel Creek West\Master Plan\Description\Amenity Center SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST	

LEGEND:

1. O.R. - Official Records Book
2. (R) indicates radial line
3. (NR) indicates non-radial line
4. RB - indicates reference bearing

NOTE:

- SEE SHEET 1 OF 2 SHEETS FOR:
- 1) LEGAL DESCRIPTION
 - 2) BASIS OF BEARINGS NOTE
 - 3) CURVE DATA TABLE
 - 4) CARDINAL BEARING NOTE

NORTHEAST 1/4 OF SECTION 6-26-21
SOUTHEAST 1/4 OF SECTION 6-26-21

CHAPEL CREEK PHASE 1A
(PLAT BOOK 62, PAGES 134-148)

TRACT "H"
WETLAND
CONSERVATION
AREA "T"

TRACT "H"
DRAINAGE AREA
(NR)
S.89°11'33"E. 624.58'

RB=N.64°10'11"W.1 (R)

217.58'

407.00'

POINT OF BEGINNING

NORTHERLY BOUNDARY OF TRACT "R" BASIS OF BEARINGS REFERENCE LINE

NORTHEAST CORNER OF TRACT "R"

TRACT "R-1"
AMENITY CENTER

TRACT "R"
FUTURE DEVELOPMENT

TRACT "R-2"
OFFICE SITE

TRACT "R"
FUTURE DEVELOPMENT

NORTH 340.26'

EASTERLY BOUNDARY OF TRACT "R"

TRACT "A"
60.00' LANDSCAPE BUFFER

CLIFTON DOWN DRIVE

TRACT "R"
FUTURE DEVELOPMENT

WEST 21.34'

108.24' S.78°36'35"W.

TRACT "R-3"
DISSENTER COURT

SOUTHERLY BOUNDARY OF TRACT "R"

S.78°36'35"W. 253.53'

TRACT "F"
DRAINAGE AREA

CHAPEL CREEK PHASE 1A
(PLAT BOOK 62, PAGES 134-148)

TRACT "V"
40.00' LANDSCAPE BUFFER

**CHAPEL CREEK PHASE 1A
TRACT "R-1" (AMENITY CENTER)**

Prepared For: **NEW CHAPEL CREEK, LLC**

DESCRIPTION SKETCH
(Not a Survey)



Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

AMERRITT, INC.

LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azelee Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-NCC-CC-001

Date: 9-21-20 Dwg: CHAPELCKR-WEST-AMENITY-DS.dwg

File Path: P:\Chapel Creek West\Master Plan\Description\Amenity Center

SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 2 OF 2 SHEETS

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Nancy Oliver, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Owner (Title) of Johnny On The Spot Transport LLC (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Chapel Creek Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Nancy Oliver
Signature of Affiant

Sworn before me on July 24th, 2025

Brian K. Hammond
Notary Public Signature



BRIAN K. HAMMOND
Notary Public
State of Florida
Comm# HH336265
Expires 11/29/2026

Notary Stamp

SECTION X

SECTION B











Library
Smart Data



Smart Data > Library >

SECTION C



Cardinal Landscaping services of Tampa, Inc.

817 E. Okaloosa Ave.

Tampa, FL 33604

+18139159696

Estimate

ADDRESS

Mr. Allen Bailey
Chapel Creek CDD
Chapel Creek CDD c/o Allen Bailey
219 E. Livingston St.
Orlando, FL 32801

ESTIMATE

14523

DATE

08/01/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Salvia	3g Installed	48	32.00	1,536.00
Penta	3g Installed	60	32.00	1,920.00
Lantana	3g Installed	240	32.00	7,680.00
Fire Bush- Dwarf	3g. Installed	48	32.00	1,536.00
Heliconia- False Bird of Paradise	3g Installed	12	32.00	384.00
Site prep-work	Site Prep Work	1	1,750.00	1,750.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	1,200.00	1,200.00
Pine Bark Installed	Per Yard	12	75.00	900.00

Entrance Monument Landscaping (both sides included)

TOTAL

\$16,906.00

Accepted By

Accepted Date





SECTION D



Cardinal Landscaping services of Tampa, Inc.

817 E. Okaloosa Ave.
Tampa, FL 33604
+18139159696

Estimate

ADDRESS
Mr. Allen Bailey
Chapel Creek CDD
Chapel Creek CDD c/o Allen Bailey
219 E. Livingston St.
Orlando, FL 32801

ESTIMATE 14524
DATE 08/01/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Lantana	3g. Installed	80	32.00	2,560.00
Fire Bush	3g. Installed	200	32.00	6,400.00
Site prep-work	Site Prep Work	1	1,750.00	1,750.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	750.00	750.00
Pine Bark Installed	Per Yard	12	75.00	900.00

Entrance- Center Island Landscaping

TOTAL

\$12,360.00

Accepted By

Accepted Date

SECTION XI

SECTION A

Chapel Creek Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Chapel Creek Community Development District

District Manager: _____

Date: _____

Print Name: _____

Chapel Creek Community Development District

SECTION B

Chapel Creek Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Chapel Creek Community Development District

District Manager: _____

Date: _____

Print Name: _____

Chapel Creek Community Development District

SECTION XII

SECTION C

Chapel Creek CDD

Field Management Report



August 6th, 2025

Allen Bailey

Field Manager

GMS

Complete

Amenity Policy Sign



- ✚ The amenity policy sign has been installed.
- ✚ This will help any residents with question about rules.

Pool Rail Covers



- ✚ The pool rail covers have been installed to help with metal railed being too hot.

Complete

Mitered-In Section



- ✚ The mitered-in section along Billington blvd has been repaired.
- ✚ This will help the overall structure with the heavy rains.

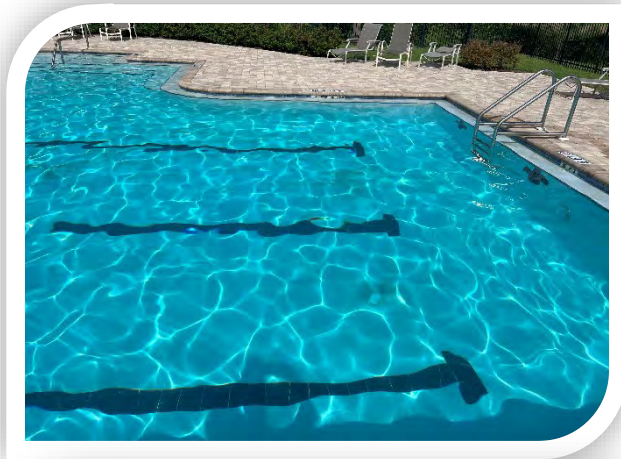
District Signs



- ✚ The district had a few signs that needed straightened.
- ✚ These signs have been fixed.

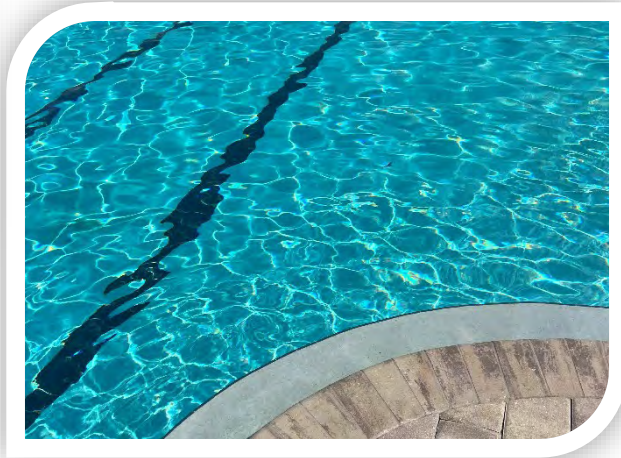
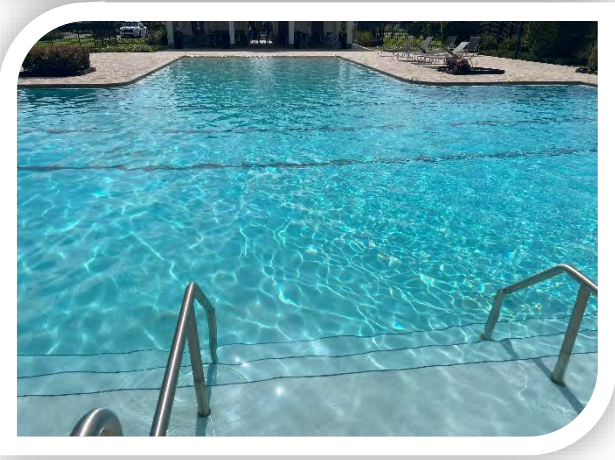
Review

Pool



✚ The amenity pool doing well with the new vendor.

✚ We are expecting continued high-quality service.



Complete

Amenity Landscape

- ✚ The amenity landscape is doing well with all the rain.
- ✚ The plants will be monitored closely with the high temperatures.

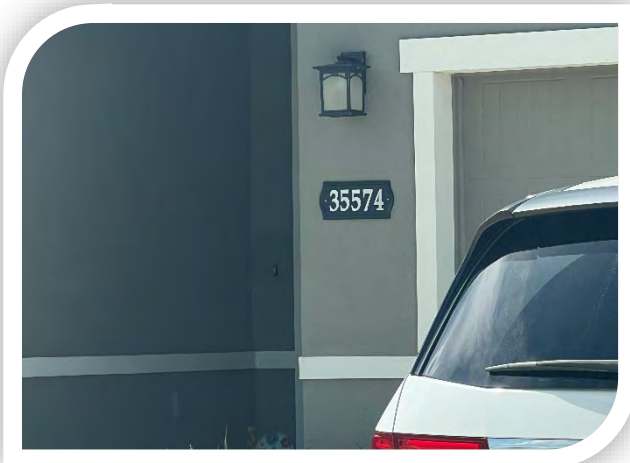


Review

Sparrow Nest Way Drain



- ✚ The area of drain in front of 35574 Sparrow Nest Way holds water then other areas.
- ✚ It appears to fall into FDOT standards of 24 hours on a clean sunny day with no other water added



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 D

SECTION 1

Chapel Creek Community Development District

Summary of Check Register

June 25, 2025 to July 30, 2025

Fund	Date	Check No.'s	Amount
General Fund	7/15/25	628-635	\$ 41,937.81
	7/28/25	636	\$ 244.80
	7/29/25	637-644	\$ 27,613.51
		Total General Fund	\$ 69,796.12
Capital Reserve Fund			\$ -
		Total Capital Reserve	\$ -
Total Amount			\$ 69,796.12

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/15/25	00079	7/04/25	ASP-0032	202507	330-53800-48400		JULU POOL MAINT AMERICA'S SWIMMING POOL CO	*	1,800.00	1,800.00	000628
7/15/25	00031	6/24/25	27131	202506	320-53800-46200		MONTHLY MAINT	*	14,800.00		
		7/02/25	27150	202507	320-53800-47300		WELL PUMP RPR CARDINAL LANDSCAPING SERVICES	*	1,690.00	16,490.00	000629
7/15/25	00060	6/25/25	90110759	202506	310-51300-32200		AUDIT FEES DIBARTOLOMEO,MCBEE,HARTLEY,&BARNES	*	4,500.00	4,500.00	000630
7/15/25	00008	7/01/25	276	202507	320-53800-12000		FIELD MGMT	*	1,666.67		
		7/01/25	276	202507	310-51300-42000		THE UPS STORE	*	13.48		
		7/01/25	276	202507	310-51300-42000		THE UPS STORE	*	16.07		
		7/01/25	277	202507	310-51300-34000		MGMT FEES	*	3,750.00		
		7/01/25	277	202507	310-51300-35100		INFORMATION TECH	*	118.17		
		7/01/25	277	202507	310-51300-31300		DISSEMINATION AGENT	*	583.33		
		7/01/25	277	202507	330-53800-34000		AMENITY ACCESS	*	656.25		
		7/01/25	277	202507	310-51300-51000		OFFICE SUPPLIES	*	5.27		
		7/01/25	277	202507	310-51300-42000		POSTAGE	*	216.15		
							GOVERNMENTAL MANAGEMENT SERVICES			7,025.39	000631
7/15/25	00020	5/01/25	3955	202505	330-53800-48100		APRIL25 JANITORIAL CLEAN	*	700.00		
		5/01/25	3955	202505	330-53800-48600		APRIL25 DOG STATION MAINT	*	750.00		
		5/19/25	3986	202505	330-53800-48100		CHEMICAL CLEAN POOL AREA	*	650.00		
		5/24/25	3988	202505	330-53800-46000		RESTROOM RPRS	*	675.00		
		7/01/25	4062	202507	330-53800-48100		JUNE25 JANITORIAL CLEAN	*	1,050.00		
		7/01/25	4062	202507	330-53800-48600		MAY25 DOG STATION MAINT	*	750.00		

CHCR CHAPEL CREEK HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/25	4062	202507	330-53800-48100		DUMPED TRASH BAGS JAYMAN ENTERPRISES LLC	*	50.00	4,625.00	000632
7/15/25	00063	6/30/25	12210207	202506	330-53800-34500		SECURITY SRVCS SECURITAS SECURITY SERVICES USA INC	*	2,805.17	2,805.17	000633
7/15/25	00025	7/03/25	2420797	202507	310-51300-31100		FY25 CONSULTING SRVCS STANTEC CONSULTING SERVICES INC.	*	2,828.25	2,828.25	000634
7/15/25	00073	7/01/25	3806131	202507	320-53800-47000		POND MAINT TIGRIS AQUATIC SERVICES LLC	*	1,864.00	1,864.00	000635
7/28/25	00077	7/28/25	2025 Q2 941 Q2 2025	202507	300-21700-10000		UNITED STATES TREASURY	*	244.80	244.80	000636
7/29/25	00043	6/30/25	43411	202506	330-53800-48500		PEST CONTROL	*	110.00		
		7/18/25	43730	202507	330-53800-48500		PEST CONTROL ALL AMERICAN LAWN & TREE SPECIALIST	*	160.00	270.00	000637
7/29/25	00031	7/16/25	27176	202507	320-53800-46200		JULY MAINTENANCE	*	14,800.00		
		7/17/25	27200	202507	320-53800-47300		IRRIGATION RPR CARDINAL LANDSCAPING SERVICES	*	1,886.58	16,686.58	000638
7/29/25	00037	7/24/25	13	202507	310-51300-31350		AMORTIZATION SCHEDULE DISCLOSURE SERVICES LLC	*	100.00	100.00	000639
7/29/25	00075	7/15/25	12208	202507	320-53800-47100		LAMP LIGHT REPLACEMENT FLORIDA LIGHTING MAINTENANCE	*	500.22	500.22	000640
7/29/25	00072	6/30/25	31	202506	330-53800-46000		LIFT PAVERS IN POOL	*	400.00		
		6/30/25	32	202506	320-53800-46000		REMOVE/RPLC MITERED END	*	3,004.49		
		6/30/25	33	202506	320-53800-46000		FILL IN DEPRESSION	*	434.50		

CHCR CHAPEL CREEK HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/30/25		34		202506	330	53800	46000		AMENITY FANS,PAVERS,LIGHT	*	539.02		
6/30/25		35		202506	320	53800	46000		REINSTALL SIGN	*	250.00		
6/30/25		36		202506	330	53800	46000		SILT FENCE REMOVED	*	400.00		
6/30/25		37		202506	320	53800	46000		FENCE CLEANING	*	1,280.00		
6/30/25		38		202506	330	53800	46000		TRASH PICKUP	*	150.00		
6/30/25		39		202506	330	53800	46000		AMENITY SIGN	*	254.90		
6/30/25		40		202506	320	53800	46000		LIGHT REPLACEMENT	*	120.70		
GOVERNMENTAL MANAGEMENT SERVICES-TP												6,833.61	000641
7/29/25	00074	4/29/25	4524-384	202504	330	53800	48500		APRIL GHP SERVICE	*	110.00		
		5/29/25	4524-384	202505	330	53800	48500		MAY GHP SRVC	*	110.00		
		5/29/25	4524-384	202505	330	53800	48500		EXTERIOR FIRE ANT TREATME	*	71.50		
LANDSCAPE WORKSHOP, LLC												291.50	000642
7/29/25	00019	7/22/25	26850	202506	310	51300	31500		ATTORNEY FEES	*	2,699.20		
STRALEY ROBIN VERICKER												2,699.20	000643
7/29/25	00011	7/23/25	441113-0	202507	310	51300	48000		ADVERTISING	*	232.40		
TIMES PUBLISHING COMPANY												232.40	000644
TOTAL FOR BANK A											69,796.12		
TOTAL FOR REGISTER											69,796.12		

SECTION 2

Chapel Creek
Community Development District

Unaudited Financial Reporting
June 30, 2025



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Chapel Creek
Community Development District
Combined Balance Sheet
June 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	\$ 171,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171,661
Capital Reserve Account	\$ -	\$ 36,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,169
Due from General Fund	\$ -	\$ -	\$ 2,953	\$ 5,098	\$ -	\$ -	\$ -	\$ -	\$ 8,051
Prepaid Expenses	\$ 7,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,705
Truist CD- Utilities	\$ 21,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,537
Truist CD- Streets/Draining	\$ 43,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,416
Investments:									
State Board of Administration	\$ 303,569	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 328,569
Series 2006									
Reserve	\$ -	\$ -	\$ 178,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,883
Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Default Expense	\$ -	\$ -	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Prepayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Series 2021									
Reserve	\$ -	\$ -	\$ -	\$ 152,894	\$ -	\$ -	\$ -	\$ -	\$ 152,894
Revenue	\$ -	\$ -	\$ -	\$ 225,758	\$ -	\$ -	\$ -	\$ -	\$ 225,758
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayment	\$ -	\$ -	\$ -	\$ 23,708	\$ -	\$ -	\$ 1,011	\$ -	\$ 24,720
Series 2024									
Reserve	\$ -	\$ -	\$ -	\$ -	\$ 461,869	\$ -	\$ -	\$ -	\$ 461,869
Revenue	\$ -	\$ -	\$ -	\$ -	\$ 220,836	\$ -	\$ -	\$ -	\$ 220,836
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 547,888	\$ 61,169	\$ 181,848	\$ 407,458	\$ 682,705	\$ -	\$ 1,011	\$ -	\$ 1,882,080
Liabilities:									
Accounts Payable	\$ 34,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,814
Accrued Expenses	\$ 10,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,543
FICA Payable	\$ 245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Contracts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 964	\$ -	\$ 964
Retainage Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,979	\$ 161,979
Due to Debt Service	\$ 8,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,051
Due to Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer- Utilities	\$ 21,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,537
Due to Developer- Streets/Draining	\$ 43,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,415
Total Liabilities	\$ 118,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 964	\$ 161,979	\$ 281,548
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 7,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,705
Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:									
Debt Service - Series 2006	\$ -	\$ -	\$ 181,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181,848
Debt Service - Series 2021	\$ -	\$ -	\$ -	\$ 407,458	\$ -	\$ -	\$ -	\$ -	\$ 407,458
Debt Service - Series 2024	\$ -	\$ -	\$ -	\$ -	\$ 682,705	\$ -	\$ -	\$ -	\$ 682,705
Capital Projects - Series 2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Projects - Series 2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47	\$ -	\$ 47
Capital Projects - Series 2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (161,979)	\$ (161,979)
Assigned for:									
Capital Reserves	\$ -	\$ 61,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,169
Unassigned	\$ 421,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 421,578
Total Fund Balances	\$ 429,283	\$ 61,169	\$ 181,848	\$ 407,458	\$ 682,705	\$ -	\$ 47	\$ (161,979)	\$ 1,600,532
Total Liabilities & Fund Balance	\$ 547,888	\$ 61,169	\$ 181,848	\$ 407,458	\$ 682,705	\$ -	\$ 1,011	\$ -	\$ 1,882,080

Chapel Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 726,250	\$ 726,250	\$ 719,266	\$ (6,984)
Assessments - Direct Bill	21,364	18,822	18,822	-
Misc Income- Access Cards	-	-	300	300
Developer Contributions	59,667	-	-	-
Interest Income	-	-	3,569	-
Total Revenues	\$ 807,281	\$ 745,072	\$ 741,957	\$ (6,684)

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 9,000	\$ 3,800	\$ 5,200
FICA Expense	-	-	245	(245)
District Management	45,000	33,750	33,750	-
District Engineer	10,000	7,500	5,067	2,433
Disclosure Report	7,000	5,250	5,250	0
Amortization Schedules	500	500	1,500	(1,000)
Trustee Fees	10,000	7,500	2,727	4,773
Property Appraiser Fee	150	150	150	-
Assessment Roll	9,500	7,125	7,125	(0)
Auditing Services	4,000	4,000	4,500	(500)
Arbitrage Rebate Calculation	1,950	1,463	-	1,463
Public Officials Liability Insurance	3,067	2,300	2,237	63
Legal Advertising	1,500	1,125	597	528
Dues, License, & Subscriptions	175	175	175	-
Postage & Delivery	500	375	831	(456)
Copies	150	113	45	67
Office Supplies	150	113	24	89
ADA Website Compliance	2,000	2,000	1,538	463
Information Technology	1,418	1,064	1,064	(0)
District Counsel	15,000	11,250	12,192	(942)
Total General & Administrative	\$ 124,060	\$ 94,751	\$ 82,817	\$ 11,934

Operations & Maintenance

Field Expenditures

Field Management	\$ 20,000	\$ 15,000	\$ 15,000	\$ (0)
Utility Services- Electric	15,000	11,250	4,545	6,705
Utility Services- Streetlights	125,000	93,750	66,209	27,541
Street Light Repair	10,000	7,500	1,441	6,059
Aquatic Maintenance	35,000	26,250	16,776	9,474
General Liability Insurance	3,117	2,338	2,274	64
Property Insurance	8,000	6,000	6,517	(517)
Landscape Maintenance	225,000	168,750	133,200	35,550
Field Repairs & Maintenance	15,000	11,250	23,414	(12,164)
Holiday Decorations	2,000	2,000	3,154	(1,154)
Irrigation Maintenance	10,000	7,500	3,079	4,421
Landscape Enhancements & Replacement	35,000	26,250	4,650	21,600
Field Contingency	10,000	7,500	32,298	(24,798)
Subtotal Field Expenditures	\$ 513,117	\$ 385,338	\$ 312,556	\$ 72,782

Chapel Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Amenity Expenditures				
Utility Services- Electric	\$ 11,000	\$ 8,250	\$ 4,982	\$ 3,268
Utility Services- Water & Sewer	5,500	4,125	2,123	2,002
Amenity Access Management	7,875	5,906	5,906	0
Amenity Maintenance & Repair	15,000	11,250	13,312	(2,062)
Janitorial Services & Pet Waste Stations	19,080	14,310	11,650	2,660
Pool Service Contract	12,360	9,270	8,000	1,270
Security	32,702	24,527	24,167	360
Internet	3,000	2,250	1,665	585
Pest Control Services	1,808	1,356	1,212	145
Miscellaneous Contingency	10,000	7,500	6,774	726
Subtotal Amenity Expenditures	\$ 118,325	\$ 88,744	\$ 79,790	\$ 8,954
Total Operations & Maintenance	\$ 631,442	\$ 474,082	\$ 392,346	\$ 81,735
Total Expenditures	\$ 755,502	\$ 568,833	\$ 475,163	\$ 93,670
Excess (Deficiency) of Revenues over Expenditures	\$ 51,779		\$ 266,794	
<i>Other Financing Sources/(Uses):</i>				
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	\$ -		\$ 215,015	
Fund Balance - Beginning	\$ -		\$ 214,268	
Fund Balance - Ending	\$ -		\$ 429,283	

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

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ -	\$ -	\$ 5	\$ 5
Expenditures:				
Bank Fees	\$ -	\$ -	\$ 319	\$ (319)
Capital Outlay	\$ 10,000	\$ 7,500	\$ 40,296	\$ (32,796)
Total Expenditures	\$ 10,000	\$ 7,500	\$ 40,615	\$ (33,115)
Excess (Deficiency) of Revenues over Expenditures	\$ (10,000)		\$ (40,610)	
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		\$ 11,169	
Fund Balance - Beginning	\$ -		\$ 50,000	
Fund Balance - Ending	\$ 41,779		\$ 61,169	

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

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Assessments /Other Income	\$ 199,058	\$ 199,058	\$ 196,456	\$ (2,602)
Interest	-	-	18,412	18,412
Miscellaneous Income	-	-	164,606	164,606
Total Revenues	\$ 199,058	\$ 199,058	\$ 379,474	\$ 180,416
Expenditures:				
Debt Service Obligation	\$ 199,058	\$ 697,611	\$ 697,611	\$ -
Trustee Fees	-	-	24,349	(24,349)
Total Expenditures	\$ 199,058	\$ 697,611	\$ 721,960	\$ (24,349)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (342,486)	
Other Financing Sources/(Uses):				
Transfer Out	\$ -	\$ -	\$ (7,590)	\$ (7,590)
Transfer In	\$ -	\$ -	\$ 33,875	\$ 33,875
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 26,285	\$ 26,285
Net Change in Fund Balance	\$ -		\$ (316,201)	
Fund Balance - Beginning	\$ -		\$ 498,050	
Fund Balance - Ending	\$ -		\$ 181,848	

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

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 364,285	\$ 364,285	\$ 339,170	\$ (25,115)
Assessment - Prepayments	-	-	295,443	295,443
Interest	5,000	3,750	19,615	15,865
Total Revenues	\$ 369,285	\$ 368,035	\$ 654,228	\$ 286,193
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	145,000	120,000	25,000
Interest - 5/1	117,103	117,103	96,878	20,225
Special Call- 5/1	-	-	125,000	(125,000)
Total Expenditures	\$ 379,206	\$ 379,206	\$ 1,056,180	\$ (676,973)
Excess (Deficiency) of Revenues over Expenditures	\$ (9,921)		\$ (401,952)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (9,921)		\$ (401,952)	
Fund Balance - Beginning	\$ 230,458		\$ 809,410	
Fund Balance - Ending	\$ 220,536		\$ 407,458	

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

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Assessments - Direct	\$ 461,869	\$ 461,869	461,869	\$ -
Interest	2,500	1,875	19,046	17,171
Total Revenues	\$ 464,369	\$ 463,744	\$ 480,915	\$ 17,171
Expenditures:				
Interest - 11/1	\$ 184,144	\$ 184,144	\$ 184,144	\$ -
Principal - 5/1	95,000	95,000	95,000	-
Interest - 5/1	184,144	184,144	184,144	-
Total Expenditures	\$ 463,288	\$ 463,288	\$ 463,288	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,081		\$ 17,627	
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		\$ 20,203	
Fund Balance - Beginning	\$ 185,044		\$ 662,502	
Fund Balance - Ending	\$ 186,125		\$ 682,705	

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

	Series 2006	Series 2021	Series 2024
Revenues			
Interest	\$ 937	\$ 30	\$ 57,099
Total Revenues	\$ 937	\$ 30	\$ 57,099
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ 2,315,493
Total Expenditures	\$ -	\$ -	\$ 2,315,493
Excess (Deficiency) of Revenues over Expenditures	\$ 937	\$ 30	\$ (2,258,394)
Other Financing Sources/(Uses)			
Transfer In/(Out)	\$ (26,285)	\$ -	\$ (2,576)
Total Other Financing Sources (Uses)	\$ (26,285)	\$ -	\$ (2,576)
Net Change in Fund Balance	\$ (25,348)	\$ 30	\$ (2,260,969)
Fund Balance - Beginning	\$ 25,348	\$ 17	\$ 2,098,990
Fund Balance - Ending	\$ -	\$ 47	\$ (161,979)

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	\$ -	\$ 4,644	\$ -	\$ -	\$ -	\$ 719,266
Assessments - Direct Bill	-	-	9,411	-	4,705	-	4,705	-	-	-	-	-	18,822
Misc Income- Access Cards	-	-	-	-	120	30	90	60	-	-	-	-	300
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	444	1,660	-	1,465	-	-	-	3,569
Total Revenues	\$ -	\$ 133,017	\$ 569,991	\$ 12,639	\$ 7,044	\$ 2,637	\$ 10,461	\$ 60	\$ 6,108	\$ -	\$ -	\$ -	\$ 741,957
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ -	\$ -	\$ 600	\$ -	\$ 1,000	\$ 600	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 3,800
FICA Expense	-	-	-	-	77	46	61	-	61	-	-	-	245
District Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	-	-	33,750
District Engineer	-	1,022	240	2,213	-	-	1,593	-	-	-	-	-	5,067
Disclosure Report	583	583	583	583	583	583	583	583	583	-	-	-	5,250
Amortization Schedules	500	-	-	500	-	-	500	-	-	-	-	-	1,500
Trustee Fees	303	303	303	303	303	303	303	303	303	-	-	-	2,727
Property Appraiser Fee	-	-	-	-	-	150	-	-	-	-	-	-	150
Assessment Roll	792	792	792	792	792	792	792	792	792	-	-	-	7,125
Auditing Services	-	-	-	-	-	-	-	-	4,500	-	-	-	4,500
Arbitrage Rebate Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Officials Liability Insurance	249	249	249	249	249	249	249	249	249	-	-	-	2,237
Legal Advertising	-	473	-	-	-	124	-	-	-	-	-	-	597
Dues, License, & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Postage & Delivery	93	9	106	2	58	3	8	93	460	-	-	-	831
Copies	-	-	-	38	-	7	-	-	1	-	-	-	45
Office Supplies	1	0	0	3	0	3	0	5	12	-	-	-	24
ADA Website Compliance	1,538	-	-	-	-	-	-	-	-	-	-	-	1,538
Information Technology	118	118	118	118	118	118	118	118	118	-	-	-	1,064
District Counsel	1,220	2,118	1,123	695	1,328	1,163	1,241	604	2,699	-	-	-	12,192
Total General & Administrative	\$ 9,321	\$ 9,417	\$ 7,864	\$ 9,244	\$ 8,258	\$ 7,891	\$ 9,997	\$ 6,497	\$ 14,328	\$ -	\$ -	\$ -	\$ 82,817
Operations & Maintenance:													
Field Expenditures													
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ 15,000
Utility Services- Electric	517	505	537	480	490	435	395	601	585	-	-	-	4,545
Utility Services- Streetlights	7,768	7,768	7,768	7,246	7,048	7,153	7,153	7,153	7,153	-	-	-	66,209
Street Light Repair	-	-	-	-	-	1,441	-	-	-	-	-	-	1,441
Aquatic Maintenance	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	-	-	-	16,776
General Liability Insurance	253	253	253	253	253	253	253	253	253	-	-	-	2,274
Property Insurance	634	634	634	634	634	634	634	634	1,445	-	-	-	6,517
Landscape Maintenance	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	-	-	-	133,200
Field Repairs & Maintenance	3,177	619	2,359	4,748	3,437	1,352	1,046	1,587	5,090	-	-	-	23,414
Holiday Decorations	-	2,244	510	800	-	(400)	-	-	-	-	-	-	3,154
Irrigation Maintenance	-	-	-	-	-	1,389	-	1,690	-	-	-	-	3,079
Landscape Enhancements & Replacement	-	-	-	4,650	-	-	-	-	-	-	-	-	4,650
Field Contingency	-	17,334	8,007	-	-	-	6,949	-	9	-	-	-	32,298
Subtotal Field Expenditures	\$ 30,679	\$ 47,686	\$ 38,399	\$ 37,142	\$ 30,193	\$ 30,586	\$ 34,759	\$ 30,248	\$ 32,864	\$ -	\$ -	\$ -	\$ 312,556

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	\$ 783	\$ 693	\$ -	\$ -	\$ -	\$ 4,982
Utility Services- Water & Sewer	299	340	336	322	94	50	8	245	428	-	-	-	2,123
Amenity Access Management	656	656	656	656	656	656	656	656	656	-	-	-	5,906
Amenity Maintenance & Repair	-	-	-	2,139	699	(1,070)	3,497	5,269	2,777	-	-	-	13,312
Janitorial Services & Pet Waste Stations	1,240	1,240	1,240	1,240	1,240	1,450	1,200	1,700	1,100	-	-	-	11,650
Pool Service Contract	1,000	1,000	1,000	1,000	1,000	1,000	-	1,000	1,000	-	-	-	8,000
Security	2,085	2,805	2,805	2,565	2,325	3,045	2,565	3,165	2,805	-	-	-	24,167
Internet	185	185	185	185	185	185	185	185	185	-	-	-	1,665
Pest Control Services	160	110	110	160	-	110	270	182	110	-	-	-	1,212
Miscellaneous Contingency	51	287	41	191	79	44	194	5,842	44	-	-	-	6,774
Subtotal Amenity Expenditures	\$ 6,383	\$ 7,100	\$ 6,849	\$ 8,896	\$ 6,748	\$ 5,938	\$ 9,050	\$ 19,027	\$ 9,799	\$ -	\$ -	\$ -	\$ 79,790
Total Operations & Maintenance	\$ 37,062	\$ 54,787	\$ 45,248	\$ 46,038	\$ 36,941	\$ 36,524	\$ 43,809	\$ 49,275	\$ 42,663	\$ -	\$ -	\$ -	\$ 392,346
Total Expenditures	\$ 46,382	\$ 64,204	\$ 53,112	\$ 55,282	\$ 45,198	\$ 44,415	\$ 53,807	\$ 55,772	\$ 56,991	\$ -	\$ -	\$ -	\$ 475,163
Excess (Deficiency) of Revenues over Expenditures	\$ (46,382)	\$ 68,814	\$ 516,879	\$ (42,643)	\$ (38,155)	\$ (41,779)	\$ (43,346)	\$ (55,712)	\$ (50,882)	\$ -	\$ -	\$ -	\$ 266,794
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)	\$ (41,779)	\$ (43,346)	\$ (55,712)	\$ (50,882)	\$ -	\$ -	\$ -	\$ 215,015

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:	\$178,883
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:	\$152,894
Reserve Fund Balance:	\$152,894
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)
Mandatory Payment 5/1/25	(\$120,000)
Special Call 5/1/25	(\$125,000)
Current Bonds Outstanding	\$5,170,000

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
Mandatory Payment 5/1/25	(\$95,000)
Current Bonds Outstanding	\$6,565,000

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% O&M Portion	15.66% 2006 Debt Service	27.03% 2021 Debt Service	100.00% 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
06/10/25	05/01/2025-05/31/2025	\$3,507.80	\$0.00	(\$70.16)	\$0.00	\$3,437.64	\$1,970.35	\$538.17	\$929.12	\$3,437.64
06/17/25	TAX CERTIFICATE SALE	\$4,759.70	\$0.00	(\$95.19)	\$0.00	\$4,664.51	\$2,673.56	\$730.24	\$1,260.72	\$4,664.52
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,332,476.43	\$ (52,207.84)	\$ (25,610.04)	\$ 233.64	\$ 1,254,892.19	\$ 719,266.33	\$ 196,455.80	\$ 339,170.06	\$ 1,254,892.19

99%	Net Percent Collected
\$16,623.04	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