



Chapel Creek Community Development District

Timothy Fore, Chairman

Michell Sabanosh, Vice Chairperson

Sean McFall-Kosiarski, Assistant Secretary

Sean White, Assistant Secretary

José Fernandez, Assistant Secretary

October 1, 2025

AGENDA

Chapel Creek Community Development District AGENDA

Seat 1: Timothy Fore - C	
Seat 4: Michell Sabanosh - VC	
Seat 2: Sean McFall-Kosiarski - AS	
Seat 3: Sean White - AS	
Seat 5: José Fernandez - AS	

Wednesday
October 1, 2025
11:30 a.m.

Microtel Inn & Suites by Wyndham Zephyrhills
7839 Gall Blvd.
Zephyrhills, Florida 33541
<https://us06web.com.zoom.us/j/85940687609>
Meeting ID:859 4068 7609
Passcode: cMwT9g
Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment Period (*Public Comments will be limited to three (3) minutes each*)
- III. Approval of Minutes of the September 3, 2025 Meeting
- IV. Consideration of Resolution 2026-01 Appointing & Removing Officers of the District
- V. Consideration of Resolution 2026-02 Redesignating the Primary Administrative Office & Principal Headquarters
- VI. Consideration of Resolution 2026-03 Designating Signatories of the Bank Account
- VII. Consideration of Resolution 2026-04 Designating a Registered Agent & Registered Office of the District
- VIII. Consideration of Resolution 2026-05 Approving the Proposed Stonebridge North Plat
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 1. Consideration of Change Order to Services Agreement #2025-1
 - C. Field Manager's Report
 - D. Discussion Regarding Capital Project Plans
- X. Other Business
- XI. Business Administration
 - A. Approval of Check Register
 - B. Balance Sheet & Income Statement
 - C. Special Assessment Receipt Schedule

XII. Supervisors Requests and Audience Comments

XIII. Next Regularly Scheduled Board Meeting is **Wednesday, November 5, 2025, at 11:30 a.m.** at Microtel Inn & Suites by Wyndham Zephyrills

XIV. Adjournment

Meetings are open to the public and may be continued to a time, date, and place certain. For more information regarding this CDD please visit the website: <https://www.chapelcreekcdd.org>

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, **September 3, 2025**, at 11:30 a.m. at the Microtel Inn & Suites by Wyndham Zephyrhills, 7839 Gall Blvd, Zephyrhills, Florida.

Present and constituting a quorum were:

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

Also, present were:

Monica Virgen	District Manager, GMS
Richard McGrath	District Manager, GMS Tampa
Brian Young	District Manager, GMS Tampa
Allen Bailey	Field Manager, GMS
Cari Webster <i>by Zoom</i>	District Counsel

The following is a summary of the discussions and actions taken at the September 3, 2025, Chapel Creek Community Development District's Regular Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 11:30 a.m. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen stated that the Board had opened the public comment period for agenda items, noting that there would be a separate opportunity near the end of the meeting for comments on

non-agenda items. Ms. Virgen asked for speakers to state their name and address for the record, and to limit their remarks to three minutes, and then invited any members of the public to speak.

Resident (Steve Cabrera, Crescent Creek Dr.) stated that they had some general questions that were not complaints and asked if they could wait until the end to bring them up. Ms. Virgen answered that they could either meet after the meeting or wait until the end, noting the questions might be addressed during the meeting.

Resident (Eric Ramirez, 7001 Abbey Wood Lane) commented that the shade structure should be located near the pool to serve residents. The residents agreed that the south side would be best. He added that this location would be more effective than placing the shade on the west side of the pool.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 6, 2025 Board of Supervisors Meeting

Ms. Virgen presented the minutes from the August 6, 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. McFall-Kosiarski, with all in favor, the Minutes of the August 6, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion Regarding District Capital Project Plans

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

Ms. Virgen stated that this was a planning worksheet for the Board of Supervisors to see if anyone opposed long-term improvements for the District. Ms. Virgen added that the Board had discussed proposals for shade at the pool and cabanas, a community garden, a butterfly garden, benches near the ponds, and bug zappers at the pool. She noted that the vendor had initially recommended placing the shade structure on the south side of the pool, but after earlier Board discussion, it was moved to the west side, which was what the resident, Mr. Steve Cabrera, had mentioned earlier. Ms. Virgen said that the proposal could be found on pages #22 - #23 of the agenda package. Ms. Virgen noted that the original map had shown one too close to neighbors' backyards, but the map had been adjusted. Mr. Bailey stated that the Board had agreed that the benches would stay on the project list for the next fiscal year. The community garden, butterfly

garden, and bug zappers were acknowledged having proposals but were not discussed in detail. No final actions were taken at this meeting.

B. Proposal for Installation of Shades at Pool from ProPlaygrounds

Mr. Bailey stated that the Board had discussed the pool shade structures and reviewed the vendor's option to match the cabanas. Members recalled that the shade had been shifted to the west side, but after considering public comments and the vendor's original recommendation, they agreed the south side would provide better coverage. It was clarified that the structure could not extend over the pool itself. One supervisor noted the importance of recording this in the minutes to avoid future complaints. The group leaned toward returning the shade to the south side, with the proposal to be updated and considered in next year's plan.

C. Proposals for Community Garden Project

i. Planter Installation Options

a) Granite

b) Wood

Mr. Bailey stated that they had discussed the community garden proposal, noting that some of the boxes were the old ones. A quick cost estimate had been done at the last meeting, but a new proposal was now being considered. They mentioned that the irrigation quote from the landscapers was still pending, as they needed to determine how to irrigate the boxes.

ii. Proposals for Community Garden Fencing

a) Danielle Fence

b) Wimauma Fencing Corp

Mr. Bailey stated that they had gone over the fencing and the community garden proposal. The plan called for a six-foot aluminum fence with a secure gate and push-bar lock, similar to the pool fence but sturdier. Wimauma Fencing Corp quoted about \$15,365 for the fence and gate. Adding in the garden boxes, irrigation, and security access system, the total project was expected to run in the high \$20,000s to low \$30,000s. The setup included six boxes with the option to expand later. Mr. Bailey noted that the cost recovery would take close to 10 years, not counting annual upkeep. After discussion, the Board agreed it would be better to hold off and revisit the garden idea in a few years. The presenter was thanked for gathering the details and estimates.

D. Proposal for Bug Zapper at Pool

Ms. Virgen stated they had reviewed the quote for bug zappers at the pool but questioned their effectiveness. It was noted that zappers only work at night, while mosquitoes are active during the day and are attracted to human scent, not UV light. Concerns were raised about bug debris and odors spreading near food if the devices were installed. Suggestions such as citronella and lemongrass plants were discussed but considered ineffective for long-term control. They agreed that the mosquito control would require addressing breeding sources, which was not entirely possible given nearby ponds. In the end, they decided not to move forward with bug zappers and shifted the discussion to monument and pillar lighting at the entrance.

FIFTH ORDER OF BUSINESS**Consideration of Proposals for Updated Entry Lighting****A. Current Demands****B. Florida Lighting Maintenance**

Ms. Virgen noted that the Board had reviewed two proposals for entrance lighting. Florida Lighting Management quoted \$1,943 for higher output adjustable lights with up to 19,500 lumens and a five-year warranty. Current Demands had quoted \$1,254.95 for lights capped at 11,000 lumens with only a one-year warranty. Current Demands had previously handled access systems and security, while FLM had already maintained streetlights in the District. Discussion included whether brighter bulbs could be used in the existing lantern fixtures for added safety, but that was not part of the proposals. Members noted the lumen difference, warranty length, and the roughly \$700 cost gap. While some initially leaned toward Current Demands due to familiarity, the stronger output and warranty from FLM were considered worth the higher price. The Board leaned toward keeping the FLM proposal for moving forward.

SIXTH ORDER OF BUSINESS**Ratification of Proposal for Installation of New Pool Filter**

Ms. Virgen stated that the Board had ratified the proposal for the new pool filter. The work was already done, so this was just a motion to make it official.

On MOTION by Mr. Fore, seconded by Mr. McFall-Kosiarski, with all in favor, the Proposal for Installation of New Pool Filter, was ratified.

SEVENTH ORDER OF BUSINESS**Discussion Regarding Resident
Communication Methods**

Ms. Virgen stated that the Board had discussed adding a texting option for District communications after residents brought it up at the previous meeting. Staff explained that GMS Central Florida has all Districts under one account and estimated the cost at about \$100 a month, depending on the number of contacts. Ms. Virgen noted that, like with emails, multiple residents per household might want to sign up. Board members discussed collecting phone numbers and proposed a three-part approach: an email with an opt-in link, flyers at the amenity location and mailbox areas, and social media posts. They felt texting would be more effective since most residents typically keep their phones on hand, and the cost per household would be minimal. Ms. Virgen added that the Board thought the price was reasonable and that the program could be ended if it wasn't effective. They aimed for an end-of-year rollout to allow time to prepare flyers, emails, and other materials. They agreed that flyers or notices about amenity access should also be posted at the dog waste stations, as not all residents use the pool or nature trail. Still, most pass by the waste stations, making them ideal spots for communication.

On MOTION by Mr. Fore, seconded by Mr. McFall-Kosiarski, with all in favor, Authorizing Staff to Start Working on Setting up one way texting for residents beginning January 2026, was approved.

EIGHTH ORDER OF BUSINESS**Update Regarding Insurance
Requirements for Community Events****A. Presentation of Event Documents from July 18, 2025, Food Truck Event**

Ms. Virgen stated that the Board reviewed the July 18, 2025, food truck event documents and the issue of insurance requirements. The District's insurance provider recommended not waiving host insurance and advised against the District buying its own coverage, stressing that both hosts and vendors should carry insurance. One supervisor argued the agreement required "double coverage" and suggested changing "and" to "or" but counsel and the insurance agent cautioned against that, noting both types of insurance protect against different risks. The Board acknowledged that requiring a resident host to buy a policy was costly and could discourage volunteers. They discussed possibly reimbursing the resident who had already purchased coverage but tabled the decision until next month to review policy details. As an alternative, they considered professional coordination companies. A vendor, Puff Mama, and a company called All About Food

Trucks were identified as options that handle contracting and insurance directly with food trucks. The Board agreed this would relieve residents of the burden. They voted unanimously to engage All About Food Trucks, starting with monthly events and possibly moving to bi-weekly. Reimbursement for the residents' policy and a formal agreement with the company were set to be brought back at the next meeting.

On MOTION by Mr. McFall-Kosiarski, seconded by Mr. Fore, with all in favor, Engaging with Vendor 'All About Food Trucks' for Community Events, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Webster stated that they didn't have anything specific to report but they are available if the Board had questions or requests.

B. Engineer

Ms. Virgen stated that the District Engineer was not in attendance.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report on page #82 of the agenda package. The field manager said the dog park latch had been damaged but was replaced. Some boards near the standalone bathrooms were nailed back down, and Florida Light Management replaced a few District bollards. Leaning signs were fixed, including a right-turn warning sign on Listing Pine, and the bathrooms had been painted. He added that the total shelves across the District looked healthy and vibrant. A Supervisor mentioned that grass clippings were blowing into the lakes along Bellington Boulevard, which could cause mid-flight issues. Mr. Bailey explained that bagging clippings was not in the landscaper's contract but said he would remind the crew to mow away from the ponds. The group then talked about irrigation. It was noted that sprinklers were running even during heavy rains, which was drowning the grass and creating standing water. Mr. Cabrera suggested switching to a rainy-season maintenance cycle, where each zone would run for one or two minutes once a week, to keep the system lubricated without overwatering. Staff agreed to pass that adjustment along to the landscape vendor.

D. District Manager's Report**i. Approval of Check Registers**

Ms. Virgen presented the District managers' report on page #90 of the agenda package. These are August 1, 2025, through August 26, 2025, for a total of \$36,885.41. She added that if there were no questions, she was looking for a motion to approve.

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 July 31, 2025, found on page #94 of the agenda package. These are provided for informational purposes. She stated that she was happy to answer any questions. Ms. Virgen mentioned that the August financials would show some reimbursement for the hurricane damage expenses. It was just an update for the Board, and no motion was needed.

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

Ms. Virgen asked if any members of the public in person could make comments to the Board now.

Resident (Steve Cabrera) asked general questions about the CDD. What their responsibilities were versus the HOA's.

Resident (Eric Ramirez, 7001 Abbey Wood Lane) stated that he liked the food truck idea and wanted to address the solar lights.

Resident (Shay, Crescent Creek Drive) thanked the Board for offering the Zoom option for meetings.

TWELFTH ORDER OF BUSINESS**Adjournment**

Ms. Virgen asked for a motion of adjournment.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, in connection with the appointment of a new District Manager, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

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

SECTION 1. The following are appointed as Officers of the District effective 12:00 a.m. on October 1, 2025:

District Manager Officers:

<u>Richard McGrath</u>	<u>is appointed Treasurer</u>
<u>Hannah Greenwood & Darrin Mossing</u>	<u>are appointed Assistant Treasurers;</u>
<u>Richard McGrath</u>	<u>is appointed Secretary;</u>
<u>Amanda Ferguson & Jason Greenwood</u>	<u>are appointed Assistant Secretaries.</u>

Board Member Officers:

<u>Timothy Fore</u>	<u>Chairman</u>
<u>Mitchell Sabanosh</u>	<u>Vice Chairman</u>
<u>Sean McFall-Kosiarski</u>	<u>Assistant Secretary</u>
<u>Sean White</u>	<u>Assistant Secretary</u>
<u>José Fernandez</u>	<u>Assistant Secretary</u>

SECTION 2. This Resolution supersedes any prior appointments made by the Board.

SECTION 3. This Resolution shall take effect at the date and time set forth herein and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 1ST DAY OF OCTOBER 2025.

ATTEST:

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

SECTION V

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S) AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District's previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate new authorized officers for the District's accounts.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

SECTION 1. Incorporation of Recitals. The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.

SECTION 2. Additional Authorized Officers for District Accounts. As District officers, Richard McGrath (Secretary & Treasurer), Hannah Greenwood (Assistant Treasurer), Amanda Ferguson & Jason Greenwood (Assistant Secretaries), are authorized to administer the District's accounts, as soon as practical and effective immediately.

PASSED AND ADOPTED this 1st day of October, 2025

ATTEST:

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

RESOLUTION 2026-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; RE-DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District desires to re-designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 4530 Eagle Falls Pl., Tampa, FL 33619.

SECTION 2. The District’s principal headquarters for the purpose of establishing proper venue is in Hillsborough County, Florida.

SECTION 3. The District’s local records office shall be located at _____.

SECTION 4. This Resolution shall take effect October 1, 2025.

PASSED AND ADOPTED THIS 1ST DAY OF OCTOBER 2025.

ATTEST:

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

SECTION VII

RESOLUTION 2026-04

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING A REGISTERED AGENT AND REGISTERED
OFFICE OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered administrative office location for the purposes of accepting any process, notice or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. DESIGNATION OF REGISTERED AGENT. Richard McGrath is hereby designated as Registered Agent for the District.

SECTION 2. REGISTERED OFFICE. The District’s Registered Office shall be located at 4530 Eagle Falls Place, Tampa, FL 33619.

SECTION 3. FILING. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this resolution with Pasco County and the Florida Department of Commerce.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF OCTOBER 2025.

ATTEST:

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

SECTION VIII

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT DETERMINING THAT APPROVAL OF THE PROPOSED STONEBRIDGE NORTH PLAT IS IN THE DISTRICT'S BEST INTEREST; AUTHORIZING AND APPROVING THE PLAT; CONSENTING TO THE DEDICATION BY PLAT OF CERTAIN PROPERTY AND INTERESTS; AND AUTHORIZING THE EXECUTION OF THE CERTIFICATE OF ACCEPTANCE OF SAID PLAT.

WHEREAS, Clayton Properties Group, Inc., a Tennessee Corporation (the “**Developer**”) intends to record a plat titled Stonebridge North, as shown on **Exhibit A** attached hereto (the “**Plat**”) and the Plat impacts certain real property in Pasco County within the jurisdictional boundary of the Chapel Creek Community Development District (the “**District**”);

WHEREAS, on October 4, 2023, the Board of Supervisors of the District (the “**Board**”) authorized the issuance of bonds in support of the capital improvement project described in the Chapel Creek Community Development District Master Report of the District Engineer – Expansion Area, dated January 27, 2023. Due to the bond closing not occurring until 2024, the capital improvement project was renamed and is referred to herein as the “**Series 2024 Project**”);

WHEREAS in connection with the issuance of bonds for the Series 2024 Project, the Board approved the form of Development Acquisition Agreement on October 4, 2023, which provides that the Developer shall convey or dedicate certain interests to the District for those lands constituting a part of the Series 2024 Project and the District shall accept such conveyances or dedications;

WHEREAS, the Developer intends to dedicate by the Plat certain property and interests as described in the Plat dedication language to the District; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) was presented with the Plat and has determined that the Plat dedications are consistent with the Series 2024 Project, it is in the District's best interest to execute the Plat, and the District wishes to accept the dedication and conveyance.

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

Section 1. The District hereby ratifies its approval of the Development Acquisition Agreement dated February 27, 2024 and acceptance of the Series 2024 Project, both originally approved by the Board on October 4, 2023.

Section 2. The Plat is hereby approved in substantial form insofar as it affects lands lying within the District.

Section 3. The District hereby consents to and accepts the Dedication of the property, tracts, easements, and other interests as described in the Stonebridge North Plat and acknowledges responsibility for maintenance of the property and infrastructure associated with the dedication.

Section 4. The Chair's execution of the Certificate of Acceptance on the face of the Stonebridge North Plat dated September 3, 2025 is hereby ratified and confirmed.

Section 5. The Chair or Vice Chair of the Board is authorized and directed to take any such action and execute such other documents as may further be required to carry out the intent of the foregoing.

Passed and Adopted on October 1, 2025.

Attested By:

**Chapel Creek
Community Development District**

Name: _____
Secretary/Assistant Secretary

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

STONEBRIDGE NORTH

A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION: A replat of Lots 101 through 108 and 117 through 124, according to A MAP SHOWING THE LOCATION OF THE LANDS OF THE ZEPHYRHILLS COLONY COMPANY, recorded in Plat Book 1, Page 55, of the Public Records of Pasco County Florida, lying in Section 32, Township 25 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 32, run thence along the West boundary thereof, N.00°10'54"E., a distance of 15.00 feet; thence departing said West boundary, S.89°59'27"E., a distance of 15.00 feet to the **POINT OF BEGINNING**; thence N.00°10'54"E., a distance of 1313.06 feet to a point on the North boundary of the Southwest 1/4 of said Section 32, thence along said North boundary, S.89°59'14"E., a distance of 2631.27 feet; thence departing said North boundary, S.00°08'39"W., a distance of 1312.90 feet; thence N.89°59'27"W., a distance of 2632.13 feet to the **POINT OF BEGINNING**.

Containing 79.324 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

CLAYTON PROPERTIES GROUP, INC., a Tennessee Corporation (the "Owner"), authorized to do business in the State of Florida hereby states and declares that it is the fee simple owner of all lands referred to as STONEBRIDGE NORTH and as described in the legal description, which is part of this plat, and makes the following dedications:

- Owner does hereby grant, convey and dedicate Tract A-1 [Right-of-Way (CDD) & Utility Easement (Public)], Tract A-3 [Right-of-Way (CDD) & Utility Easement (Public)], Tract B-1 [Drainage, Conservation Area, Landscape, Access (CDD) & Utility Easement (Public)], Tract B-2 [Drainage, Conservation Area, Landscape, Access (CDD) & Utility Easement (Public)], Tract B-3 [Drainage, Conservation Area, Landscape, Access (CDD) & Utility Easement (Public)], Tract L-1 [Landscape, Access, Drainage Easement (CDD), and Utility Easement (Public)], Tract L-2 [Trail, Access (CDD), and Utility Easement (Public)], Tract P-1 [Amenity, Park, Landscape, Technology (CDD), & Utility Easement (Public)], Tract P-2 [Park, Landscape, Technology (CDD), and Utility Easement (Public)], and Tract LP-1 [Linear Park, Access, Drainage (CDD), & Utility Easement (Public)], as shown and depicted hereon to the Chapel Creek Community Development District, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "District"). As evidenced by its execution of this plat, the District accepts this dedication and agrees to maintain the foregoing tracts.

- The Owner further does:

a. grant, convey, and dedicate to Pasco County, Florida (the "County"), statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for water, sewer, street lights, fire protection, telephone, electric, cable television, and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.

b. grant, convey and dedicate to the District all (CDD) Access, Drainage Easements, (CDD) Drainage Easements, (CDD) Landscape Easements, and (CDD) Wall Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements.

c. reserve unto itself, its successors or assigns, the title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with FS 177.085(1).

d. reserves for itself and its respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.

e. grant to Gig Fiber, LLC, its successors or assigns, a non-exclusive easement located in the Technology Easement over and across the front of all lots on the Plat. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of underground utility conduits and related facilities to accommodate whatever cables and line that the Owner elects to install or have installed within said conduits.

- The Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow-Through Easement and reasonable right of access to ensure the free flow of water for the general public drainage purposes over, through and under all Drainage Easements or commonly owned property show on this plat. In the event the Owner or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.

- The Owner hereby grants, conveys and dedicates to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.

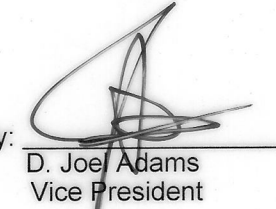
- The Owner hereby grants, conveys and dedicates to the County TRACT "Z-1" (Public) Pump Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner hereby reserves unto itself, its successors and assigns, a temporary easement on, over and under TRACT "Z-1" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z-1" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.

- Owner hereby grants, conveys and dedicates to the County TRACT "R-1" (Public Right-of-Way for Future East-West Street D) as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.

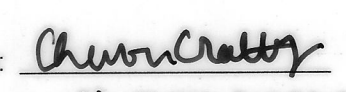
- Owner hereby grants, conveys and dedicates to the County TRACT "A-2" for Right-of-way for Hidden Creek Boulevard, as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.

- Owner hereby grants, conveys and dedicates to the County, a perpetual easement for ingress and egress over and across TRACTS "A-1" and "A-3" [Right-of-Way (CDD) and Utility Easement (Public)], as shown hereon, for any and all government purposes including (without limitation) fire and law enforcement, and emergency medical services.

OWNER: CLAYTON PROPERTIES GROUP, INC., a Tennessee Corporation
Authorized to do Business in the State of Florida

By: 
D. Joe Adams
Vice President

Witness: 
Print Name: Robert Fitzgerald

Witness: 
Print Name: Chevron Crotty

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF Polk) SS:

I hereby certify on this 26 day of August, 2025, before me personally appeared by means of physical presence D. Joel Adams, as Vice President of CLAYTON PROPERTIES GROUP, INC., a Tennessee Corporation, known to me or who has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Polk County, Florida, the day and year aforesaid.


Notary Public, State of Florida at Large
(Printed Name of Notary) Brandon Williams



10/15/28
My commission expires:
Commission Number: HH603326

CERTIFICATE OF ACCEPTANCE:

of the Chapel Creek Community Development District

The dedication to Chapel Creek Community Development District, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes, was accepted at an open meeting of the Chapel Creek Community Development District by their Board of Supervisors this 4th day of October, 2025, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.


Timothy Fore, Chairman

Witness: 
Print Name: Richard McGraw

Witness: 
Print Name: Brian Young

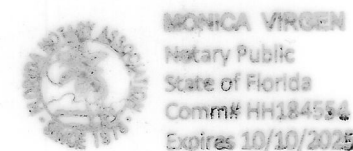
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF Pasco) SS:

I hereby certify on this 3rd day of September, 2025, before me personally appeared by means of physical presence Timothy Fore, as Chairman of Chapel Creek Community Development District, known to me or who has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Pasco County, Florida, the day and year aforesaid.


Notary Public, State of Florida at Large
MONICA VIRGEN
(Printed Name of Notary)



10/10/2025
My commission expires:
Commission Number: HH184554

PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF Pasco) SS

We, First American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report for the Filing of a Subdivision Plat, FATIC File No. 110500153 and based on said report find that the title of the property is vested in CLAYTON PROPERTIES GROUP, INC., a Tennessee Corporation, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown on the Property Information Report for the Filing of a Subdivision Plat, FATIC File No. 110500153.

THIS THE 28 DAY OF August, 2025.

First American Title Insurance Company

LUKE MARKHAM
AUTHORIZED SIGNOR

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 10th day of September, 2025.


Alex W. Parnes, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131



CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA

This is to certify that on this day of , 2025, the foregoing plat was approved to be recorded by the Administrative Officer of Pasco County, Florida.

David F. Allen, P.E.
Assistant County Administrator
Development Review Director

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this day of , 2025 in Plat Book , Pages

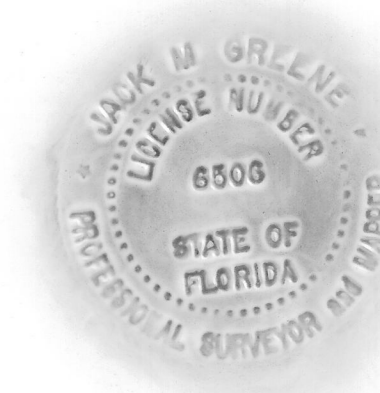
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller

CERTIFICATE OF SURVEYOR

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 8th, day of January, 2025, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 25 day of August, 2025.


Jack M. Greene
Professional Land Surveyor No. LS6506
Certificate of Authorization No. LB7768



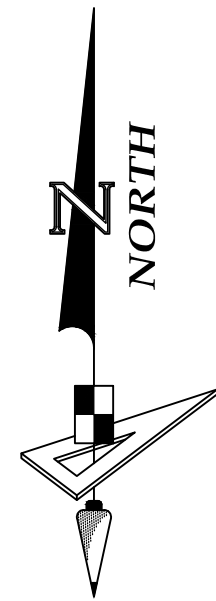
GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

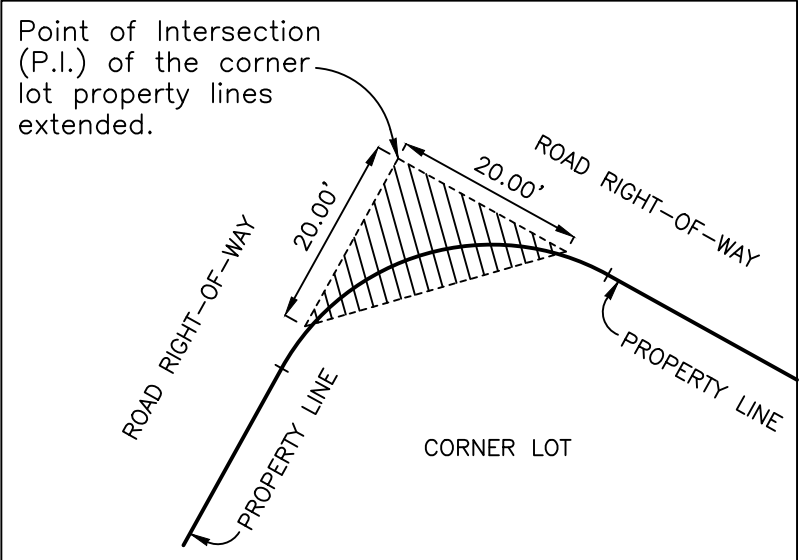
SHEET 1 OF 8 SHEETS

STONEBRIDGE NORTH

A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



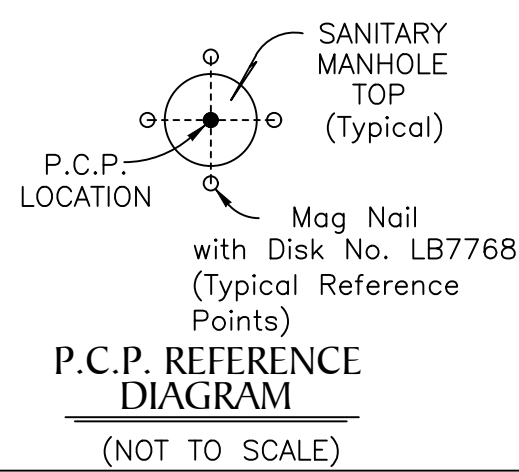
SCALE 1" = 120'



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

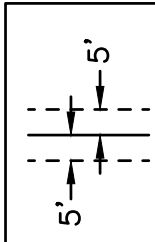
TYPICAL CLEAR SIGHT TRIANGLE
Scale 1" = 20'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



NOTE:

A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.



NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (i.e. 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (i.e. 5' = 5.00')

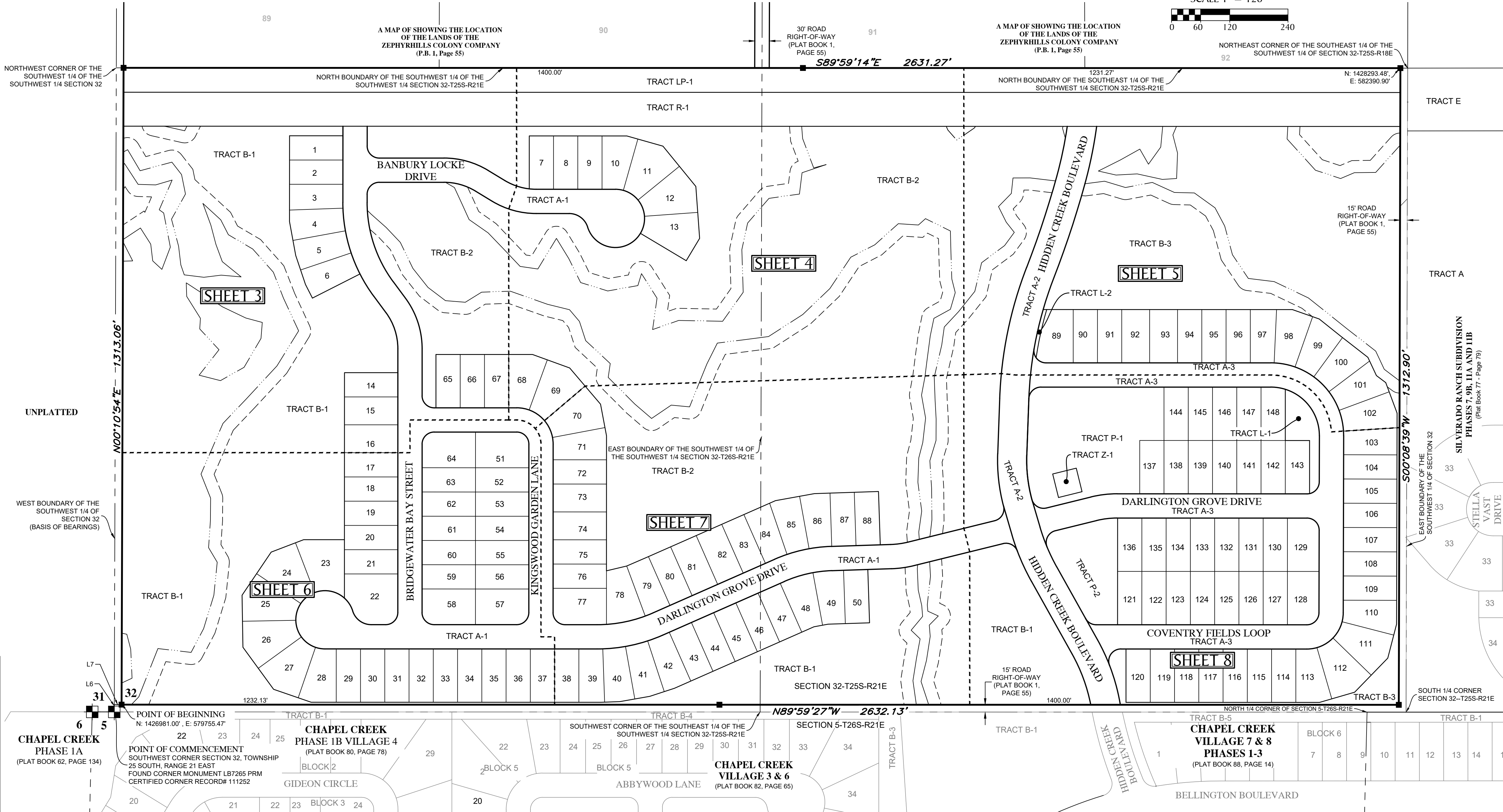
NOTE:

All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with National Electrical Safety Code as adopted by the Florida Public Service Commission.

The coordinate values shown hereon are based on the National Geodetic Survey Control Points and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition. "T31-122", "T34-135" and "N30124"

LEGEND:

- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.C.P.) Permanent Control Point LB7768
- (NR) --- indicates non-radial line
- O.R. --- Official Records Book
- T.E. --- Technology Easement
- U.E. --- Utility Easement
- D.E. --- Drainage Easement



TRACT DESIGNATION		
TRACT NAME	DESIGNATION	ACREAGE
TRACT A-1	RIGHT-OF-WAY (CDD) & UTILITY EASEMENT (PUBLIC)	4.68
TRACT A-2	RIGHT-OF-WAY & UTILITY EASEMENT (PUBLIC)	1.76
TRACT A-3	RIGHT-OF-WAY (CDD) & UTILITY EASEMENT (PUBLIC)	2.50
TRACT B-1	DRAINAGE, CONSERVATION AREA, LANDSCAPE, ACCESS (CDD), & UTILITY EASEMENT (PUBLIC)	14.67
TRACT B-2	DRAINAGE, CONSERVATION AREA, LANDSCAPE, ACCESS (CDD), & UTILITY EASEMENT (PUBLIC)	19.36
TRACT B-3	DRAINAGE, CONSERVATION AREA, LANDSCAPE, ACCESS (CDD), & UTILITY EASEMENT (PUBLIC)	6.58
TRACT L-1	LANDSCAPE, ACCESS, DRAINAGE EASEMENT (CDD), & UTILITY EASEMENT (PUBLIC)	0.18

TRACT DESIGNATION		
TRACT NAME	DESIGNATION	ACREAGE
TRACT L-2	LANDSCAPE, ACCESS, DRAINAGE EASEMENT (CDD), & UTILITY EASEMENT (PUBLIC)	0.02
TRACT LP-1	LINEAR PARK, ACCESS, DRAINAGE (CDD), & UTILITY EASEMENT (PUBLIC)	3.04
TRACT P-1	AMENITY, PARK, LANDSCAPE, TECHNOLOGY (CDD), & UTILITY EASEMENT (PUBLIC)	1.29
TRACT P-2	PARK, LANDSCAPE, TECHNOLOGY (CDD), & UTILITY EASEMENT (PUBLIC)	0.53
TRACT R-1	PUBLIC RIGHT-OF-WAY FOR FUTURE EAST-WEST STREET D	4.23
TRACT Z-1	(PUBLIC) PUMP STATION SITE	0.06

LINE DATA TABLE

NO.	BEARING	LENGTH
L6	N 00°10'54" E	15.00'
L7	S 89°59'27" E	15.00'

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

The West boundary of the Southwest 1/4 of Section 32, Township 25 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.00°10'54"E. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

WETLAND CONSERVATION AREA NOTE:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

NOTE: ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

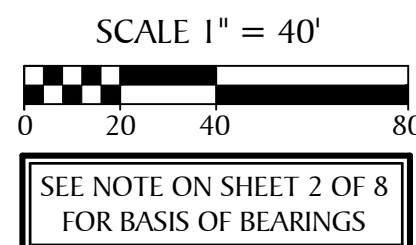
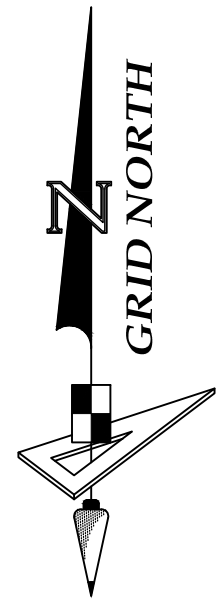


213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

STONEBRIDGE NORTH

A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

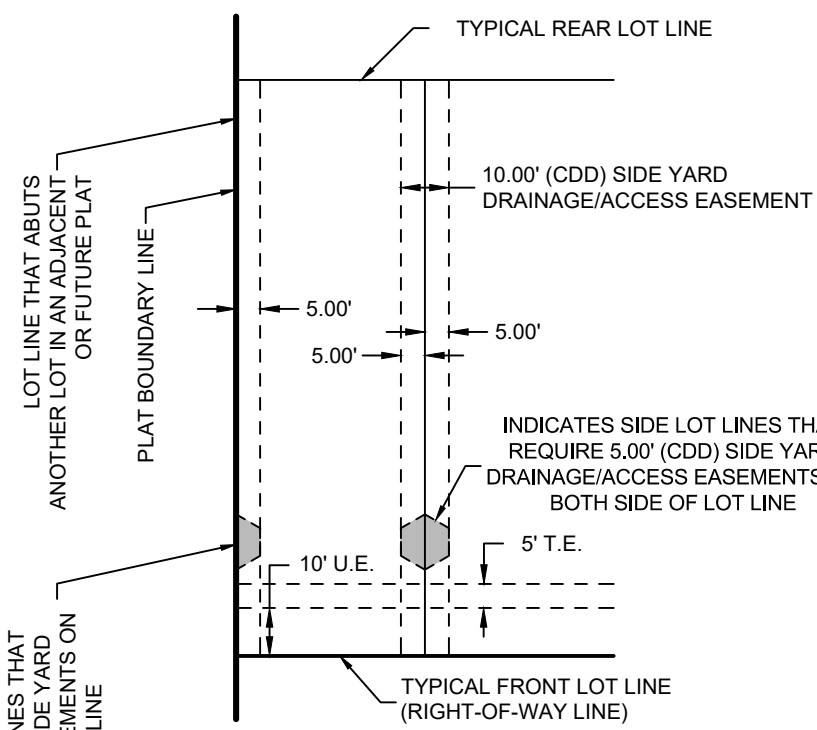
A MAP OF SHOWING THE LOCATION
OF THE LANDS OF THE
ZEPHYRHILLS COLONY COMPANY
(P.R. 1, Page 55)



SEE NOTE ON SHEET 2 OF 8
FOR BASIS OF BEARINGS

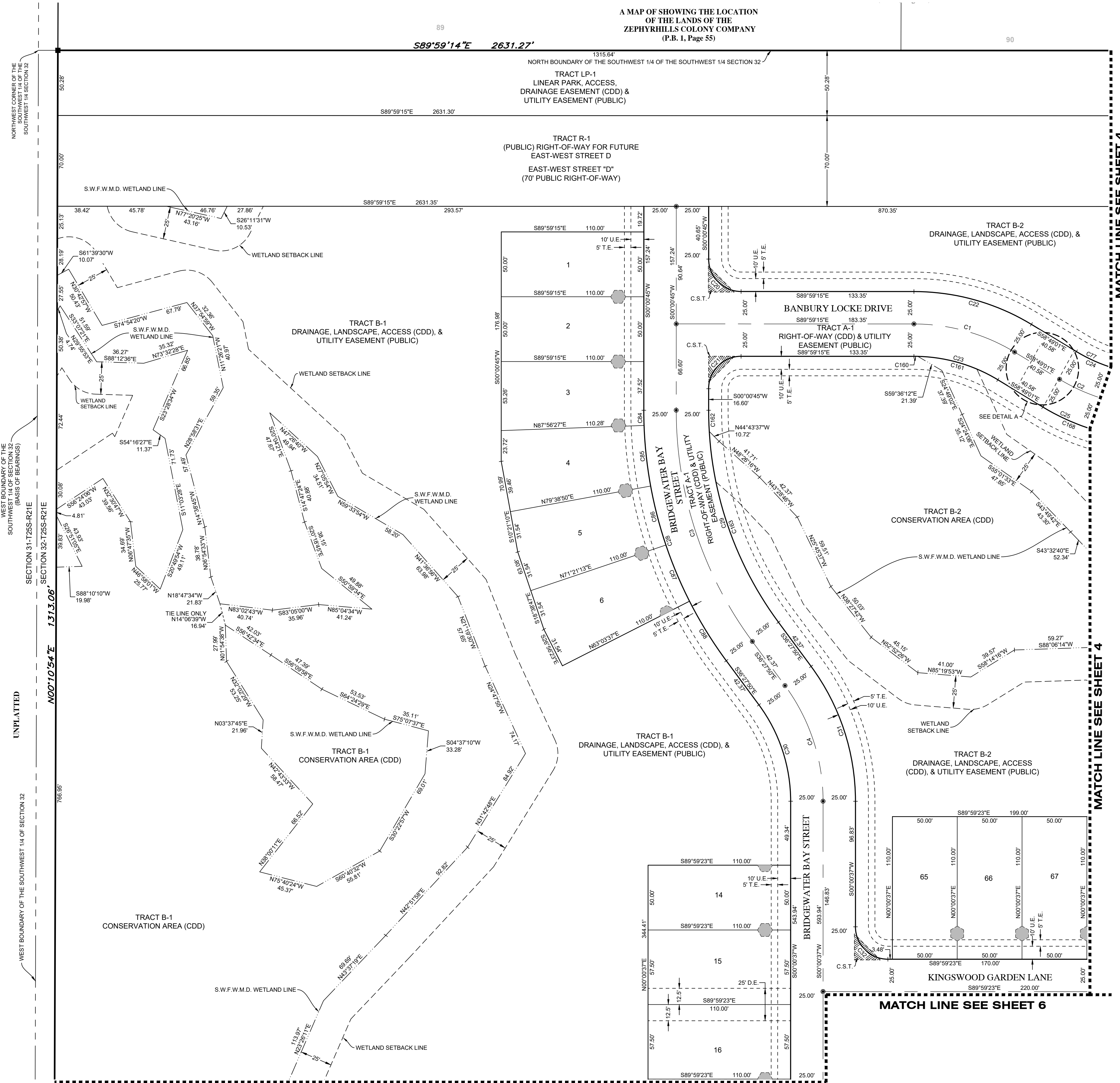
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	150.00'	31°10'13"	81.60'	80.60'	S74°24'08"E
C2	150.00'	31°10'13"	81.60'	80.60'	S74°24'08"E
C3	300.00'	36°28'35"	190.99'	187.78'	S18°13'32"E
C4	150.00'	36°28'27"	95.49'	93.88'	S18°13'36"E
C20	25.00'	90°00'00"	39.27'	35.36'	S44°59'15"E
C21	25.00'	90°00'00"	39.27'	35.36'	S45°00'45"W
C22	175.00'	31°10'13"	95.20'	94.03'	S74°24'08"E
C23	125.00'	31°10'13"	68.00'	67.17'	S74°24'08"E
C24	125.00'	31°10'13"	68.00'	67.17'	S74°24'08"E
C25	175.00'	31°10'13"	95.20'	94.03'	S74°24'08"E
C28	325.00'	36°28'35"	206.91'	203.43'	S18°13'32"E
C29	275.00'	36°28'35"	175.07'	172.13'	S18°13'32"E
C30	125.00'	36°28'27"	79.57'	78.24'	S18°13'36"E
C31	175.00'	36°28'27"	111.40'	109.53'	S18°13'36"E
C32	25.00'	90°00'00"	39.27'	35.36'	S44°59'23"E
C77	125.00'	24°36'34"	53.69'	53.28'	S71°07'18"E
C84	325.00'	2°04'18"	11.75'	11.75'	S01°01'24"E
C85	325.00'	8°17'37"	47.04'	47.00'	S06°12'21"E
C86	325.00'	8°17'37"	47.04'	47.00'	S14°29'58"E
C87	325.00'	8°17'37"	47.04'	47.00'	S22°47'35"E
C88	325.00'	9°31'26"	54.02'	53.96'	S31°42'07"E
C126	125.00'	24°36'34"	53.69'	53.28'	S71°07'18"E
C160	125.00'	1°23'24"	3.03'	3.03'	N89°17'33"W
C161	125.00'	29°46'50"	64.97'	64.24'	N73°42'26"W
C162	275.00'	3°24'46"	16.38'	16.38'	S01°41'38"E
C163	275.00'	33°03'49"	158.69'	156.50'	S19°55'55"E
C167	175.00'	0°05'27"	0.28'	0.28'	S58°51'45"E
C168	175.00'	31°04'47"	94.93'	93.77'	S74°26'51"E



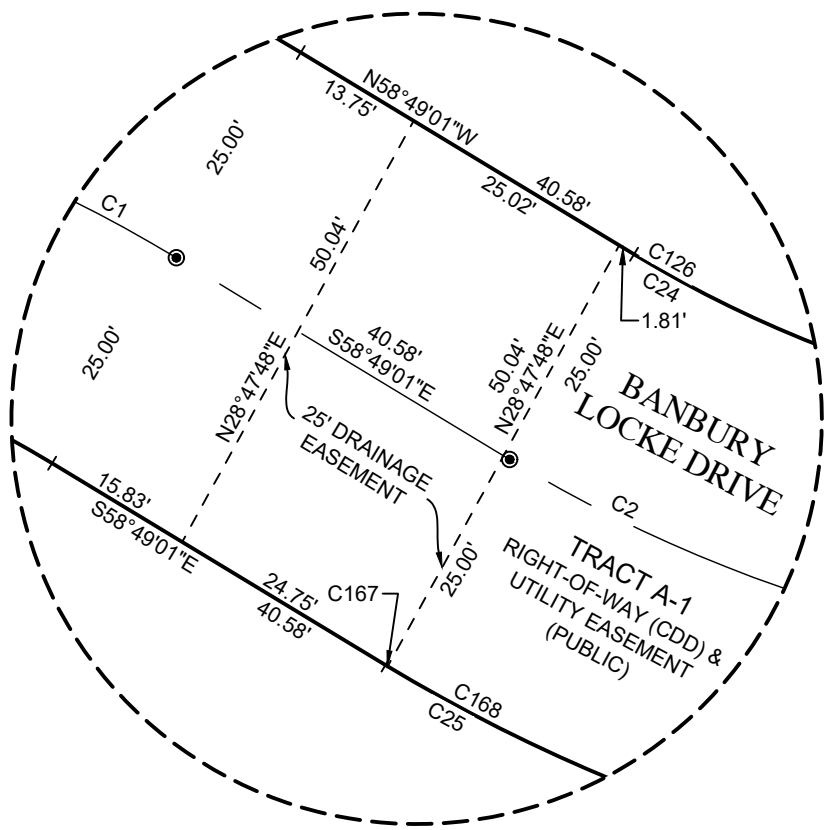
DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)

- LEGEND:
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ⊕ indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - indicates (P.C.P.) Permanent Control Point LB7768
 - (NR) indicates non-radial line
 - O.R. indicates Official Records Book
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MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 4



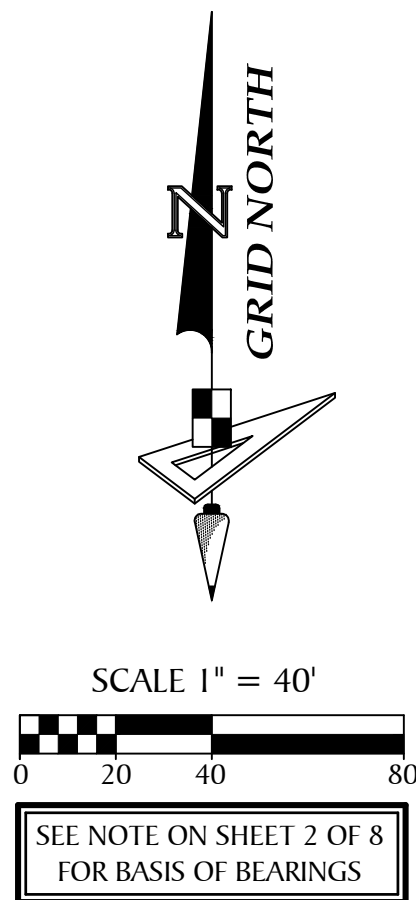
DETAIL "A"
SCALE 1" = 20'

STONEBRIDGE NORTH

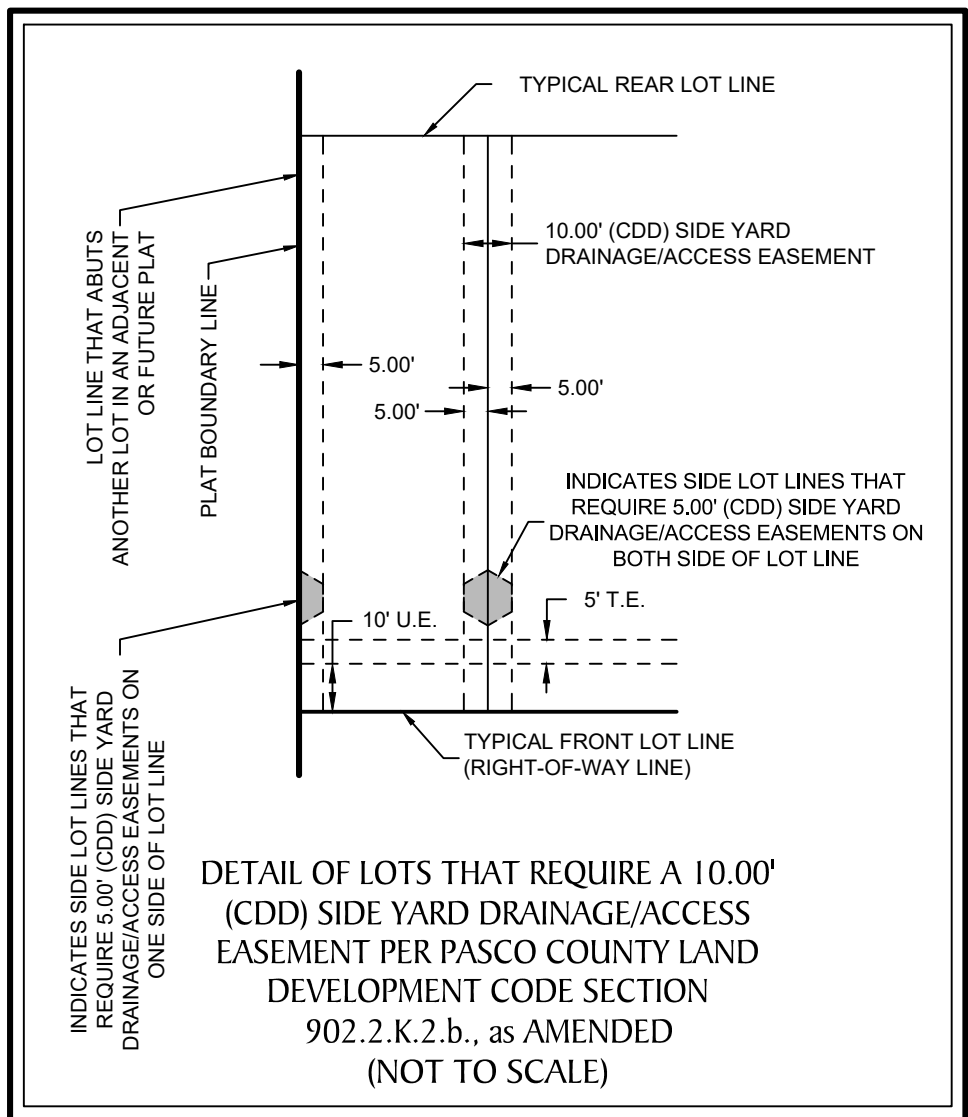
A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

A MAP OF SHOWING THE LOCATION
OF THE LANDS OF THE
ZEPHYRHILLS COLONY COMPANY
(P.B. 1, Page 55)

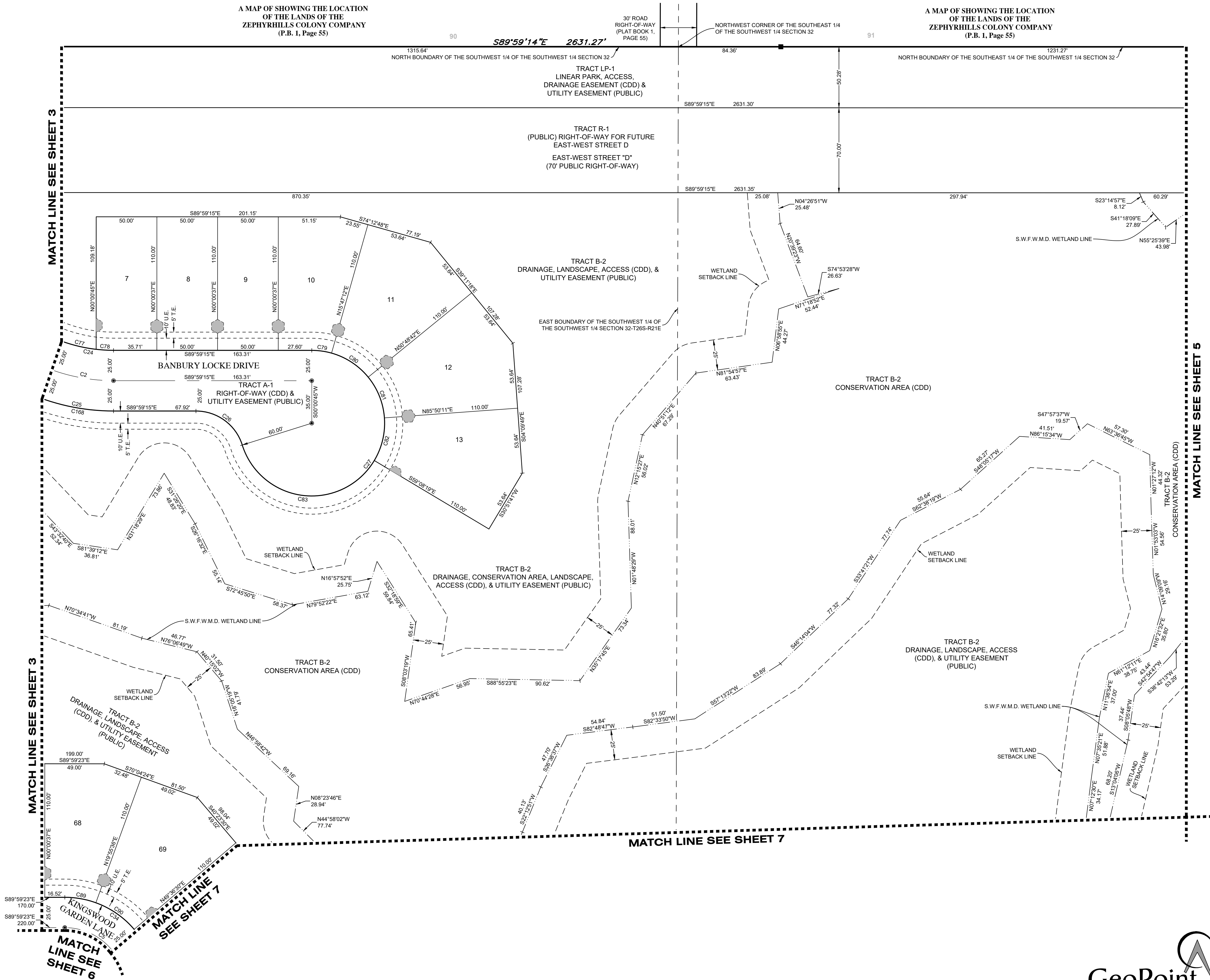
A MAP OF SHOWING THE LOCATION
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ZEPHYRHILLS COLONY COMPANY
(P.B. 1, Page 55)



CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C2	150.00'	31°10'13"	81.60'	80.60'
C5	50.00'	90°00'00"	78.54'	70.71'
C24	125.00'	31°10'13"	68.00'	67.17'
C25	175.00'	31°10'13"	95.20'	94.03'
C26	40.00'	72°32'33"	50.64'	47.33'
C27	60.00'	252°32'33"	264.46'	96.75'
C34	75.00'	90°00'00"	117.81'	106.07'
C77	125.00'	24°36'34"	53.69'	53.28'
C78	125.00'	6°33'40"	14.31'	14.31'
C79	60.00'	15°46'26"	16.52'	16.47'
C80	60.00'	35°01'30"	36.68'	36.11'
C81	60.00'	35°01'30"	36.68'	36.11'
C82	60.00'	35°01'30"	36.68'	36.11'
C83	60.00'	131°41'37"	137.91'	109.49'
C89	75.00'	19°54'59"	26.07'	25.94'
C90	75.00'	29°40'54"	38.85'	38.42'
C168	175.00'	31°04'47"	94.93'	93.77'



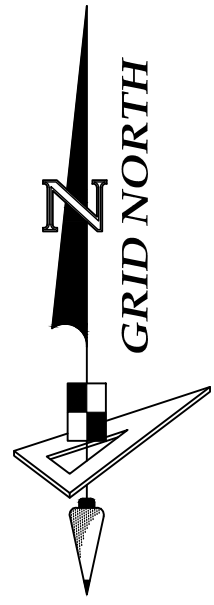
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SHEET 5 OF 8 SHEETS

STONEBRIDGE NORTH

A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



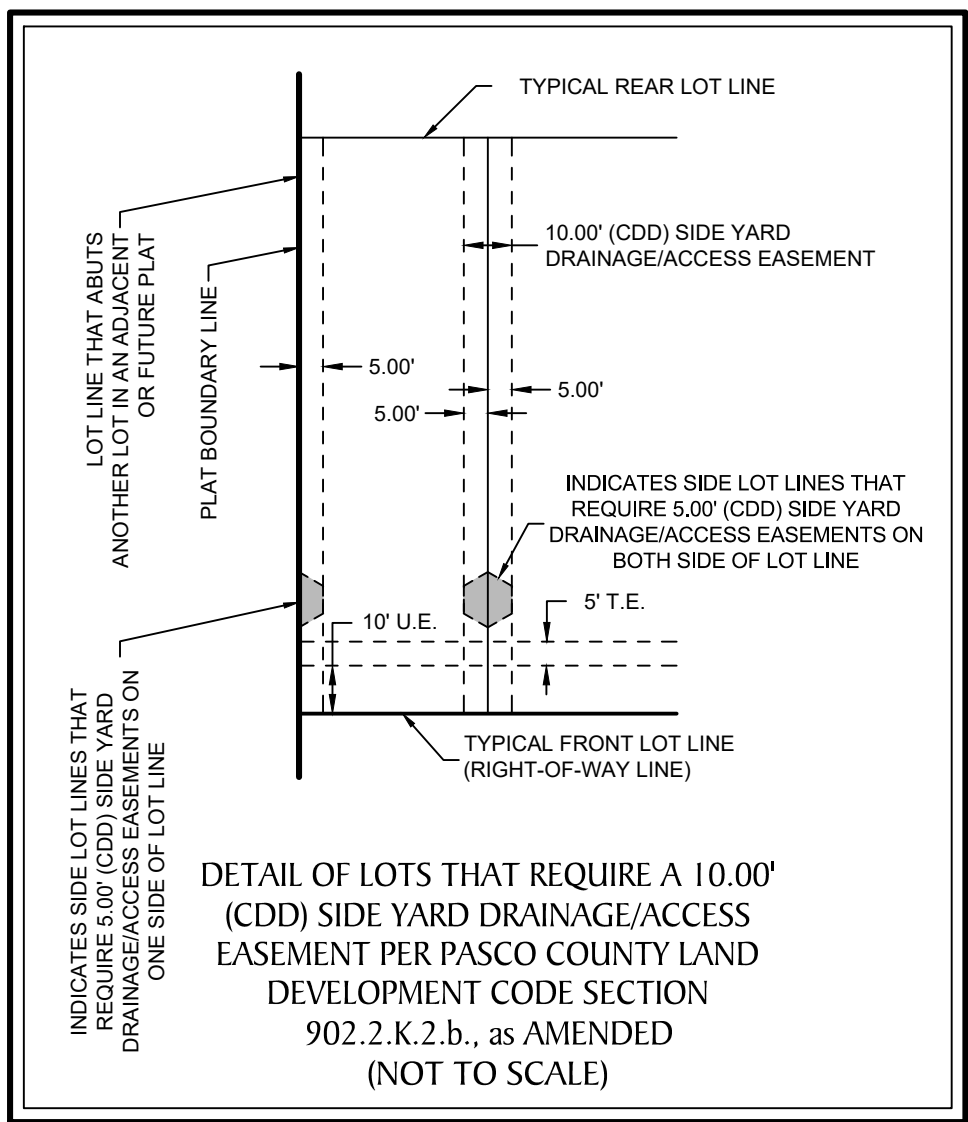
SCALE 1" = 40'



SEE NOTE ON SHEET 2 OF 8
FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	50.00'	90°00'00"	78.54'	70.71'	S44°59'23"E
C33	25.00'	90°00'00"	39.27'	35.36'	N45°00'37"E
C35	25.00'	90°00'00"	39.27'	35.36'	S44°59'23"E
C36	60.00'	252°32'33"	264.46'	96.75'	N36°16'53"E
C37	40.00'	72°32'33"	50.64'	47.33'	S53°43'07"E
C38	25.00'	90°00'00"	39.27'	35.36'	N45°00'37"E
C39	25.00'	90°00'00"	39.27'	35.36'	S44°59'23"E
C40	25.00'	90°00'00"	39.27'	35.36'	S45°00'37"W
C97	60.00'	18°55'52"	19.82'	19.73'	S80°31'27"E
C98	60.00'	35°01'30"	36.68'	36.11'	S53°32'46"E
C99	60.00'	35°01'30"	36.68'	36.11'	S18°31'17"E
C100	60.00'	35°01'30"	36.68'	36.11'	S18°30'13"W
C101	60.00'	35°01'30"	36.68'	36.11'	S51°31'42"W
C102	60.00'	62°57'02"	65.92'	62.66'	N79°29'02"W
C104	60.00'	30°33'40"	32.00'	31.63'	N32°43'40"W



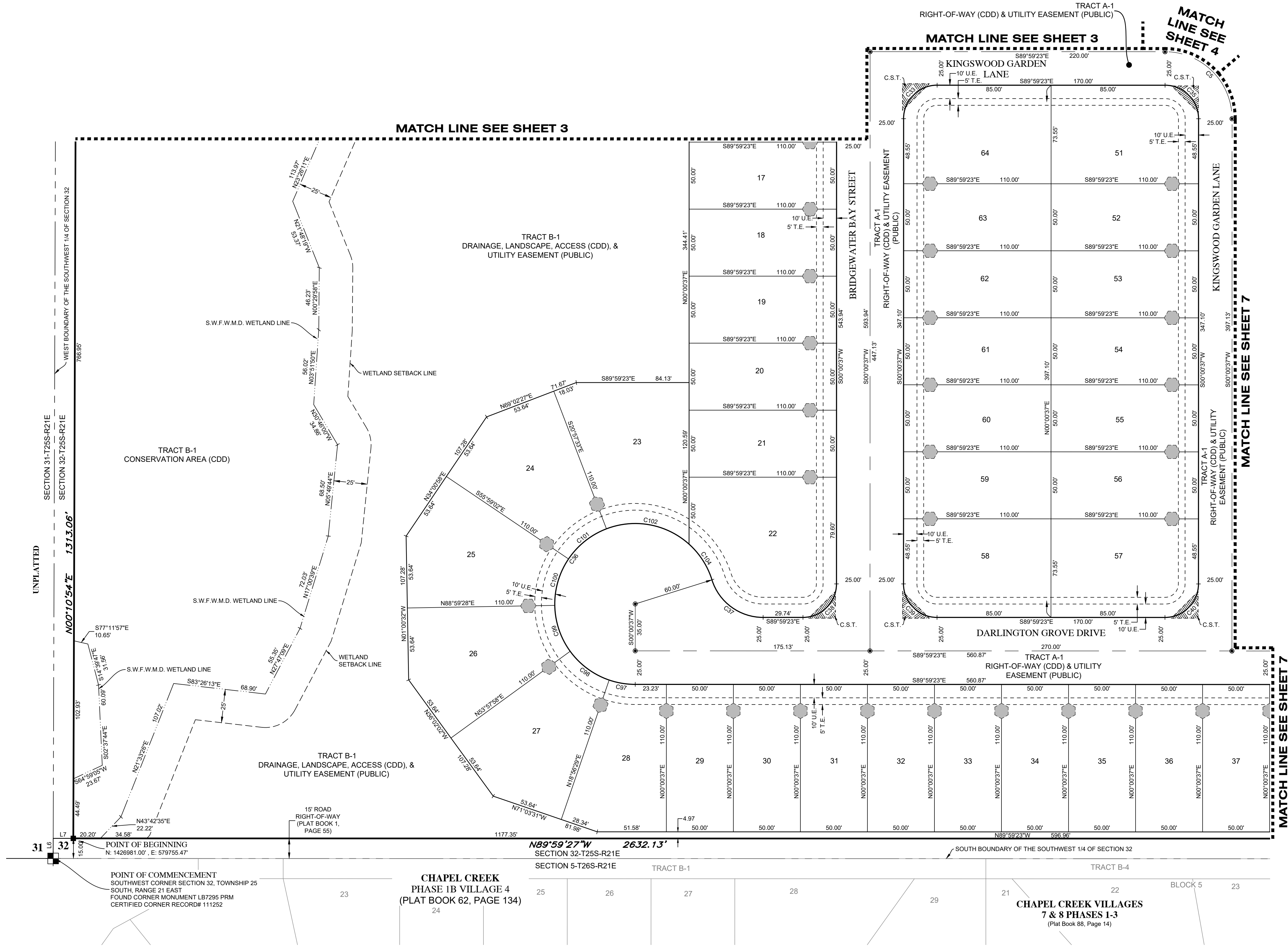
DETAIL OF LOTS THAT REQUIRE A 10.00'
(CDD) SIDE YARD DRAINAGE/ACCESS
EASEMENT PER PASCO COUNTY LAND
DEVELOPMENT CODE SECTION
902.2.K.2.b., as AMENDED
(NOT TO SCALE)

LEGEND:

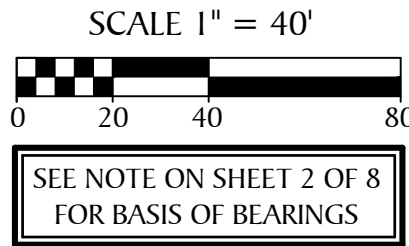
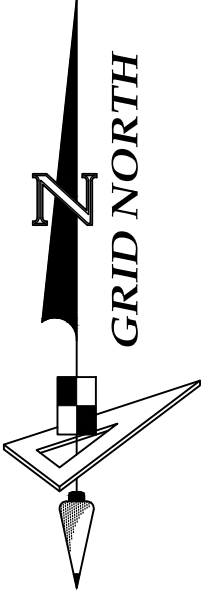
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊕ indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.C.P.) Permanent Control Point LB7768
- (NR) indicates non-radial line
- O.R. Official Records Book
- T.E. Technology Easement
- U.E. Utility Easement
- D.E. Drainage Easement

LINE DATA TABLE

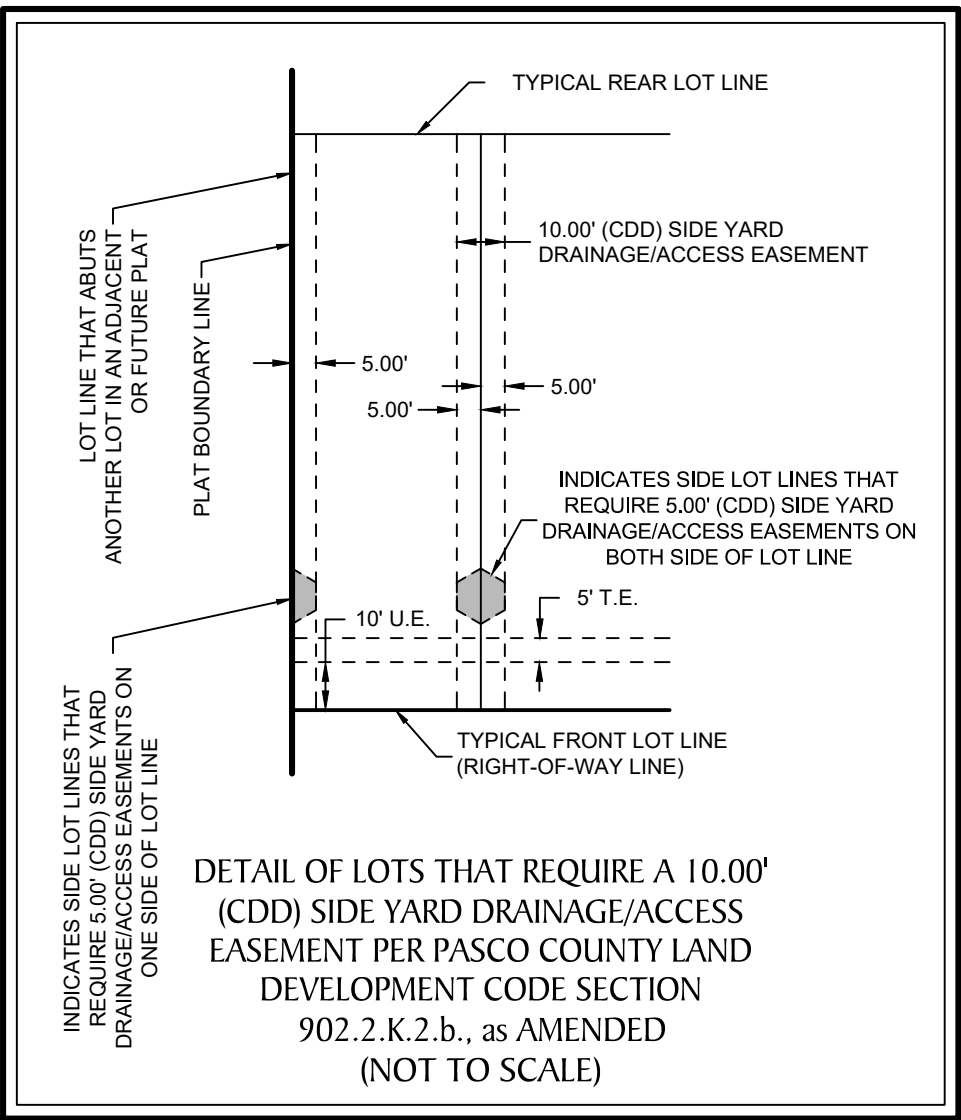
NO.	BEARING	LENGTH
L6	N 00°10'54" E	15.00'
L7	S 89°59'27" E	15.00'



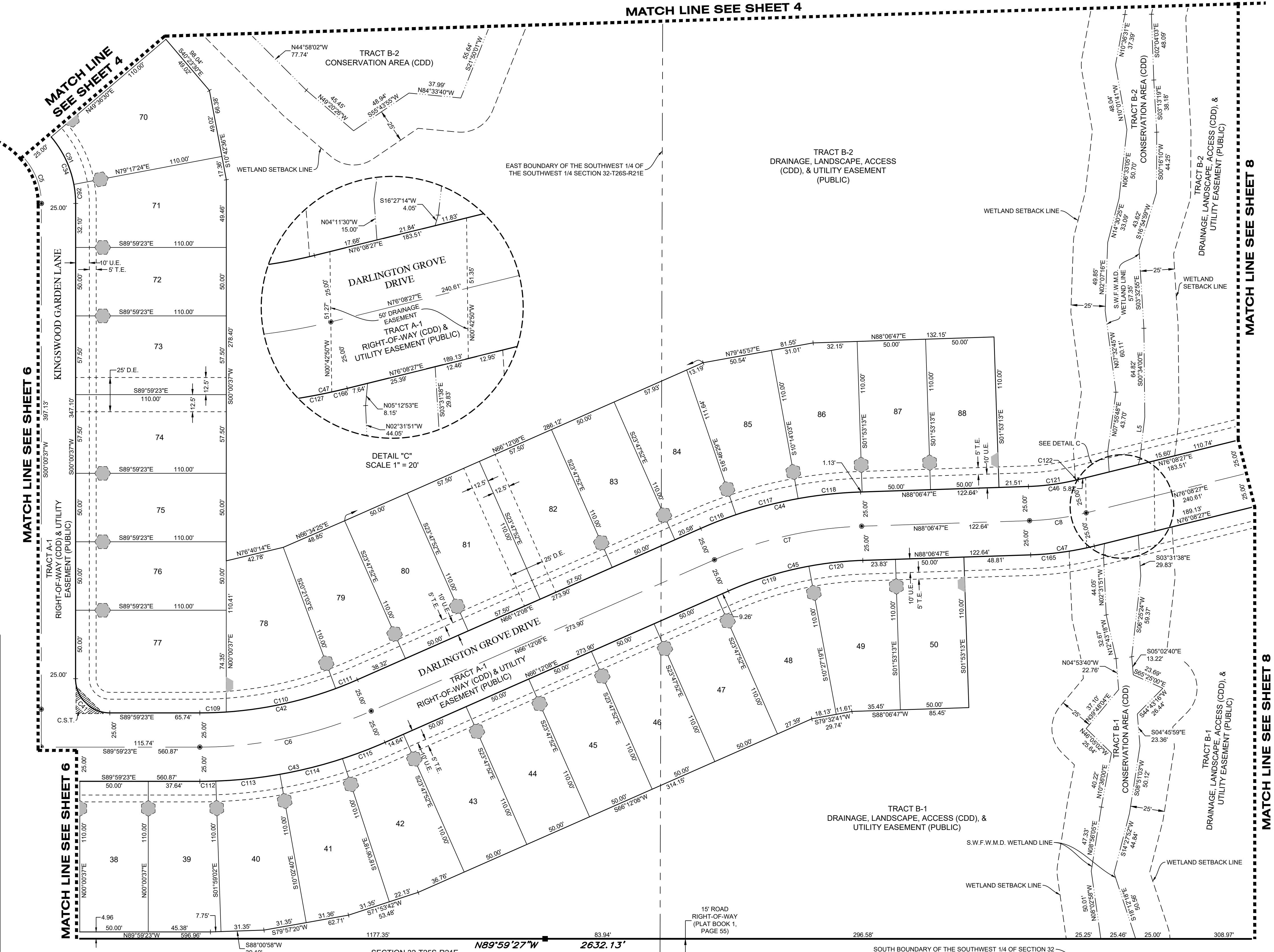
STONEBRIDGE NORTH
A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C5	50.00'	90°00'00"	78.54'	70.71'
C6	310.00'	23°48'29"	128.81'	127.89'
C7	290.00'	21°54'39"	110.90'	110.23'
C8	200.00'	11°58'20"	41.79'	41.71'
C34	75.00'	90°00'00"	117.81'	106.07'
C41	25.00'	90°00'00"	39.27'	35.36'
C42	285.00'	23°48'29"	118.43'	117.58'
C43	335.00'	23°48'29"	139.20'	138.20'
C44	315.00'	21°54'39"	120.46'	119.73'
C45	265.00'	21°54'39"	101.34'	100.72'
C46	175.00'	11°58'20"	36.57'	36.50'
C47	225.00'	11°58'20"	47.01'	46.93'
C91	75.00'	29°40'54"	38.85'	38.42'
C92	75.00'	10°43'13"	14.03'	14.01'
C109	285.00'	3°52'29"	19.27'	19.27'
C110	285.00'	16°29'10"	82.01'	81.72'
C111	285.00'	3°20'50"	17.15'	17.14'
C112	335.00'	1°59'39"	11.66'	11.66'
C113	335.00'	8°03'38"	47.13'	47.09'
C114	335.00'	8°03'38"	47.13'	47.09'
C115	335.00'	5°41'34"	33.29'	33.27'
C116	315.00'	5°01'23"	27.62'	27.61'
C117	315.00'	8°32'26"	46.95'	46.91'
C118	315.00'	8°20'50"	45.89'	45.85'
C119	265.00'	13°20'33"	61.71'	61.57'
C120	265.00'	8°34'06"	39.63'	39.59'
C121	175.00'	11°21'50"	34.71'	34.65'
C122	175.00'	0°36'30"	1.86'	1.86'
C127	225.00'	3°14'37"	12.74'	12.74'
C165	225.00'	7°14'33"	28.44'	28.42'
C166	225.00'	1°29'10"	5.84'	5.84'



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 - D.E. — Drainage Easement



LINE DATA TABLE		
NO.	BEARING	LENGTH
L5	S 06°40'36" W	31.22'

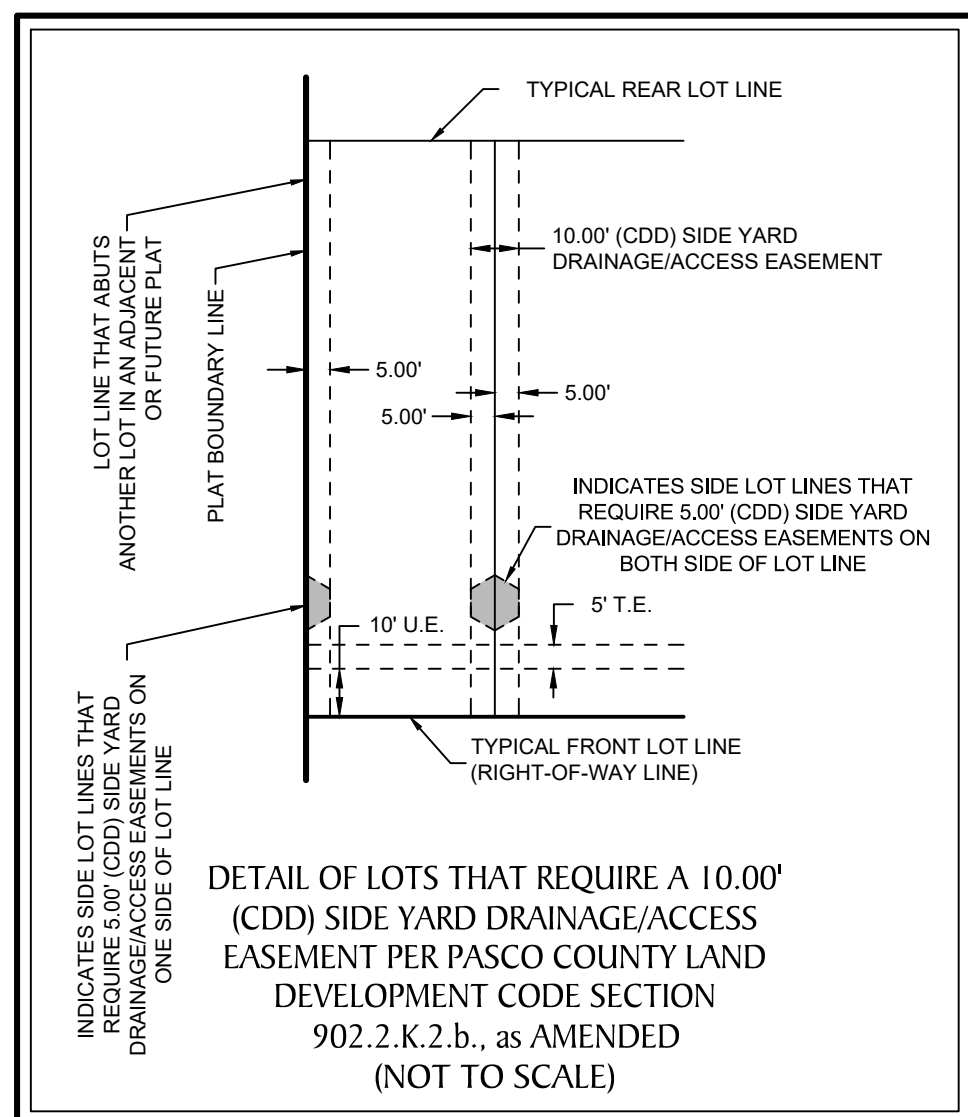
CHAPEL CREEK
VILLAGE 3 & 6
(PLAT BOOK 82, PAGE 65)

TRACT B-1
CHAPEL CREEK VILLAGES
7 & 8 PHASES 1-3
(Plat Book 88, Page 14)

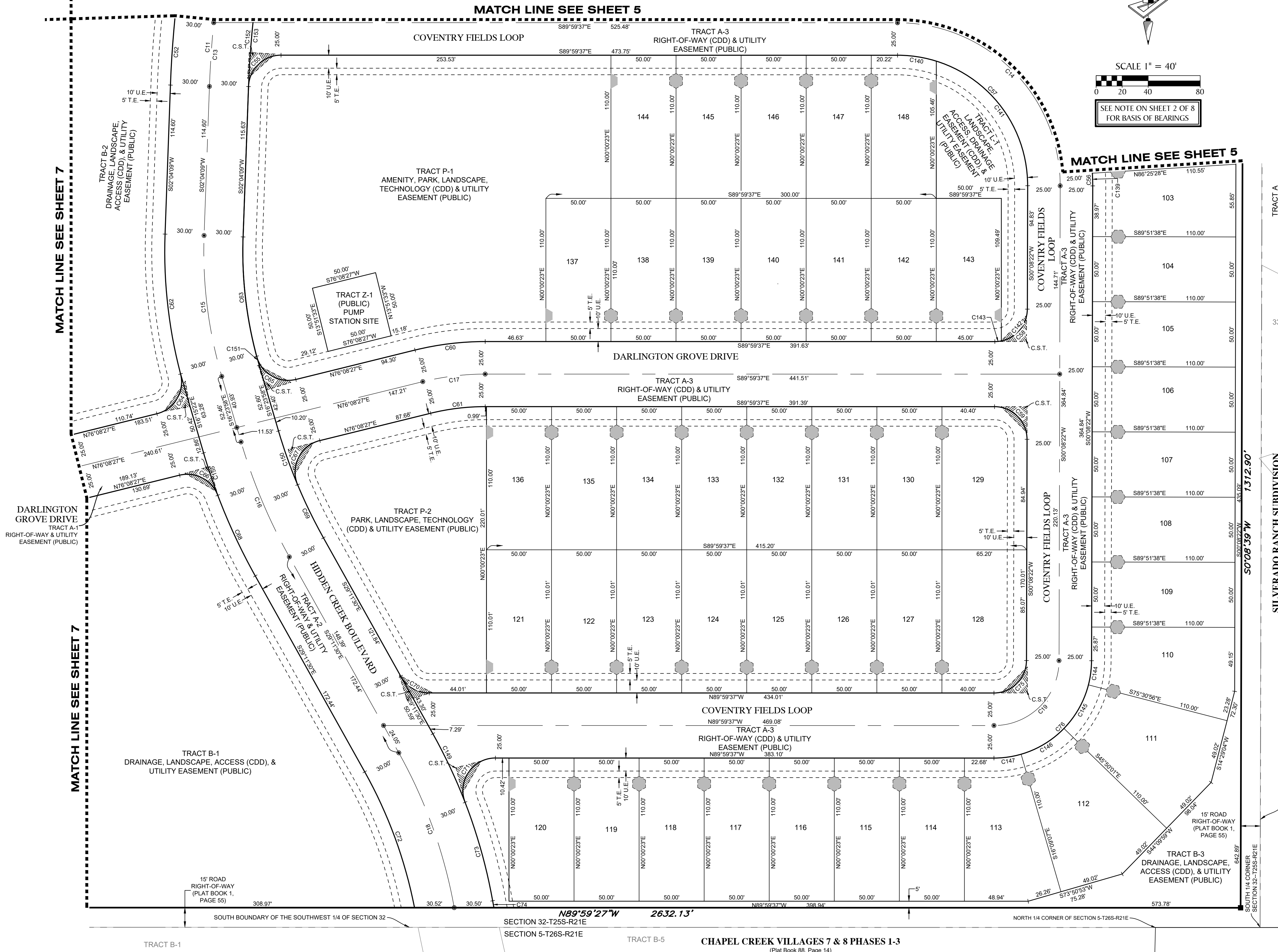
STONEBRIDGE NORTH

A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C11	800.0'	19°06'00"	266.69'	265.45'	S11°37'09"W
C13	800.0'	3°3'11"S	49.16'	49.15'	S03°49'47"W
C14	125.00'	90°08'00"	196.64'	176.98'	S44°53'38"E
C15	340.0'	18°28'07"	109.60'	109.12'	S07°09'54"E
C16	430.0'	12°47'32"	96.01'	95.61'	S22°47'44"E
C17	200.0'	3°13'55"S	48.40'	48.28'	N83°04'25"E
C18	383.80'	18°59'30"	126.95'	126.37'	S19°14'45"E
C19	50.0'	89°52'00"	78.42'	70.63'	S45°02'22"W
C52	830.0'	19°06'00"	276.69'	275.41'	S11°37'09"W
C55	25.00'	87°56'13"	38.37'	34.71'	N46°02'15"E
C56	150.00'	90°08'00"	235.87'	212.38'	S44°53'38"E
C57	100.00'	90°08'00"	157.31'	141.59'	S44°53'38"E
C58	25.00'	89°52'00"	39.21'	35.31'	S45°04'22"W
C59	25.00'	90°08'00"	39.33'	35.40'	S44°53'38"E
C60	225.00'	13°15'55"	54.45'	54.32'	N83°04'25"E
C61	175.00'	13°15'55"	42.35'	42.25'	N83°04'25"E
C62	370.00'	16°47'36"	108.45'	108.06'	S06°19'39"E
C63	310.00'	17°07'33"	92.67'	92.31'	S06°29'04"E
C64	25.00'	89°51'54"	36.65'	35.62'	S30°42'30"W
C65	25.00'	88°04'14"	38.75'	34.98'	S59°27'31"E
C66	25.00'	83°11'10"	36.30'	33.19'	S62°15'28"E
C67	25.00'	98°49'37"	43.12'	37.97'	N26°43'59"E
C68	460.00'	8°31'07"	66.39'	66.33'	S24°55'57"E
C69	400.00'	6°30'21"	45.42'	45.39'	S25°56'02"E
C70	25.00'	60°48'07"	26.53'	25.30'	S59°53'34"E
C71	25.00'	110°17'50"	48.49'	41.24'	S34°26'45"W
C72	353.00'	18°06'48"	111.60'	111.13'	S20°08'06"E
C73	413.00'	10°54'57"	76.68'	76.56'	S15°29'24"E
C74	770.00'	0°24'08"	5.41'	5.41'	S10°24'06"E
C75	25.00'	89°52'00"	39.21'	35.31'	S45°04'22"W
C78	75.00'	89°52'00"	117.64'	105.94'	S45°04'22"W
C130	150.00'	34°25'04"	9.73'	9.72'	N01°43'05"E
C140	100.00'	17°19'30"	30.24'	30.12'	N81°19'52"W
C141	100.00'	72°48'29"	127.07'	118.70'	N39°15'52"E
C142	25.00'	78°19'47"	34.18'	31.58'	N39°18'16"E
C143	25.00'	11°32'13"	5.03'	5.03'	N84°14'16"E
C144	75.00'	14°20'24"	18.78'	18.73'	N07°18'43"E
C145	75.00'	29°40'54"	38.85'	38.42'	N29°19'31"E
C146	75.00'	29°40'54"	38.85'	38.42'	N59°02'26"E
C147	75.00'	16°09'30"	21.15'	21.08'	N81°55'38"E
C149	413.01'	8°04'33"	58.21'	58.17'	N25°09'14"W
C150	400.00'	6°17'12"	43.89'	43.87'	S19°32'34"E
C151	315.30'	1°17'39"	7.12'	7.12'	S15°42'45"E
C152	785.10'	7°33'33"	104.04'	103.96'	S05°58'45"W
C153	785.07'	3°33'33"	49.23'	49.22'	S03°58'45"W
C155	460.00'	4°16'32"	34.33'	34.32'	S18°32'41"E



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 - U.E. ----- Utility Easement
 - D.E. ----- Drainage Easement



SECTION IX
Subsection B - 1



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2025-1 Date 16 Septmeber 2025

"Stantec" Stantec Consulting Services Inc.
Stantec Project # 238202105
777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729
Ph: (813) 746-3842
email: tonja.stewart@stantec.com

"Client" Chapel Creek CDD
Client Project #
4530 Eagle Falls Place, Tampa, FL 33619
Ph: (813) 344-4844
email: aferguson@gms-tampa.com

Project Name and Location: Chapel Creek CDD

In accordance with the original Professional Services Agreement dated 17 July 2020 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #2025-1 to be added to Task 2025 (see attachment)

Total fees this Change Order	\$ 7,500.00		
Original agreement amount	<table border="1"><tr><td>\$</td><td>10,000.00</td></tr></table>	\$	10,000.00
\$	10,000.00		
Total Agreement	<table border="1"><tr><td>\$</td><td>17,500.00</td></tr></table>	\$	17,500.00
\$	17,500.00		

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.

Chapel Creek CDD

Tonja Stewart, Senior Project Manager

Print Name and Title

Print Name and Title

Signature

Signature

Date Signed:

Date Signed:

Unbilled Detail Report by Project No.

Item Thru Date:2025-08-25

Unbilled Detail Report (UDR) by PM

Project Manager: Waag, Tyson

PM Full Name	Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name	Expenditure Comment	Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill	Comment
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Requisitions	2025-04-23	386288947	On Hold	CHANGE ORDER PENDING	TMU	167.00	1.00	167.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Requisitions	2025-05-19	389451493	On Hold	CHANGE ORDER PENDING	TMU	167.00	1.50	250.50			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 09		Downloaded FY2025 budget and updated latest DM info in preparation to open new FY2026 task	2025-07-22	396708771	Available		TMU	183.00	0.25	45.75			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 09		Requisitions	2025-07-30	397659426	Available		TMU	183.00	1.50	274.50			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 09		Requisitions	2025-08-04	398269641	Available		TMU	183.00	1.50	274.50			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 09		Entered FY2026 task info into Pipeline & prepared Task 2026 PSF	2025-08-19	399824673	Available		TMU	183.00	0.50	91.50			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 09		Requisitions	2025-08-21	399824697	Available		TMU	183.00	2.50	457.50			
Total Resource: Direct Labor																8.75		1,561.25	1,561.25	
Total Employee: Nurse, Vanessa M																		1,561.25	1,561.25	
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Rankin, Ashley Alexandra	...Level 10		Project Coordination	2025-06-24	393698846	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Total Resource: Direct Labor																0.50		95.00	95.00	
Total Employee: Rankin, Ashley Alexandra																		95.00	95.00	
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Stewart, Tonja L	...Level 14		requisitions	2025-07-31	397659460	Available		TMU	240.00	1.50	360.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Stewart, Tonja L	...Level 14		requisitions	2025-08-22	399824731	Available		TMU	240.00	2.00	480.00			
Total Resource: Direct Labor																3.50		840.00	840.00	
Total Employee: Stewart, Tonja L																		840.00	840.00	
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Vehicle (mileage)	Waag, R Tyson (Tyson)		Waag, R Tyson (Tyson)	Chapel Creek: Site visit to view drainage concern and in-person board meeting	2025-07-02	394134949	Available		TMU	1.00	52.50	52.50			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Vehicle (mileage)	Waag, R Tyson (Tyson)		Waag, R Tyson (Tyson)	Field Manager/DM/PM requested site visit	2025-07-29	397937188	Available		TMU	1.00	16.10	16.10			

Unbilled Detail Report by Project No.

Item Thru Date:2025-08-25		Unbilled Detail Report (UDR) by PM				Project Manager: Waag, Tyson														
PM Full Name	Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name	Expenditure Comment	Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill	Comment
Total Resource: Direct Expenses																68.60		68.60	68.60	
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review field photos and respond to District Field Manager regarding disturbed	2025-04-28	387134151	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Team coordination. Respond to DM and Field Manager with Pond 6 repair	2025-05-05	387902548	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with Field Manager. Review plans.	2025-05-12	389110181	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.50	285.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Finish up plan set review, create exhibit, and respond to Field Manager.	2025-05-19	389523055	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.00	190.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Monthly Board Meeting attendance (via Zoom)	2025-06-04	391114419	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.50	285.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review plan sets for nature trail	2025-06-20	392800428	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.50	285.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review Community Plan sets regarding the tree planting along the community trail.	2025-06-24	393654346	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.00	190.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Finish review of community plan sets and provide a response to the DM regarding the tree planting along the	2025-06-25	393654354	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.00	190.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with DM and scheduling site visit to review resident drainage	2025-06-26	393654360	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with DM, schedule site visit, and update BOS meeting time on my calendar	2025-06-27	393654367	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review community roadway ownership and Pasco county towing rules. Respond to DC	2025-07-01	394410896	Available		TMU	190.00	0.50	95.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		DM requested site visit to view drainage concern on Hidden Creek Blvd, Pond 6	2025-07-02	394410901	Available		TMU	190.00	6.00	1,140.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review and upload field photos from site visit last week.	2025-07-09	395154246	Available		TMU	190.00	0.50	95.00			

Unbilled Detail Report by Project No.

Item Thru Date:2025-08-25		Unbilled Detail Report (UDR) by PM				Project Manager: Waag, Tyson														
PM Full Name	Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name	Expenditure Comment	Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill	Comment
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email DM to update them regarding project manager and District Engineer changes.	2025-07-17	395951149	Available		TMU	190.00	0.25	47.50			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Team coordination meeting.	2025-07-24	396781034	Available		TMU	190.00	0.25	47.50			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with Field Manager. Site visit to view depressions in roadway near Leaning Rock.	2025-07-29	397730597	Available		TMU	190.00	2.00	380.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review drainage concern. Review plan sets and plats to determine Tract B-7 responsibility. Record easement.	2025-08-11	399076989	Available		TMU	190.00	1.00	190.00			
Waag, Tyson	238202105	Chapel Creek CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review email correspondence. Follow up email with DM regarding drainage concern.	2025-08-14	399077015	Available		TMU	190.00	0.50	95.00			
Total Resource: Direct Labor																21.25		4,037.50	4,037.50	
Total Employee: Waag, R Tyson (Tyson)																		4,106.10	4,106.10	
Total - Task: 2025																		6,602.35	6,602.35	
Client: Chapel Creek Community Development District										Total - Project: 238202105								6,602.35	6,602.35	
										PM Signature:_____										
										WIP Write-Off Total _____										

SECTION IX

Subsection C

Chapel Creek CDD

Field Management Report



October 5th, 2025

Allen Bailey

Field Manager

GMS

Complete

Street Signs



✚ Street signs have been straightened that we found leaning.

Fence Opened



✚ The main fence along Clifton Down needed a section removed to allow the landscaper to cut the district common area.

Complete

Dog Station



✚ The dog station was found leaning and has been straightened.

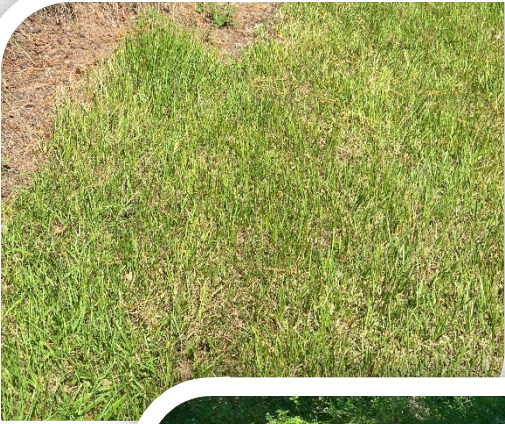
District Sign



✚ The Hanworth Ln sign has been switched.

Review

Debris Removal



- + Abandoned plant material was left at the walking trail.
- + This was promptly removed by staff.

Review

Cypress Trees



✚ We are starting to see Cypress trees turn brown as we move into Fall.



Review

Ponds



✚ The ponds have some platonic algae, but this is being addressed by the vendor.



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 IX

Subsection D

**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	
Butterfly Garden	Option to add plants to nature trail area		
Benches @ or near ponds	5 benches at location shown on map	\$3,843.00	
Add Lighting to the Main Entry Way	Lighting options for main entrance. Large lantern lights in center island area. Solar options.		

SECTION XI

Subsection A

Chapel Creek Community Development District

Summary of Check Register

August 27, 2025 to September 24, 2025

Fund	Date	Check No.'s	Amount
General Fund	8/27/25	656-658	\$ 19,750.08
	9/9/25	659-665	\$ 10,044.73
	9/23/25	666-668	\$ 29,685.49
	Total General Fund		<u>\$ 59,480.30</u>
Capital Reserve Fund			\$ -
	Total Capital Reserve		<u>\$ -</u>
Total Amount			<u>\$ 59,480.30</u>

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/27/25	00031	8/19/25 27240	202508 320-53800-46200	AUGUST LANDSCAPE MAINT	*	14,800.00	
		8/19/25 27254	202508 320-53800-47300	IRRIGATION RPR	*	376.06	
				CARDINAL LANDSCAPING SERVICES			15,176.06 000656
8/27/25	00072	7/31/25 41	202507 320-53800-46000	RAIL COVER INSTALLATION	*	287.00	
		7/31/25 42	202507 320-53800-46000	PLC STREET LIGHT BULB	*	335.66	
		7/31/25 43	202507 320-53800-46000	FENCE RPR/REINSTALL	*	100.00	
		7/31/25 44	202507 320-53800-46000	AMENITY PRESURE WASHING	*	1,044.00	
				GOVERNMENTAL MANAGEMENT SERVICES-TP			1,766.66 000657
8/27/25	00019	8/25/25 27013	202507 310-51300-31500	ATTORNEY FEES	*	2,807.36	
				STRALEY ROBIN VERICKER			2,807.36 000658
9/09/25	00043	8/05/25 44148	202508 330-53800-48500	PEST CONTROL AUG	*	110.00	
				ALL AMERICAN LAWN & TREE SPECIALIST			110.00 000659
9/09/25	00079	9/01/25 ASP-0033	202509 330-53800-48400	POOL MAINTENANCE	*	1,800.00	
				AMERICA'S SWIMMING POOL CO			1,800.00 000660
9/09/25	00031	9/04/25 27270	202509 320-53800-47300	IRRIGATION RPRS	*	725.56	
				CARDINAL LANDSCAPING SERVICES			725.56 000661
9/09/25	00072	5/30/25 30	202505 320-53800-46000	POND TRASH PICKUP	*	700.00	
				GOVERNMENTAL MANAGEMENT SERVICES-TP			700.00 000662
9/09/25	00020	9/01/25 4206	202509 330-53800-48100	AUG JANITORIAL CLEANING	*	1,050.00	
		9/01/25 4206	202509 330-53800-48600	DOG STATION MAINTENANCE	*	750.00	
				JAYMAN ENTERPRISES LLC			1,800.00 000663
9/09/25	00063	8/31/25 12282801	202508 330-53800-34500	SECURITY OFFICERS	*	3,045.17	
				SECURITAS SECURITY SERVICES USA INC			3,045.17 000664

CHCR CHAPEL CREEK HHENRY

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/09/25	00073	9/01/25 3806133	202509 320-53800-47000	POND MAINTENANCE	*	1,864.00	
				TIGRIS AQUATIC SERVICES LLC			1,864.00 000665
9/23/25	00017	9/18/25 29510	202509 300-15500-10000	INSURANCE POLICY RENEWAL	*	20,815.00	
				EGIS INSURANCE ADVISORS LLC			20,815.00 000666
9/23/25	00008	9/01/25 280	202509 320-53800-12000	FIELD MGMT	*	1,666.67	
		9/01/25 281	202509 310-51300-34000	MGMT FEES	*	3,750.00	
		9/01/25 281	202509 310-51300-35100	INFORMATION TECH	*	118.17	
		9/01/25 281	202509 310-51300-31300	DISS. AGENT	*	583.33	
		9/01/25 281	202509 330-53800-34000	AMENITY ACCESS	*	656.25	
		9/01/25 281	202509 310-51300-51000	OFFICE SUPPLIES	*	2.80	
		9/01/25 281	202509 310-51300-42000	POSTAGE	*	7.43	
		9/01/25 281	202509 310-51300-49000	THE UPS STORE-AMERICAN EX	*	16.59	
				GOVERNMENTAL MANAGEMENT SERVICES			6,801.24 000667
9/23/25	00025	3/10/25 2366424	202503 310-51300-31100	ENGINEERING FEES	*	2,069.25	
				STANTEC CONSULTING SERVICES INC.			2,069.25 000668
TOTAL FOR BANK A						59,480.30	
TOTAL FOR REGISTER						59,480.30	

CHCR CHAPEL CREEK HHENRY

SECTION XI

Subsection B

Chapel Creek
Community Development District

Unaudited Financial Reporting
August 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
August 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	\$ 144,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144,585
Capital Reserve Account	-	36,088	-	-	-	-	-	-	36,088
Due from General Fund	-	-	-	-	-	-	-	-	-
Due from Debt Service	13,837	-	2,602	-	-	-	-	-	16,439
Prepaid Expenses	12,575	-	-	-	-	-	-	-	12,575
Truist CD- Utilities	21,537	-	-	-	-	-	-	-	21,537
Truist CD- Streets/Draining	43,416	-	-	-	-	-	-	-	43,416
Investments:									
State Board of Administration	205,724	25,159	-	-	-	-	-	-	230,883
Series 2006									
Reserve	-	-	24,690	-	-	-	-	-	24,690
Revenue	-	-	4,930	-	-	-	-	-	4,930
Prepayment	-	-	43	-	-	-	-	-	43
Interest	-	-	50,193	-	-	-	-	-	50,193
Construction	-	-	-	-	-	-	-	-	-
Series 2021									
Reserve	-	-	-	152,042	-	-	-	-	152,042
Revenue	-	-	-	232,570	-	-	-	-	232,570
Construction	-	-	-	-	-	-	-	-	-
Prepayment	-	-	-	149	-	-	1,018	-	1,167
Series 2024									
Reserve	-	-	-	-	461,869	-	-	-	461,869
Revenue	-	-	-	-	225,135	-	-	-	225,135
Interest	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	32	32
Total Assets	\$ 441,673	\$ 61,247	\$ 82,458	\$ 384,762	\$ 687,003	\$ -	\$ 1,018	\$ 32	\$ 1,658,192
Liabilities:									
Accounts Payable	\$ 3,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,855
Accrued Expenses	10,601	-	-	-	-	-	-	-	10,601
FICA Payable	-	-	-	-	-	-	-	-	-
Contracts Payable	-	-	-	-	-	-	964	-	964
Retainage Payable	-	-	-	-	-	-	-	161,979	161,979
Due to Debt Service	-	-	-	2,602	-	-	-	-	2,602
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	\$ 79,408	\$ -	\$ -	\$ 16,439	\$ -	\$ -	\$ 964	\$ 161,979	\$ 258,790
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 12,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,575
Deposits	-	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service - Series 2006	-	-	82,458	-	-	-	-	-	82,458
Debt Service - Series 2021	-	-	-	368,322	-	-	-	-	368,322
Debt Service - Series 2024	-	-	-	-	687,003	-	-	-	687,003
Capital Projects - Series 2006	-	-	-	-	-	-	-	-	-
Capital Projects - Series 2021	-	-	-	-	-	-	54	-	54
Capital Projects - Series 2024	-	-	-	-	-	-	-	(161,947)	(161,947)
Assigned for:									
Capital Reserves	-	61,247	-	-	-	-	-	-	61,247
Unassigned	349,691	-	-	-	-	-	-	-	349,691
Total Fund Balances	\$ 362,266	\$ 61,247	\$ 82,458	\$ 368,322	\$ 687,003	\$ -	\$ 54	\$ (161,947)	\$ 1,399,402
Total Liabilities & Fund Balance	\$ 441,673	\$ 61,247	\$ 82,458	\$ 384,762	\$ 687,003	\$ -	\$ 1,018	\$ 32	\$ 1,658,192

Chapel Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	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	-	-	391	391
Developer Contributions	59,667	-	-	-
Interest Income	-	-	5,724	-
Insurance Proceeds	-	-	20,232	-

Total Revenues	\$ 807,282	\$ 747,616	\$ 778,272	\$ 4,700
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Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 11,000	\$ 5,200	\$ 5,800
FICA Expense	-	-	352	(352)
District Management	45,000	41,250	41,250	-
District Engineer	10,000	9,167	7,895	1,271
Disclosure Report	7,000	6,417	6,417	0
Amortization Schedules	500	500	1,600	(1,100)
Trustee Fees	10,000	9,167	6,821	2,346
Property Appraiser Fee	150	150	150	-
Assessment Roll	9,500	8,708	8,708	(0)
Auditing Services	4,000	4,000	4,500	(500)
Arbitrage Rebate Calculation	1,950	1,788	-	1,788
Public Officials Liability Insurance	3,067	2,811	2,734	77
Legal Advertising	1,500	1,375	830	545
Dues, License, & Subscriptions	175	175	175	-
Postage & Delivery	500	458	1,098	(640)
Copies	150	138	55	82
Office Supplies	150	138	30	108
ADA Website Compliance	2,000	2,000	1,538	463
Information Technology	1,418	1,300	1,300	(0)
District Counsel	15,000	13,750	14,999	(1,249)

Total General & Administrative	\$ 124,060	\$ 114,290	\$ 105,651	\$ 8,639
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Operations & Maintenance

Field Expenditures

Field Management	\$ 20,000	\$ 18,333	\$ 18,333	\$ (0)
Utility Services- Electric	15,000	13,750	5,832	7,918
Utility Services- Streetlights	125,000	114,583	80,515	34,069
Street Light Repair	10,000	9,167	2,254	6,913
Aquatic Maintenance	35,000	32,083	20,504	11,579
General Liability Insurance	3,117	2,858	2,779	78
Property Insurance	8,000	7,333	8,866	(1,533)
Landscape Maintenance	225,000	206,250	162,800	43,450
Field Repairs & Maintenance	15,000	13,750	25,881	(12,131)
Holiday Decorations	2,000	2,000	3,154	(1,154)
Irrigation Maintenance	10,000	9,167	7,779	1,388
Landscape Enhancements & Replacement	35,000	32,083	4,650	27,433
Field Contingency	10,000	9,167	32,298	(23,131)

Subtotal Field Expenditures	\$ 513,117	\$ 470,524	\$ 375,645	\$ 94,880
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Chapel Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Amenity Expenditures				
Utility Services- Electric	\$ 11,000	\$ 10,083	\$ 6,070	\$ 4,013
Utility Services- Water & Sewer	5,500	5,042	2,646	2,396
Amenity Access Management	7,875	7,219	7,219	0
Amenity Maintenance & Repair	15,000	13,750	15,832	(2,082)
Janitorial Services & Pet Waste Stations	19,080	17,490	12,700	4,790
Pool Service Contract	12,360	11,330	11,920	(590)
Security	32,702	29,977	30,137	(160)
Internet	3,000	2,750	2,035	715
Pest Control Services	1,808	1,657	1,482	176
Miscellaneous Contingency	10,000	9,167	7,158	2,009
Subtotal Amenity Expenditures	\$ 118,325	\$ 108,465	\$ 97,198	\$ 11,266
Total Operations & Maintenance	\$ 631,442	\$ 578,989	\$ 472,843	\$ 106,146
Total Expenditures	\$ 755,502	\$ 693,279	\$ 578,494	\$ 114,785
Excess (Deficiency) of Revenues over Expenditures	\$ 51,780		\$ 199,777	
<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		\$ 147,998	
Fund Balance - Beginning	\$ -		\$ 214,267	
Fund Balance - Ending	\$ 1		\$ 362,266	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 164	\$ 164
Total Revenues	\$ -	\$ -	\$ 164	\$ 164
<u>Expenditures:</u>				
Bank Fees	\$ -	\$ -	\$ 401	\$ (401)
Capital Outlay	\$ 10,000	\$ 9,167	\$ 40,296	\$ (31,129)
Total Expenditures	\$ 10,000	\$ 9,167	\$ 40,697	\$ (31,530)
Excess (Deficiency) of Revenues over Expenditures	\$ (10,000)		\$ (40,533)	
<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		\$ 11,246	
Fund Balance - Beginning	\$ -		\$ 50,000	
Fund Balance - Ending	\$ 41,779		\$ 61,247	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Assessments /Other Income	\$ 199,058	\$ 199,058	\$ 199,058	\$ -
Interest	-	-	20,361	20,361
Miscellaneous Income	-	-	164,606	164,606
Total Revenues	\$ 199,058	\$ 199,058	\$ 384,025	\$ 184,967
Expenditures:				
Debt Service Obligation	\$ 199,058	\$ 712,749	712,749	\$ -
Trustee Fees	-	-	40,491	(40,491)
Total Expenditures	\$ 199,058	\$ 712,749	\$ 753,239	\$ (40,491)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (369,214)	
Other Financing Sources/(Uses):				
Transfer Out	\$ -	\$ -	\$ (8,800)	\$ (8,800)
Transfer In	\$ -	\$ -	\$ 35,150	\$ 35,150
Cost of Issuance	\$ -	\$ -	\$ (72,727)	\$ (72,727)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (46,378)	\$ (46,378)
Net Change in Fund Balance	\$ -		\$ (415,592)	
Fund Balance - Beginning	\$ -		\$ 498,050	
Fund Balance - Ending	\$ -		\$ 82,458	

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

	Amended	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 322,731	\$ 322,731	\$ 322,731	\$ -
Assessment - Prepayments	-	-	\$ 295,443	295,443
Interest	5,000	4,583	\$ 22,148	17,565
Total Revenues	\$ 327,731	\$ 327,314	\$ 640,322	\$ 313,008
<u>Expenditures:</u>				
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)
Interest 8/1	-	-	230	(230)
Special Call 8/1	-	-	25,000	(25,000)
Total Expenditures	\$ 379,206	\$ 379,206	\$ 1,081,409	\$ (702,203)
Excess (Deficiency) of Revenues over Expenditures	\$ (51,475)		\$ (441,087)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (51,475)		\$ (441,087)	
Fund Balance - Beginning	\$ 230,458		\$ 809,410	
Fund Balance - Ending	\$ 178,982		\$ 368,322	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Assessments - Direct	\$ 461,869	\$ 461,869	461,869	\$ -
Interest	2,500	2,292	23,344	21,052
Total Revenues	\$ 464,369	\$ 464,160	\$ 485,213	\$ 21,052
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		\$ 21,925	
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		\$ 24,501	
Fund Balance - Beginning	\$ 185,044		\$ 662,502	
Fund Balance - Ending	\$ 186,125		\$ 687,003	

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

	Series	Series	Series
	2006	2021	2024
<u>Revenues</u>			
Interest	\$ 1,001	\$ 36	\$ 57,132
Total Revenues	\$ 1,001	\$ 36	\$ 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	\$ 1,001	\$ 36	\$ (2,258,361)
<u>Other Financing Sources/(Uses)</u>			
Transfer In/(Out)	\$ (26,349)	\$ -	\$ (2,576)
Total Other Financing Sources (Uses)	\$ (26,349)	\$ -	\$ (2,576)
Net Change in Fund Balance	\$ (25,348)	\$ 36	\$ (2,260,936)
Fund Balance - Beginning	\$ 25,348	\$ 17	\$ 2,098,989
Fund Balance - Ending	\$ -	\$ 54	\$ (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	-	-	90	-	391
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	444	1,660	-	1,465	1,156	998	-	5,724
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	20,232	-	20,232
Total Revenues	\$ 1	\$ 133,017	\$ 569,991	\$ 12,639	\$ 7,044	\$ 2,637	\$ 10,461	\$ 60	\$ 6,108	\$ 14,993	\$ 21,320	\$ -	\$ 778,272

Expenditures:

General & Administrative:

Supervisors Fees	\$ -	\$ -	\$ 600	\$ -	\$ 1,000	\$ 600	\$ 800	\$ -	\$ 800	\$ 800	\$ 600	\$ -	\$ 5,200
FICA Expense	-	-	-	-	77	46	61	-	61	61	46	-	352
District Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	41,250
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	583	-	6,417
Amortization Schedules	500	-	-	500	-	-	500	-	-	100	-	-	1,600
Trustee Fees	303	303	303	303	303	2,780	303	303	303	1,313	303	-	6,821
Property Appraiser Fee	-	-	-	-	-	150	-	-	-	-	-	-	150
Assessment Roll	792	792	792	792	792	792	792	792	792	792	792	-	8,708
Auditing Services	-	-	-	-	-	-	-	-	4,500	-	-	-	4,500
Arbitrage Rebate Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Officials Liability Insurance	249	249	249	249	249	249	249	249	249	249	249	-	2,734
Legal Advertising	-	473	-	-	-	124	-	-	-	232	-	-	830
Dues, License, & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Postage & Delivery	93	9	106	2	58	3	8	93	460	246	21	-	1,098
Copies	-	-	-	38	-	7	-	-	1	-	10	-	55
Office Supplies	1	0	0	3	0	3	0	5	12	5	1	-	30
ADA Website Compliance	1,538	-	-	-	-	-	-	-	-	-	-	-	1,538
Information Technology	118	118	118	118	118	118	118	118	118	118	118	-	1,300
District Counsel	1,220	2,118	1,123	695	1,328	1,163	1,241	604	2,699	2,807	-	-	14,999
Total General & Administrative	\$ 9,321	\$ 9,417	\$ 7,864	\$ 9,244	\$ 8,258	\$ 10,368	\$ 9,997	\$ 6,497	\$ 14,328	\$ 13,885	\$ 6,472	\$ -	\$ 105,651

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	\$ 1,667	\$ -	\$ 18,333
Utility Services- Electric	517	505	537	480	490	435	395	601	585	658	630	-	5,832
Utility Services- Streetlights	7,768	7,768	7,768	7,246	7,048	7,153	7,153	7,153	7,153	7,153	7,153	-	80,515
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	1,864	-	20,504
General Liability Insurance	253	253	253	253	253	253	253	253	253	253	253	-	2,779
Property Insurance	634	634	634	634	634	634	634	634	1,445	1,174	1,174	-	8,866
Landscape Maintenance	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	-	162,800
Field Repairs & Maintenance	3,177	619	2,359	4,748	3,437	1,352	1,046	1,587	5,090	2,467	-	-	25,881
Holiday Decorations	-	2,244	510	800	-	(400)	-	-	-	-	-	-	3,154
Irrigation Maintenance	-	-	-	-	-	1,389	-	1,690	-	3,577	1,123	-	7,779
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	\$ 34,425	\$ 28,664	\$ -	\$ 375,645

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	\$ 637	\$ -	\$ 6,070
Utility Services- Water & Sewer	299	340	336	322	94	50	8	245	428	275	248	-	2,646
Amenity Access Management	656	656	656	656	656	656	656	656	656	656	656	-	7,219
Amenity Maintenance & Repair	-	-	-	2,139	699	(1,070)	4,247	4,519	3,527	1,575	195	-	15,832
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	1,800	-	11,920
Security	2,085	2,805	2,805	2,565	2,325	3,045	2,565	3,165	2,805	2,925	3,045	-	30,137
Internet	185	185	185	185	185	185	185	185	185	185	185	-	2,035
Pest Control Services	160	110	110	160	-	110	270	182	110	160	110	-	1,482
Miscellaneous Contingency	51	287	41	191	79	44	194	5,842	44	340	44	-	7,158
Subtotal Amenity Expenditures	\$ 6,383	\$ 7,100	\$ 6,849	\$ 8,896	\$ 6,748	\$ 5,938	\$ 9,800	\$ 18,277	\$ 10,549	\$ 9,738	\$ 6,920	\$ -	\$ 97,198
Total Operations & Maintenance	\$ 37,062	\$ 54,787	\$ 45,248	\$ 46,038	\$ 36,941	\$ 36,524	\$ 44,559	\$ 48,525	\$ 43,413	\$ 44,163	\$ 35,584	\$ -	\$ 472,843
Total Expenditures	\$ 46,382	\$ 64,204	\$ 53,112	\$ 55,282	\$ 45,198	\$ 46,892	\$ 54,557	\$ 55,022	\$ 57,741	\$ 58,048	\$ 42,056	\$ -	\$ 578,494
Excess (Deficiency) of Revenues over Expenditures	\$ (46,381)	\$ 68,814	\$ 516,879	\$ (42,643)	\$ (38,155)	\$ (44,256)	\$ (44,096)	\$ (54,962)	\$ (51,632)	\$ (43,055)	\$ (20,736)	\$ -	\$ 199,777
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)	\$ (43,055)	\$ (20,736)	\$ -	\$ 147,998

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:	\$24,690
 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:	\$152,042
 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

SECTION XI

Subsection C

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