



Chapel Creek Community Development District

Timothy Fore, Chairman

Mitchell Sabanosh, Vice Chairperson

Erick Ramirez, Assistant Secretary

Sean White, Assistant Secretary

José Fernandez, Assistant Secretary

March 4, 2026

AGENDA

Chapel Creek Community Development District
AGENDA

Seat 1: Timothy Fore - C	
Seat 4: Mitchell Sabanosh - VC	
Seat 2: Erick Ramirez - AS	
Seat 3: Sean White - AS	
Seat 5: José Fernandez - AS	

Wednesday
March 4, 2026
11:30 a.m.

Microtel Inn & Suites by Wyndham Zephyrhills
7839 Gall Blvd.
Zephyrhills, Florida 33541
Zoom Link: <https://us06web.zoom.us/j/4349046526>
Meeting ID: 434 904 6526
Passcode: YZ7mxp
Zoom Phone #: (305) 224-1968

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment Period (*Public Comments will be limited to three (3) minutes each*)
- III. Staff Reports
 - A. Engineer
 - B. Sitex Aquatics (*To Be Provided Under Separate Cover*)
 - C. Field Manager
 1. Report
 2. Discussion of Work In Progress Items
 3. Consideration of Proposals for Monthly Pond Herbicide Maintenance
 - i. Sitex Aquatics
 - ii. Aquatic Weed Management, Inc.
 4. Consideration of GMS Proposal to Install Updated Braces on Signs
 5. Consideration of GMS Proposal to Install Street Signs
 - D. Attorney
- IV. Discussion Items
 - A. Issues with Gator Trappers
 - B. Residents Taking Fish from the Ponds
- V. Business Administration
 - A. Approval of Minutes of the February 4, 2026 Meeting
 - B. Approval of February 2026 Check Register

C. January 2026 Balance Sheet & Income Statement

D. January 2026 Special Assessment Receipts Schedule

VI. Supervisors' Requests and Audience Comments

VII. Next Regularly Scheduled Board Meeting is Wednesday, April 1, 2026, at 11:30 a.m. at Microtel Inn & Suites by Wyndham Zephyrhills

VIII. 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>

SECTION III

SECTION C

SECTION 1

Completed

- ✚ The pressure washing of the playground has been completed in preparation for increased use.



Contracted Services

- ✚ The vendors are performing as expected.
- ✚ The landscape has seen some “burn” from the 2nd cold weather snap.



Review

- ✚ The pond erosion on pond Tract B-6 has been completed.
- ✚ The shade structure is in process and we are waiting for an installation date.



SECTION 3

SECTION i



Mailing: Physical:
P.O. Box 11719 31st TER E
Parrish, FL 34219 Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Chapel Creek CDD hereafter called "customer"

Customer: Chapel Creek CDD
C/O: GMS
Contact: Allen Bailey
Address: 219 E. Livingston St Orlando, FL 32801
Email: ABailey@gmscfl.com
Phone: 407.841.5524

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

Twenty-Seven (27) Waterways (53 Acres) at the Chapel Creek Community located in Zephyrhills, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- 1. Shoreline Grass and Brush Control Included
2. Underwater, Floating and Algae Treatment Included
3. Algae call back service Included
4. All Services Performed by State Licensed Applicator Included
5. Treatment Report Issued After Each Visit Included
6. Use of EPA Regulated Materials Only Included
7. Storm structure vegetation management Included
8. Non-Construction trash removal (See Terms) Included

Monthly Service Amount: \$3,095.00
Total 1st year Lake Maintenance Cost: \$37,140.00

Service shall consist of Twenty-Four (24) treatments a year as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 01/01/26 thru 12/31/26 Agreement will automatically renew as per Term and Conditions:

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By Date President, Sitex Aquatics llc. Date
01/02/2026

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

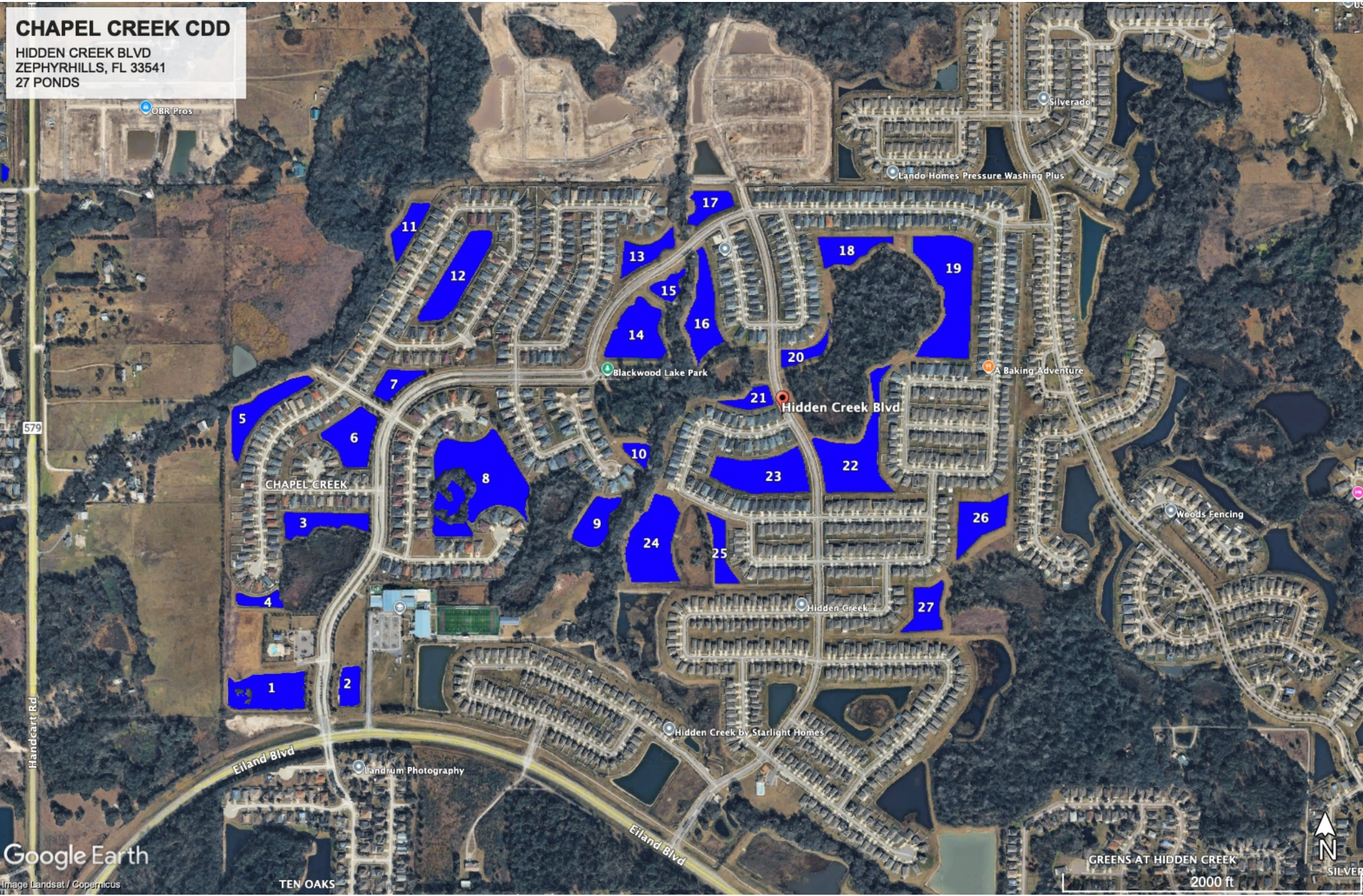
A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

Proposal good for 60 days.

“NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I,E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY”

CHAPEL CREEK CDD

HIDDEN CREEK BLVD
ZEPHYRHILLS, FL 33541
27 PONDS



579

Handcart Rd

Google Earth

Image Landsat / Copernicus

CHAPEL CREEK

Eiland Blvd

Eiland Blvd

Hidden Creek Blvd

GREENS AT HIDDEN CREEK

2000 ft



SILVERADO

TEN OAKS

OBR Pros

Silverado

Lando Homes Pressure Washing Plus

Blackwood Lake Park

A Baking Adventure

Woods Fencing

Hidden Creek

Hidden Creek by Starlight Homes

Landrum Photography

SECTION ii

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Bill to

Chapel Creek
GMS - Central FL
219 E. Livingston St
Orlando, FL 32801

Estimate details

Estimate no.: 1718
Estimate date: 02/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Monthly pond herbicide maintenance on 28 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	12	\$2,825.00	\$33,900.00
2.		Scope of Work	OPTIONAL Monthly pond larvicide treatment for midges (blind mosquitos) on 28 ponds (approximately 40 acres). Priced as \$/treatment.	12	\$1,400.00	\$16,800.00

Total **\$50,700.00**

Note to customer

Thank you for your business!

Accepted date

Accepted by

SECTION 4

Proposal # : 514



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

Bill To/District Chapel Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Street Sign Brace	
Install updated braces on signs missing new equipment, then install an aluminum brace on 23 signs to help support the sign.	
23 Sign Note on the map provided will be the current scope.	

Qty	Description	Unit Price	Line Total
32	Labor	\$55.00	\$1,769.00
2	Mobilization	\$65.00	\$130.00
2	Equipment	\$45.00	\$90.00
	Materials		\$660.00
		Total Due:	\$2,649.00

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION 5

SECTION IV

SECTION A

CONDITIONS AND PROVISIONS

1. This permit, complete with all conditions and maps, shall be in the possession of the Trapper or Designated Agent during the take of alligators under this permit.
2. Alligators shall only be removed at the request and direction of the following designated personnel for **March Lake Community (000-000-0000)**:
 - a. Jane Smith, Property Manager (000-000-0000)
(propertymanager@email.com)
 - b. Current Community Association Board Members
 - c. Current Community Association Property Management
3. You must contact one of the listed **March Lake Community** personnel prior to working any Nuisance Alligator Harvest Permit received from SNAP that falls within this area.
4. No alligators shall be harvested from sovereign waters under the permit unless those sovereign waters are specifically listed on the permit.
5. This permit shall be revoked or reassigned should the Contracted Nuisance Alligator Trapper under contract with the Florida Fish and Wildlife Conservation Commission resigns or upon the contract expiring or being terminated.
6. The permit may be rescinded at any time by request of **March Lake Community Association** management via phone (866-392-4286) or e-mail (snap@myfwc.com) to SNAP.

SECTION V

SECTION A

**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, **February 4, 2026**, 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
Erick Ramirez	Assistant Secretary

Also, present were:

Richard McGrath	District Manager, GMS Tampa
Clayton Smith	Field Manager, GMS
Allen Bailey	Field Manager, GMS
Cari Webster	District Counsel
Tyson Waag	District Engineer
Bert Smith	Sitex
Landscape RFP Bidders	

The following is a summary of the discussions and actions taken at the February 4, 2026, Chapel Creek Community Development District's Regular Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGrath called the meeting to order at 11:31 a.m. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. McGrath opened the public comment period limited to agenda items only. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Sitex Aquatics

Mr. Smith from Sitex discussed the January proposal and options. Pond map was included in the quote. The Board asked about a timetable for the reports and when the drones will be used. Mr. Smith noted the drones will fly at the end of every month. A Board member spoke about residential complaints regarding spraying of the ponds. Board direction was to bring back three additional proposals for aquatic vendors to the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposals

Mr. Smith noted there are two different versions of the bids, two summaries, and two different score sheets. Bidders were given the opportunity to provide a bid that did not attend the mandatory pre-bid meeting.

On MOTION by Mr. Fore, seconded by Mr. Ramirez, with all in favor, Waiving the Requirement of Attendance at the Mandatory Pre-bid Meeting, and to allow all bidders, was approved 4-0.

A. Cardinal Landscaping

Mr. Mantei discussed current issues in the community and answered Board questions. Cardinal was not informed about some things, there were communication issues, and they didn't know the meeting time.

B. Chris's Clean & Trim LLC

Christopher Rodriguez presented Chris's Clean & Trim proposal and answered questions from the Board.

C. Duval Landscape Maintenance

A representative from Duval Landscape provided a brief history and answered Board questions.

D. Gators Landscaping Services

Justin Fuller the owner of Gators Landscaping provided an overview of the company and took Board questions.

E. RedTree Landscaping Services

Mr. Luca the owner of RedTree Landscape Systems gave a brief history and answered Board questions.

F. Russell Landscape

Doug Borgh provided an overview of Russell Landscape and answered questions from the Board.

G. Prince & Sons, Inc.

Mr. Martin the Vice President of Prince & Sons provided a brief history of Prince & Sons and answered Board questions.

H. United Land Services

A representative from United Land Services provided a brief history and answered Board questions.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, the Proposal from RedTree as the new landscape vendor and Terminating Cardinal Landscaping, was approved 4-0.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Engineer

Mr. Waag discussed the CLS proposal. There are two spots along that particular pond bank that have worsened over the last three months. The roof line of the residential homes is directing water off the backside of each home. It's just a natural flow from the residential property onto the CDD property and the pond bank. CLS is recommending use of their Flexamat. Piping out to the pond is fine as it is stormwater. If this is something that the residents are so choosing to get themselves involved in, anything that's a part of their drainage system would have to be at their expense. H noted he could provide the residents with information to educate if needed.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, the CLS Proposal for additional erosion repairs at \$4,745.36 for pond bank repair, was approved 4-0.

1. Ratification of Consolidated Land Services, Inc. Agreement for Pond Bank Erosion Repair

Mr. McGrath stated this is for the pond repairs that were approved last month.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, the CLS Agreement for pond bank repair, was ratified.

Mr. McGrath and Tyson will set up a time to discuss manhole settling with District Counsel as well as the swells between communities.

SIXTH ORDER OF BUSINESS

Public Hearing

**This item was moved up and taken out of order.*

Mr. McGrath asked for a motion to open the public hearing for Resolution 2026-08.

On MOTION by Mr. Fore, seconded by Mr. White, with all in favor, Opening the Public Hearing, was approved 4-0.

Mr. McGrath noted no members of the public are present and asked for a motion to close the public hearing.

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

A. Consideration of Resolution 2026-08 Adopting Amenity Facility Policy

Mr. Fore recommended removing golf cart language from the amenity policies. A Board member stated for record purposes that there have been ATVs and dirt bikes in the playground area doing damage.

On MOTION by Mr. Fore, seconded by Mr. Ramirez, with all in favor, Resolution 2026-08 Adopting Amenity Facility Policies removing golf cart language from the amenity policies, was approved 4-0.

B. Field Manager

1. Report

Mr. Bailey reviewed the Field Management Report on page 364 of the agenda package.

2. Ratification of Pro Playground Agreement for Pool Area Shade Structure Installation

Mr. Bailey will coordinate with Erick on the Pro Playground installation.

On MOTION by Mr. Fore, seconded by Mr. Ramirez, with all in favor, the Pro Playground Agreement for pool area shade structure installation, was ratified.

A Board member pointed out a bus stop at the corner of Long Island Court and Clifton.

3. Consideration of GMS Proposal to Install 4 Solar Crosswalk Signs

Mr. Bailey stated to switch out the crosswalk signs for a solar panel flashing option would be \$7,530. This item was tabled. Staff will keep this is on the action items list for future consideration.

Mr. McGrath stated he reached out to the developer about the streetlight’s installation after the last meeting and followed up again this week and received the following response. “I apologize that the lighting agreement has taken some time to draft. For clarity, the work order number for the construction is #60834030, and it is assigned to Stuart Greenberg. Attached is the construction print for your records. Once Stuart receives approval from Duke QC he will generate the lighting agreement for signature and confirm the target construction date.” He will follow up with them on the lights past Abbywood Lane. A claim was submitted to Frontier for the damage. The incident seems to have occurred on July 30th. There are invoices for irrigation from June to September 2025. The only one that pertains to it is the \$234 invoice. That is what was submitted.

Mr. McGrath noted a resident request for the developer to send out a street sweeper. Monica had been discussing this with them. Rich followed up and they said they would not be able to provide that service.

Mr. Fore discussed a ride a ride-along with the Board. Allen will start ride-alongs with Mitchell once the new landscape vendor comes onboard.

C. Attorney

1. Discussion of Updated Amenity Access Registration Form with Texting Requirements

Mr. McGrath updated the Board that there was a delay. The language has been finalized for the sign-on, but there were additional documents requested from the vendor. A final decision should be received by early next week.

SEVENTH ORDER OF BUSINESS

Discussion Items

A. Issues with Gator Trappers

Mr. McGrath stated that the THA permit is for 25 alligators to be removed in five years. They can expand beyond that if necessary. All trappers are in the county. It would let management call the trapper when informed from a predetermined list. They would need a boundary map and a list of those approved to dispatch the trapper. It also has a firearm authorization. The trappers would still be paid by the state, not the District.

A Board member asked what additional costs would be incurred if the Board is willing to do this? Rich will send the email and discuss with Counsel. This item was tabled to a future meeting.

EIGHTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the January 7, 2026 Meeting

B. Approval of January 2026 Check Register

Mr. McGrath presented the January check register and asked for any questions or comments.

C. December 2025 Balance Sheet & Income Statement

The balance sheet and income statement were presented and provided in the agenda package for review.

D. December 2025 Special Assessment Receipt Schedule

The special assessment receipt schedule was presented in the agenda package for review.

On MOTION by Mr. Fore, seconded by Mr. White, with all in favor, the January 7, 2026 Meeting Minutes, Check Register, and Financial Reports, were approved 4-0.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Fore stated a resident asked if water testing is part of the stormwater management system inspection that the CDD has to abide by per the stormwater permit. Mr. Bailey stated he does not know if it is required by the state of Florida to do water testing. They are mainly checking to make sure the water is doing what it is supposed to do.

Mr. Bailey will get three additional proposals for aquatics.

Mr. Ramirez wants a work-in-progress/tabled list in future agendas.

TENTH ORDER OF BUSINESS

Next Regularly Scheduled Board Meeting is Wednesday, March 4, 2026 at 11:30 a.m. at Microtel Inn & Suites by Wyndham Zephyrhills

Mr. McGrath stated that the next meeting will be held on March 4, 2026 at 11:30 a.m. at Microtel Inn & Suites by Wyndham Zephyrhills.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. McGrath asked for a motion of adjournment.

On MOTION by Mr. Fore, seconded by Mr. Ramirez, with all in favor, the meeting was adjourned at 3:13 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Chapel Creek Community Development District

Summary of Check Register

January 29, 2026 to February 25, 2026

Fund	Date	Check No.'s	Amount
General Fund	1/29/26	719-720	\$ 7,650.00
	2/10/26	721-727	\$ 23,208.18
	2/24/26	728-732	\$ 37,261.13
		Total General Fund	\$ 68,119.31
Capital Reserve Fund			\$ -
		Total Capital Reserve	\$ -
General Fund- Auto pay	1/31/26	8010-8012	\$ 8,846.63
		Total General Fund	\$ 8,846.63
Total Amount			\$ 76,965.94

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/29/26	00084	8/28/25	20211	202508	320-53800	47000	AUG25 AQUATIC MAINT	*	975.00		
		9/29/25	20363	202509	320-53800	47000	SEPT25 AQUATIC MAINT	*	975.00		
		10/30/25	20538	202510	320-53800	47000	OCT25 AQUATIC MAINT	*	975.00		
		11/25/25	20716	202511	320-53800	47000	NOV25 AQUATIC MAINT	*	975.00		
		12/22/25	20958	202512	320-53800	47000	DEC25 AQUATIC MAINT	*	975.00		
		1/28/26	21108	202601	320-53800	47000	JAN26 AQUATIC MAINT	*	975.00		
AQUATIC WEED MANAGEMENT INC										5,850.00	000719
1/29/26	00020	2/01/26	4413	202602	330-53800	48100	JANITORIAL	*	1,800.00		
JAYMAN ENTERPRISES LLC										1,800.00	000720
2/10/26	00079	2/01/26	ASP-0035	202602	330-53800	48400	POOL MAINT	*	1,800.00		
AMERICA'S SWIMMING POOL CO										1,800.00	000721
2/10/26	00044	1/20/26	85878	202601	320-53800	49100	DRIVE GATE INSTALL	*	1,544.00		
DANIELLE FENCE MFG CO INC										1,544.00	000722
2/10/26	00072	2/01/26	70	202602	310-51300	34000	MGMT FEES	*	3,862.50		
		2/01/26	70	202602	320-53800	12000	FIELD MGMT	*	1,716.67		
		2/01/26	70	202602	310-51300	35100	INFORMATION TECH	*	121.75		
		2/01/26	70	202602	310-51300	31300	DISS AGENT	*	600.83		
		2/01/26	70	202602	330-53800	34000	AMENITY MGMT	*	833.33		
		2/01/26	70	202602	310-51300	42000	POSTAGE	*	74.77		
		2/01/26	70	202602	310-51300	49000	MEETING ROOM	*	115.00		
GOVERNMENTAL MANAGEMENT SERVICES										7,324.85	000723
2/10/26	00063	1/31/26	12455705	202601	330-53800	34500	SECURITY	*	3,258.33		
SECURITAS SECURITY SERVICES USA INC										3,258.33	000724

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00025	1/30/26	2518540	202601	310	51300	31100		ENGINEERING SRVCS STANTEC CONSULTING SERVICES INC.	*	2,740.75	2,740.75	000725
2/10/26	00073	2/01/26	3806138	202602	320	53800	47000		AQUATIC MAINT TIGRIS AQUATIC SERVICES LLC	*	1,864.00	1,864.00	000726
2/10/26	00050	1/23/26	8055564	202601	310	51300	32300		TRUSTEE FEES U.S. BANK	*	4,676.25	4,676.25	000727
2/24/26	00043	2/06/26	48276	202602	330	53800	48500		PEST CONTROL ALL AMERICAN LAWN & TREE SPECIALIST	*	110.00	110.00	000728
2/24/26	00031	2/18/26	28468	202602	320	53800	46200		FEB LANDSCAPE MAINT CARDINAL LANDSCAPING SERVICES	*	14,800.00	14,800.00	000729
2/24/26	00086	2/05/26	00000283	202602	320	53800	49100		EROSION RPR B CONSOLIDATED LAND SERVICES, INC	*	7,208.99	7,208.99	000730
2/24/26	00072	10/31/25	59	202510	320	53800	46000		PLAYGROUND LATCH RPR	*	165.00		
		10/31/25	60	202510	320	53800	46000		BENCH INSTALLATION	*	3,843.00		
		1/30/26	71	202601	320	53800	46000		AMENITY MAINT	*	192.50		
		1/30/26	72	202601	320	53800	46000		LIGHT REMOVAL	*	440.00		
		1/30/26	73	202601	320	53800	46000		SIGNAGE REINSTALL	*	165.00		
		1/30/26	74	202601	320	53800	46000		TABLE/BENCH INSTALL	*	5,236.64		
		2/17/26	75	202602	320	53800	12000		LANDSCAPE BID COMPLETION GOVERNMENTAL MANAGEMENT SERVICES	*	2,500.00	12,542.14	000731
2/24/26	00087	1/30/26	1278	202601	330	53800	48400		DOWN PAYMENT HANLEY POOLS LLC	*	2,600.00	2,600.00	000732
TOTAL FOR BANK A											68,119.31		
CHCR CHAPEL CREEK HHENRY													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/31/26	00006	12/31/25	DEC25 DU 202512 320-53800-43100 DEC25 STREETLIGHTING	DUKE ENERGY	*	7,658.65	7,658.65 008010
1/31/26	00007	1/01/26	JAN26 PA 202601 330-53800-48300 PASCO WATER/SEWER JAN26	PASCO COUNTY BOCC	*	389.91	
		1/01/26	JAN26 PA 202601 330-53800-48300 PASCO WATER/SEWER JAN26	PASCO COUNTY BOCC	*	613.07	1,002.98 008011
1/31/26	00082	1/01/26	SPECTRUM 202601 330-53800-41000 SPECTRUM INTERENT JAN26	SPECTRUM BUSINESS	*	185.00	185.00 008012
TOTAL FOR BANK Z						8,846.63	
TOTAL FOR REGISTER						76,965.94	

CHCR CHAPEL CREEK HHENRY

SECTION C

Chapel Creek
Community Development District

Unaudited Financial Reporting
January 31, 2026



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6	<hr/>	<u>Debt Service Fund Series 2021</u>
7	<hr/>	<u>Debt Service Fund Series 2024</u>
8	<hr/>	<u>Capital Projects Funds</u>
9-10	<hr/>	<u>Month to Month</u>
11	<hr/>	<u>Long Term Debt Report</u>
12	<hr/>	<u>Assessment Receipt Schedule</u>

Chapel Creek
Community Development District
Combined Balance Sheet
January 31, 2026

	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	\$ 225,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,735
Capital Reserve Account	-	35,884	-	-	-	-	-	-	35,884
Due from Construction	3,900	-	-	-	-	-	-	600,763	604,663
Due from General Fund	-	-	1,648	2,511	-	-	-	-	4,159
Due from Debt Service	-	-	2,602	-	-	-	-	-	2,602
Prepaid Expenses	-	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-	-
Truist CD- Utilities	21,537	-	-	-	-	-	-	-	21,537
Truist CD- Streets/Draining	43,416	-	-	-	-	-	-	-	43,416
Investments:									
State Board of Administration	610,244	25,598	-	-	-	-	-	-	635,843
Series 2006									
Reserve	-	-	19,885	-	-	-	-	-	19,885
Revenue	-	-	199,454	-	-	-	-	-	199,454
Prepayment	-	-	4,849	-	-	-	-	-	4,849
Interest	-	-	0	-	-	-	-	-	0
Construction	-	-	-	-	-	-	-	-	-
Series 2021									
Reserve	-	-	-	152,042	-	-	-	-	152,042
Revenue	-	-	-	425,838	-	-	-	-	425,838
Construction	-	-	-	-	-	-	-	-	-
Prepayment	-	-	-	152	-	-	1,033	-	1,184
Series 2024									
Reserve	-	-	-	-	446,063	-	-	-	446,063
Revenue	-	-	-	-	52,401	-	-	-	52,401
Prepayment	-	-	-	-	312,961	-	-	-	312,961
Interest	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	4,982	4,982
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 904,832	\$ 61,482	\$ 228,439	\$ 580,543	\$ 811,425	\$ -	\$ 1,033	\$ 605,745	\$ 3,193,499
Liabilities:									
Accounts Payable	\$ 37,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,491
FICA Payable	122	-	-	-	-	-	-	-	122
Contracts Payable	-	-	-	-	-	-	964	-	964
Retainage Payable	-	-	-	-	-	-	-	161,979	161,979
Due to Debt Service	4,159	-	-	2,602	-	-	-	-	6,762
Due to General Fund	-	-	-	-	-	-	-	3,900	3,900
Due to Developer- Utilities	21,537	-	-	-	-	-	-	-	21,537
Due to Developer- Streets/Draining	43,415	-	-	-	-	-	-	-	43,415
Total Liabilities	\$ 106,724	\$ -	\$ -	\$ 2,602	\$ -	\$ -	\$ 964	\$ 165,879	\$ 276,170
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service - Series 2006	-	-	228,439	-	-	-	-	-	228,439
Debt Service - Series 2021	-	-	-	577,941	-	-	-	-	577,941
Debt Service - Series 2024	-	-	-	-	811,425	-	-	-	811,425
Capital Projects - Series 2006	-	-	-	-	-	-	-	-	-
Capital Projects - Series 2021	-	-	-	-	-	-	69	-	69
Capital Projects - Series 2024	-	-	-	-	-	-	-	439,866	439,866
Assigned for:									
Capital Reserves	-	61,482	-	-	-	-	-	-	61,482
Unassigned	798,108	-	-	-	-	-	-	-	798,108
Total Fund Balances	\$ 798,108	\$ 61,482	\$ 228,439	\$ 577,941	\$ 811,425	\$ -	\$ 69	\$ 439,866	\$ 2,917,329
Total Liabilities & Fund Balance	\$ 904,832	\$ 61,482	\$ 228,439	\$ 580,543	\$ 811,425	\$ -	\$ 1,033	\$ 605,745	\$ 3,193,499

Chapel Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 726,250	\$ 713,050	\$ 713,050	\$ -
Assessments - Direct Bill	21,364	9,411	9,411	-
Misc Income- Access Cards	-	-	120	120
Developer Contributions	-	-	3,900	3,900
Interest Income	5,000	1,667	3,771	-
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 752,615	\$ 724,128	\$ 730,252	\$ 4,020
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
FICA Expense	918	306	214	92
District Management	46,350	15,450	15,450	-
District Engineer	7,500	2,500	6,276	(3,776)
Disclosure Report	7,210	2,403	2,403	0
Disclosure Software	-	-	3,500	(3,500)
Amortization Schedules	1,000	1,100	1,100	-
Trustee Fees	8,984	9,476	9,476	-
Property Appraiser Fee	250	83	-	83
Assessment Roll	9,785	9,785	9,785	-
Auditing Services	4,150	1,383	-	1,383
Arbitrage Rebate Calculation	1,950	650	-	650
Public Officials Liability Insurance	3,027	3,027	3,162	(135)
Legal Advertising	1,500	500	449	51
Dues, License, & Subscriptions	175	175	175	-
Postage & Delivery	500	167	131	36
Copies	150	50	74	(24)
Office Supplies	150	50	-	50
ADA Website Compliance	2,000	2,000	1,538	463
Information Technology	1,461	487	487	(0)
District Counsel	15,000	5,000	5,848	(848)
Total General & Administrative	\$ 124,060	\$ 58,593	\$ 62,868	\$ (4,275)
Operations & Maintenance				
Field Expenditures				
Field Management	\$ 20,600	\$ 6,867	\$ 6,867	\$ (0)
Utility Services- Electric	15,000	5,000	2,190	2,810
Utility Services- Streetlights	125,000	41,667	29,635	12,031
Street Light Repair	10,000	3,333	-	3,333
Aquatic Maintenance	25,000	8,333	11,356	(3,023)
General Liability Insurance	3,585	3,585	3,214	371
Property Insurance	16,500	16,500	14,803	1,697
Landscape Maintenance	177,600	59,200	44,400	14,800
Field Repairs & Maintenance	15,000	5,000	13,438	(8,438)
Holiday Decorations	5,000	2,000	-	2,000
Irrigation Maintenance	10,000	3,333	3,651	(317)
Landscape Enhancements & Replacement	35,000	11,667	-	11,667
Field Contingency	10,000	3,333	2,549	784
Subtotal Field Expenditures	\$ 468,285	\$ 169,818	\$ 132,103	\$ 37,716

Chapel Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Amenity Expenditures				
Utility Services- Electric	\$ 11,000	\$ 3,667	\$ 3,573	\$ 94
Utility Services- Water & Sewer	5,500	1,833	2,574	(741)
Amenity Access Management	10,000	3,333	3,333	0
Amenity Maintenance & Repair	15,000	5,000	3,000	2,000
Janitorial Services & Pet Waste Stations	19,080	6,360	4,200	2,160
Pool Service Contract	21,600	7,200	9,800	(2,600)
Security	33,683	11,228	11,613	(386)
Internet	3,000	1,000	740	260
Pest Control Services	1,808	603	1,305	(702)
Miscellaneous Contingency	15,000	5,000	463	4,537
Subtotal Amenity Expenditures	\$ 135,671	\$ 45,224	\$ 40,601	\$ 4,623
Total Operations & Maintenance	\$ 603,956	\$ 215,042	\$ 172,704	\$ 42,338
Total Expenditures	\$ 728,016	\$ 273,635	\$ 235,572	\$ 38,063
Excess (Deficiency) of Revenues over Expenditures	\$ 24,599		\$ 494,681	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (24,599)	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ (24,599)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 494,681	
Fund Balance - Beginning	\$ -		\$ 303,427	
Fund Balance - Ending	\$ -		\$ 798,108	

Chapel Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 350	\$ 350
Total Revenues	\$ -	\$ -	\$ 350	\$ 350
Expenditures:				
Bank Fees	\$ 500	167	\$ 164	\$ 3
Capital Outlay	10,000	3,333	-	3,333
Total Expenditures	\$ 10,500	\$ 3,500	\$ 164	\$ 3,336
Excess (Deficiency) of Revenues over Expenditures	\$ (10,500)		\$ 186	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 24,599	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 24,599	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 14,099		\$ 186	
Fund Balance - Beginning	\$ 101,431		\$ 61,297	
Fund Balance - Ending	\$ 115,530		\$ 61,482	

Chapel Creek
Community Development District
Debt Service Fund Series 2006
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments /Other Income	\$ 199,058	\$ 194,758	\$ 194,758	\$ -
Interest	-	-	1,064	1,064
Miscellaneous Income	-	-	-	-
Total Revenues	\$ 199,058	\$ 194,758	\$ 195,822	\$ 1,064
Expenditures:				
Interest Expense 11/1	\$ 50,188	\$ 50,188	50,188	\$ -
Interest Expense 5/1	50,188	\$ -	-	-
Principal Expense 5/1	100,000	-	-	-
Total Expenditures	\$ 200,375	\$ 50,188	\$ 50,188	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,317)		\$ 145,634	
Other Financing Sources/(Uses):				
Transfer Out	\$ -	\$ -	\$ (315)	\$ (315)
Transfer In	\$ -	\$ -	\$ 436	\$ 436
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 121	\$ 121
Net Change in Fund Balance	\$ (1,317)		\$ 145,755	
Fund Balance - Beginning	\$ 290,845		\$ 82,684	
Fund Balance - Ending	\$ 289,528		\$ 228,439	

Chapel Creek
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Amended Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 303,366	\$ 296,807	\$ 296,807	\$ -
Assessment - Prepayments	-	-	-	-
Interest	5,000	1,667	4,226	2,559
Total Revenues	\$ 308,366	\$ 298,474	\$ 301,033	\$ 2,559
Expenditures:				
Interest - 11/1	\$ 93,094	\$ 93,094	\$ 92,634	\$ 459
Principal - 5/1	120,000	-	-	-
Interest - 5/1	93,094	-	-	-
Total Expenditures	\$ 306,188	\$ 93,094	\$ 92,634	\$ 459
Excess (Deficiency) of Revenues over Expenditures	\$ 2,179		\$ 208,399	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,179		\$ 208,399	
Fund Balance - Beginning	\$ 310,896		\$ 369,542	
Fund Balance - Ending	\$ 313,075		\$ 577,941	

Chapel Creek

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Assessments - Direct	\$ 461,869	\$ -	-	\$ -
Assessments - Lot Closings	-	-	311,219	311,219
Interest	2,500	833	8,574	7,741
Total Revenues	\$ 464,369	\$ 833	\$ 319,793	\$ 318,959
Expenditures:				
Interest - 11/1	\$ 181,947	\$ 181,947	\$ 181,947	\$ -
Special Call - 11/1	-	-	225,000	(225,000)
Principal - 5/1	100,000	-	-	-
Interest - 5/1	181,947	-	-	-
Total Expenditures	\$ 463,894	\$ 181,947	\$ 406,947	\$ (225,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 475		\$ (87,154)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 475		\$ (87,154)	
Fund Balance - Beginning	\$ 226,159		\$ 898,579	
Fund Balance - Ending	\$ 226,634		\$ 811,425	

Chapel Creek
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Series 2006	Series 2021	Series 2024
Revenues			
Interest	\$ 3	\$ 12	\$ 501
Developer Contributions	\$ -	\$ -	\$ 704,708
Total Revenues	\$ 3	\$ 12	\$ 705,209
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ 1,274,077
Cost of Issuance Expense	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 1,274,077
Excess (Deficiency) of Revenues over Expenditures	\$ 3	\$ 12	\$ (568,868)
Other Financing Sources/(Uses)			
Transfer In/(Out)	\$ (121)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (121)	\$ -	\$ -
Net Change in Fund Balance	\$ (118)	\$ 12	\$ (568,868)
Fund Balance - Beginning	\$ 118	\$ 57	\$ 1,008,734
Fund Balance - Ending	\$ -	\$ 69	\$ 439,866

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	\$ -	\$ 48,678	\$ 658,340	\$ 6,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 713,050
Assessments - Direct Bill	-	9,411	-	-	-	-	-	-	-	-	-	-	9,411
Misc Income- Access Cards	-	30	-	90	-	-	-	-	-	-	-	-	120
Developer Contributions	975	975	975	975	-	-	-	-	-	-	-	-	3,900
Interest Income	758	576	425	2,012	-	-	-	-	-	-	-	-	3,771
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,733	\$ 59,669	\$ 659,740	\$ 9,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 730,252

Expenditures:

General & Administrative:

Supervisors Fees	\$ 600	\$ 600	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Expense	46	46	61	61	-	-	-	-	-	-	-	-	214
District Management	3,863	3,863	3,863	3,863	-	-	-	-	-	-	-	-	15,450
District Engineer	709	2,826	-	2,741	-	-	-	-	-	-	-	-	6,276
Disclosure Report	601	601	601	601	-	-	-	-	-	-	-	-	2,403
Disclosure Software	3,500	-	-	-	-	-	-	-	-	-	-	-	3,500
Amortization Schedules	500	-	-	600	-	-	-	-	-	-	-	-	1,100
Trustee Fees	4,800	-	-	4,676	-	-	-	-	-	-	-	-	9,476
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll	9,785	-	-	-	-	-	-	-	-	-	-	-	9,785
Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Officials Liability Insurance	3,162	-	-	-	-	-	-	-	-	-	-	-	3,162
Legal Advertising	-	230	219	-	-	-	-	-	-	-	-	-	449
Dues, License, & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Postage & Delivery	-	72	16	43	-	-	-	-	-	-	-	-	131
Copies	-	1	-	73	-	-	-	-	-	-	-	-	74
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
ADA Website Compliance	1,538	-	-	-	-	-	-	-	-	-	-	-	1,538
Information Technology	122	122	122	122	-	-	-	-	-	-	-	-	487
District Counsel	2,749	3,099	-	-	-	-	-	-	-	-	-	-	5,848
Total General & Administrative	\$ 32,148	\$ 11,460	\$ 5,681	\$ 13,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,868

Operations & Maintenance

Field Expenditures

Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,867
Utility Services- Electric	517	473	685	515	-	-	-	-	-	-	-	-	2,190
Utility Services- Streetlights	7,154	7,154	7,659	7,669	-	-	-	-	-	-	-	-	29,635
Street Light Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Aquatic Maintenance	2,839	2,839	2,839	2,839	-	-	-	-	-	-	-	-	11,356
General Liability Insurance	3,214	-	-	-	-	-	-	-	-	-	-	-	3,214
Property Insurance	14,439	-	-	364	-	-	-	-	-	-	-	-	14,803
Landscape Maintenance	14,800	14,800	14,800	-	-	-	-	-	-	-	-	-	44,400
Field Repairs & Maintenance	4,008	2,683	713	6,034	-	-	-	-	-	-	-	-	13,438
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	3,651	-	-	-	-	-	-	-	-	-	-	-	3,651
Landscape Enhancements & Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Contingency	-	515	490	1,544	-	-	-	-	-	-	-	-	2,549
Subtotal Field Expenditures	\$ 52,339	\$ 30,180	\$ 28,902	\$ 20,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,103

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	\$ 866	\$ 796	\$ 1,151	\$ 760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,573
Utility Services- Water & Sewer	271	647	653	1,003	-	-	-	-	-	-	-	-	2,574
Amenity Access Management	833	833	833	833	-	-	-	-	-	-	-	-	3,333
Amenity Maintenance & Repair	750	750	750	750	-	-	-	-	-	-	-	-	3,000
Janitorial Services & Pet Waste Stations	1,050	1,050	1,050	1,050	-	-	-	-	-	-	-	-	4,200
Pool Service Contract	1,800	1,800	1,800	4,400	-	-	-	-	-	-	-	-	9,800
Security	2,565	3,045	2,745	3,258	-	-	-	-	-	-	-	-	11,613
Internet	185	185	185	185	-	-	-	-	-	-	-	-	740
Pest Control Services	160	110	875	160	-	-	-	-	-	-	-	-	1,305
Miscellaneous Contingency	44	159	65	195	-	-	-	-	-	-	-	-	463
Subtotal Amenity Expenditures	\$ 8,525	\$ 9,375	\$ 10,107	\$ 12,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,601
Total Operations & Maintenance	\$ 60,863	\$ 39,555	\$ 39,009	\$ 33,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,704
Total Expenditures	\$ 93,012	\$ 51,015	\$ 44,690	\$ 46,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,572
Excess (Deficiency) of Revenues over Expenditures	\$ (91,278)	\$ 8,654	\$ 615,050	\$ (37,745)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 494,681
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (91,278)	\$ 8,654	\$ 615,050	\$ (37,745)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 494,681

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:	\$24,690
Reserve Fund Balance:	\$19,885
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:	\$150,450
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:	\$446,063
Reserve Fund Balance:	\$446,063
Bonds outstanding -02/28/24	\$6,660,000
Mandatory Payment 5/1/25	(\$95,000)
Special Call 11/1/25	(\$225,000)
Current Bonds Outstanding	\$6,340,000

SECTION D

