



Chapel Creek

Community Development District

Timothy Fore, Chairman

Mitchell Sabanosh, Vice Chairperson

Erick Ramirez, Assistant Secretary

Sean White, Assistant Secretary

José Fernandez, Assistant Secretary

April 1, 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
April 1, 2026
6:30 p.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
 - C. Field Manager
 1. Action Item List
 2. Discussion of Conveyance Report
 3. Discussion of Pond & Landscape Map for New Phase
 - D. Attorney
 1. Discussion of Event License Agreement
 2. Consideration of Resolution 2026-09 Adopting a Fishing Policy
 3. Consideration of Resolution 2026-10 Adopting an Alligator Nuisance Removal Policy
- IV. Discussion Items
 - A. Issues with Gator Trappers
 - B. Security Patrol Allowing Amenity Access to Residents
- V. Business Administration
 - A. Approval of Minutes of the March 4, 2026 Meeting
 - B. Consideration of Resolution 2026-11 Approving the Fiscal Year 2027 Proposed Fiscal Budget & Setting a Public Hearing to Adopt

- C. Approval of February 2026 Check Register
- D. February 2026 Balance Sheet & Income Statement
- E. February 2026 Special Assessment Receipts Schedule
- VI. Supervisors' Requests and Audience Comments
- VII. Next Regularly Scheduled Board Meeting is Wednesday, May 6, 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

Chapel Creek CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Completed					
Tables/Benches	GMS	Complete	\$5,238.00	1/23/2026	Tables and benches installed at proposed locations.
Playground Pressure Wash	GMS	Complete	N/A	1/29/2026	The amenity playground was pressure-washed.
Fence Repair	GMS	Complete	N/A	02/05/2026	Repaired blown-out fences throughout the district.
Landscape Review	Redtree	Complete	N/A	3/6/2026	Review the landscape for the district before turnover. We covered a few higher concern areas that have been an issue in the past.
Pressure wash the playground and dog park fence	GMS	Complete	N/A	03/05/2026	Pressure-washed the playground and dog park fence to remove buildup. This has improved the overall appearance.
Light Review	GMS	Complete	N/A	03/05/2026	Following a review of the district's lighting, we identified three lights requiring bulb replacements and one leaning street pole off of Bayston Hill that had been struck. The bulbs have been replaced. Additionally, the damaged light pole was excavated and reset with a concrete base to prevent future issues.
New Phase Turnover	GMS	Complete	NA	03/06/2026 -03/13/2026	Review of the new phase for turnover was completed and will be presented to the board for their consideration to accept.
In Progress/Review					
Pool Shade	Pro playground	In Progress			The final process is being done, and we are waiting on install date from their team.
StreetLights	Duke	Under Review			The Streetlights are being reviewed and we will continue to report what is brought to us by the developer.

Duke review of section of Lights	GMS/Duke	In Progress			Work with Duke to get a proposal for switching out street lights in older sections of the district. Get normal and solar options.

Contacted Vendors

Pool	ASP	Open			The vendor is managing the pool at a high professional level. They have been very attentive to the health inspector.
Landscape	RedTree	Open			The new vendor is currently getting acclimated to the district's landscape. We are working closely with them to ensure that all work remains strictly within the defined scope.
Aquatics	Tigrus	Open			The district ponds are currently responding well to treatment. As temperatures rise, we

SECTION 2



Conveyance Report

18430196031

Reference Number: 20260324-18430196031	Form Name: Conveyance Report
Submitter Name: Allen Bailey abailey@gmscfl.com	Date Sent on Device: Mar 24, 2026 6:35:34 PM EDT
Location: 2226 Crown Rock Blf, Haines City, FL 33844, USA Mar 24, 2026 6:29:37 PM EDT [View Map]	

NEW PAGE

Conveyance Review

District	Chapel Creek CDD
Site Inspected By	Allen Bailey - Field Manager

Issue Details

ISSUE DETAILS

1 OF 8

Issue Details

Date / Time	Mar 24, 2026 5:54:00 PM EDT
Phase and Tract Name	New phase/B-3
Description of Tract	Open Space Tract with retaining wall
Tract Status notes/Action items	None
Tract Status/Action Item Photos	



Geo Location Of Action Item

35558 Coventry Flds Lp, Zephyrhills, FL 33541, USA
latitude: 28.260959770314567 altitude:
longitude: -82.22924635809554 [[viewMap](#)]

Ready for Conveyance?

YES

With Exception or Turnover Status Notes:

Ready, Some dead areas along NE corner.

ISSUE DETAILS

2 OF 8

Issue Details

Date / Time

Mar 24, 2026 5:54:00 PM EDT

Phase and Tract Name

New phase / p-1

Description of Tract

Open Space Tract

Tract Status notes/Action items

Ready

Tract Status/Action Item Photos



Geo Location Of Action Item

35415 Darlington Grv Dr, Zephyrhills, FL 33541, USA
latitude: 28.260531600688523 altitude:
longitude: -82.23120516916671 [[viewMap](#)]

Ready for Conveyance?

YES

With Exception or Turnover Status Notes: Ready

ISSUE DETAILS

3 OF 8

Issue Details

Date / Time Mar 24, 2026 5:54:00 PM EDT

Phase and Tract Name New phase / L-1

Description of Tract Open Space Tract

The two-wire irrigation controllers are battery-operated and will need to transition to a metered power source when available.

Tract Status notes/Action items

Ready

Tract Status/Action Item Photos



Geo Location Of Action Item

35558 Coventry Flds Lp, Zephyrhills, FL 33541, USA

latitude: 28.26075189516637 altitude:

longitude: -82.22973467715754 [[viewMap](#)]

Ready for Conveyance?

YES With Exceptions

With Exception or Turnover Status Notes:

The two-wire irrigation controllers are battery-operated and will need to transition to a metered power source when available.

ISSUE DETAILS

4 OF 8

Issue Details

Date / Time Mar 24, 2026 5:54:00 PM EDT

Phase and Tract Name New phase /lp-1

Description of Tract

Open Space Tract with perimeter fence.

Tract Status notes/Action items

Ready with exceptions.

Tract Status/Action Item Photos





Geo Location Of Action Item

7242 Hackamore Rd, Zephyrhills, FL 33541, USA
latitude: 28.262458087695244 altitude:
longitude: -82.23029892135533 [[viewMap](#)]

Ready for Conveyance?

YES With Exceptions

With Exception or Turnover Status Notes:

Area missing sod in places, and maintenance responsibility between the fence and neighboring property.

ISSUE DETAILS

5 OF 8

Issue Details

Date / Time

Mar 24, 2026 5:54:00 PM EDT

Phase and Tract Name

New phase / B-2

Description of Tract

Ponds located off of Darlington Grove Drive.

Tract Status notes/Action items

Ready

Tract Status/Action Item Photos



Geo Location Of Action Item

35295 Darlington Grv Dr, Zephyrhills, FL 33541, USA
 latitude: 28.26057896164925 altitude:
 longitude: -82.23224284906952 [[viewMap](#)]

Ready for Conveyance?

YES

With Exception or Turnover Status Notes:

None

ISSUE DETAILS

6 OF 8

Issue Details

Date / Time

Mar 24, 2026 5:54:00 PM EDT

Phase and Tract Name

New phase / B-1

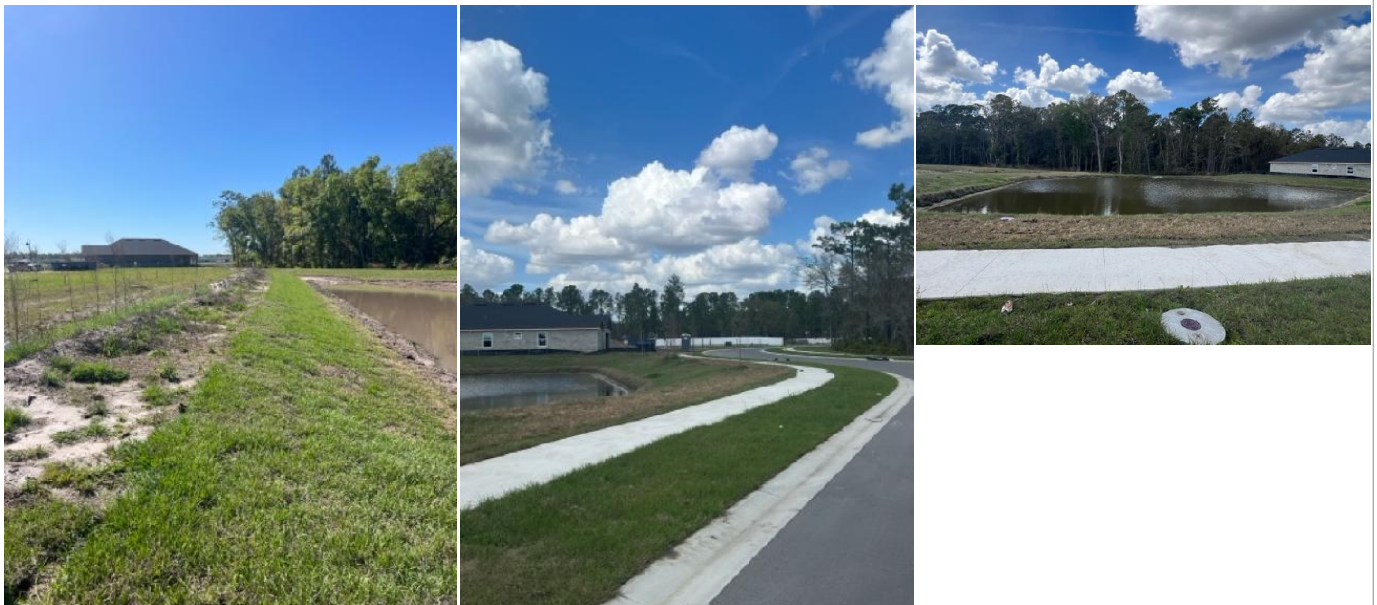
Description of Tract

Area spanning Bridgewater Bay Street

Tract Status notes/Action items

Ready

Tract Status/Action Item Photos





Geo Location Of Action Item

7191 Bridgewater Bay St, Zephyrhills, FL 33541, USA
latitude: 28.261589192208522 altitude:
longitude: -82.23593120117171 [[viewMap](#)]

Ready for Conveyance?

YES With Exceptions

With Exception or Turnover Status Notes:

Small areas need sod installed.

ISSUE DETAILS

7 OF 8

Issue Details

Date / Time

Mar 24, 2026 6:29:00 PM EDT

Phase and Tract Name

New phase / B-1

Description of Tract

Landscape/Drainage tract on Darlington Grove Drive that backs up into phase 3 and 6

Tract Status notes/Action items

Ready

Tract Status/Action Item Photos



Geo Location Of Action Item

35176 Darlington Grv Dr, Zephyrhills, FL 33541, USA
 latitude: 28.259316442694704 altitude:
 longitude: -82.2343338210641 [[viewMap](#)]

Ready for Conveyance?

YES With Exceptions

With Exception or Turnover Status Notes:

This area does not having much space between the homeowners lot, swale, and the natural growth. Landscapers will only be able to make small passes when conditions allow.

ISSUE DETAILS

8 OF 8

Issue Details

Date / Time

Mar 24, 2026 6:29:00 PM EDT

Phase and Tract Name

New phase/ B-3

Description of Tract

Tract around Banbury lock Drive.

Tract Status notes/Action items

Ready with exceptions.

Tract Status/Action Item Photos



Geo Location Of Action Item

35167 Banbury Locke Dr, Zephyrhills, FL 33541, USA

latitude: 28.2623520349139 altitude:

longitude: -82.23485012953826 [[viewMap](#)]

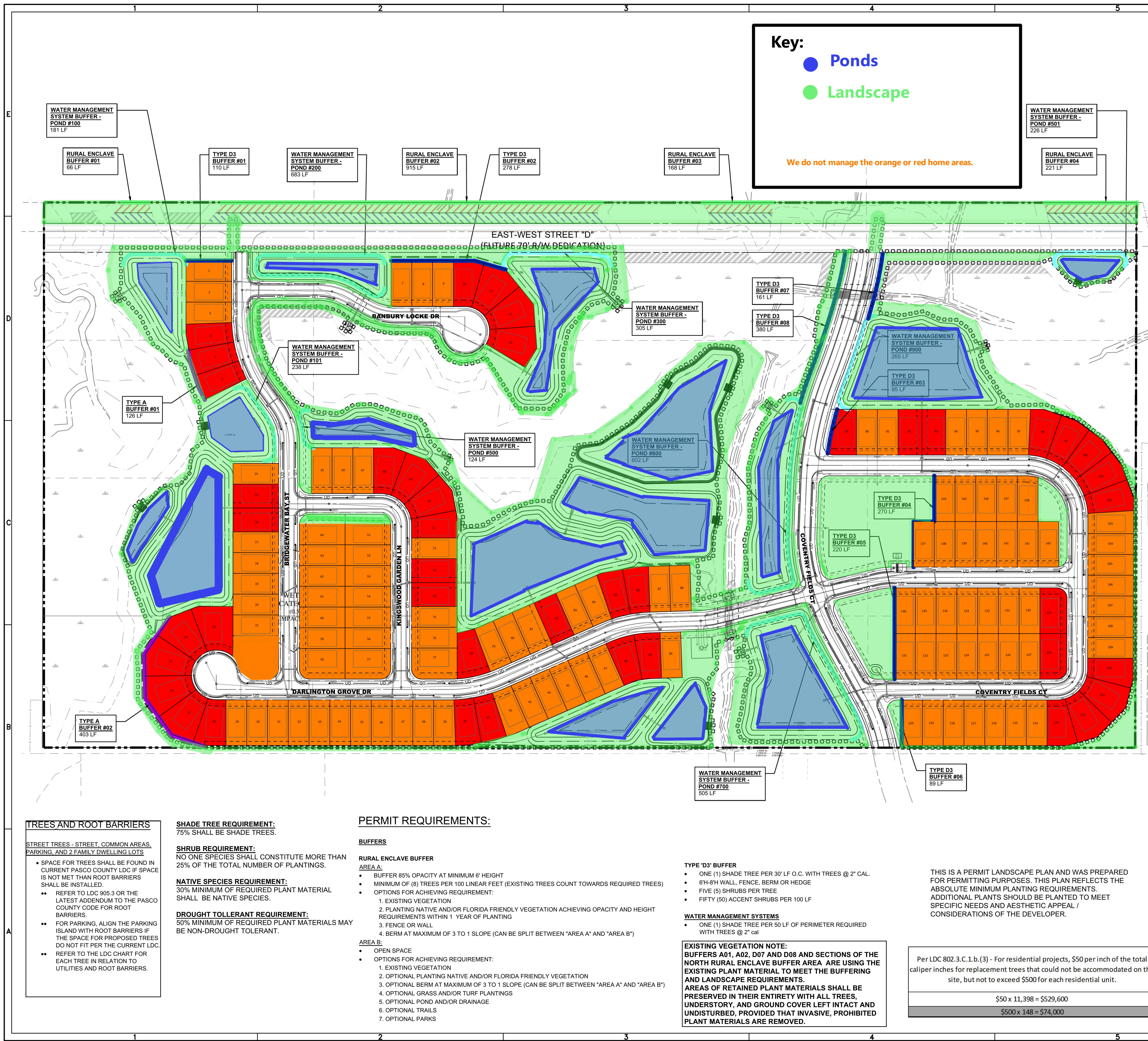
Ready for Conveyance?

YES With Exceptions

With Exception or Turnover Status Notes:

Some areas need sod, along with clean up of debris at the pond near the cul-de-sac.

SECTION 3



Key:

- Ponds
- Landscape

We do not manage the orange or red home areas.

PERMIT PLAN LEGEND

WATER MANAGEMENT SYSTEM BUFFER

- Water Management Systems Buffer

BUFFERS

- Rural Enclave Buffer
- Rural Enclave Buffer 'Area A'
- Rural Enclave Buffer 'Area B'
- Type A Buffer
- Type D Buffer

MINIMUM TREE PLANTING FOR SINGLE & TWO FAMILY DWELLINGS

Code	Size of Lot (sq ft)	Min. Number of Trees
1	6,000 or less	1
2	6,001 - 8,999	2
3	9,000 - 11,999	3
4	12,000 - 14,999	4
5	15,000 - 17,999	5
6	18,000 - 43,559	6

LOT TREES

Lot Size (SQFT)	Quantity of Lots	Required 2" Caliper trees per lot	Total 2" Trees Required	Total Tree Inches Required	Total 2" Trees Provided	Total Tree Inches Provided
Less than 6,000	105	1	105	210	105	210
6,001-8,999	42	2	84	168	84	168
9,000-11,999	1	3	3	6	3	6
Lot Trees Required/Provided Total			192	384	192	384

WATER MANAGEMENT BUFFERS

Linear Feet of Pond	1 Tree per 50 Ln Ft	Total 2" Trees Required	Total Tree Inches Required	Total 2" Trees Provided	Total Tree Inches Provided
Pond 100	181	4	8	4	8
Pond 101	238	5	10	6	12
Pond 200	683	14	28	14	28
Pond 300	305	6	12	6	12
Pond 500	124	3	6	3	6
Pond 501	226	5	10	5	10
Pond 700	505	10	20	10	20
Pond 800	602	12	24	13	26
Pond 900	265	5	10	5	10
Water Management Required/Provided Total		64	128	66	132

RURAL ENCLAVE BUFFERS

Linear Feet of buffer	8 Trees per 100 Ln Ft	Total 2" Trees Required	Total Tree Inches Required	Total 2" Trees Provided	Total Tree Inches Provided
Buffer 01	66	5	10	5	10
Buffer 02	915	73	146	73	146
Buffer 03	168	13	26	13	26
Buffer 04	221	18	36	18	36
Rural Enclave Trees Required/Provided Total		109	218	109	218

TYPE "A" BUFFERS

Linear Feet of buffer	1 Tree per 60 Ln Ft	Total 2" Trees Required	Total Tree Inches Required	Total 2" Trees Provided	Total Tree Inches Provided
Buffer A-01	126	2	4	2	4
Buffer A-02	406	7	14	7	14
Buffer A Trees Required/Provided Total		9	18	9	18

TYPE "D3" BUFFERS

Linear Feet of buffer	1 Tree per 30 Ln Ft	Total 2" Trees Required	Total Tree Inches Required	Total 2" Trees Provided	Total Tree Inches Provided
Buffer D3-01	110	4	8	4	8
Buffer D3-02	278	10	20	10	20
Buffer D3-03	85	3	6	3	6
Buffer D3-04	270	9	18	9	18
Buffer D3-05	220	7	14	7	14
Buffer D3-06	89	3	6	3	6
Buffer D3-07	161	5	10	5	10
Buffer D3-08	380	13	26	13	26
Buffer D3 Trees Required/Provided Total		54	108	54	108

REQUIRED TREE SUMMARY

Total 2" Trees Required	Total Tree Inches Required	Total 2" Trees Provided	Total Tree Inches Provided
Total Builder Required/Proposed Trees	192	384	192
Total Developer Required/Proposed Trees	236	472	238
Overall Total Required/Proposed Trees	428	856	430

TREE REPLACEMENT SUMMARY

Required Replacement Inches	11,398
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TREES AND ROOT BARRIERS

STREET TREES - STREET, COMMON AREAS, PARKING, AND 2 FAMILY DWELLING LOTS

- SPACE FOR TREES SHALL BE FOUND IN CURRENT PASCO COUNTY LDC IF SPACE IS NOT MET THAN ROOT BARRIERS SHALL BE INSTALLED.
- REFER TO LDC 905.3 OR THE LATEST ADDENDUM TO THE PASCO COUNTY CODE FOR ROOT BARRIERS.
- FOR PARKING, ALIGN THE PARKING ISLAND WITH ROOT BARRIERS IF THE SPACE FOR PROPOSED TREES DO NOT FIT PER THE CURRENT LDC.
- REFER TO THE LDC CHART FOR EACH TREE IN RELATION TO UTILITIES AND ROOT BARRIERS.

SHADE TREE REQUIREMENT:
75% SHALL BE SHADE TREES.

SHRUB REQUIREMENT:
NO ONE SPECIES SHALL CONSTITUTE MORE THAN 25% OF THE TOTAL NUMBER OF PLANTINGS.

NATIVE SPECIES REQUIREMENT:
30% MINIMUM OF REQUIRED PLANT MATERIAL SHALL BE NATIVE SPECIES.

DROUGHT TOLERANT REQUIREMENT:
50% MINIMUM OF REQUIRED PLANT MATERIALS MAY BE NON-DROUGHT TOLERANT.

PERMIT REQUIREMENTS:

BUFFERS

RURAL ENCLAVE BUFFER

AREA A:

- BUFFER 85% OPACITY AT MINIMUM 6' HEIGHT
- MINIMUM OF (8) TREES PER 100 LINEAR FEET (EXISTING TREES COUNT TOWARDS REQUIRED TREES)
- OPTIONS FOR ACHIEVING REQUIREMENT:
 - EXISTING VEGETATION
 - PLANTING NATIVE AND/OR FLORIDA FRIENDLY VEGETATION ACHIEVING OPACITY AND HEIGHT REQUIREMENTS WITHIN 1 YEAR OF PLANTING
 - FENCE OR WALL
 - BERM AT MAXIMUM OF 3 TO 1 SLOPE (CAN BE SPLIT BETWEEN "AREA A" AND "AREA B")

AREA B:

- OPEN SPACE
- OPTIONS FOR ACHIEVING REQUIREMENT:
 - EXISTING VEGETATION
 - OPTIONAL PLANTING NATIVE AND/OR FLORIDA FRIENDLY VEGETATION
 - OPTIONAL BERM AT MAXIMUM OF 3 TO 1 SLOPE (CAN BE SPLIT BETWEEN "AREA A" AND "AREA B")
 - OPTIONAL GRASS AND/OR TURF PLANTINGS
 - OPTIONAL POND AND/OR DRAINAGE
 - OPTIONAL TRAILS
 - OPTIONAL PARKS

TYPE "D3" BUFFER

- ONE (1) SHADE TREE PER 30' L.F. O.C. WITH TREES @ 2" CAL.
- 6"-8" WALL, FENCE, BERM OR HEDGE
- FIVE (5) SHRUBS PER TREE
- FIFTY (50) ACCENT SHRUBS PER 100 LF

WATER MANAGEMENT SYSTEMS

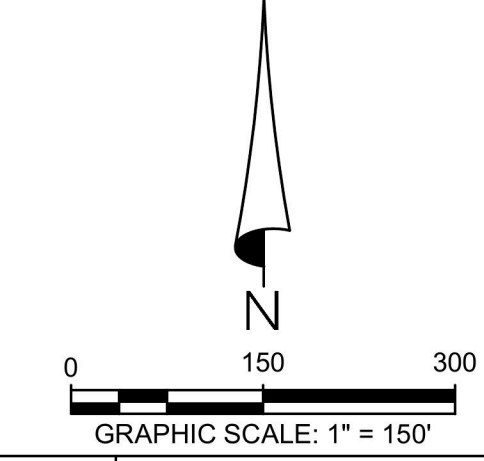
- ONE (1) SHADE TREE PER 50 LF OF PERIMETER REQUIRED WITH TREES @ 2" cal

EXISTING VEGETATION NOTE:
BUFFERS A01, A02, D07 AND D08 AND SECTIONS OF THE NORTH RURAL ENCLAVE BUFFER AREA ARE USING THE EXISTING PLANT MATERIAL TO MEET THE BUFFERING AND LANDSCAPE REQUIREMENTS. AREAS OF RETAINED PLANT MATERIALS SHALL BE PRESERVED IN THEIR ENTIRETY WITH ALL TREES, UNDERSTORY, AND GROUND COVER LEFT INTACT AND UNDISTURBED, PROVIDED THAT INVASIVE, PROHIBITED PLANT MATERIALS ARE REMOVED.

THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC APPEAL / CONSIDERATIONS OF THE DEVELOPER.

Per LDC 802.3.C.1.b.(3) - For residential projects, \$50 per inch of the total caliper inches for replacement trees that could not be accommodated on the site, but not to exceed \$500 for each residential unit.

\$50 x 11,398 = \$529,600
\$500 x 148 = \$74,000



ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.85

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

5904-A Hampton Oaks Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

Engineering Business Certificate of Authorization No. 28793
Landscape Architecture Certificate of Authorization No. LC26080405

STONEBRIDGE NORTH

PERMIT LANDSCAPE CALCULATIONS PLAN

PREPARED FOR: CLAYTON PROPERTIES GROUP, INC.

NO.	DATE	DESCRIPTION
3	10/19/2023	REVISED PER COUNTY COMMENTS
2	07/28/2023	REVISED PER COUNTY COMMENTS
1	05/04/2023	REVISED PER COUNTY COMMENTS
	12/02/2022	REVIEW SUBMITTAL

PROJECT NO.: HGH-SP-1002
FILE: L-400A
DESIGN BY: PMC
DRAWN BY: TIM

FLORIDA REGISTERED LANDSCAPE ARCHITECT

Patricia M. Castellano
DATE: _____
REGISTRATION NO. LA0001667

L-400A

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SECTION D

SECTION 1

Community Event License Agreement

Chapel Creek Community Development District

This Community Event License Agreement (“**Agreement**”) is entered into as of March ____, 2026 by and between the Parties listed below.

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida with a mailing address of 4530 Eagle Falls Place, Tampa, FL 33619 (the “**District**”); and

KARA FAUCI, an individual, with a mailing address of 6995 Abbywood Lane, Zephyrhills, FL 33541 (the “**Licensee**”, together with the District, the “**Parties**”).

1. **Authorized Event.** The District hereby authorizes the following event:

Event Name	
Date	
Time (inclusive of set-up and clean-up)	
Location	
Description of Event	

2. **Grant of License.** The District hereby grants the Licensee a non-exclusive license over a portion of the District property described as “Location” above for hosting the Authorized Event (the “**License**”).
3. **Licensee’s Responsibilities.** The Licensee, at its sole cost and expense, will engage with reputable, licensed, insured, professional vendors to perform services related to the above details. The Licensee or its vendors will secure the approvals required by law or the holder of any copyright in connection with the use of copyrighted materials, regardless of how such copyrighted materials are displayed, broadcasted (e.g., music, television and other forms of transmission), or performed.
4. **Damage.** In the event that the Licensee, vendors, agents, invitees, or guests cause damage to the District Property, the Licensee shall coordinate to diligently pursue the restoration of the same to, as nearly as practical, the original condition.
5. **Compliance with Regulations.** The Licensee its vendors, agents, invitees, or guests shall comply with all applicable requirements related to the Authorized Event, including, but not limited to, and noise ordinances or regulations. Any fees or fines incurred shall be borne solely by the Licensee.
6. **Policies of the Amenity Facilities:** The Licensee acknowledges and agrees, for itself and its vendors, agents, invitees, or guests, the District's policies governing use of the District Property.

A copy of such documents is available upon request to the District Manager.

7. **Insurance.** The Licensee and any commercial vendors operating under the License shall maintain general commercial liability insurance in an aggregate amount not less than \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate, including, but not limited to, coverage for personal injury or death and real or personal property damage. The foregoing insurance shall name the District as an additional insured. All insurance premiums in connection with the above referenced insurance coverage shall be promptly paid and a certificate of insurance evidencing the existence of same to the District shall be provided. Such certificate of insurance shall provide the applicable insurance coverage shall not be modified or cancelled without 30 days prior written notice the District. The Licensee shall be responsible for obtaining certificates of insurance from each commercial vendor.
8. **Vendor License Agreement.** Each vendor present at the Authorized Event shall complete a vendor license agreement in the form attached hereto as **Exhibit A**. The Licensee is responsible for obtaining these signed license agreements and providing them to the District.
9. **Indemnification.** The Licensee hereby indemnifies and holds the District and its agents and officers harmless from and against all claims, demands, liabilities, causes of action, suits, judgments, damages, fines and expenses (including attorneys' fees and costs) for (i) any injury to or death of any person, (ii) damage to or theft, destruction, loss, or loss of use of any property or inconvenience, or (iii) any violation of any governmental law, ordinance, rule or regulation, arising from or related to use of the License. The indemnity obligations under this Section shall survive the expiration or termination of this Agreement.
10. **No Waiver of Sovereign Immunity.** Nothing herein shall be deemed a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity of limits of liability, which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statutes.
11. **Relationship Between the Parties.** It is understood that the Licensee is an independent entity and nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Licensee and the District. The Licensee shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.
12. **Public Records.** The Licensee understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the Licensee in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.
13. **Controlling Law and Venue.** This Agreement is governed under the laws of the State of Florida with venue in the County where the District is located.
14. **Enforcement of Agreement.** In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled

to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

15. **Non-Waiver**. No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
16. **Amendment**. This Agreement cannot be altered or modified except by a written instrument signed by both parties.
17. **No Assignment**. No party may assign this Agreement without written authorization from the other party.
18. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Licensee as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
19. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
20. **Authorization**. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Licensee, both the District and the Licensee have complied with all the requirements of law, and both the District and the Licensee have full power and authority to comply with the terms and provisions of this Agreement.
21. **Notice**. Whenever any party desires to give notice to the other party, notice must be given in writing by Certified Mail (Return Receipt Requested), a nationally recognized express transportation company, or email at the applicable address set forth in this section. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:
c/o GMS
4530 Eagle Falls Place
Tampa, Florida 33619
District Manager
rmcgrath@gms-tampa.com

To the Licensee:
6995 Abbywood Lane
Zephyrhills, FL 33541
kfaucil109@gmail.com

22. **Severability**. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.
23. **Entire Agreement**. This Agreement contains the entire agreement and no party is to rely upon any oral representations made by another party or any other written documents preceding this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed to be effective as of the date above.

**Chapel Creek Community
Development District**

Kara Fauci, an individual and
Resident of the District

Name: _____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Vendor License Agreement

Exhibit A
Chapel Creek Community Development District
Vendor License Agreement

Date(s) of Event: _____ Name of Vendor: _____

Address: _____

Contact Person: _____ Phone #: _____

E-Mail: _____

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

Vendor Signature

Date

District Representative

Date

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

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

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

In consideration of the District’s agreement to permit Vendor’s use of the District property, Vendor agrees to defend, indemnify and hold harmless the District, its supervisors, officers, employees, consultants and agents, from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death or property damage of any nature arising out of, wholly or in part by, or in connection with, the Vendor’s use of the District’s facilities for purposes stated in this License Agreement, and their patrons and their officers, agents, employees and guests, including litigation with respect thereto. Vendor’s obligations under this License Agreement shall include all costs and fees associated with said dispute, litigation, or otherwise, including but not limited to all settlements, judgments, damages, penalties, fines, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys’ fees and paralegal fees, incurred throughout all levels of proceedings. Nothing in this License Agreement requires Vendor to indemnify the District for any fault attributable to the District; however, Vendor is required to indemnify the District for any and all percentage of fault attributable to the Vendor and its agents, employees, or anyone related to the Vendor and its operations on the District property. Nothing in this Agreement shall be construed as a waiver of the District’s sovereign immunity or limits of liability beyond any statutorily limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or any other statute. Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, or have questions about the applicability of the Public Records Law, please contact the District Manager at (813) 344-4844, Ext. 111 or rmcgrath@gms-tampa.com.

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

[INITIAL].

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

SECTION 2

RESOLUTION NO. 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING FISHING AT THE COMMON AREAS, LAKES, PONDS, AND CONSERVATION AREAS WITHIN THE COMMUNITY; PROVIDING FOR CONFLICTS AND SEVERABILITY; 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 in Pasco County, Florida;

WHEREAS, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, and conservation areas within the District (the “**District-Owned Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

WHEREAS, the District desires to adopt a policy regarding fishing at the lakes, ponds, and conservation areas within the community that are owned by the District.

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

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Fishing Policy.** The Board hereby adopts the Fishing Policy attached hereto as Exhibit “A”.
3. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED THIS 1ST DAY OF APRIL, 2026.

Attest:

**Chapel Creek
Community Development District**

Name: _____
Title: Assistant Secretary

Timothy Fore
Chair of the Board of Supervisors

Chapel Creek Community Development District

Introduction

The Chapel Creek Community Development District (the "**District**") owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, natural areas, and conservation areas within the District and has adopted the following policy regarding fishing within the District.

1. No individuals may fish in or around any lake, pond, or conservation area that is owned by the District, except for the ponds located at _____
_____. (the "Designated Fishing Areas").
2. Fishing in all other lakes and ponds within the District is strictly prohibited.
3. Proper fishing licenses, as required by the Florida Fish and Wildlife Conservation Commission, must be obtained prior to fishing in the Designated Fishing Areas.
4. Fishing in the Designated Fishing Areas is on a catch and release basis only. The fish in the lakes and ponds within the District may not be suitable for human consumption, due to the potential for high levels of mercury, other potential toxins, and health risks that may be contained in the fish. Additionally, the District desires to preserve the existing fish populations.
5. Only rod and reel fishing poles may be used to fish in the Designated Fishing Areas. Cast nets, boats, canoes, and other types of fishing equipment are prohibited.
6. From time to time, alligators, wildlife, and other hazards may be in or near the lakes and ponds. The District does not guarantee your safety, and the District assumes no responsibility for any injuries or damages that may occur in and around the lakes and ponds. All fishing activities are done at your own risk.
7. Swimming or wading in the lakes and ponds within the District is prohibited.
8. The District requests that everyone respect their fellow neighbors and access the lakes and ponds through the proper access points. Driving on pond banks and landscaped areas is strictly prohibited.
9. No trash may be deposited in the lakes and ponds.
10. The District hereby authorizes the Pasco County Sheriff's Office and other applicable law enforcement agencies to issue trespass warnings or otherwise remove violators in accordance with that agency's established procedures.

SECTION 3

RESOLUTION NO. 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING NUISANCE ALLIGATOR REMOVAL FROM DISTRICT PROPERTY; PROVIDING FOR CONFLICTS AND SEVERABILITY; 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 in Pasco County, Florida;

WHEREAS, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District (the “**District Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

WHEREAS, throughout the community, including on District Property, there are various Florida wildlife, including alligators;

WHEREAS, residents in the District, from time to time, express safety concerns about alligators on District Property;

WHEREAS, the Florida Fish and Wildlife Conservation Commission (the “**FWC**”) has issued guidance on the subject of removal of nuisance wildlife, specifically alligators; and

WHEREAS, the District desires to establish a policy for the removal of nuisance alligators that is in line with the FWC guidelines.

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

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Policy for Removal of Nuisance Alligators**. The Board hereby adopts the Policy for Removal of Nuisance Alligators attached hereto as **Exhibit “A”**.
3. **Conflicts**. This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability**. If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED THIS 1ST DAY OF APRIL, 2026.

Attest:

**Chapel Creek
Community Development District**

Name: _____
Title: Assistant Secretary

Timothy Fore
Chair of the Board of Supervisors

Chapel Creek Community Development District Policy for Removal of Nuisance Alligators

Introduction

The Chapel Creek Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, wetlands, upland buffer areas, and mitigation and conservation areas within the District (“**District Property**”). The District has and may experience, from time to time, alligators on District Property. The intent of this Policy for Removal of Nuisance Alligators (“**Policy**”) is to establish guidelines for the removal of these alligators.

According to Florida Fish and Wildlife Conservation Commission’s (“**FWC**”) current Statewide Nuisance Alligator Program (“**SNAP**”) guidelines, which may change from time to time, an alligator is deemed a nuisance (generally) if it is at least 4 feet in length and believed to pose a threat to people, pets or property. There are situations when smaller alligators wind up in places that are not acceptable, such as swimming pools, garages, etc., and must be removed.

Section 1. When determining whether an alligator on District Property should be removed, the District will refer to the rules and guidance from the FWC’s SNAP. FWC is the sole authority having jurisdiction over nuisance alligator management under the SNAP guidelines. FWC’s authority includes establishing removal criteria, issuing removal permits, approving alligator trappers, and having the final say in whether an alligator can be removed.

Section 2. Per SNAP guidelines and other best practices, the District recommends:

- Keep a safe distance from alligators.
- Feeding alligators is prohibited by law. Section 372.667, Florida Statutes.
- Keep dogs, cats, and other pets on a leash and at least 10 feet away from the water’s edge.
- Be alert for the presence of alligators, especially around fresh or brackish water.
- Children should always have an adult nearby when playing near, or in, fresh or brackish water.
- Never wade or swim in fresh or brackish water outside designated swimming areas and swim only during daylight hours.
- Leave alligators alone. State law prohibits killing, harassing or possessing alligators. Handling even small alligators can result in injury.

Section 3. If a resident is concerned about a nuisance alligator on District Property, it should be reported to the District Manager via email at rmcgrath@gms-tampa.com or 813-344-4844 Ext. 111. If a resident is concerned about a nuisance alligator on private property, it should be reported to the FWC Nuisance Alligator Hotline at 866-392-4286.

EXHIBIT "A"

Section 4. District's Role in Alligator Removal:


- The District Manager shall report any alligators that are believed to be a nuisance pursuant to the FWC SNAP guidelines; however, it is up to FWC and the assigned trapper to determine if the alligator qualifies for removal.
- Once a trapper is assigned to remove an alligator, the District's role is limited to providing access to District Property, confirming ownership boundaries, and ensuring safe entry points for FWC-authorized contractors.

Section 5. All alligator trappers that remove alligators from District Property shall (i) be properly registered and licensed with FWC; and (ii) carry general liability insurance with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation, and list the District, its staff, consultants and supervisors as additional insureds.

Section 6. Nothing in this Policy shall prohibit the District from designating District Property as a Targeted Harvest Area and working with a designated trapper to remove alligators so long as all provisions within this Policy are followed.

SECTION IV

SECTION A

From: Richard McGrath rmcgrath@gms-tampa.com 
Subject: Fwd: **THA Information
Date: January 29, 2026 at 12:54 PM
To: Nicole Viverito nviverito@gms-tampa.com

Hey Nicole,

I received this email and attached document concerning the alligator discussion at Chapel Creek. Please add the attached document and email to the agenda topic. Thank you.

Regards,

Richard McGrath
District Manager
Governmental Management Services
4530 Eagle Falls Pl.
Tampa, FL 33619
Office: (813) 344-4844, Ext. 111



----- Forwarded message -----

From: Broadrick, Katilyn <Katilyn.Broadrick@myfwc.com>
Date: Thu, Jan 29, 2026 at 12:45 PM
Subject: **THA Information
To: rmcgrath@gms-tampa.com <rmcgrath@gms-tampa.com>
Cc: SNAP - Statewide Nuisance Alligator Program <snap@myfwc.com>

Richard,

The Florida Fish and Wildlife Conservation Commission's Statewide Nuisance Alligator Program (SNAP) has quite a bit of flexibility built into the Program and since there is a need to have greater control over how nuisance alligators are handled for managed properties, the best fit is a proactive solution we refer to as Targeted Harvest Areas (THA).

We will need the following information if you wish to consider designating the property as a Targeted Harvest Area:

- A written request may be e-mailed to snap@myfwc.com from the property owner or managing authority, including the contact information of the owner or manager.
- The request must state that you seek properties designated as a Targeted Harvest Area for dealing with nuisance alligators only; giving reason why the alligators are a nuisance.
- The request must also state that the owner or manager has the authority to control access to the specific areas

where the nuisance alligators are located.

- The request must identify who the complainant and point(s) of contact will be listed on the permit with contact information (i.e., phone numbers and e-mail).
- Any specific instructions or limitations regarding the proposed Targeted Harvest Area (such as size or quantity limits, boundary limits, or specific personnel who may request alligator removal). Attached is an example.
- A map showing the general location of the property or areas to be designated (in relation to the nearest city or town, major highways, or other landmarks), the specific property boundaries, and the proposed Targeted Harvest Area boundaries (if different from the property boundaries).

For each Targeted Harvest Area established, SNAP will issue a permit to the local Nuisance Alligator Trapper(s) to remove nuisance alligators from the designated property. This will allow the owner or manager (or his/ her designees) to contact any one of the trappers directly to initiate and control the removal of nuisance alligators.

Additional information regarding the Nuisance Alligator Program may be found on our website at <https://myfwc.com/wildlifehabitats/wildlife/alligator/snap/>

We look forward to working closely with you regarding nuisance alligator management.

Please do not hesitate to contact me directly at 863-462-5196 or by way of email (snap@myfwc.com) if you have any questions or need additional information.

- If you wish to grant the Trapper Blanket Firearm Authorization, please advise in the email.

Thank you,

Katilyn Broadrick

SNAP Call Center Supervisor/Operations Analyst II

Statewide Nuisance Alligator Program

To report a nuisance alligator:

[1-866-FWC-GATOR \(1-866-392-4286\)](tel:1-866-FWC-GATOR)

Visit our website:

www.MyFWC.com/alligator

**Conditions and
Provisions_General_EXAM...**
42 KB



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, **March 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
Allen Bailey	Field Manager, GMS
Tracy Robin	District Counsel
Tyson Waag <i>by Zoom</i>	District Engineer

The following is a summary of the discussions and actions taken at the March 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. There were no members of the public present in person and there were some attendees joining the meeting via Zoom. There were no comments at this time and the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. Engineer

Mr. Waag updated the Board noting that CLS completed repairs on Pond 16 and there is a scheduled SWFWMD observation that will be performed for the community and he will do a site review of that area at the same time. He also reviewed the two items for Abbywood Lane. He is planning to monitor the issues throughout the next month and bring back any action to the Board for further steps. Mr. Waag updated the Board on the depressions that are forming around the manhole and it is of the opinion of District Engineering to acquire a proposal for repairs and he will bring that back to the next Board of Supervisor’s meeting. Board direction was to reach out to the residents who boarder Pond 16 to answer any questions they may have. Mr. Robin noted that they will reach out to the developer for the process of bond release and county turnover.

B. Sitex Aquatics (*to be provided under separate cover*)

There being no comments, the next item followed.

C. Field Manager

1. Report

Mr. Bailey reviewed the field manager’s report which was provided in the agenda package for review. Fencing around the playground and dog park needs pressure washing. The light at Clifton and Arley is still out. Board discussion followed on streetlights west of Abbywood Lane. Board members asked if the CDD be responsible for streetlights or will Duke. Research will occur on most cost-effective option. Board discussion followed on solar options and staff will look into that cost.

2. Discussion of Work In Progress Items

Mr. Bailey summarized the in-progress items for the Board and offered to answer any questions. He also explained the actions items list that will be provided in the agenda package moving forward and how that process will work.

3. Consideration of Proposals for Monthly Pond Herbicide Maintenance

- i. Sitex Aquatics**
- ii. Aquatic Weed Management, Inc.**

Mr. Bailey stated that Tigress has been more responsive as of late and presented the other two proposals for monthly pond herbicide maintenance. Board direction was to not change vendors at this time. Mr. Bailey will speak with Tigress about their communication issues and let them know the Board is considering making a change if no improvements are made.

4. Consideration of GMS Proposal to Install Updated Braces on Signs

Mr. Bailey asked for the Board to disregard the proposals for signs and this is a cost that is not a District responsibility. This cost should be on the developer and staff is working on getting this taken care of and any information will be brought back to the Board as it is received.

5. Consideration of GMS Proposal to Install Street Signs

This item is tabled for the time being. Mr. Bailey is working with Highland on the Developer covering this expense and what the timeline will look like.

D. Attorney

Mr. Robin had nothing further for the Board and the next item followed.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Issues with Gator Trappers

Mr. McGrath discussed gator trappers and THA. Counsel advised creating a policy and management noted they will continue to approve calls operating within business hours. This item will be tabled until more information can be gathered and brought back to a later meeting.

B. Residents Taking Fish from the Ponds

FWC issued a warning to residents for cast netting in the ponds. District Counsel will provide pond fishing policies stating catch and release with no cast netting. Staff will also send an email and text blast stating that all fishing is catch-and-release only. Counsel will also draft a letter to the homeowner with tenants about taking fish from ponds.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the February 4, 2026 Meeting

Mr. McGrath presented the minutes from the February 4, 2026 Board of Supervisors meeting and asked for any comments, corrections, or questions. There were no changes to the minutes.

On MOTION by Mr. Fore, seconded by Mr. Ramirez, with all in favor, the Minutes of the February 2, 2026 Meeting, were approved.

B. Approval of February 2026 Check Register

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

C. January 2026 Balance Sheet & Income Statement

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

D. January 2026 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 Check Register and Financial Reports, were approved 4-0.

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Fore spoke about the Florida Green Coalition land development certification and would like for the subdivision to be "green." He will send an email with further information.

Mr. Ramirez stated that when he received his new keycard, the old policy was attached not the new. Staff will look into it to be sure the latest version of the policies is being distributed.

Mr. Sabanosh spoke further on streetlights and the mailbox area. He would like the addition of cameras to the parking and mailbox area to the future projects list.

SEVENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Wednesday, April 1, 2026 at 6:30 p.m. at
Microtel Inn & Suites by Wyndham
Zephyrhills**

Mr. McGrath stated that the next meeting will be held on April 1, 2026 at 6:30 p.m. at Microtel Inn & Suites by Wyndham Zephyrhills.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. McGrath asked for a motion of adjournment.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, the meeting was adjourned at 12:48 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Chapel Creek Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Wednesday August 5, 2026 at 6:30 pm at Microtel Inn & Suites by Wyndham Zephyrhills located at 7839 Gall Blvd., Zephyrhills, Florida 33541.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on April 1, 2026.

Attested By:

**Chapel Creek Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Chapel Creek
Community Development District

Proposed Budget
FY2027



Chapel Creek
Community Development District
General Fund
Operating Budget

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Operations and Maintenance Assessments- Tax Roll	\$ 726,250	\$ 719,069	\$ 7,181	\$ 726,250	\$ 862,738
Operations and Maintenance Assessments- Direct	21,364	14,116	7,248	21,364	2,875
Misc Income- Access Cards	-	120	100	220	-
Developer Contributions	-	3,900	-	3,900	-
Interest Income	5,000	3,771	5,280	9,051	5,000
Total Revenues	\$ 752,615	\$ 740,977	\$ 19,809	\$ 760,785	\$ 870,613
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$ 3,600	\$ 7,000	\$ 10,600	\$ 12,000
FICA Expense	918	275	536	811	918
District Management	46,350	19,313	27,038	46,350	48,668
District Engineer	7,500	6,276	8,786	15,062	7,500
Disclosure Report	7,210	3,004	4,206	7,210	7,571
Disclosure Software	-	3,500	-	3,500	3,500
Amortization Schedules	1,000	1,100	500	1,600	1,500
Trustee Fees	8,984	9,476	-	9,476	8,984
Property Appraiser Fee	250	252	-	252	250
Assessment Roll	9,785	9,785	-	9,785	10,274
Auditing Services	4,150	-	4,150	4,150	4,250
Arbitrage Rebate Calculation	1,950	-	1,950	1,950	1,950
Public Officials Liability Insurance	3,027	3,162	-	3,162	3,478
Legal Advertising	1,500	449	628	1,077	1,500
Dues, License, & Subscriptions	175	175	-	175	175
Postage & Delivery	500	206	288	493	500
Copies	150	74	104	179	150
Office Supplies	150	-	75	75	150
ADA Website Compliance	2,000	1,538	-	1,538	1,538
Information Technology	1,461	609	852	1,461	1,534
District Counsel	15,000	5,848	8,187	14,035	15,000
Administration Subtotal	\$ 124,060	\$ 68,641	\$ 64,300	\$ 132,941	\$ 131,389
<i>Field</i>					
Field Management	\$ 20,600	\$ 11,083	\$ 15,517	\$ 26,600	\$ 21,630
Utility Services- Electric	15,000	2,639	3,695	6,335	10,000
Utility Services- Streetlights	125,000	37,237	52,132	89,369	100,000
Street Light Repair	10,000	-	2,500	2,500	10,000
Aquatic Maintenance	25,000	13,220	18,508	31,728	60,000
General Liability Insurance	3,585	3,214	-	3,214	4,085
Property Insurance	16,500	14,803	-	14,803	13,717
Landscape Maintenance	177,600	88,800	79,943	168,743	235,860
Field Repairs & Maintenance	15,000	11,106	10,000	21,106	15,000
Holiday Decorations	5,000	2,332	-	2,332	10,000
Irrigation Maintenance	10,000	3,651	5,111	8,761	12,000
Landscape Enhancements & Replacement	35,000	-	20,000	20,000	55,000
Field Contingency	10,000	24,268	5,000	29,268	10,000
Field Subtotal	\$ 468,285	\$ 212,353	\$ 212,405	\$ 424,758	\$ 557,292

Chapel Creek
Community Development District
General Fund
Operating Budget

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Amenity Center					
Utility Services- Electric	\$ 11,000	\$ 4,236	\$ 5,930	\$ 10,166	\$ 11,000
Utility Services- Water & Sewer	5,500	4,872	6,821	11,692	7,500
Amenity Access Management	10,000	4,167	5,833	10,000	10,000
Amenity Maintenance & Repair	15,000	3,750	5,250	9,000	20,000
Janitorial Services & Pet Waste Stations	19,080	6,000	8,400	14,400	28,320
Pool Service Contract	21,600	9,000	12,600	21,600	21,600
Security	33,683	14,358	20,101	34,460	33,683
Internet	3,000	925	1,295	2,220	3,000
Pest Control Services	1,808	1,415	1,981	3,396	1,808
Miscellaneous Contingency	15,000	5,822	8,151	13,973	15,000
Amenity Subtotal	\$ 135,671	\$ 54,544	\$ 76,362	\$ 130,906	\$ 151,911
Total Expenditures	\$ 728,016	\$ 335,539	\$ 353,067	\$ 688,605	\$ 840,592
Operating Income (Loss)	\$ 24,599	\$ 405,438	\$ (333,258)	\$ 72,180	\$ 30,021
Other Sources/(Uses)					
Transfer Out Capital Reserve	\$ (24,599)	\$ -	\$ (24,599)	\$ (24,599)	\$ (30,021)
Total Other Sources/(Uses)	\$ (24,599)	\$ -	\$ (24,599)	\$ (24,599)	\$ (30,021)
Excess Revenues/ (Expenditures)	\$ -	\$ 405,438	\$ (357,857)	\$ 47,581	\$ 0

Net Assessments	\$ 865,613
Discounts and Collections (6%)	\$ 55,252
Gross Assessments	\$ 920,865

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	538	\$ 496,150.59	\$ 922.21	\$ 981.08
Single Family 52.5'	170	\$ 163,889.76	\$ 964.06	\$ 1,025.59
Single Family 62.5'	91	\$ 98,391.19	\$ 1,081.22	\$ 1,150.24
Single Family 65'	95	\$ 104,306.17	\$ 1,097.96	\$ 1,168.04
Commercial (Direct)	20	\$ 2,875.03	\$ 143.75	\$ 152.93
Total	914	\$ 865,612.75		

Development	Adopted FY26 Net Per Unit	Proposed FY27 Net Per Unit	Net Increase/ (Decrease)
Single Family 50'	\$ 922.21	\$ 922.21	\$ -
Single Family 52.5'	\$ 964.06	\$ 964.06	\$ -
Single Family 62.5'	\$ 1,081.22	\$ 1,081.22	\$ -
Single Family 65'	\$ 1,097.96	\$ 1,097.96	\$ -
Commercial (Direct)	\$ 127.17	\$ 143.75	\$ 16.58

Chapel Creek

Community Development District

General Fund Budget

Revenues:

Operations and Maintenance Assessments- Tax Roll

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

Operations and Maintenance Assessments- Direct

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

Administrative Expenditures:

Supervisors Fees

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

FICA Expense

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

District Management

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

District Engineer

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

Disclosure Report

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

Chapel Creek

Community Development District

General Fund Budget

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreement(s) for Bond(s) issued.

Amortization Schedule

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

Trustee Fees

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

Property Appraiser Fee

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

Assessment Roll

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

Auditing Services

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

Arbitrage Rebate Calculation

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

Public Officials Liability Insurance

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

Legal Advertising

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

Dues, License, & Subscriptions

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

Postage & Delivery

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

Chapel Creek

Community Development District

General Fund Budget

Copies

Printing of computerized checks, stationary, envelopes, etc.

Office Supplies

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

ADA Website Compliance

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

Information Technology

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

District Counsel

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

Field Expenditures:

Field Management

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

Utility Services- Electric

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

Utility Services- Streetlights

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

Streetlight Repair

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

Chapel Creek

Community Development District

General Fund Budget

Aquatic Maintenance

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

General Liability Insurance

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

Property Insurance

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

Landscape Maintenance

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

Field Repairs & Maintenance

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

Holiday Lighting

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

Irrigation Maintenance & Repairs

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

Landscape Enhancements & Replacement

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

Field Contingency

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

Amenity Expenditures:

Utility Services- Electric

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

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Water & Sewer

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

Amenity Access Management

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

Amenity Repairs & Maintenance

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

Janitorial Services

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

Pool Service

The District is in contract with America's Swimming Pool to perform monthly cleaning and chemical services to the three amenity pools.

Security

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

Internet

Estimated annual cost for Internet at the amenity center.

Pest Control

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

Contingency

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

Chapel Creek
Community Development District
Debt Service- Series 2006

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments/Other	\$ 199,058	\$ 196,402	\$ 2,656	\$ 199,058	\$ 199,058
Interest Income	-	1,452	2,033	3,485	-
Carry Forward Surplus	290,845	57,950	-	57,950	60,118
Total Revenues	\$ 489,903	\$ 255,804	\$ 4,689	\$ 260,493	\$ 259,176
Expenditures					
Trustee Fees	\$ -	-	\$ -	\$ -	\$ -
Interest Expense 11/1	50,188	50,188	-	50,188	47,438
Interest Expense 5/1	50,188	-	50,188	50,188	47,438
Principal Expense 5/1	100,000	-	100,000	100,000	105,000
Total Expenditures	\$ 200,375	\$ 50,188	\$ 150,188	\$ 200,375	\$ 199,875
Excess Revenues/(Expenditures)	\$ 289,528	\$ 205,616	\$ (145,498)	\$ 60,118	\$ 59,301

11/1/27 Interest \$ 44,550

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

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

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2006

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

Chapel Creek
Community Development District
 Debt Service- Series 2021

	Adopted Budget FY2026	Actual thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	\$ 303,366	\$ 299,313	\$ 4,053	\$ 303,366	\$ 303,366
Interest Income	5,000	5,781	11,563	17,344	5,000
Carry Forward Surplus	310,896	217,500	-	217,500	228,041
Total Revenues	\$ 619,262	\$ 522,594	\$ 15,616	\$ 538,210	\$ 536,407
Expenditures					
Interest Expense 11/1	\$ 93,094	\$ 92,634	\$ -	\$ 92,634	\$ 91,034
Special Call 5/1	-	5,000	-	5,000	-
Interest Expense 5/1	93,094	-	92,534	92,534	91,034
Principal Expense 5/1	120,000	-	120,000	120,000	120,000
Total Expenditures	\$ 306,188	\$ 97,634	\$ 212,534	\$ 310,169	\$ 302,069
Excess Revenues/(Expenditures)	\$ 313,075	\$ 424,959	\$ (196,918)	\$ 228,041	\$ 234,338

11/1/27 Interest \$ 89,234

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

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

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2021

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/26				\$91,034.38	\$91,034.38
05/01/27	\$4,970,000	\$120,000	3.00%	\$91,034.38	
11/01/27				\$89,234.38	\$300,268.76
05/01/28	\$4,850,000	\$125,000	3.00%	\$89,234.38	
11/01/28				\$87,359.38	\$301,593.76
05/01/29	\$4,725,000	\$130,000	3.00%	\$87,359.38	
11/01/29				\$85,409.38	\$302,768.76
05/01/30	\$4,595,000	\$135,000	3.00%	\$85,409.38	
11/01/30				\$83,384.38	\$303,793.76
05/01/31	\$4,460,000	\$135,000	3.00%	\$83,384.38	
11/01/31				\$81,359.38	\$299,743.76
05/01/32	\$4,325,000	\$140,000	3.38%	\$81,359.38	
11/01/32				\$78,996.88	\$300,356.26
05/01/33	\$4,185,000	\$145,000	3.38%	\$78,996.88	
11/01/33				\$76,550.00	\$300,546.88
05/01/34	\$4,040,000	\$150,000	3.38%	\$76,550.00	
11/01/34				\$74,018.75	\$300,568.75
05/01/35	\$3,890,000	\$155,000	3.38%	\$74,018.75	
11/01/35				\$71,403.13	\$300,421.88
05/01/36	\$3,735,000	\$160,000	3.38%	\$71,403.13	
11/01/36				\$68,703.13	\$300,106.26
05/01/37	\$3,575,000	\$165,000	3.38%	\$68,703.13	
11/01/37				\$65,718.75	\$299,421.88
05/01/38	\$3,410,000	\$175,000	3.38%	\$65,718.75	
11/01/38				\$62,965.63	\$303,684.38
05/01/39	\$3,235,000	\$180,000	3.38%	\$62,965.63	
11/01/39				\$59,928.13	\$302,893.76
05/01/40	\$3,055,000	\$185,000	3.38%	\$59,928.13	
11/01/40				\$56,806.25	\$301,734.38
05/01/41	\$2,870,000	\$190,000	3.38%	\$56,806.25	
11/01/41				\$53,600.00	\$300,406.25
05/01/42	\$2,680,000	\$200,000	4.00%	\$53,600.00	
11/01/42				\$49,600.00	\$303,200.00
05/01/43	\$2,480,000	\$205,000	4.00%	\$49,600.00	
11/01/43				\$45,500.00	\$300,100.00
05/01/44	\$2,275,000	\$215,000	4.00%	\$45,500.00	
11/01/44				\$41,200.00	\$301,700.00
05/01/45	\$2,060,000	\$225,000	4.00%	\$41,200.00	
11/01/45				\$36,700.00	\$302,900.00
05/01/46	\$1,835,000	\$230,000	4.00%	\$36,700.00	
11/01/46				\$32,100.00	\$298,800.00
05/01/47	\$1,605,000	\$240,000	4.00%	\$32,100.00	
11/01/47				\$27,300.00	\$299,400.00
05/01/48	\$1,365,000	\$250,000	4.00%	\$27,300.00	
11/01/48				\$22,300.00	\$299,600.00
05/01/49	\$1,115,000	\$260,000	4.00%	\$22,300.00	
11/01/49				\$17,100.00	\$299,400.00
05/01/50	\$855,000	\$275,000	4.00%	\$17,100.00	
11/01/50				\$11,600.00	\$303,700.00
05/01/51	\$580,000	\$285,000	4.00%	\$11,600.00	
11/01/51				\$5,900.00	\$302,500.00
05/01/52	\$295,000	\$295,000	4.00%	\$5,900.00	
Total		\$4,970,000		\$2,951,543.86	\$7,620,643.86

Chapel Creek
Community Development District
Debt Service- Series 2024

	Adopted Budget FY2026	Actual thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	\$ 461,869	\$ 276,612	\$ 185,257	\$ 461,869	\$ 411,937
Special Assessments- Prepayments	-	363,153	100,000	463,153	-
Interest Income	2,500	10,533	14,746	25,278	2,500
Carry Forward Surplus	226,159	452,517	-	452,517	320,329
Total Revenues	\$ 690,528	\$ 1,102,814	\$ 300,002	\$ 1,402,817	\$ 734,766

Expenditures					
Interest Expense 11/1	\$ 181,947	\$ 181,947	\$ -	\$ 181,947	\$ 168,459
Special Call - 11/1	-	225,000	-	225,000	-
Special Call - 2/1	-	190,000	-	190,000	-
Interest Expense 5/1	181,947	-	170,541	170,541	168,459
Principal Expense 5/1	100,000	-	90,000	90,000	95,000
Special Call - 5/1	-	-	225,000	225,000	-
Total Expenditures	\$ 463,894	\$ 596,947	\$ 485,541	\$ 1,082,488	\$ 431,919
Excess Revenues/(Expenditures)	\$ 226,634	\$ 505,868	\$ (185,538)	\$ 320,329	\$ 302,847

11/1/27 Interest \$ 166,263

Net Assessments \$ 411,937
Discounts and Collections (6%) \$ 26,294
Gross Assessments \$ 438,231

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	132	\$ 411,936.91	\$ 3,120.73	\$ 3,319.93

Chapel Creek
Community Development District
Special Assessment Bonds, Series 2024

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/26				\$168,459.38	\$168,459.38
05/01/27	\$6,060,000	\$95,000	4.63%	\$168,459.38	
11/01/27				\$166,262.50	\$429,721.88
05/01/28	\$5,965,000	\$100,000	4.63%	\$166,262.50	
11/01/28				\$163,950.00	\$430,212.50
05/01/29	\$5,865,000	\$105,000	4.63%	\$163,950.00	
11/01/29				\$161,521.88	\$430,471.88
05/01/30	\$5,760,000	\$110,000	4.63%	\$161,521.88	
11/01/30				\$158,978.13	\$430,500.01
05/01/31	\$5,650,000	\$115,000	4.63%	\$158,978.13	
11/01/31				\$156,318.75	\$430,296.88
05/01/32	\$5,535,000	\$120,000	5.50%	\$156,318.75	
11/01/32				\$153,018.75	\$429,337.50
05/01/33	\$5,415,000	\$130,000	5.50%	\$153,018.75	
11/01/33				\$149,443.75	\$432,462.50
05/01/34	\$5,285,000	\$135,000	5.50%	\$149,443.75	
11/01/34				\$145,731.25	\$430,175.00
05/01/35	\$5,150,000	\$145,000	5.50%	\$145,731.25	
11/01/35				\$141,743.75	\$432,475.00
05/01/36	\$5,005,000	\$150,000	5.50%	\$141,743.75	
11/01/36				\$137,618.75	\$429,362.50
05/01/37	\$4,855,000	\$160,000	5.50%	\$137,618.75	
11/01/37				\$133,218.75	\$430,837.50
05/01/38	\$4,695,000	\$170,000	5.50%	\$133,218.75	
11/01/38				\$128,543.75	\$431,762.50
05/01/39	\$4,525,000	\$180,000	5.50%	\$128,543.75	
11/01/39				\$123,593.75	\$432,137.50
05/01/40	\$4,345,000	\$190,000	5.50%	\$123,593.75	
11/01/40				\$118,368.75	\$431,962.50
05/01/41	\$4,155,000	\$200,000	5.50%	\$118,368.75	
11/01/41				\$112,868.75	\$431,237.50
05/01/42	\$3,955,000	\$210,000	5.50%	\$112,868.75	
11/01/42				\$107,093.75	\$429,962.50
05/01/43	\$3,745,000	\$225,000	5.50%	\$107,093.75	
11/01/43				\$100,906.25	\$433,000.00
05/01/44	\$3,520,000	\$235,000	5.50%	\$100,906.25	
11/01/44				\$94,443.75	\$430,350.00
05/01/45	\$3,285,000	\$250,000	5.75%	\$94,443.75	
11/01/45				\$87,256.25	\$431,700.00
05/01/46	\$3,035,000	\$265,000	5.75%	\$87,256.25	
11/01/46				\$79,637.50	\$431,893.75
05/01/47	\$2,770,000	\$280,000	5.75%	\$79,637.50	
11/01/47				\$71,587.50	\$431,225.00
05/01/48	\$2,490,000	\$295,000	5.75%	\$71,587.50	
11/01/48				\$63,106.25	\$429,693.75
05/01/49	\$2,195,000	\$315,000	5.75%	\$63,106.25	
11/01/49				\$54,050.00	\$432,156.25
05/01/50	\$1,880,000	\$335,000	5.75%	\$54,050.00	
11/01/50				\$44,418.75	\$433,468.75
05/01/51	\$1,545,000	\$355,000	5.75%	\$44,418.75	
11/01/51				\$34,212.50	\$433,631.25
05/01/52	\$1,190,000	\$375,000	5.75%	\$34,212.50	
11/01/52				\$23,431.25	\$432,643.75
05/01/53	\$815,000	\$395,000	5.75%	\$23,431.25	
11/01/53				\$12,075.00	\$430,506.25
05/01/54	\$420,000	\$420,000	5.75%	\$12,075.00	
Total	\$6,060,000			\$6,183,718.78	\$10,948,493.78

Chapel Creek
Community Development District
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Transfer In- General Fund	\$ 24,599	\$ -	\$ 24,599	\$ 24,599	\$ 30,021
Interest	-	350	700	1,049	-
Beginning Fund Balance	-	61,297	-	61,297	86,453
Total Revenues	\$ 24,599	\$ 61,646	\$ 25,298	\$ 86,945	\$ 116,474
Expenditures					
Bank Fees	\$ 500	\$ 205	\$ 287	\$ 492	\$ 500
Capital Outlay	10,000	-	-	-	10,000
Total Expenditures	\$ 10,500	\$ 205	\$ 287	\$ 492	\$ 10,500
Excess Revenues/(Expenditures)	\$ 14,099	\$ 61,441	\$ 25,011	\$ 86,453	\$ 105,974

SECTION C

Chapel Creek Community Development District

Summary of Check Register

February 1, 2026 to February 28, 2026

Fund	Date	Check No.'s	Amount
General Fund	2/10/26	721-727	\$ 23,208.18
	2/24/26	728-732	\$ 37,261.13
		Total General Fund	\$ 60,469.31
Capital Reserve Fund			\$ -
		Total Capital Reserve	\$ -
General Fund- Auto pay	2/28/26	0002-0004	\$ 9,254.54
		Total General Fund	\$ 9,254.54
Total Amount			\$ 69,723.85

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00079	2/01/26	ASP-0035	202602	330	53800	48400		POOL MAINT AMERICA'S SWIMMING POOL CO	*	1,800.00	1,800.00	000721
2/10/26	00044	1/20/26	85878	202601	320	53800	49100		DRIVE GATE INSTALL DANIELLE FENCE MFG CO INC	*	1,544.00	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 SECURITAS SECURITY SERVICES USA INC	*	3,258.33	3,258.33	000724
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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/24/26	00086	2/05/26	00000283	202602	320	53800	49100		EROSION RPR B	*	7,208.99		
CONSOLIDATED LAND SERVICES, INC												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	*	2,500.00		
GOVERNMENTAL MANAGEMENT SERVICES												12,542.14	000731
2/24/26	00087	1/30/26	1278	202601	330	53800	48400		DOWN PAYMENT	*	2,600.00		
HANLEY POOLS LLC												2,600.00	000732
TOTAL FOR BANK A											60,469.31		
TOTAL FOR REGISTER											60,469.31		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/28/26	00081	1/31/26	DUKE JAN 202601	320		53800	43100		DUKE STREETLIGHTING JAN26	*	7,668.68		
									DUKE ENERGY			7,668.68	000002
2/28/26	00007	2/01/26	PASCO FE 202602	330		53800	48300		FEB26 WATER UTILITY SVC	*	400.58		
		2/01/26	PASCO FE 202602	330		53800	48300		FEB26 WATER UTILITY SVC	*	748.41		
		2/01/26	PASCOTAX 202602	310		51300	43000		ANNUAL NON ADV TAX FEE	*	251.87		
									PASCO COUNTY BOCC			1,400.86	000003
2/28/26	00082	2/01/26	SPECT FE 202602	330		53800	41000		FEB26 INTERNET SVC	*	185.00		
									SPECTRUM BUSINESS			185.00	000004
TOTAL FOR BANK Z											9,254.54		
TOTAL FOR REGISTER											9,254.54		

SECTION D

Chapel Creek
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Chapel Creek
Community Development District
Combined Balance Sheet
February 28, 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	\$ 170,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,084
Capital Reserve Account	-	35,844	-	-	-	-	-	-	35,844
Due from Construction	3,900	-	-	-	-	-	-	353,188	357,088
Due from General Fund	-	-	3,292	5,017	-	-	-	-	8,309
Due from Debt Service	-	-	2,602	-	-	-	-	-	2,602
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	-	-	199,834	-	-	-	-	-	199,834
Prepayment	-	-	4,857	-	-	-	-	-	4,857
Series 2021									
Reserve	-	-	-	151,091	-	-	-	-	151,091
Revenue	-	-	-	423,446	-	-	-	-	423,446
Prepayment	-	-	-	1	-	-	-	-	1
Construction	-	-	-	-	-	-	1,036	-	1,036
Series 2024									
Reserve	-	-	-	-	433,631	-	-	-	433,631
Revenue	-	-	-	-	326,827	-	-	-	326,827
Prepayment	-	-	-	-	188,871	-	-	-	188,871
Interest	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	5,986	5,986
Total Assets	\$ 849,181	\$ 61,442	\$ 230,471	\$ 579,554	\$ 949,330	\$ -	\$ 1,036	\$ 359,173	\$ 3,030,187
Liabilities:									
Accounts Payable	\$ 45,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,818
Accrued Expenses	20,992	-	-	-	-	-	-	-	20,992
FICA Payable	245	-	-	-	-	-	-	-	245
Contracts Payable	-	-	-	-	-	-	964	-	964
Retainage Payable	-	-	-	-	-	-	-	352,738	352,738
Due to Debt Service	8,309	-	-	2,602	-	-	-	-	10,911
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	\$ 140,316	\$ -	\$ -	\$ 2,602	\$ -	\$ -	\$ 964	\$ 356,638	\$ 500,520
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service - Series 2006	-	-	230,471	-	-	-	-	-	230,471
Debt Service - Series 2021	-	-	-	576,952	-	-	-	-	576,952
Debt Service - Series 2024	-	-	-	-	949,330	-	-	-	949,330
Capital Projects - Series 2006	-	-	-	-	-	-	-	-	-
Capital Projects - Series 2021	-	-	-	-	-	-	72	-	72
Capital Projects - Series 2024	-	-	-	-	-	-	-	2,536	2,536
Assigned for:									
Capital Reserves	-	61,442	-	-	-	-	-	-	61,442
Unassigned	708,865	-	-	-	-	-	-	-	708,865
Total Fund Balances	\$ 708,865	\$ 61,442	\$ 230,471	\$ 576,952	\$ 949,330	\$ -	\$ 72	\$ 2,536	\$ 2,529,667
Total Liabilities & Fund Balance	\$ 849,181	\$ 61,442	\$ 230,471	\$ 579,554	\$ 949,330	\$ -	\$ 1,036	\$ 359,173	\$ 3,030,187

Chapel Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 726,250	\$ 719,069	\$ 719,069	\$ -
Assessments - Direct Bill	21,364	14,116	14,116	-
Misc Income- Access Cards	-	-	120	120
Developer Contributions	-	-	3,900	3,900
Interest Income	5,000	2,083	3,771	-
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 752,615	\$ 735,269	\$ 740,977	\$ 4,020

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 5,000	\$ 3,600	\$ 1,400
FICA Expense	918	383	275	107
District Management	46,350	19,313	19,313	-
District Engineer	7,500	3,125	6,276	(3,151)
Disclosure Report	7,210	3,004	3,004	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	250	252	(2)
Assessment Roll	9,785	9,785	9,785	-
Auditing Services	4,150	1,729	-	1,729
Arbitrage Rebate Calculation	1,950	813	-	813
Public Officials Liability Insurance	3,027	3,027	3,162	(135)
Legal Advertising	1,500	625	449	176
Dues, License, & Subscriptions	175	175	175	-
Postage & Delivery	500	208	206	3
Copies	150	63	74	(12)
Office Supplies	150	63	-	63
ADA Website Compliance	2,000	2,000	1,538	463
Information Technology	1,461	609	609	(0)
District Counsel	15,000	6,250	5,848	402
Total General & Administrative	\$ 124,060	\$ 66,996	\$ 68,641	\$ (1,645)

Operations & Maintenance

Field Expenditures

Field Management	\$ 20,600	\$ 8,583	\$ 11,083	\$ (2,500)
Utility Services- Electric	15,000	6,250	2,639	3,611
Utility Services- Streetlights	125,000	52,083	37,237	14,846
Street Light Repair	10,000	4,167	-	4,167
Aquatic Maintenance	25,000	10,417	13,220	(2,803)
General Liability Insurance	3,585	3,585	3,214	371
Property Insurance	16,500	16,500	14,803	1,697
Landscape Maintenance	177,600	74,000	88,800	(14,800)
Field Repairs & Maintenance	15,000	6,250	11,106	(4,856)
Holiday Decorations	5,000	2,000	2,332	(332)
Irrigation Maintenance	10,000	4,167	3,651	516
Landscape Enhancements & Replacement	35,000	14,583	-	14,583
Field Contingency	10,000	4,167	24,268	(20,101)
Subtotal Field Expenditures	\$ 468,285	\$ 206,752	\$ 212,353	\$ (5,602)

Chapel Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Amenity Expenditures				
Utility Services- Electric	\$ 11,000	\$ 4,583	\$ 4,236	\$ 348
Utility Services- Water & Sewer	5,500	2,292	4,872	(2,580)
Amenity Access Management	10,000	4,167	4,167	0
Amenity Maintenance & Repair	15,000	6,250	3,750	2,500
Janitorial Services & Pet Waste Stations	19,080	7,950	6,000	1,950
Pool Service Contract	21,600	9,000	9,000	-
Security	33,683	14,035	14,358	(324)
Internet	3,000	1,250	925	325
Pest Control Services	1,808	753	1,415	(662)
Miscellaneous Contingency	15,000	6,250	5,822	428
Subtotal Amenity Expenditures	\$ 135,671	\$ 56,530	\$ 54,544	\$ 1,985
Total Operations & Maintenance	\$ 603,956	\$ 263,281	\$ 266,898	\$ (3,616)
Total Expenditures	\$ 728,016	\$ 330,277	\$ 335,539	\$ (5,261)
Excess (Deficiency) of Revenues over Expenditures	\$ 24,599		\$ 405,438	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (24,599)	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ (24,599)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 405,438	
Fund Balance - Beginning	\$ -		\$ 303,427	
Fund Balance - Ending	\$ -		\$ 708,865	

Chapel Creek

Community Development District Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 350	\$ 350
Total Revenues	\$ -	\$ -	\$ 350	\$ 350
Expenditures:				
Bank Fees	\$ 500	208	\$ 205	\$ 3
Capital Outlay	10,000	4,167	-	4,167
Total Expenditures	\$ 10,500	\$ 4,375	\$ 205	\$ 4,170
Excess (Deficiency) of Revenues over Expenditures	\$ (10,500)		\$ 145	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 24,599	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 24,599	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 14,099		\$ 145	
Fund Balance - Beginning	\$ 101,431		\$ 61,297	
Fund Balance - Ending	\$ 115,530		\$ 61,442	

Chapel Creek

Community Development District

Debt Service Fund Series 2006

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments /Other Income	\$ 199,058	\$ 196,402	\$ 196,402	\$ -
Interest	-	-	1,452	1,452
Miscellaneous Income	-	-	-	-
Total Revenues	\$ 199,058	\$ 196,402	\$ 197,854	\$ 1,452
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)		\$ 147,667	
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)		\$ 147,788	
Fund Balance - Beginning	\$ 290,845		\$ 82,684	
Fund Balance - Ending	\$ 289,528		\$ 230,471	

Chapel Creek
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Amended Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 303,366	\$ 299,313	\$ 299,313	\$ -
Assessment - Prepayments	-	-	-	-
Interest	5,000	2,083	5,781	3,698
Total Revenues	\$ 308,366	\$ 301,396	\$ 305,094	\$ 3,698
Expenditures:				
Interest - 11/1	\$ 93,094	\$ 93,094	\$ 92,684	\$ 409
Special Call- 2/1	-	-	5,000	(5,000)
Principal - 5/1	120,000	-	-	-
Interest - 5/1	93,094	-	-	-
Total Expenditures	\$ 306,188	\$ 93,094	\$ 97,684	\$ (4,591)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,179		\$ 207,410	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,179		\$ 207,410	
Fund Balance - Beginning	\$ 310,896		\$ 369,542	
Fund Balance - Ending	\$ 313,075		\$ 576,952	

Chapel Creek

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Direct	\$ 461,869	\$ 276,612	\$ 276,612	\$ -
Assessments - Lot Closings	-	-	-	-
Assessments - Prepayments	-	-	363,153	363,153
Interest	2,500	1,042	10,533	9,491
Total Revenues	\$ 464,369	\$ 277,654	\$ 650,298	\$ 372,644
Expenditures:				
Interest - 11/1	\$ 181,947	\$ 181,947	\$ 184,547	\$ (2,600)
Special Call - 11/1	-	-	415,000	(415,000)
Principal - 5/1	100,000	-	-	-
Interest - 5/1	181,947	-	-	-
Total Expenditures	\$ 463,894	\$ 181,947	\$ 599,547	\$ (417,600)
Excess (Deficiency) of Revenues over Expenditures	\$ 475		\$ 50,751	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 475		\$ 50,751	
Fund Balance - Beginning	\$ 226,159		\$ 898,579	
Fund Balance - Ending	\$ 226,634		\$ 949,330	

Chapel Creek
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Series 2006	Series 2021	Series 2024
Revenues			
Interest	\$ 3	\$ 15	\$ 529
Developer Contributions	-	-	704,708
Total Revenues	\$ 3	\$ 15	\$ 705,237
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ 1,520,677
Cost of Issuance Expense	-	-	-
Total Expenditures	\$ -	\$ -	\$ 1,520,677
Excess (Deficiency) of Revenues over Expenditures	\$ 3	\$ 15	\$ (815,440)
Other Financing Sources/(Uses)			
Transfer In/(Out)	\$ (121)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (121)	\$ -	\$ -
Net Change in Fund Balance	\$ (118)	\$ 15	\$ (815,440)
Fund Balance - Beginning	\$ 118	\$ 57	\$ 817,976
Fund Balance - Ending	\$ -	\$ 72	\$ 2,536

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	\$ 6,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 719,069
Assessments - Direct Bill	-	9,411	-	-	4,705	-	-	-	-	-	-	-	14,116
Misc Income- Access Cards	-	30	-	90	-	-	-	-	-	-	-	-	120
Developer Contributions	-	-	-	3,900	-	-	-	-	-	-	-	-	3,900
Interest Income	758	576	425	2,012	-	-	-	-	-	-	-	-	3,771
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 758	\$ 58,694	\$ 658,765	\$ 12,035	\$ 10,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 740,977
Expenditures:													
<u>General & Administrative:</u>													
Supervisors Fees	\$ 600	\$ 600	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	46	46	61	61	61	-	-	-	-	-	-	-	275
District Management	3,863	3,863	3,863	3,863	3,863	-	-	-	-	-	-	-	19,313
District Engineer	709	2,826	-	2,741	-	-	-	-	-	-	-	-	6,276
Disclosure Report	601	601	601	601	601	-	-	-	-	-	-	-	3,004
Disclosure Software	3,500	-	-	-	-	-	-	-	-	-	-	-	3,500
Amortization Schedules	500	-	-	600	-	-	-	-	-	-	-	-	1,100
Trustee Fees	4,800	-	-	4,676	-	-	-	-	-	-	-	-	9,476
Property Appraiser Fee	-	-	-	-	252	-	-	-	-	-	-	-	252
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	75	-	-	-	-	-	-	-	206
Copies	-	1	-	73	-	-	-	-	-	-	-	-	74
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
ADA Website Compliance	1,538	-	-	-	-	-	-	-	-	-	-	-	1,538
Information Technology	122	122	122	122	122	-	-	-	-	-	-	-	609
District Counsel	2,749	3,099	-	-	-	-	-	-	-	-	-	-	5,848
Total General & Administrative	\$ 32,148	\$ 11,460	\$ 5,681	\$ 13,579	\$ 5,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,641
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 4,217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,083
Utility Services- Electric	517	473	685	515	450	-	-	-	-	-	-	-	2,639
Utility Services- Streetlights	7,154	7,154	7,659	7,669	7,602	-	-	-	-	-	-	-	37,237
Street Light Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Aquatic Maintenance	2,839	2,839	2,839	2,839	1,864	-	-	-	-	-	-	-	13,220
General Liability Insurance	3,214	-	-	-	-	-	-	-	-	-	-	-	3,214
Property Insurance	14,439	-	-	364	-	-	-	-	-	-	-	-	14,803
Landscape Maintenance	14,800	14,800	14,800	29,600	14,800	-	-	-	-	-	-	-	88,800
Field Repairs & Maintenance	4,008	791	713	5,594	-	-	-	-	-	-	-	-	11,106
Holiday Decorations	-	1,892	-	440	-	-	-	-	-	-	-	-	2,332
Irrigation Maintenance	3,651	-	-	-	-	-	-	-	-	-	-	-	3,651
Landscape Enhancements & Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Contingency	-	515	490	1,544	21,719	-	-	-	-	-	-	-	24,268
Subtotal Field Expenditures	\$ 52,339	\$ 30,180	\$ 28,902	\$ 50,282	\$ 50,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212,353

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	\$ 663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,236
Utility Services- Water & Sewer	271	647	653	1,003	2,298	-	-	-	-	-	-	-	4,872
Amenity Access Management	833	833	833	833	833	-	-	-	-	-	-	-	4,167
Amenity Maintenance & Repair	750	750	750	750	750	-	-	-	-	-	-	-	3,750
Janitorial Services & Pet Waste Stations	1,050	1,050	1,050	1,050	1,800	-	-	-	-	-	-	-	6,000
Pool Service Contract	1,800	1,800	1,800	1,800	1,800	-	-	-	-	-	-	-	9,000
Security	2,565	3,045	2,745	3,258	2,745	-	-	-	-	-	-	-	14,358
Internet	185	185	185	185	185	-	-	-	-	-	-	-	925
Pest Control Services	160	110	875	160	110	-	-	-	-	-	-	-	1,415
Miscellaneous Contingency	44	159	65	2,795	2,759	-	-	-	-	-	-	-	5,822
Subtotal Amenity Expenditures	\$ 8,525	\$ 9,375	\$ 10,107	\$ 12,594	\$ 13,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,544
Total Operations & Maintenance	\$ 60,863	\$ 39,555	\$ 39,009	\$ 62,876	\$ 64,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266,898
Total Expenditures	\$ 93,012	\$ 51,015	\$ 44,690	\$ 76,455	\$ 70,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335,539
Excess (Deficiency) of Revenues over Expenditures	\$ (92,253)	\$ 7,679	\$ 614,075	\$ (64,420)	\$ (59,642)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,438
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (92,253)	\$ 7,679	\$ 614,075	\$ (64,420)	\$ (59,642)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,438

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:	\$151,091
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:	\$433,631
Reserve Fund Balance:	\$433,631
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 E

Chapel Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments	\$	775,312.94	\$	211,764.00	\$	322,724.16	\$	1,309,801.10
Net Assessments	\$	728,794.16	\$	199,058.16	\$	303,360.71	\$	1,231,213.03

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	59.19%	16.17%	24.64%	100.00%
							O&M Portion	2006 Debt Service	2021 Debt Service	Total
11/5/25	06/01/2025-11/01/2025	\$7,903.95	(\$356.10)	(\$150.96)	\$0.00	\$7,396.89	\$4,378.45	\$1,195.90	\$1,822.53	\$7,396.89
11/13/25	11/01/2025-11/08/2025	\$31,669.99	(\$1,237.23)	(\$614.82)	\$0.00	\$29,817.94	\$17,650.19	\$4,820.86	\$7,346.89	\$29,817.94
11/19/25	11/09/2025-11/15/2025	\$28,328.30	(\$1,133.11)	(\$543.91)	\$0.00	\$26,651.28	\$15,775.74	\$4,308.88	\$6,566.66	\$26,651.28
11/25/25	11/16/2025-11/19/2025	\$19,524.92	(\$780.97)	(\$374.87)	\$0.00	\$18,369.08	\$10,873.24	\$2,969.85	\$4,525.99	\$18,369.08
12/05/25	11/20/2025-11/26/2025	\$1,089,157.04	(\$43,184.57)	(\$20,919.43)	\$0.00	\$1,025,053.04	\$606,761.50	\$165,726.94	\$252,564.59	\$1,025,053.04
12/10/25	11/27/2025-12/02/2025	\$66,099.89	(\$2,620.83)	(\$1,269.58)	\$0.00	\$62,209.48	\$36,823.77	\$10,057.81	\$15,327.90	\$62,209.48
12/18/25	INTEREST	\$0.00	\$0.00	\$0.00	\$763.28	\$763.28	\$451.81	\$123.40	\$188.07	\$763.28
12/18/25	12/03/2025-12/10/2025	\$25,673.33	(\$1,017.94)	(\$493.11)	\$0.00	\$24,162.29	\$14,302.43	\$3,906.47	\$5,953.39	\$24,162.29
01/09/26	12/11/2025-12/31/2025	\$10,722.19	(\$321.67)	(\$208.01)	\$0.00	\$10,192.51	\$6,033.27	\$1,647.89	\$2,511.35	\$10,192.51
02/11/26	01/01-2026-1/31/2026	\$10,168.41	\$0.00	\$0.00	\$0.00	\$10,168.41	\$6,019.01	\$1,643.99	\$2,505.41	\$10,168.41
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,289,248.02	\$ (50,652.42)	\$ (24,574.69)	\$ 763.28	\$ 1,214,784.20	\$ 719,069.41	\$ 196,402.00	\$ 299,312.78	\$ 1,214,784.20

99%	Net Percent Collected
\$16,428.83	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Clayton Property Group, Inc. 2026-01						
			Net Assessments	\$	464,970.16	\$446,148.61
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024
	10/1/25		\$9,410.77	\$9,410.77	\$9,410.77	\$0.00
	2/1/26		\$4,705.39	\$4,705.39	\$4,705.39	\$0.00
	3/1/26		\$276,612.14	\$276,612.14	\$0.00	\$276,612.14
	4/1/26		\$4,705.39	\$0.00	\$0.00	\$0.00
	9/1/26		\$169,536.47	\$0.00	\$0.00	\$0.00
			\$ 464,970.16	\$ 290,728.30	\$ 14,116.16	\$ 276,612.14