

*Chapel Creek
Community Development District*

Meeting Agenda

*September 3, 2025
(Revised September 2, 2025)*

AGENDA

*Chapel Creek
Community Development District*

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

August 27, 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, September 3, 2025, at 11:30 AM** at the **Microtel Inn & Suites by Wyndham Zephyrhills, 7839 Gall Blvd, Zephyrhills, Florida 33541.**

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

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

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

Meeting ID: 841 6911 7525

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the August 6, 2025 Board of Supervisors Meeting
4. 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 from ProPlaygrounds
 - C. Proposals for Community Garden Project
 - i. Planter Installation Options
 - a) Granite
 - b) Wood
 - ii. Proposals for Community Garden Fencing
 - a) Danielle Fence (*to be provided under separate cover*)
 - b) Wimauma Fencing Corp
 - D. Proposal for Bug Zapper at Pool
5. Consideration of Proposals for Updated Entry Lighting
 - A. Current Demands (*to be provided under separate cover*)
 - B. Florida Lighting Maintenance
6. Ratification of Proposal for Installation of New Pool Filter
7. Discussion Regarding Resident Communication Methods
8. Update Regarding Insurance Requirements for Community Events
 - A. Presentation of Event Documents from July 18, 2025 Food Truck Event
9. 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
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. 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, August 6, 2025** at 5:00 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

Also, present were:

Monica Virgen	District Manager, GMS
Richard McGrath	District Manager, GMS Tampa
Brian Young	District Manager, GMS Tampa
Allen Bailey	Field Manager, GMS
Tracy Robin <i>by Zoom</i>	Straley, Robin & Vericker, District Counsel

The following is a summary of the discussions and actions taken at the August 6, 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. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen opened the public comment period on agenda items only.

Eric Ramirez (7001 Abbywood) stated the link to agenda is not working on e-blast. Ms. Virgen stated the Chapel Creek CDD website always has the most updated agenda, posted 7 days prior to the meeting.

Madisen Conde (3544 Crescent Creek Dr.) stated she does not want to pay insurance for events held on CDD property.

Alicia Neel (6665 Abbywood) asked if the shade structure at the pool was to be discussed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 2, 2025
Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the July 2, 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. White, with all in favor, the Minutes of the July 2, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Virgen stated the proposed budget was presented to the Board at a previous meeting and this budget has not changed substantially to what was presented. There are no increases to the assessments. The insurance policy changed, additional events property was added to the insurance list. The streetlights owned by the CDD were included in the insurance policy as well. A new pool maintenance contracted was approved at the last meeting so was updated in the amenity portion of the budget. She reviewed the budget.

Ms. Virgen asked for a motion to open the public hearing.

On MOTION by Mr. Sabanosh seconded by Mr. Fore, with all in favor, Opening the Public Hearing, was approved.

Ms. Virgen stated there was no public comment. She asked for a motion to close the public hearing.

On MOTION by Mr. Fore seconded by Mr. White, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2025-04 Adopting the District's Fiscal Year
2025/2026 Budget and Appropriating Funds**

Ms. Virgen stated this is the budget that she just reviewed. She offered to take any questions or comments, if not, just looking for a motion to approve.

On MOTION by Mr. Fore seconded by Mr. Sabanosh, with all in favor, Resolution 2025-04 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2025/2026 Budget Deficit Funding Agreement

Ms. Virgen stated this is the budget maintenance funding agreement. The new phase that is being developed in the back of the community is being assessed an admin only portion and the developer will take care of all the maintenance related items for this fiscal year. Once they are fully built out and developed, they will be implemented into the regular assessments for that year.

On MOTION by Mr. Fore seconded by Mr. Sabanosh, with all in favor, the Fiscal Year 2025/2026 Budget Deficit Funding Agreement, was approved.

iii. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Virgen stated now that the budget has been adopted, they need to certify a way of collection. The Board will collect those assessments on the property tax bill.

On MOTION by Mr. Fore seconded by Mr. White, with all in favor, Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding District Capital Project Plans

Ms. Virgen noted on page 92 of the agenda package is a summary page with a few of the projects listed as well as estimated costs presented at the last meeting.

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

Ms. Virgen noted this was presented at the last meeting. The map has been updated with a request to move one bench.

B. Proposal for Installation of Shades at Pool**i. Playmore****ii. ProPlaygrounds**

Mr. Bailey stated all options are a similar pattern. Playmore came in at \$60,254 for three shades. ProPlaygrounds is all connected, more of one piece and came in at \$36,653.16. Mr. Bailey noted two options: Its offset back to meet the arch or they figure out how to remove the arch. Ms. Virgen stated she can take Board direction to remove all other proposals and just leave the ProPlaygrounds proposal.

C. Proposals for Community Garden Form Installation Options**i. Granite****ii. Wood**

Mr. Young stated installation of six granite planter garden boxes is \$2,429. Installation of six wood planter boxes is \$4,689. A Board member talked about gathering more information on what it would take to install and add a fence, access control and irrigation.

D. Proposal for Bug Zappers at Pool *(to be provided under separate cover)*

Mr. Young reviewed a proposal to install two bug zappers due to wiring and receptacles for \$1,650. Mr. Bailey will provide three options for a garden feature at the next meeting.

SIXTH ORDER OF BUSINESS**Discussion Regarding Evening Meeting Times****A. Presentation of Resident Survey Results**

Ms. Virgen stated 80% of the residents would likely attend a meeting with a 6:30 p.m. start time.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-06
Designation of a Regular Monthly
Meeting Date, Time, and Location for
Fiscal Year 2025/2026**

Ms. Virgen stated on page 125 is the proposed meeting schedule. The December, April, July and August meetings will have a 6:30 p.m. start time. The remainder of the meetings would be at 11:30 a.m. All meetings will be on the first Wednesday of each month.

On MOTION by Mr. Fore seconded by Mr. White, with all in favor, Resolution 2025-06 Designation of a Regular Monthly Meeting, Date, Time and Location for Fiscal Year 2025/2026, was approved.

EIGHTH ORDER OF BUSINESS**Ratification of Towing Services
Agreement with Johnny on the Spot
Transport, LLC**

Ms. Virgen stated Johnny on the Spot Towing has great reviews and are close to the District. They completed an agreement effective August 4, 2025. Signs have been installed.

On MOTION by Mr. Fore seconded by Mr. White, with all in favor, the Towing Services Agreement with Johnny on the Spot, was ratified.

A Board member stated some residents have asked to reopen the pool area for overnight parking. The residents don't have anywhere for overnight vehicles to park. Ms. Virgen noted there is a trespass agreement with Pasco Co. Sheriff's office for the amenity center including the parking lot. If parking is allowed in that lot, the trespass agreement will no longer be effective. There is overnight monitoring of the cameras and the call down system. The liability insurance has the times it's open, if the times are extended then the insurance rates could change.

NINTH ORDER OF BUSINESS

Discussion Regarding Issuing a Mailed Notice Regarding Contacting the CDD About Amenity Access *(requested by Supervisor Sabanosh)*

Ms. Virgen stated as residents are reaching out, they are supplied with their new amenity access card. There were some issues where people still didn't know who to contact. Mr. Fore noted some residents who never have used the pool or not considered the notifications that are sent out, then a holiday comes up with relatives in town then decide they want to use the access card and it won't work. There is a plan in place for when those situations come up.

Mr. Fore made a motion to open the meeting for public comment.

On MOTION by Mr. Fore seconded by Mr. Sabanosh, with all in favor, Opening the Meeting for Public Comments, was approved.

Mr. Fore stated they are trying to figure out ways to let everyone know if your card doesn't work now, this is the steps to get your card. Emails have been sent out, everyone has been contacted using their contact information that the District has on file, unofficial FB message. Is there another suggested method than regular mail.

Eric Ramirez (7001 Abbywood) asked to look into texting.

Alicia (6665 Abbywood) agrees communication is needed.

On MOTION by Mr. Fore seconded by Mr. White, with all in favor, Closing the Public Comment Period, was approved.
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Mr. Robin stated a problem with putting everyone's phone number in the District records is that becomes a public record and subject to a public records request as are emails.

TENTH ORDER OF BUSINESS

Items Related to District Landscaping

A. Discussion Regarding Monument/Entry Landscape & Lighting Re-Design *(requested by Supervisor Fore)*

Mr. Fore asked for information from a couple of vendors for improving the lighting.

B. Presentation of Photo Drafts of Potential Entry Landscaping Options (*provided by Supervisor Sabanosh*) – ADDED

Mr. Bailey reviewed the entry landscape options.

C. Consideration of Proposal for Entry Landscaping and Photo Drafts from Cardinal Landscaping – ADDED

Mr. Bailey reviewed a Cardinal proposal for the monument itself totaling \$16,906.

D. Consideration of Proposal for Center Island Landscaping from Cardinal Landscaping – ADDED

Mr. Bailey presented a Cardinal proposal for the center island landscaping for \$12,360. Mr. Fore questioned the number of plants, lantana and fire bush.

On MOTION by Mr. Fore seconded by Mr. White, with all in favor, to Increase NTE to \$24K for Landscape Improvements, Designating Mitchell to work with Field and Vendor, was approved.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Resident Liability Insurance for Food Truck Event (*requested by Supervisor Sabanosh*) – ADDED

Ms. Virgen noted there was a recent event that went well but there was concern regarding insurance requirements for Madisen Conde who is the resident that coordinated the event. She reminded the Board this was included in the agreement with Madisen. This is for protections for the District. The District would typically enter into an agreement with the HOA because the HOA already has insurance and would just add the CDD as an additional insured. The person who the maintenance agreement is with must have insurance as they are responsible for coordination of the event, clean up, and pick up. Mr. Robin recommended contacting EGIS for information on when they would provide coverage and when they would refuse coverage.

TWELFTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Virgen stated the FY2026 goals & objectives are on page 155 of the agenda package. These are the same goals & objectives that were approved for fiscal year 2025.

On MOTION by Mr. Fore seconded by Mr. White, with all in favor, the Adoption of Fiscal Year 2026 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Mr. Virgen stated at the end of the fiscal year, the District is required to the goals & objectives and submit them to show they have completed their requirement. She asked for a motion to authorize the Chair to execute.

On MOTION by Mr. Fore seconded by Mr. White, with all in favor, Accepting the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Robin stated he had nothing to report. A Board member asked about information on the use of a parcel and who the neighbors are going to be and what they will be doing. Mr. Robin hasn't been able to locate any information.

B. Engineer

Ms. Virgen stated Tyson is not on the line.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report on page 164 of the agenda package.

D. District Manager's Report

i. Approval of Check Registers

Ms. Virgen presented the check register from June 25, 2025 through July, 30 2025 totaling \$69,796.12. Immediately following is a detailed run summary.

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

ii. Balance Sheet & Income Statements

Ms. Virgen presented the unaudited financials through June 30, 2025. These are provided for informational purposes.

FOURTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS Supervisors Requests and Audience
Comments**

A Board member asked what the general fund availability is going into the new fiscal year. Ms. Virgen noted with the general fund what is available, don't truly rely on just that number because the District doesn't begin to receive funds from Pasco Co. until about December.

Eric Ramirez – Experiencing flooding on his private property due to new development. Would like more info on the power & internet issues being experienced at the amenity center.

Madisen Conde – Can community event agreements be directly with vendors?

Alicia (6665 Abbywood) Do yard sales require insurance? Monica noted yard sales on private property do not. The CDD has no jurisdiction over private property.

Resident – Stated she knows they don't have visitor parking but asked if there is any time during the day that those two parking spots can be used for a visitor.

SIXTEENTH ORDER OF BUSINESS Adjournment

Ms. Virgen asked for a motion of adjournment.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**Chapel Creek CDD
Capital Projects Plan**

<u>Project</u>		<u>Estimated Cost</u>	<u>Maintenance/Comments</u>
Shade at Pool/Cabanas	ProPlaygrounds – East Side Shade Coverage	\$36,653.16	
Community Garden	<u>Planter Boxes</u> <ul style="list-style-type: none"> GMS Option 1 – 6 Granite Planters GMS Option 2 – 6 Wood Planters 	<ul style="list-style-type: none"> \$2,429 \$4,689 	Does not include cost to install irrigation, access control, etc.
	<u>Fencing</u> <ul style="list-style-type: none"> Wimauma Fencing Danielle Fence 	<ul style="list-style-type: none"> \$16,265 TBD 	Price for fence and gate. Does not include access control.
Butterfly Garden	Option to add plants to nature trail area	-	-
Benches @ or near ponds	5 benches at location shown on map	\$3,843.00	
Bug zappers @ pool	Purchase and Installation of 2	\$1,650	

SECTION A



Governmental
Management Services - CF

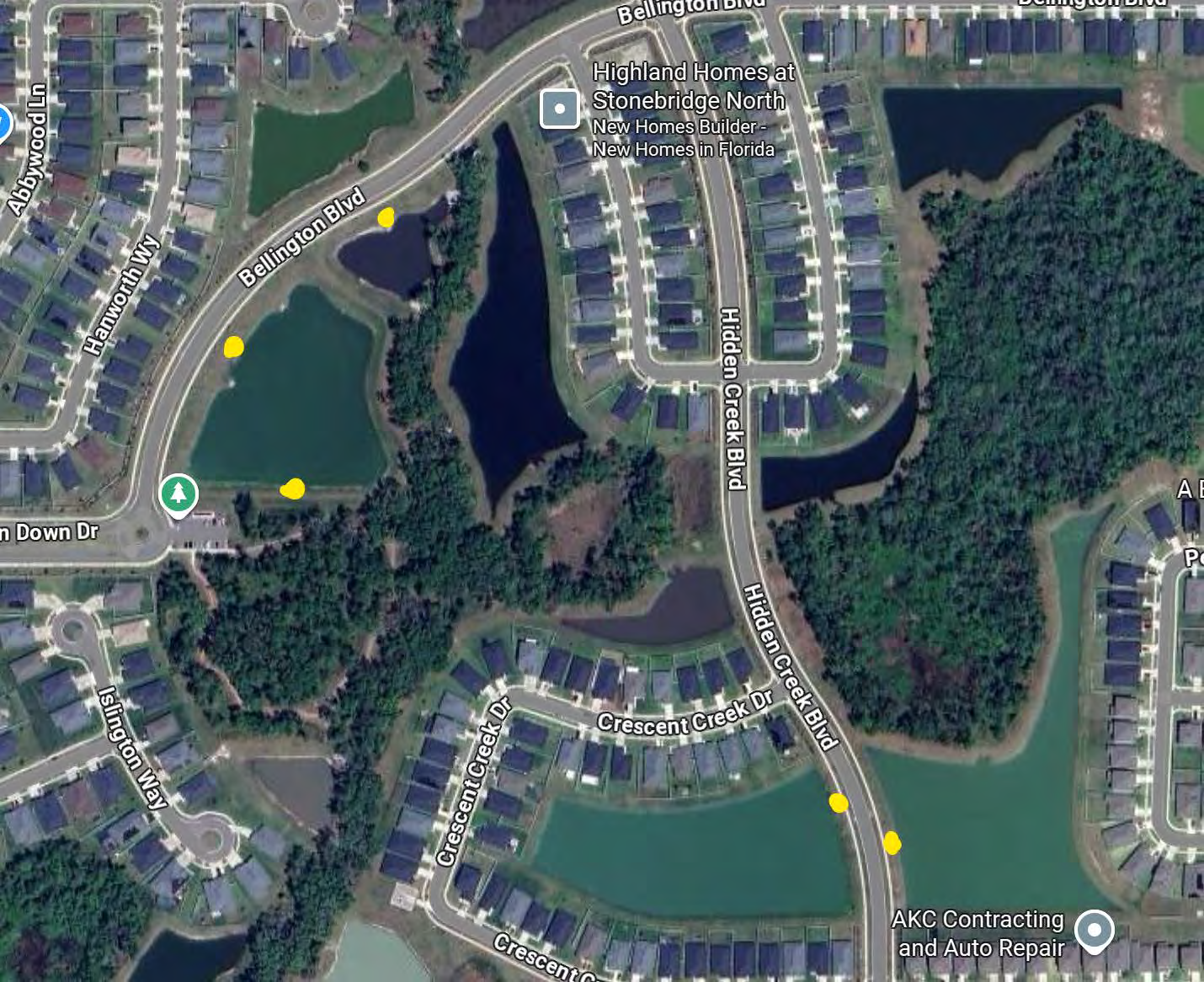
Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

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
New Homes Builder -
New Homes in Florida

AKC Contracting
and Auto Repair

SECTION B



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

Project Name
Chapel Creek CDD shade



Date	Estimate #
7/8/2025	45724

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

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

Subtotal: \$36,653.16

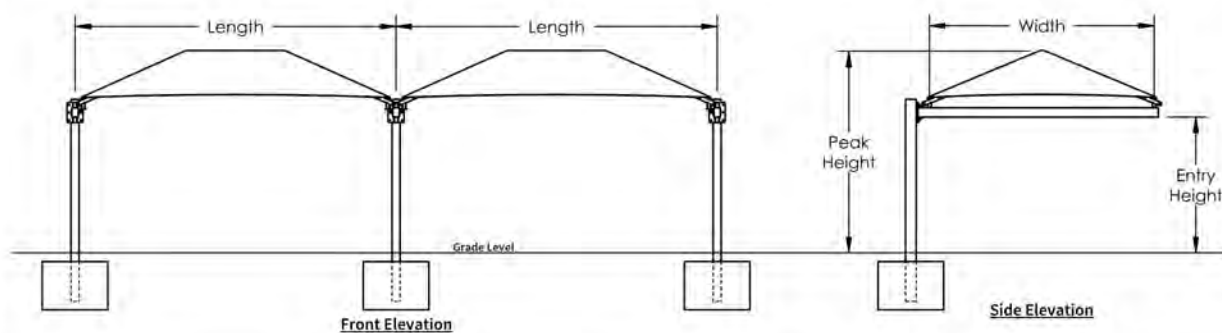
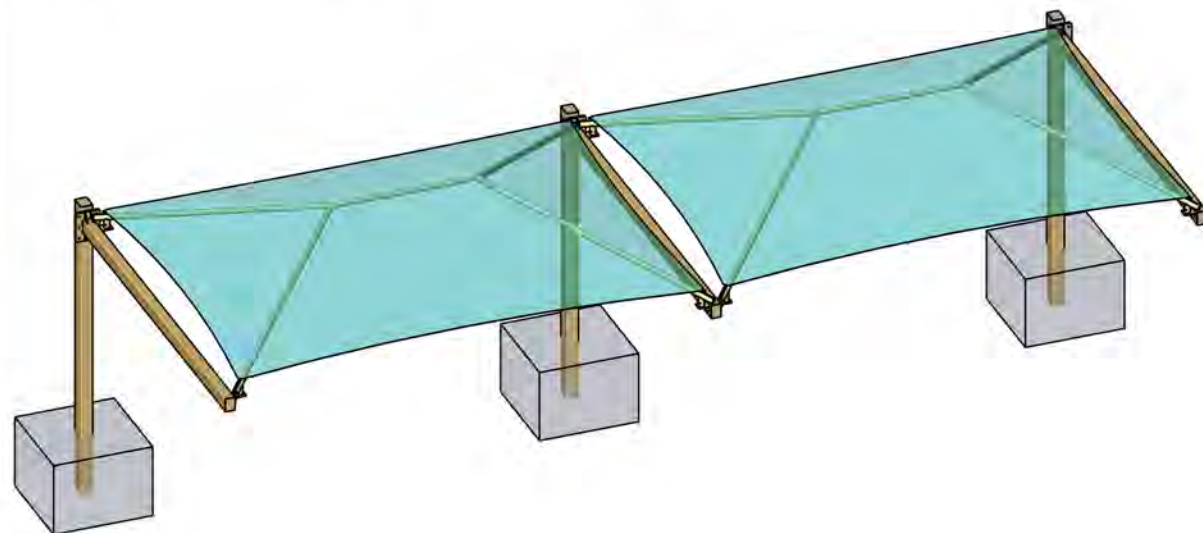
Sales Tax: (7.5%) \$0.00

Total: \$36,653.16

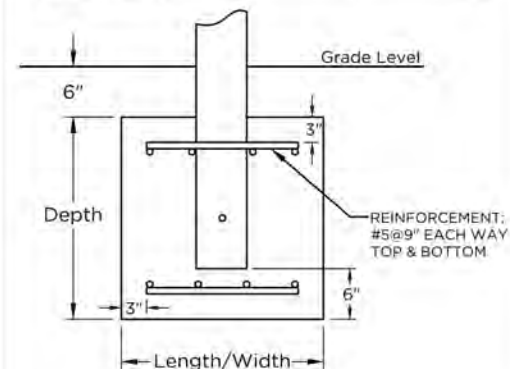
Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for 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

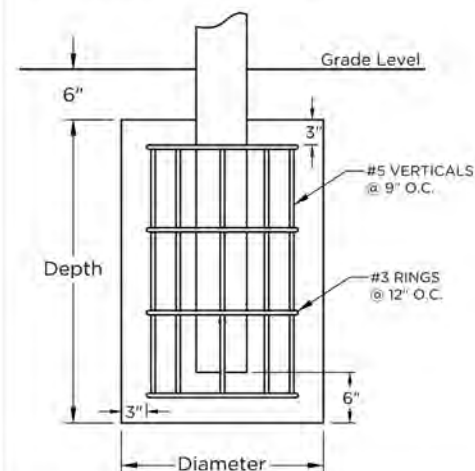
Length	24'	Width	14'	Entry Height	8'
Peak Height	10.83'	Elbow	Glide	Column Mount	Embedded
Column Size	10"x6"x1/4"	Rafter Size	Ø2.875" 12-Ga	Ridge Size	Ø2.875" 12-Ga
Column Length	12'	Rafter Length	9.95'	Ridge Length	11.03'
Dome Qty.	2	Column Qty.	3	Beam Size	8"x6"x3/16"



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.

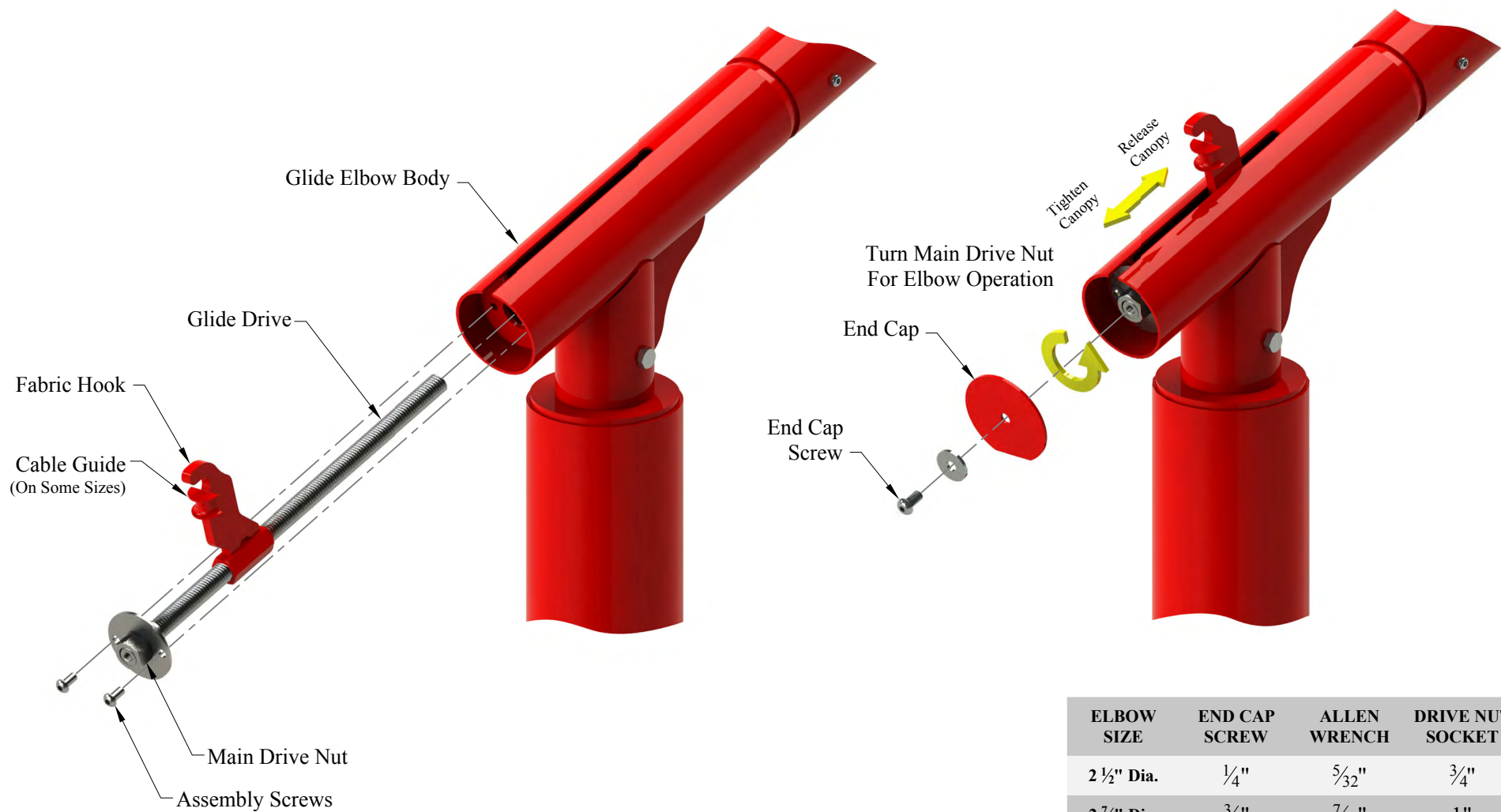
The Superior Shade Glide Elbow

(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.



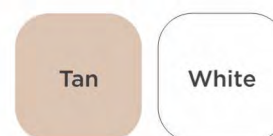
Dual Color Fabric

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

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
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 (b)



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.

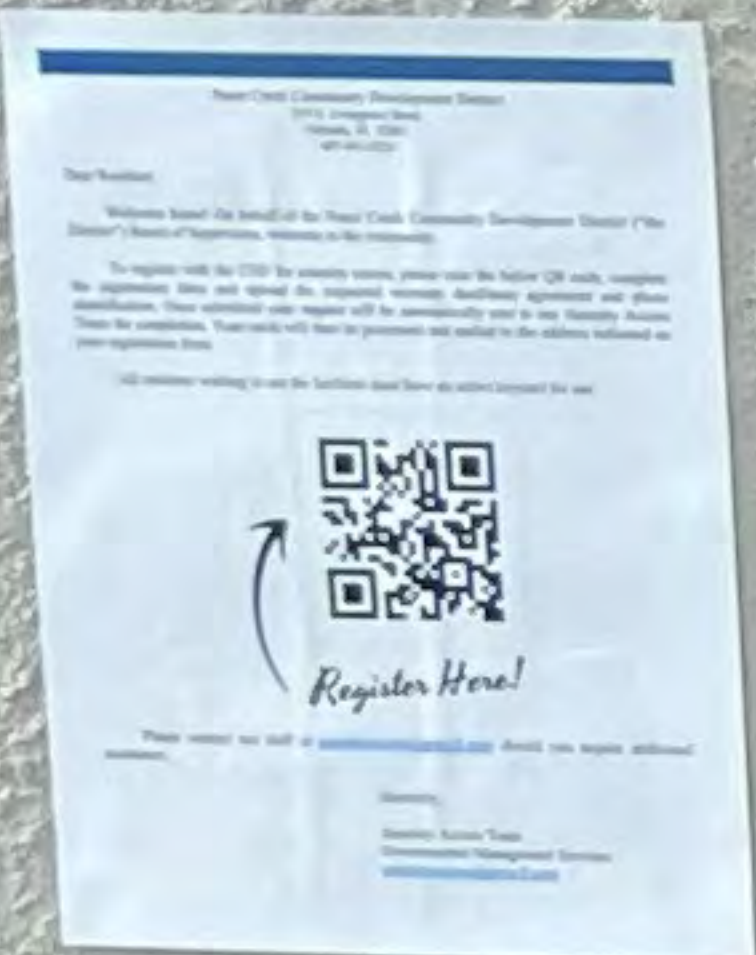
Client Signature: _____



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



SECTION 2







Measure distance

Click on the map to add to your path

Total area: 1,998.26 ft² (185.64 m²)

Total distance: 215.82 ft (65.78 m)

SECTION (a)

*Item will be
provided under
separate cover.*

SECTION (b)

Wimauma Fencing Corp

16617 Windmill Forge Pass
Wimauma, FL 33598-2248
(813) 578-0000
sales@wimaumafencing.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	02047
Chapel Creek CDD	Chapel Creek CDD	DATE	08/27/2025

ACTIVITY	AMOUNT
6 FT high aluminum fence install approx. 570 FT of 6 FT H aluminum Fence 3 rail Flat top	15,390.00
Gate-Black Aluminum 6ft H Black Aluminum crash bar gate, 6x5 FT.\	975.00

50% deposit is due upon acceptance of this Estimate and to schedule a installation date. The remaining balance is due in full upon completion of job. In the event a permit is required from the local community HOA Wimauma Fencing will assist in preparing documents for the submission by the customer to the HOA/Permitting office. Credit/Debit payments: https://link.clover.com/urlshortener/tjNVk8	SUBTOTAL	16,365.00
	TAX	0.00
	TOTAL	\$16,365.00

Accepted By

Accepted Date

SECTION D

Current Demands Electrical & Security Services, Inc

2315 Commerce Point Drive, Suite 100

Lakeland, FL 33801

+18635834443

service@currentdemands.com



Estimate

ADDRESS

GOVERNMENTAL MANAGEMENT SERVICES
6200 LEE VISTA BLVD. SUITE 300
ORLANDO, FL 32822

SHIP TO

GOVERNMENTAL MANAGEMENT SERVICES
6405 CLIFTON DOWN DR.
ZEPHYRHILLS, FL 33545

ESTIMATE

DATE

GMS18079

08/05/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
ESTIMATE	ESTIMATE TO ADD 1) 120V CIRCUIT FOR 2) RECEPTACLES IN REAR OF BUILDING. AT EACH SOFFIT CORNER. PROVIDE AND INSTALL 2) 120V BUG ZAPPERS, 1) AT EACH RECEPTACLE LOCATION/CORNER OF REAR SOFFIT AREA.	1	0.00	0.00T
ELECTRICAL MATERIALS	ELECTRICAL MATERIALS: 20 AMP BREAKER, 12/2 MC CABLE, STRAPS, BOXES, PLATES, GFI RECEPTACLE, 2) BUG ZAPPERS, ETC..	1	750.00	750.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: FASTENERS, STRAPS, ZIPTIES, SCREWS ETC.	1	100.00	100.00T
ELECTRICAL LABOR	ELECTRICAL LABOR	1	800.00	800.00T

Contact Current Demands Electrical & Security Services, Inc. to pay

SUBTOTAL

1,650.00

TAX

0.00

TOTAL

\$1,650.00

Accepted By

Accepted Date



SECTION V

SECTION A

*Item will be
provided under
separate cover.*

SECTION B



886 Packinghouse Rd
Sarasota, FL 34232
(941) 342-8980 / (941) 504-1222
flm@floridalightingmaintenance.com

Estimate

ESTIMATE#	6141
DATE	08/11/2025
PO#	

CUSTOMER
GMS - Central Florida 219 E. Livingston St Orlando Florida 32801 (407) 460-4424

SERVICE LOCATION
GMS - Central Florida 6405 Clifton Down Dr Zephyrhills Florida 33541 (407) 460-4424

DESCRIPTION	Turnkey projects This is a turnkey project. Equipment, Labor, and Materials are provided by FLM-Go LLC. If engineering and permits are required, they are also included and listed as a line item in this proposal. Project scope: Increase light levels at monument sign and pillars for neighborhood entrance
	Ground work Tap existing lighting circuit feeding existing ground floods, trench run conduit and wire to new ground flood location at corner of pillar/sign for both entry and exit sides F/I PVC ground box x2 F/I (2) high power LED selectable floods (100-150W) with trunnion mount Direct floods to illuminate pillar and signage

Estimate

Description	Qty	Rate	Total
Labor and Material	1.00	1,943.00	1,943.00

CUSTOMER MESSAGE

Manufacturers warranty on new fixtures

Note #1: 50% deposit required to obtain materials and schedule work to be completed.

Note #2: Quote assumes existing circuits/controls are in working order during this project. Restoring circuits/controls will be T and M. Additionally, if any existing code violations are discovered FLM will provide a cost to rectify before proceeding with the current scope of work.

Note #3: Work is to be completed M-F from 7am-5pm. Work outside of these hours can be accommodated for additional fees. FLM will need access to electrical panels/controls, and space to maneuver equipment associated with this project.

Note #4: FLM will work to minimize disruption and will maintain clean workspace during installation.

Note #5: Includes: labor, materials, EPA required recycling/disposal, disposal of all project related waste, equipment as needed.

Note #6: Excludes: trenching in abnormal soil conditions, any work not listed in scope.

Note #7: Change orders, service requests, etc. during project must be communicated via email.

Approval

Signature: _____

Printed Name of

Approver: _____

Estimate Total:**\$1,943.00**

LED Flood Light

3-Wattages + 3-CCT (30/40/50K), Wet Rated, 140 lm/W, Dimmable + Smart

FEATURES	
Lumen Output	2100 to 19500 lumens
Efficacy	140 lm/W
Input Voltage	120-277V
Dimmable	0-10V Continuous
CCT	Select (3000K, 4000K, 5000K)
Rating	Wet Location
Warranty	5 Years

APPLICATIONS

Premium outdoor luminaire suitable for building exteriors, billboards, accent lighting, pedestrian walkways. Higher wattage luminaires suitable for parking areas and industrial yards.

CONSTRUCTION

Manufactured for weather-proof durability using solid heavy duty die cast aluminum housing with anti-UV polyester coating to resist water, salt, corrosion, discoloration, and scratching. Wet Location rated.

ELECTRICAL

Input voltages 120-277V with 0-10V Continuous Dimming. Tunable 3-CCT (3000K, 4000K, 5000K) and Tunable 3-Wattage. Operating temperatures -40°F to 113°F (-40°C to 45°C). Includes 1 foot (35W Max Models) and 1.6 foot (80W Max) wiring cables.

MOUNTING

Adjustable Knuckle Mount, Trunnion Mount, and Yoke Mount available. Slip-Fit Mount also available for 80W Max models.

OPTICS

Anti-UV Clear Polycarbonate Lens with NEMA 7HX6V beam angle standard.

CONTROLS

Installed integrated Photocell Sensor available.

LISTINGS

DLC Premium listed. UL certified to meet US and Canadian standards. FCC and RoHS compliant.

WARRANTY

5 year exclusive limited warranty.

Project:
Date:
Catalog No:
Prepared By:

Tunable 35W Max, 80W Max, and 150W Max Model



Knuckle Mount



Trunnion Mount



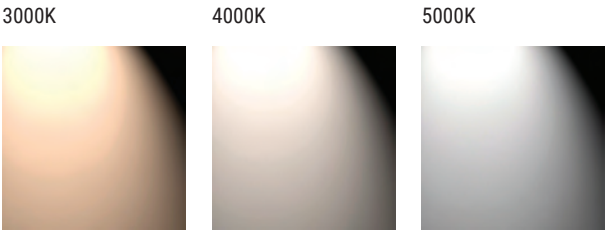
Yoke Mount



Slip Fit Mount



TUNABLE CORRELATED COLOR TEMPERATURES (CCT)



SPECIFICATIONS

ENERGY DATA

Input Voltage: 120-277V
Input Frequency: 50/60 Hz
Wattage: 3-Wattages (35W Max, 80W Max, 150W Max)
Power Factor: >0.9
Total Harmonic Distortion (THD): <15%
Operating Temperature: -4°F to 113°F (-20°C to 45°C)

LIGHTING DATA

Lumens: 2100 to 19500
Lumens Per Watt: 140 lm/W
Correlated Color Temperature (CCT): 3-CCT (30K, 40K, 50K)
Dimmable: 0-10V
Color Rendering Index (CRI): >80
L70: 50000 hours

ORDERING INFORMATION

Model	Wattage	Voltage	Current	Lumens	Efficacy	CCT	Dimming	Color	Dimensions
ETH-TFD-35/20/15W-H-TCP(XX)-Y	(15W 20W 35W)	120-277V	0.14A@120V, 0.06A@277V 0.18A@120V, 0.08A@277V 0.32A@120V, 0.14A@277V	2100 2800 4900	140 lm/W	(3000K, 4000K, 5000K)	0-10V	Bronze	6.93"L x 5.89"W x 2.29"D
ETH-TFD-80/60/35W-H-TCP(XX)-Y	(35W 60W 80W)	120-277V	0.32A@120V, 0.14A@277V 0.55A@120V, 0.24A@277V 0.73A@120V, 0.32A@277V	4900 8400 11200	140 lm/W	(3000K, 4000K, 5000K)	0-10V	Bronze	9.49"L x 7.25"W x 2.84"D
FD06-150/120/100W-H-TX(XX)-Y	(100W 120W 150W)	120-277V	0.92A@120V, 0.40A@277V 1.10A@120V, 0.48A@277V 1.38A@120V, 0.60A@277V	13000 15600 19500	140 lm/W	(3000K, 4000K, 5000K)	0-10V	Bronze	11.85"L x 9.03"W x 3.64"D

Mount		Control	
TFD-KN	Knuckle Mount (Fits: 35W Max model)	PCB	[INSTALLED] Integrated Button Photocell Sensor
TFD-SF	Slip-Fit Mount (Fits: 80W Max model)		
TFD-TR-M	Trunnion Mount (Fits: 80W Max model)		
TFD-Y-S	Yoke Mount (Fits: 35W Max model)		
TFD-Y-M	Yoke Mount (Fits: 80W Max model)		

PHYSICAL DIMENSIONS

35W Max Model

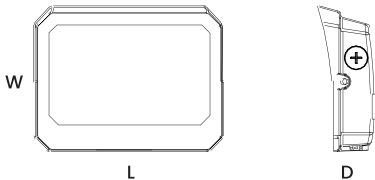
6.93"L x 5.89"W x 2.29"D

80W Max Model

9.49"L x 7.25"W x 2.84"D

150W Max Model

11.85"L x 9.03"W x 3.64"D



SECTION VI

PROPOSAL

ASP of Wesley Chapel
30021 Southwell Lane
Wesley Chapel, FL 33543
(813) 722-1665
wesleychapel@asppoolco.com
www.asppoolco.com



Service Address

Stonebridge Chapel Creek CDD
6405 Clifton Down Drive
Zephyrhills, FL. 33541
(248) 832-1386
invoices@gmscfl.com

PROPOSAL#	DATE	TOTAL
PR-WES-0002966	08/07/2025	\$3,590.00

This Proposal Expires on 08/07/2025

REPAIR CODE	DESCRIPTION	QTY	RATE	AMOUNT
	Service: Service - Other Frequency: One Time	1.00	\$3,280.00	\$3,280.00
SERVICE-FLATRATE	Brick paver leveling	1.00	\$310.00	\$310.00

ADDITIONAL NOTES
Main pit filter grid replacements Paver deck leveling

Subtotal	\$3,590.00
Sales Tax	\$0.00
Proposal Total	\$3,590.00

SERVICE AGREEMENT

I grant permission for America's Swimming Pool Co. to access my property and agree to the full Terms of Service and [Privacy Policy](#)

Client Approval

Owner Signature :

Signed by:


5890F33BC6AE4F4...

Owner Name:

Timothy Fore, Chairman

SECTION VIII

Hi Monica,

Thanks for sending over the agreement and COI. First, we'd advise against waiving the insurance requirement for an event host. The License Agreement and her Certificate of Insurance (COI) are a helpful layer of protection as it relates to her specific role as the event coordinator. That said, the current agreement with the resident does not control the most significant risks of the event. Her insurance may cover her liability as the coordinator (e.g., negligence in planning or setup), but it most likely does not cover the operational risks presented by the food trucks themselves which is the primary concern.

Each food truck has risk exposures that the resident's policy is likely not designed to cover, such as:

- **Automobile Liability:** An accident involving the truck while driving on District property.
- **Foodborne Illness:** Sickness caused by improperly prepared food.
- **Fire and Equipment Failure:** Incidents involving propane tanks, generators, or cooking equipment.

If an incident like a food poisoning outbreak occurs, the claim will likely be filed against the specific vendor who served the food, not necessarily the resident who booked them. If that vendor has no insurance or if there is no formal agreement or additional insured status, the injured party's attorney will most likely target the next entity in line: the district as the property owner. As far as additional coverage goes, it is not standard practice, nor is it our recommendation, for the district to procure its own special events coverage risk presented by third parties who should have their own insurance. The most effective strategy is to ensure liability is transferred to the host *and* the individual food truck vendors. This includes individual agreements with each food truck vendor, which is explained in more detail in our attached guide. We understand how this may be difficult for a resident host, but a more practical approach would be to engage a professional food truck coordination company as many CDDs do or another entity like the HOA as you suggested. A coordinator typically manages the vendors and ensures they meet the district's insurance requirements.

Please let us know if you have any further questions.

Best regards,

Ryan Rupnarain, ARM CPSI

Sr. Manager, Risk Services

Egis Insurance & Risk Advisors

Direct: (321) 273.2047

Mobile: (407) 878.9971

Email: RRupnarain@egisadvisors.com



FLORIDA
INSURANCE
ALLIANCE

From Contracts to Condiments: Food Truck Safety and Risk Management for Districts



Food Trucks Bring Flavor, But Districts Need to Consider Safeguards

Food trucks have become a familiar sight, offering a convenient and delicious way to grab a bite. But when it comes to allowing them on community property, districts need to take precautions to avoid a potential recipe for disaster. This article offers a helping hand, guiding districts through the process of managing risks and minimizing liabilities associated with food trucks.

Ingredients for a Secure Contract

- **Clear Recipe:** Draft clear and concise contracts outlining roles, responsibilities, insurance requirements, and safety protocols for the food truck vendor. Involve district legal counsel to ensure clarity and enforceability.
- **Hold Harmless and Indemnification:** Include hold harmless provisions insulating the district from losses resulting from the food truck's operations. Additionally, consider indemnification clauses requiring the vendor to compensate the district for associated claims, like accidents involving the food truck.
- **Licenses and Permits:** Don't forget the essential spices! Make sure the contract requires the food truck to maintain the required licenses and permits to operate legally. This ensures compliance with local health codes, safety regulations, and any necessary permits.

Insurance: The Special Sauce

Some things just wouldn't be complete without the special sauce. Here's what districts need to consider:

- **General Liability Insurance:** This should cover the district in case of bodily injury or property damage claims arising from the food truck's operations, including foodborne illness, slip and falls, or equipment malfunctions. Aim for a minimum coverage of \$1 million per occurrence and \$2 million aggregate, and make sure the district is listed as an **additional insured** on the policy, ideally on a primary and non-contributory basis.
- **Auto Liability Insurance:** Make sure the food truck has auto liability insurance with at least a combined single limit of \$300,000 (though higher is preferred) and again, list the district as an additional insured.
- **Workers' Compensation Insurance:** If the food truck has more than 3 employees, this insurance is usually required and covers medical expenses and lost wages associated with injuries.

Safety Considerations: The Garnish for Success

The final touches are crucial! Here's how to ensure a safe and successful food truck experience:

- **Location, Location, Location:** Strategically choose parking spots for food trucks, considering the following:
 - Maintain a 10-foot distance from buildings, trash cans, and anything flammable.
 - Avoid grass, activity fields, or uneven surfaces that could pose trip and fall hazards.
- **Stop Slips and Falls in Their Tracks:** Ensure vendors can address potential hazards caused by cords, utility connections, and uneven surfaces.
- **Fire Safety Precautions:** Food trucks need to have functioning fire extinguishers and have awareness of fire safety regulations, including proper storage of flammable materials.
- **Waste Not, Want Not:** Determine the need for additional waste disposal options and assign responsibility for their provision.
- **Traffic Flow Finesse:** For large events, consider implementing a parking traffic control plan to prevent vehicles from driving near food trucks.

Know When to Adjust the Menu: Additional Tips and Reminders

- If a vendor refuses to comply with your district's contract and safety requirements, reconsider their participation. Your community's safety is paramount.
- Likewise, if a vendor insists on your district signing *their* agreement, ensure district counsel review to ensure alignment with district requirements and protections.
- If food trucks are part of much a larger scale event, work with your Egis Account Manager to consider the use of a special events insurance policy. Though not a substitute for the vendor's own insurance, these policies may provide an additional layer of protection as more attendees and vendors often translates to a higher potential for incidents.
- Ensure there are clear protocols for reporting and documenting any incidents related to food truck operations, including those involving residents and staff. Promptly report any issues, near misses, and safety concerns to district management and relevant authorities.
- While food trucks can add vibrancy to events, it's important to discourage the sale of alcoholic beverages from these vendors, due to the heightened risks associated with them. Alcohol consumption can create a less safe and welcoming environment and introduces further complexity, including the need to navigate additional risk management measures.

By following these guidelines, districts can enjoy the fun of food trucks while minimizing the risk of burning themselves with potential liabilities. Remember, prevention is key to a successful and enjoyable food truck experience for everyone!

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your food truck agreements, please contact us at riskservices@egisadvisors.com.



SECTION A

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (the “Agreement”) is made and entered into effective the 7th day of July, 2025, by and between:

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida with a mailing address of 219 E. Livingston St. Orlando, FL 32801 (the “District”), and

MADISEN CONDE, an individual, with a mailing address of 35444 Crescent Creek Drive, Zephyrhills, Florida 33541 (the “Licensee”, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns and maintains public improvement facilities, including facilities for recreational use, attached hereto and incorporated herein by this reference (the “Amenities”); and

WHEREAS, Licensee is an individual and resident living within the District; and

WHEREAS, the District agrees that the Licensee may use the Amenities to host certain events for residents and authorized users within the Chapel Creek community, subject to the terms set forth herein (the “Events” and each individually, an “Event”); and

WHEREAS, the District and Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. GRANT OF LICENSE. The District hereby grants to Licensee a nonexclusive license to use the Amenities to host Events which are authorized by the District, in accordance with the terms and conditions contained herein and in the exhibits hereto (the “License”). As consideration for said use of the Amenities, Licensee agrees to the following conditions:

A. For each proposed Event, the Licensee shall submit details to the District at least thirty (30) days in advance. The District shall approve or deny each event in writing. The District will evaluate each proposed Event on a case-by-case basis and may impose additional requirements or restrictions in its discretion. The Licensee may not host any Event unless first approved by the District in writing.

B. This License is for community events hosted for the benefit of residents of the Chapel Creek community and which shall not be advertised to the general public. The District reserves all rights and privileges in and to the District's property, including the Amenities. This License for the Amenities is granted to Licensee in its "as is" condition and without any warranty or representation, express or implied.

C. This License does not guarantee exclusive use of the Amenities. Licensee's use of the Amenities shall be contemporaneous with the use of the District's facilities by patrons of the District, and Licensee's use shall not interfere with the operation of the District's facilities as a public improvement except as set forth herein.

D. Licensee's use of the Amenities shall be subject to all applicable laws, rules, regulations, and policies. Licensee acknowledges receiving a copy of the District's *Amenity Policies and Rates*, and agrees to comply with same. Among other requirements, the following are prohibited at the Amenities:

- i. Alcohol
- ii. Smoking and vaping
- iii. Vehicles (other than in designated parking spaces)
- iv. Fireworks and open flames
- v. Obscenity, horseplay, and littering

E. Food and drinks are only permitted if served by a licensed and insured caterer or food vendor. No food or drinks are permitted on the pool deck.

F. The grant of this License is further conditioned on Licensee's compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but, not limited to, health department requirements, fire code and other laws (the "Laws"). It is Licensee's responsibility to know, understand and follow such Laws.

G. The District shall not be responsible for the personal safety of Licensee's invitees, participants, or other persons on District property pursuant to this Agreement, except to the limited extent provided for in the normal operation of the District's facilities. Licensee acknowledges and accepts that the District shall not be responsible for personal injury, loss or damage to personal property, vehicles, equipment stored on site, or any other losses incurred by Licensee or its invitees. Licensee shall be solely responsible for all activities and vendors associated with an Event.

H. Licensee agrees to use all due care to protect the property of the District and its patrons and guests from damage and recognizes that the District's facilities, including the Amenities, are being simultaneously run as a public improvement and the public will have continuous use of the facilities simultaneously with Licensee's use. Licensee shall be responsible for all clean up and for restoring the Amenities to its original condition at the conclusion of the Event and shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee's use of the Amenities under this Agreement, including, but not limited to, by its guests and invitees. Licensee shall commence repair of any damage resulting from its operations under this Agreement within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed in writing by the District.

3. TERM. The initial term of this Agreement shall be from **July 1, 2025 to July 1, 2026**. This Agreement shall automatically renew for additional one-year terms unless terminated in accordance with

the provisions hereof. The Licensee may only use the Amenities for Events on those dates and times authorized by the District in writing.

4. SUSPENSION, REVOCATION AND TERMINATION. The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked immediately, with or without cause, by either party upon written notice. In the event this License is revoked or terminated pursuant to its terms, Licensee must expeditiously remove any items from the Amenities. No further payments will be due after termination or revocation of this License. Licensee shall not be entitled to any payment of damages for termination or revocation whatsoever by the District – this grant of License is a mere privilege and not a right. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

5. INSURANCE AND INDEMNITY.

A. Licensee shall acquire and maintain, and shall require any vendors or subcontractors operating on the Amenities to acquire and maintain, general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, as well as \$1,000,000 automobile liability coverage, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, participants, guests or invitees, including without limitation any person entering District property pursuant to this Agreement. The insurance coverage shall additionally include a minimum of \$100,000 damage to rented premises coverage. The District and its supervisors, officers, employees, staff, and consultants shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. A certificate of insurance reflecting such amounts and insureds shall be provided to the District at the time of execution of this Agreement.

B. Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from or resulting in any manner whatsoever from use of the License by Licensee, its employees, agents, participants, guests or invitees. Nothing herein requires Licensee to indemnify the District for any fault attributable to the District; however, Licensee is required to indemnify the District for any and all percentage of fault attributable to the Licensee, its employees, agents, participants, guests or invitees.

C. Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute. The provisions of this Paragraph shall survive suspension or revocation of the License or termination of this Agreement.

6. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("Notice" or "Notices") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, to the addresses first specified above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise

expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Licensee may deliver Notice on behalf of the District and Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Licensee is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

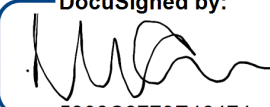
8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

9. NON-TRANSFER. The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.

10. ENTIRE AGREEMENT. This is the entire agreement of the Parties as it relates to the subject of this Agreement. This Agreement may not be amended except in writing signed by both Parties. This Agreement supersedes any prior agreement between the District and Licensee regarding the use of the Amenities. This Agreement shall not be recorded in the public records.

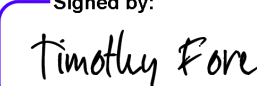
11. PUBLIC RECORDS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law.

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

DocuSigned by:

 5308C8779E46474...

Madisen Conde, an individual and
 Resident of the District

**Chapel Creek Community
 Development District**

Signed by:

 5890E33BC6AE4E4...

Name: **Timothy Fore**
☒Chair/☐Vice Chair, Board of Supervisors

EVENT AUTHORIZATION

THIS EVENT AUTHORIZATION (the “**Authorization**”) is presented according to the requirements established within the executed *License Agreement* dated July 7, 2025, between the Parties listed below (the “**Agreement**”). This AUTHORIZATION is made and entered into by and between:

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida with a mailing address of 219 E. Livingston St., Orlando, FL 32801 (the “**District**”); and

MADISEN CONDE, an individual, with a mailing address of 35444 Crescent Creek Drive, Zephyrhills, Florida 33541 (the “**Licensee**”, together with the District, the “**Parties**”).

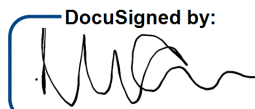
- 1. AUTHORIZED EVENT.** The District hereby authorizes the following event:

Event Name	Chapel Creek Community Food Truck Event
Date	July 18, 2025
Time (inclusive of set-up and clean-up)	5:00 PM to 8:00 PM
Location	Parking lot of the Chapel Creek Community Center located at 6405 Clifton Down Drive, Zephyrhills, Florida 33541.
Description of Event	Utilizing the parking lot Clifton Down Drive by the community center to host Food Truck vendors.
Additional requirements	Food trucks must submit a food truck license agreement in the form attached hereto as Composite Exhibit A .

- 2. EFFECTIVE DATE.** This AUTHORIZATION shall be effective as of the date of the last signature of the Parties hereto.

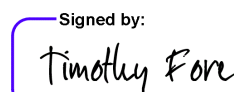
- 3. ACCEPTANCE.** Execution of this AUTHORIZATION will authorize the Licensee to host the Event in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this AUTHORIZATION, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this AUTHORIZATION to be executed the day and year below written.

DocuSigned by:

 5308C8779E46474...

Madisen Conde, an individual and
Resident of the District

**Chapel Creek Community
Development District**

Signed by:

 5890F33BC6AE4F4...

Name: Timothy Fore
☒Chair/☐Vice Chair, Board of Supervisors

Exhibit A: Food Truck License Agreement




CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Event Helper Customer Service	
	Gaslamp Insurance Services	PHONE (A/C, No, Ext): (530) 477-6521	FAX (A/C, No):
	DBA Event Helper Insurance Services	E-MAIL ADDRESS: info@theeventhelper.com	
	PO Box 1549		
Grass Valley	CA 95945	INSURER(S) AFFORDING COVERAGE	
		INSURER A: Evanston Insurance Company	NAIC # 35378
INSURED		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y	N	3DS5476-M4594628	07/18/2025 12:01 AM	07/19/2025 12:01 AM	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (other than fire) \$ 1,000,000
	Host Liquor Liability						MED EXP (Any one person) \$ 5,000
	Retail Liquor Liability						PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						Deductible \$ 1,000
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS ONLY						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder listed below is named as additional insured per attached MEGL 2217 01 19. Attendance: 40, Event Type: Social Receptions - No Admission Charge / Invite Only - Indoor and/or Outdoor.

CERTIFICATE HOLDER**CANCELLATION**

Chapel Creek CDD 219 E. Livingston Street Orlando FL 33541	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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EVANSTON INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Chapel Creek CDD
219 E. Livingston Street
Orlando, FL 33541

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by the acts or omissions of any insured listed under Paragraph **1.** or **2.** of Section II – Who Is An Insured:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions remain unchanged.

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

STATE OF FLORIDA

COUNTY OF Pasco

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 Madison Conde, 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 _____ (Title) of _____, a _____ limited liability company/corporation licensed to do business in Florida, (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.
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.


Signature of Affiant

Sworn before me on 07/16, 2025.


Notary Public Signature



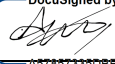
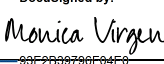
JENNIFER LINVILLE
Notary Public
State of Florida
Comm# HH609989
Expires 11/5/2028

Notary Stamp

Composite Exhibit A
Chapel Creek Community Development District
Food Truck Vendor License Agreement

Date(s) of Event: 7/18/25 Name of Vendor: Charm City Eats, Inc.
 Address: 19548 whispering Brook Drive Tampa FL 33647
 Contact Person: Amy Makarski Phone #: 443-845-1520
 E-Mail: charmcityeatsfoodtruck@gmail.com

I certify that I have read and understood the Terms and Conditions of this License Agreement before signing and that I am at least 18 years of age or older.

<p><small>DocuSigned by:</small>  <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> Vendor Signature <small>DocuSigned by:</small>  <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> District Representative</p>	<p><u>7/7/2025</u> <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> Date <u>7/7/2025</u> <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> Date</p>
--	---


No electrical outlet will be furnished
TERMS AND CONDITIONS OF LICENSE AGREEMENT

The Chapel Creek Community Development District ("District") hereby authorizes Vendor to set up in the area specified by the District or its representative and participate in the event on the date(s) referenced above. Vendor's participation in the event and use of the District property may be suspended or revoked at any time, with or without cause, at the sole discretion of the District. In the event of such suspension or revocation, reasonable notice of the suspension or revocation will be provided in writing or communicated verbally, which shall be effective immediately upon receipt of such notice by the Vendor in question. Upon such suspension or revocation, Vendor shall immediately cease any activities that encourage, promote or otherwise may reasonably be foreseen to result in increased usage of the District's lands or facilities by the Vendor's patrons.

Vendor shall use all due care to protect the property of the District, the District's Patrons (as that term is defined in the Amenities Rules) and landowners from damage, and to require any users of its products or services to do the same. Vendor agrees that they shall assume responsibility for any and all damage to the District's facilities or lands as a result of the Vendor's activities in connection with this Agreement and other damage which may be attributable to an act or omission by Vendor, its patrons, agents, or employees. **Vendor is responsible for their own displays and any trash or waste generated by Vendor or its patrons.**

In consideration of the District's agreement to permit Vendor's use of the District property, Vendor agrees to defend, indemnify and hold harmless the District, its supervisors, officers, employees, consultants and agents, from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death or property damage of any nature arising out of, wholly or in part by, or in connection with, the Vendor's use of the District's facilities for purposes stated in this License Agreement, and their patrons and their officers, agents, employees and guests, including litigation with respect thereto. Vendor's obligations under this License Agreement shall include all costs and fees associated with said dispute, litigation, or otherwise, including but not limited to all settlements, judgments, damages, penalties, fines, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees and paralegal fees, incurred throughout all levels of proceedings. Nothing in this License Agreement requires Vendor to indemnify the District for any fault attributable to the District; however, Vendor is required to indemnify the District for any and all percentage of fault attributable to the Vendor and its agents, employees, or anyone related to the Vendor and its operations on the District property. Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutorily limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or any other statute. Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, or have questions about the applicability of the Public Records Law, please contact the District Manager at (407) 841-5524 or mvirgen@gmscfl.com.

Vendor shall comply with all federal, state and local laws, rules, and regulations affecting the provision of food service at the District's lands or facilities (hereinafter, the "Laws"). The District shall not be responsible for either i) informing Vendor of the applicability of the Laws to the Vendor's services, or ii) ensuring Vendor's compliance with the Laws. Vendor is responsible for obtaining necessary and appropriate licenses, certifications and insurance required by the State of Florida and Pasco County. Vendor hereby acknowledges that it has all required permit(s) and license(s):

Initial
 [INITIAL].

Vendor further agrees to provide the District with a Certificate of Insurance with general liability coverage of at least \$1,000,000 naming the District as additional insured on Vendor's policy which may be determined to be acceptable by the District in its sole discretion.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Florida Insurance Solutions 1802 N. Alafaya Trl Suite 139 Orlando FL 32826	CONTACT NAME: Florida Insurance Solutions PHONE (A/C, No, Ext): (407) 677-4400 FAX (A/C, No): E-MAIL ADDRESS: pdedavid@floridainsurancesolutions.net INSURER(S) AFFORDING COVERAGE INSURER A: Great American Alliance Insurance Co. NAIC # 26832 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED CHARM CITY EATS INCORPORATED, DBA CHARM CITY EATS INCORPORATED 19548 Whispering Brook Dr Tampa FL 33647	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	<input checked="" type="checkbox"/>	PLF194992-FA019009	09/19/2024	09/19/2025	EACH OCCURRENCE \$ 1,000,000
		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000				
		MED EXP (Any one person) \$ 5,000				
		PERSONAL & ADV INJURY \$ 1,000,000				
		GENERAL AGGREGATE \$ 2,000,000				
	PRODUCTS - COMP/OP AGG \$ 2,000,000					
	ANIMAL BAILEE \$					COMBINED SINGLE LIMIT (Ea accident) \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	<input type="checkbox"/>				BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB EXCESS LIAB DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/>				EACH OCCURRENCE \$
						AGGREGATE \$
						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/> N / A <input type="checkbox"/>				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Certificate holder had been added as additional insured regarding the above mentioned policy per attached
Additional Insured - Designated Person or Organization (CG 20 26 Ed. 04 13)

CERTIFICATE HOLDER**CANCELLATION**

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT
219 E. Livingston St.
Orlando, FL 32801

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2014/01)
INS025 (201401)

The ACORD name and logo are registered marks of ACORD

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Schedule

Name of Additional Insured Person(s) or Organization(s):

Per individual Certificate of Coverage.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. SECTION II - WHO IS AN INSURED is amended to include as an Additional Insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. in the performance of your ongoing operations; or
2. in connection with your premises owned by or rented to you.

However:

1. the insurance afforded to such additional insured only applies to the extent permitted by law; and
2. if coverage provided to the Additional Insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these Additional Insureds, the following is added to SECTION III – LIMITS OF INSURANCE:

If coverage provided to the Additional Insured is required by a contract or agreement, the most we will pay on behalf of the Additional Insured is the amount of insurance:

1. required by the contract or agreement; or
2. available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

STATE OF FLORIDA
COUNTY OF Pasco

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 Amy Makarski, 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 Charm City Eats, Inc., a Florida limited liability company/corporation licensed to do business in Florida, (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.
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.

Amy Makarski
Signature of Affiant

Sworn before me on 07.16.25, 2025.

[Signature]
Notary Public Signature



MADISEN CONDE
Notary Public
State of Florida
Comm# HH576154
Expires 7/28/2028

Notary Stamp

Composite Exhibit A
Chapel Creek Community Development District
Food Truck Vendor License Agreement

Date(s) of Event: 7/18/25 Name of Vendor: Puff Mama

Address: 1146 Crimson Clover Lane

Contact Person: Olga Nicoludis Phone #: 856-298-0337

E-Mail: olga@puff-mama.com

I certify that I have read and understood the Terms and Conditions of this License Agreement before signing and that I am at least 18 years of age or older.

<u>Olga Nicoludis</u> Vendor Signature <i>Monica Virgen</i>	<u>7/8/25</u> Date <u>7/14/25</u> Date
District Representative	

No electrical outlet will be furnished
TERMS AND CONDITIONS OF LICENSE AGREEMENT

The Chapel Creek Community Development District ("District") hereby authorizes Vendor to set up in the area specified by the District or its representative and participate in the event on the date(s) referenced above. Vendor's participation in the event and use of the District property may be suspended or revoked at any time, with or without cause, at the sole discretion of the District. In the event of such suspension or revocation, reasonable notice of the suspension or revocation will be provided in writing or communicated verbally, which shall be effective immediately upon receipt of such notice by the Vendor in question. Upon such suspension or revocation, Vendor shall immediately cease any activities that encourage, promote or otherwise may reasonably be foreseen to result in increased usage of the District's lands or facilities by the Vendor's patrons.

Vendor shall use all due care to protect the property of the District, the District's Patrons (as that term is defined in the Amenities Rules) and landowners from damage, and to require any users of its products or services to do the same. Vendor agrees that they shall assume responsibility for any and all damage to the District's facilities or lands as a result of the Vendor's activities in connection with this Agreement and other damage which may be attributable to an act or omission by Vendor, its patrons, agents, or employees. **Vendor is responsible for their own displays and any trash or waste generated by Vendor or its patrons.**

In consideration of the District's agreement to permit Vendor's use of the District property, Vendor agrees to defend, indemnify and hold harmless the District, its supervisors, officers, employees, consultants and agents, from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death or property damage of any nature arising out of, wholly or in part by, or in connection with, the Vendor's use of the District's facilities for purposes stated in this License Agreement, and their patrons and their officers, agents, employees and guests, including litigation with respect thereto. Vendor's obligations under this License Agreement shall include all costs and fees associated with said dispute, litigation, or otherwise, including but not limited to all settlements, judgments, damages, penalties, fines, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees and paralegal fees, incurred throughout all levels of proceedings. Nothing in this License Agreement requires Vendor to indemnify the District for any fault attributable to the District; however, Vendor is required to indemnify the District for any and all percentage of fault attributable to the Vendor and its agents, employees, or anyone related to the Vendor and its operations on the District property. Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutorily limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or any other statute. Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, or have questions about the applicability of the Public Records Law, please contact the District Manager at (407) 841-5524 or mvirgen@gmscfl.com.

Vendor shall comply with all federal, state and local laws, rules, and regulations affecting the provision of food service at the District's lands or facilities (hereinafter, the "Laws"). The District shall not be responsible for either i) informing Vendor of the applicability of the Laws to the Vendor's services, or ii) ensuring Vendor's compliance with the Laws. Vendor is responsible for obtaining necessary and appropriate licenses, certifications and insurance required by the State of Florida and Pasco County. Vendor hereby acknowledges that it has all required permit(s) and license(s): _____ ON _____ [INITIAL].

Vendor further agrees to provide the District with a Certificate of Insurance with general liability coverage of at least \$1,000,000 naming the District as additional insured on Vendor's policy which may be determined to be acceptable by the District in its sole discretion.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Veracity Insurance Solutions, LLC. 260 South 2500 West, Suite 303 Pleasant Grove UT 84062	CONTACT NAME: FLIP Program Support PHONE (A/C, No, Ext): (844)-520-6992 FAX (A/C, No): E-MAIL ADDRESS: info@flipprogram.com																					
INSURED NICO A&O LLC 1146 Crimson Clover Ln Wesley Chapel FL 33543	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Great American Alliance Insurance Co.</td><td>26832</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Great American Alliance Insurance Co.	26832	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	Great American Alliance Insurance Co.	26832																				
INSURER B:																						
INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PLF194992-F307568	05/20/2025	05/20/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 ANIMAL BAILEE \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	<input type="checkbox"/>	<input type="checkbox"/>				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/>	<input type="checkbox"/>				EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
		<input type="checkbox"/>	<input type="checkbox"/>				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Certificate holder had been added as additional insured regarding the above mentioned policy per attached
Additional Insured - Designated Person or Organization (CG 20 26 Ed. 04 13)

CERTIFICATE HOLDER**CANCELLATION**Chapel Creek CDD
219 E Livingston Street
orlando, FL 32801

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2014/01)
INS025 (201401)

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Schedule

Name of Additional Insured Person(s) or Organization(s):

Chapel Creek CDD

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. SECTION II - WHO IS AN INSURED is amended to include as an Additional Insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. in the performance of your ongoing operations; or
2. in connection with your premises owned by or rented to you.

However:

1. the insurance afforded to such additional insured only applies to the extent permitted by law; and
2. if coverage provided to the Additional Insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these Additional Insureds, the following is added to SECTION III – LIMITS OF INSURANCE:

If coverage provided to the Additional Insured is required by a contract or agreement, the most we will pay on behalf of the Additional Insured is the amount of insurance:

1. required by the contract or agreement; or
2. available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

STATE OF FLORIDA

COUNTY OF _____

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 _____, 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 _____ (Title) of _____, a _____ limited liability company/corporation licensed to do business in Florida, (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.
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.

Signature of Affiant

Sworn before me on _____, 2025.

Notary Public Signature

Notary Stamp

SECTION IX

SECTION C

Chapel Creek CDD

Field Management Report



September 3rd, 2025

Allen Bailey

Field Manager

GMS

Complete

Dog Park Latch



- ✚ The dog park latch was damaged.
- ✚ A new latch has been installed.

Plant Bed Barrier



- ✚ The plant bed barrier needed to be repined to avoid being an issue for the sidewalk.

Complete

District Lighting



- ✚ The bulbs in district lights have been swapped out after being reported to the district they were not functional.

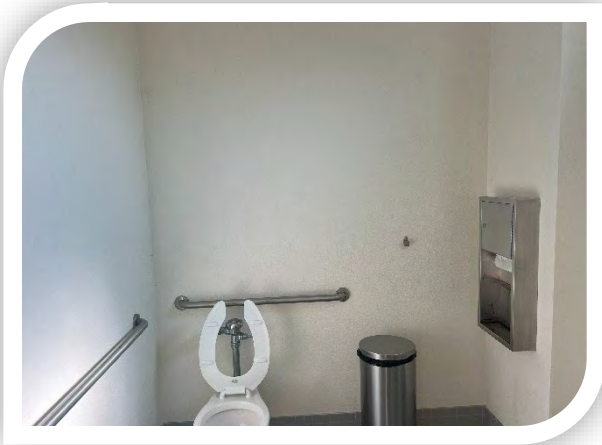
District Signs



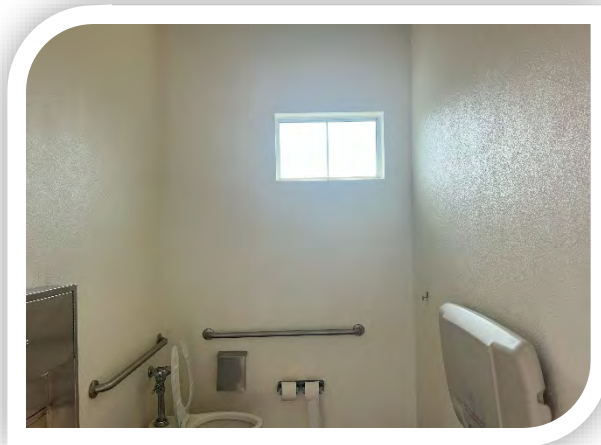
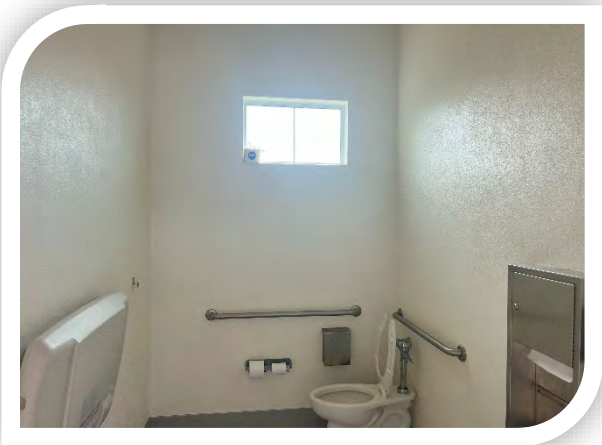
- ✚ The district had a few signs that needed tops adjusted.
- ✚ The turn ahead sign on Twisting Pines has been placed back up.

Complete

Bathrooms Painted



✚ The amenity restrooms have been painted to improve the overall appearance.

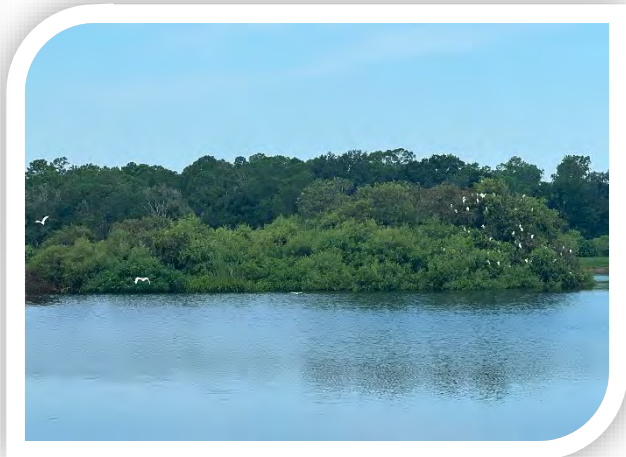


Review

Pond Littoral Shelf



✚ The littoral shelves throughout this district are in a healthy state.



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

August 1, 2025 to August 26, 2025

Fund	Date	Check No.'s	Amount
General Fund	8/15/25	645-654	\$ 33,932.81
	8/25/25	655	\$ 2,952.60
	Total General Fund		<u>\$ 36,885.41</u>
Capital Reserve Fund			\$ -
	Total Capital Reserve		<u>\$ -</u>
Total Amount			<u>\$ 36,885.41</u>

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/15/25	00020	7/31/25 4147	202507 330-53800-48100		*	1,050.00	
		JULY25 JANITORIAL CLEANIN					
		7/31/25 4147	202507 330-53800-48600		*	750.00	
		JULY25 DOG STATION MAINT					
			JAYMAN ENTERPRISES LLC				1,800.00 000651
8/15/25	00063	7/31/25 12242512	202507 330-53800-34500		*	2,925.17	
		GUARD SRVCS					
			SECURITAS SECURITY SERVICES USA INC				2,925.17 000652
8/15/25	00073	8/01/25 3806132	202508 320-53800-47000		*	1,864.00	
		POND MAINTENANCE					
			TIGRIS AQUATIC SERVICES LLC				1,864.00 000653
8/15/25	00050	3/25/25 7694611	202503 310-51300-32300		*	2,476.97	
		SR 2024 TRUSTEE FEES					
		3/25/25 7694611	202503 300-15500-10000		*	1,769.28	
		SR 2024 TRUSTEE FEES					
		7/25/25 7831886	202507 310-51300-32300		*	1,010.15	
		SR 2021 TRUSTEE FEES					
		7/25/25 7831886	202507 300-15500-10000		*	3,030.48	
		SR 2021 TRUSTEE FEES					
			U.S. BANK				8,286.88 000654
8/25/25	00070	8/25/25 08252025	202508 300-20700-10000		*	2,952.60	
		FUNDING REQUEST #3					
			CHAPEL CREEK CDD				2,952.60 000655
TOTAL FOR BANK A						36,885.41	
TOTAL FOR REGISTER						36,885.41	

SECTION 2

Chapel Creek
Community Development District

Unaudited Financial Reporting
July 31, 2025



Table of Contents

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

Chapel Creek
Community Development District
Combined Balance Sheet
July 31, 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	\$ 94,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,907
Capital Reserve Account	-	36,129	-	-	-	-	-	-	36,129
Due from General Fund	-	-	2,953	5,098	-	-	-	-	8,051
Due from Debt Service	13,837	-	2,602	-	-	-	-	-	16,439
Prepaid Expenses	9,735	-	-	-	-	-	-	-	9,735
Truist CD- Utilities	21,537	-	-	-	-	-	-	-	21,537
Truist CD- Streets/Draining	43,416	-	-	-	-	-	-	-	43,416
Investments:									
State Board of Administration	304,726	25,064	-	-	-	-	-	-	329,790
Series 2006									
Reserve	-	-	40,831	-	-	-	-	-	40,831
Revenue	-	-	688	-	-	-	-	-	688
Default Expense	-	-	12	-	-	-	-	-	12
Prepayment	-	-	43	-	-	-	-	-	43
Interest	-	-	50,188	-	-	-	-	-	50,188
Construction	-	-	-	-	-	735	-	-	735
Series 2021									
Reserve	-	-	-	152,894	-	-	-	-	152,894
Revenue	-	-	-	226,928	-	-	-	-	226,928
Construction	-	-	-	-	-	-	-	-	-
Prepayment	-	-	-	23,782	-	-	1,014	-	24,796
Series 2024									
Reserve	-	-	-	-	461,869	-	-	-	461,869
Revenue	-	-	-	-	222,946	-	-	-	222,946
Interest	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	32	32
Total Assets	\$ 488,157	\$ 61,193	\$ 97,317	\$ 408,701	\$ 684,814	\$ 735	\$ 1,014	\$ 32	\$ 1,741,964
Liabilities:									
Accounts Payable	\$ 14,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,470
Accrued Expenses	9,334	-	-	-	-	-	-	-	9,334
FICA Payable	122	-	-	-	-	-	-	-	122
Contracts Payable	-	-	-	-	-	-	964	-	964
Retainage Payable	-	-	-	-	-	-	-	161,979	161,979
Due to Debt Service	11,004	-	-	2,602	-	-	-	-	13,606
Due to General Fund	-	-	-	13,837	-	-	-	-	13,837
Due to Developer- Utilities	21,537	-	-	-	-	-	-	-	21,537
Due to Developer- Streets/Draining	43,415	-	-	-	-	-	-	-	43,415
Total Liabilities	\$ 99,882	\$ -	\$ -	\$ 16,439	\$ -	\$ -	\$ 964	\$ 161,979	\$ 279,264
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 9,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,735
Deposits	-	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service - Series 2006	-	-	97,317	-	-	-	-	-	97,317
Debt Service - Series 2021	-	-	-	392,262	-	-	-	-	392,262
Debt Service - Series 2024	-	-	-	-	684,814	-	-	-	684,814
Capital Projects - Series 2006	-	-	-	-	-	735	-	-	735
Capital Projects - Series 2021	-	-	-	-	-	-	50	-	50
Capital Projects - Series 2024	-	-	-	-	-	-	-	(161,947)	(161,947)
Assigned for:									
Capital Reserves	-	61,193	-	-	-	-	-	-	61,193
Unassigned	378,541	-	-	-	-	-	-	-	378,541
Total Fund Balances	\$ 388,276	\$ 61,193	\$ 97,317	\$ 392,262	\$ 684,814	\$ 735	\$ 50	\$ (161,947)	\$ 1,462,700
Total Liabilities & Fund Balance	\$ 488,157	\$ 61,193	\$ 97,317	\$ 408,701	\$ 684,814	\$ 735	\$ 1,014	\$ 32	\$ 1,741,964

Chapel Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance

Revenues:

Assessments - Tax Roll	\$ 728,794	\$ 728,794	\$ 733,103	\$ 4,309
Assessments - Direct Bill	18,822	\$ 18,822	18,822	-
Misc Income- Access Cards	-	-	301	301
Developer Contributions	59,667	-	-	-
Interest Income	-	-	4,726	-
Total Revenues	\$ 807,282	\$ 747,616	\$ 756,952	\$ 4,610

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 10,000	\$ 4,600	\$ 5,400
FICA Expense	-	-	306	(306)
District Management	45,000	37,500	37,500	-
District Engineer	10,000	8,333	7,895	438
Disclosure Report	7,000	5,833	5,833	0
Amortization Schedules	500	500	1,600	(1,100)
Trustee Fees	10,000	8,333	6,518	1,816
Property Appraiser Fee	150	150	150	-
Assessment Roll	9,500	7,917	7,917	(0)
Auditing Services	4,000	4,000	4,500	(500)
Arbitrage Rebate Calculation	1,950	1,625	-	1,625
Public Officials Liability Insurance	3,067	2,556	2,486	70
Legal Advertising	1,500	1,250	830	420
Dues, License, & Subscriptions	175	175	175	-
Postage & Delivery	500	417	1,077	(661)
Copies	150	125	45	80
Office Supplies	150	125	29	96
ADA Website Compliance	2,000	2,000	1,538	463
Information Technology	1,418	1,182	1,182	(0)
District Counsel	15,000	12,500	12,192	308
Total General & Administrative	\$ 124,060	\$ 104,521	\$ 96,372	\$ 8,149

Operations & Maintenance

Field Expenditures

Field Management	\$ 20,000	\$ 16,667	\$ 16,667	\$ (0)
Utility Services- Electric	15,000	12,500	5,203	7,297
Utility Services- Streetlights	125,000	104,167	73,362	30,805
Street Light Repair	10,000	8,333	2,254	6,080
Aquatic Maintenance	35,000	29,167	18,640	10,527
General Liability Insurance	3,117	2,598	2,527	71
Property Insurance	8,000	6,667	7,692	(1,025)
Landscape Maintenance	225,000	187,500	148,000	39,500
Field Repairs & Maintenance	15,000	12,500	23,414	(10,914)
Holiday Decorations	2,000	2,000	3,154	(1,154)
Irrigation Maintenance	10,000	8,333	6,655	1,678
Landscape Enhancements & Replacement	35,000	29,167	4,650	24,517
Field Contingency	10,000	8,333	32,298	(23,965)
Subtotal Field Expenditures	\$ 513,117	\$ 427,931	\$ 344,514	\$ 83,417

Chapel Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Amenity Expenditures				
Utility Services- Electric	\$ 11,000	\$ 9,167	\$ 5,433	\$ 3,733
Utility Services- Water & Sewer	5,500	4,583	2,398	2,185
Amenity Access Management	7,875	6,563	6,562	0
Amenity Maintenance & Repair	15,000	12,500	15,637	(3,137)
Janitorial Services & Pet Waste Stations	19,080	15,900	12,700	3,200
Pool Service Contract	12,360	10,300	10,120	180
Security	32,702	27,252	27,092	160
Internet	3,000	2,500	1,850	650
Pest Control Services	1,808	1,507	1,372	135
Miscellaneous Contingency	10,000	8,333	7,114	1,220
Subtotal Amenity Expenditures	\$ 118,325	\$ 98,604	\$ 90,278	\$ 8,326
Total Operations & Maintenance	\$ 631,442	\$ 526,535	\$ 434,792	\$ 91,743
Total Expenditures	\$ 755,502	\$ 631,056	\$ 531,164	\$ 99,892
Excess (Deficiency) of Revenues over Expenditures	\$ 51,780		\$ 225,788	
<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	\$ 1		\$ 174,009	
Fund Balance - Beginning	\$ -		\$ 214,267	
Fund Balance - Ending	\$ 1		\$ 388,276	

Chapel Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 69	\$ 69
Total Revenues	\$ -	\$ -	\$ 69	\$ 69
<u>Expenditures:</u>				
Bank Fees	\$ -	\$ -	\$ 360	\$ (360)
Capital Outlay	\$ 10,000	\$ 8,333	\$ 40,296	\$ (31,963)
Total Expenditures	\$ 10,000	\$ 8,333	\$ 40,656	\$ (32,323)
Excess (Deficiency) of Revenues over Expenditures	\$ (10,000)		\$ (40,587)	
<u>Other Financing Sources/(Uses)</u>				
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		\$ 11,192	
Fund Balance - Beginning	\$ -		\$ 50,000	
Fund Balance - Ending	\$ 41,779		\$ 61,193	

Chapel Creek
Community Development District
Debt Service Fund Series 2006
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Assessments /Other Income	\$ 199,058	\$ 199,058	\$ 199,058	\$ -
Interest	-	-	19,820	19,820
Miscellaneous Income	-	-	164,606	164,606
Total Revenues	\$ 199,058	\$ 199,058	\$ 383,484	\$ 184,426
Expenditures:				
Debt Service Obligation	\$ 199,058	\$ 712,749	712,749	\$ -
Trustee Fees	-	-	24,349	(24,349)
Total Expenditures	\$ 199,058	\$ 712,749	\$ 737,098	\$ (24,349)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (353,614)	
Other Financing Sources/(Uses):				
Transfer Out	\$ -	\$ -	\$ (8,267)	\$ (8,267)
Transfer In	\$ -	\$ -	\$ 33,875	\$ 33,875
Cost of Issuance	\$ -	\$ -	\$ (72,727)	\$ (72,727)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (47,119)	\$ (47,119)
Net Change in Fund Balance	\$ -		\$ (400,732)	
Fund Balance - Beginning	\$ -		\$ 498,050	
Fund Balance - Ending	\$ -		\$ 97,317	

Chapel Creek
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Amended	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 322,731	\$ 322,731	\$ 322,731	\$ -
Assessment - Prepayments	-	-	\$ 295,443	295,443
Interest	5,000	4,167	\$ 20,858	16,692
Total Revenues	\$ 327,731	\$ 326,897	\$ 639,032	\$ 312,134
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	\$ (51,475)		\$ (417,148)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (51,475)		\$ (417,148)	
Fund Balance - Beginning	\$ 230,458		\$ 809,410	
Fund Balance - Ending	\$ 178,982		\$ 392,262	

Chapel Creek
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Assessments - Direct	\$ 461,869	\$ 461,869	461,869	\$ -
Interest	2,500	2,083	21,155	19,072
Total Revenues	\$ 464,369	\$ 463,952	\$ 483,024	\$ 19,072
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		\$ 19,736	
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		\$ 22,312	
Fund Balance - Beginning	\$ 185,044		\$ 662,502	
Fund Balance - Ending	\$ 186,125		\$ 684,814	

Chapel Creek
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Series	Series	Series
	2006	2021	2024
<u>Revenues</u>			
Interest	\$ 995	\$ 33	\$ 57,132
Total Revenues	\$ 995	\$ 33	\$ 57,132
<u>Expenditures:</u>			
Capital Outlay	\$ -	\$ -	\$ 2,315,493
Cost of Issuance Expense	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 2,315,493
Excess (Deficiency) of Revenues over Expenditures	\$ 995	\$ 33	\$ (2,258,361)
<u>Other Financing Sources/(Uses)</u>			
Transfer In/(Out)	\$ (25,608)	\$ -	\$ (2,576)
Total Other Financing Sources (Uses)	\$ (25,608)	\$ -	\$ (2,576)
Net Change in Fund Balance	\$ (24,613)	\$ 33	\$ (2,260,937)
Fund Balance - Beginning	\$ 25,348	\$ 17	\$ 2,098,989
Fund Balance - Ending	\$ 735	\$ 50	\$ (161,947)

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	\$ 13,837	\$ -	\$ -	\$ 733,103
Assessments - Direct Bill	-	-	9,411	-	4,705	-	4,705	-	-	-	-	-	18,822
Misc Income- Access Cards	1	-	-	-	120	30	90	60	-	-	-	-	301
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	444	1,660	-	1,465	1,156	-	-	4,726
Total Revenues	\$ 1	\$ 133,017	\$ 569,991	\$ 12,639	\$ 7,044	\$ 2,637	\$ 10,461	\$ 60	\$ 6,108	\$ 14,993	\$ -	\$ -	\$ 756,952

Expenditures:

General & Administrative:

Supervisors Fees	\$ -	\$ -	\$ 600	\$ -	\$ 1,000	\$ 600	\$ 800	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ 4,600
FICA Expense	-	-	-	-	77	46	61	-	61	61	-	-	306
District Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	-	37,500
District Engineer	-	1,022	240	2,213	-	-	1,593	-	-	2,828	-	-	7,895
Disclosure Report	583	583	583	583	583	583	583	583	583	583	-	-	5,833
Amortization Schedules	500	-	-	500	-	-	500	-	-	100	-	-	1,600
Trustee Fees	303	303	303	303	303	2,780	303	303	303	1,313	-	-	6,518
Property Appraiser Fee	-	-	-	-	-	150	-	-	-	-	-	-	150
Assessment Roll	792	792	792	792	792	792	792	792	792	792	-	-	7,917
Auditing Services	-	-	-	-	-	-	-	-	4,500	-	-	-	4,500
Arbitrage Rebate Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Officials Liability Insurance	249	249	249	249	249	249	249	249	249	249	-	-	2,486
Legal Advertising	-	473	-	-	-	124	-	-	-	232	-	-	830
Dues, License, & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Postage & Delivery	93	9	106	2	58	3	8	93	460	246	-	-	1,077
Copies	-	-	-	38	-	7	-	-	1	-	-	-	45
Office Supplies	1	0	0	3	0	3	0	5	12	5	-	-	29
ADA Website Compliance	1,538	-	-	-	-	-	-	-	-	-	-	-	1,538
Information Technology	118	118	118	118	118	118	118	118	118	118	-	-	1,182
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	\$ 10,368	\$ 9,997	\$ 6,497	\$ 14,328	\$ 11,078	\$ -	\$ -	\$ 96,372

Operations & Maintenance

Field Expenditures

Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ 16,667
Utility Services- Electric	517	505	537	480	490	435	395	601	585	658	-	-	5,203
Utility Services- Streetlights	7,768	7,768	7,768	7,246	7,048	7,153	7,153	7,153	7,153	7,153	-	-	73,362
Street Light Repair	-	-	-	-	-	1,441	-	-	-	813	-	-	2,254
Aquatic Maintenance	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	1,864	-	-	18,640
General Liability Insurance	253	253	253	253	253	253	253	253	253	253	-	-	2,527
Property Insurance	634	634	634	634	634	634	634	634	1,445	1,174	-	-	7,692
Landscape Maintenance	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	-	-	148,000
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	-	3,577	-	-	6,655
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	\$ 31,958	\$ -	\$ -	\$ 344,514

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	\$ 452	\$ -	\$ -	\$ 5,433
Utility Services- Water & Sewer	299	340	336	322	94	50	8	245	428	275	-	-	2,398
Amenity Access Management	656	656	656	656	656	656	656	656	656	656	-	-	6,562
Amenity Maintenance & Repair	-	-	-	2,139	699	(1,070)	4,247	4,519	3,527	1,575	-	-	15,637
Janitorial Services & Pet Waste Stations	1,240	1,240	1,240	1,240	1,240	1,450	1,200	1,700	1,100	1,050	-	-	12,700
Pool Service Contract	1,000	1,000	1,000	1,000	1,000	1,000	-	1,000	1,000	2,120	-	-	10,120
Security	2,085	2,805	2,805	2,565	2,325	3,045	2,565	3,165	2,805	2,925	-	-	27,092
Internet	185	185	185	185	185	185	185	185	185	185	-	-	1,850
Pest Control Services	160	110	110	160	-	110	270	182	110	160	-	-	1,372
Miscellaneous Contingency	51	287	41	191	79	44	194	5,842	44	340	-	-	7,114
Subtotal Amenity Expenditures	\$ 6,383	\$ 7,100	\$ 6,849	\$ 8,896	\$ 6,748	\$ 5,938	\$ 9,800	\$ 18,277	\$ 10,549	\$ 9,738	\$ -	\$ -	\$ 90,278
Total Operations & Maintenance	\$ 37,062	\$ 54,787	\$ 45,248	\$ 46,038	\$ 36,941	\$ 36,524	\$ 44,559	\$ 48,525	\$ 43,413	\$ 41,696	\$ -	\$ -	\$ 434,792
Total Expenditures	\$ 46,382	\$ 64,204	\$ 53,112	\$ 55,282	\$ 45,198	\$ 46,892	\$ 54,557	\$ 55,022	\$ 57,741	\$ 52,774	\$ -	\$ -	\$ 531,164
Excess (Deficiency) of Revenues over Expenditures	\$ (46,381)	\$ 68,814	\$ 516,879	\$ (42,643)	\$ (38,155)	\$ (44,256)	\$ (44,096)	\$ (54,962)	\$ (51,632)	\$ (37,781)	\$ -	\$ -	\$ 225,788
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	\$ (46,381)	\$ 68,814	\$ 516,879	\$ (42,643)	\$ (89,934)	\$ (44,256)	\$ (44,096)	\$ (54,962)	\$ (51,632)	\$ (37,781)	\$ -	\$ -	\$ 174,009

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:	\$40,831
 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	\$	343,330.64	\$	1,330,407.58
Net Assessments	\$	728,794.16	\$	199,058.16	\$	322,730.80	\$	1,250,583.13

ON ROLL ASSESSMENTS

							58.28%	15.92%	25.81%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2006 Debt Service	2021 Debt Service	Total
11/7/24	6/1/2024-11/01/2024	\$4,329.86	(\$217.53)	(\$82.25)	\$0.00	\$4,030.08	\$2,309.92	\$630.92	\$1,089.24	\$4,030.08
11/13/24	11/1/2024-11/08/2024	\$39,718.52	(\$1,588.70)	(\$762.59)	\$0.00	\$37,367.23	\$21,417.77	\$5,849.91	\$10,099.55	\$37,367.23
11/20/24	11/09/2024-11/17/2024	\$61,970.39	(\$2,478.72)	(\$1,189.83)	\$0.00	\$58,301.84	\$33,416.86	\$9,127.27	\$15,757.72	\$58,301.85
11/26/24	11/18/2024-11/21/2024	\$140,703.81	(\$5,628.06)	(\$2,701.52)	\$0.00	\$132,374.23	\$75,872.91	\$20,723.44	\$35,777.87	\$132,374.22
12/06/25	11/01/2024-11/30/2024	\$1,828.04	\$0.00	(\$41.23)	\$233.64	\$2,020.45	\$1,158.06	\$316.31	\$546.08	\$2,020.45
12/06/24	11/22/2024-11/30/2024	\$1,021,893.85	(\$40,874.95)	(\$19,620.38)	\$0.00	\$961,398.52	\$551,044.62	\$150,508.79	\$259,845.11	\$961,398.52
12/13/24	12/1/2024-12/10/2024	\$15,512.72	(\$598.19)	(\$298.29)	\$0.00	\$14,616.24	\$8,377.59	\$2,288.20	\$3,950.45	\$14,616.24
01/07/25	12/11/2024-12/31/2024	\$23,197.05	(\$695.92)	(\$450.02)	\$0.00	\$22,051.11	\$12,639.03	\$3,452.14	\$5,959.94	\$22,051.11
02/11/25	1/1/2025-1/31/2025	\$4,036.28	(\$86.88)	(\$78.99)	\$0.00	\$3,870.41	\$2,218.40	\$605.92	\$1,046.09	\$3,870.41
03/11/25	02/01/2025-02/28/2025	\$3,888.12	(\$38.89)	(\$76.99)	\$0.00	\$3,772.24	\$2,162.13	\$590.55	\$1,019.55	\$3,772.23
04/09/25	03/01/2025-03/31/2025	\$7,130.29	\$0.00	(\$142.60)	\$0.00	\$6,987.69	\$4,005.13	\$1,093.94	\$1,888.62	\$6,987.69
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
	TAX ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,836.90	\$2,602.36	(\$16,439.26)	\$0.00
TOTAL		\$ 1,332,476.43	\$ (52,207.84)	\$ (25,610.04)	\$ 233.64	\$ 1,254,892.19	\$ 733,103.23	\$ 199,058.16	\$ 322,730.80	\$ 1,254,892.19

100%	Net Percent Collected
0	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