



# Chapel Creek

## Community Development District

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Timothy Fore, Chairman

Mitchell Sabanosh, Vice Chairperson

Erick Ramirez, Assistant Secretary

Sean White, Assistant Secretary

José Fernandez, Assistant Secretary

June 3, 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  
June 3, 2026  
11:30 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
    - 1. Consideration of Stantec Change Order
    - 2. Consideration of Proposals for Manhole Erosion Repair
      - i. Finn Outdoor
      - ii. Consolidated Land Services, Inc.
  - B. Aquatics
    - 1. Report
    - 2. Consideration of Tigris Proposal for Aquatic Services Renewal
    - 3. Consideration of Proposals for Aquatic Maintenance Services
      - i. Aquatic Weed Management, Inc.
      - ii. Focal Point (*To Be Provided Under Separate Cover*)
      - iii. Sitex Aquatics
  - C. Landscape Manager
    - 1. Report
    - 2. Consideration of RedTree Proposal for Palm Trimming near the Pool Area & Main Entrance
    - 3. Consideration of RedTree Proposal for Tree Trimming near Abbywood Lane
  - D. Field Manager
    - 1. Action Item List

2. Consideration of America's Swimming Pool Proposal for a Timer for the Pool Lights
  3. Ratification of America's Swimming Pool Proposal for Filter Grid Replacements
  4. Ratification of Blood Hound Proposal for Shade Structure
- E. Attorney
1. Consideration of Resolution 2026-10 Adopting an Alligator Nuisance Removal Policy
  2. Discussion of Revised Event License Agreement
- IV. Discussion Items
- A. General Election Qualifying Period
  - B. Revised Amenity Policies
  - C. Joint Traffic Enforcement Agreement
  - D. July 1, 2026 Form 1 Filing Deadline
- V. Business Administration
- A. Approval of Minutes of the April 1, 2026 Meeting
  - B. Number of Registered Voters in the District - 1,159
  - C. Consideration of Community XS Proposal for Website Management
  - D. Approval of Check Registers
    1. March 2026
    2. April 2026
  - E. April 2026 Balance Sheet & Income Statement
  - F. April 2026 Special Assessment Receipts Schedule
- VI. Supervisors' Requests and Audience Comments
- VII. Next Regularly Scheduled Board Meeting is Wednesday, July 1, 2026, at 6:30 p.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 A

# SECTION 1



# PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2026-1 Date 3 April 2026

“Stantec” Stantec Consulting Services Inc.  
Stantec Project # 238202105  
777 S Harbour Island Blvd., Suite 600, Tampa, FL 33602  
Ph: (813) 220-0481  
email: tyson.waag@stantec.com

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

Project Name and Location: Chapel Creek CDD

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

Change Order #2026-1 to be added to Task 2026

Total fees this Change Order	\$	5,000.00
Original agreement amount	\$	10,000.00
<b>Total Agreement</b>	<b>\$</b>	<b>15,000.00</b>

Effect on Schedule: none

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

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

**Stantec Consulting Services Inc.**

**Chapel Creek CDD**

Tyson Waag, PE, Project Manager  
Print Name and Title

\_\_\_\_\_  
Print Name and Title

Signature 

Signature \_\_\_\_\_

Date Signed: 05/05/2026

Date Signed: \_\_\_\_\_

Tonja Stewart, PE, Senior Project Manager  
Print Name and Title

Signature 

Date Signed: 05/05/2026

# SECTION 2

# SECTION i

# ESTIMATE

Finn Outdoor LLC  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
+1 (813) 957-6075



**Bill to**  
Chapel Creek CDD

**Ship to**  
Chapel Creek CDD

## Estimate details

Estimate no.: 2508  
Estimate date: 04/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Control Structure Maintenance</b>	Pond C1 Manhole - Excavate to expose separation(s), crack(s), or hole(s) which are allowing soil migration from around manhole vault structure. Repair from outside and/or inside as necessary with hydraulic cement and expanding grout. Restore land to grade with fill soil and sod to match surroundings.	1	\$3,200.00	\$3,200.00

**Total** **\$3,200.00**

## Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

# SECTION ii



Consolidated Land Services, Inc.

# Estimate

Mailing Address:  
 P.O. Box 2593  
 Dade City, FL 33526

Date	Estimate #
4/27/2026	00000517

Name / Address
Chapel Creek CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Manhole Erosion Repair

Description	Qty	U/M	Rate	Total
<p><b>Project: Manhole Erosion Repair</b>  <b>Location: Pond C1</b></p> <p>CLS, Inc. will begin work within the approved time of Notice to Proceed. Once Notice is approved, CLS, Inc. will begin to excavate damaged area by doing an exploratory dig to inspect and identify the underlying issues causing the failure to area of concern. CLS, Inc. will Install one (1) 12" to 24" pipe plug to restrict backflow of water, and pump down water within stormwater system for inspection of Stormwater pipe in order to evaluate condition. Once the type of damage is known, and whether the type of repair is nominal, CLS, Inc. will repair stormwater structure. If damage is substantial, CLS, Inc. will provide suggested repair options on how to properly correct and repair damage caused by undermining.</p> <p>*it is suspected that the joint between the outlet pipe and the manhole have separated, and/or there may be a hole/crack within the pipe.</p> <p>Once repair is achieved, CLS will then flush the system of settlement and debris to allow proper waterflow. CLS, Inc. will re-grade, backfill, compact and re-stabilize eroded areas in order to return to pre-existing design grade.</p> <p>Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement around perimeter.</p> <ol style="list-style-type: none"> <li>Mobilize</li> <li>Excavate damaged area</li> <li>Install one (1) pipe plug</li> <li>Inspect and identify underlying issue</li> <li>Provide nominal repair based on suspected damage</li> <li>Flush system to remove sediment and debris to allow proper waterflow</li> <li>Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade</li> <li>Re-vegetate with Sod</li> <li>De-mobilize</li> </ol> <p>*CLS will conduct an evaluation to determine if any additional damage has occurred to the Structure. In the event damage has been identified CLS will immediately notify Project Engineer, and Change Order may be provided for recommended repair upon request.</p>	1	ea	11,967.33	11,967.33

Initial:	<i>Continued on next page...</i>
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Consolidated Land Services, Inc.

# Estimate

Mailing Address:  
 P.O. Box 2593  
 Dade City, FL 33526

Date	Estimate #
4/27/2026	00000517

Name / Address
Chapel Creek CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Manhole Erosion Repair

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p> <p>*All payments under this Agreement shall be made in strict accordance with the Florida Prompt Payment Act (Section 218.70, Florida Statutes). Owner shall pay Contractor all undisputed amounts within 14 days after a proper invoice has been submitted, following requirements of the Florida Prompt Payment Act. Any payment not made within the timeframe specified in the Florida Prompt Payment Act shall accrue interest at the rate specified. The existence of a punch list shall not constitute a basis to withhold payment or dispute that any amount of payment is due.</p>				

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>
	<b>Total</b> <span style="float: right;"><b>\$11,967.33</b></span>

# SECTION B

# SECTION 2

**Contact Us**

**TIGRIS Aquatic Services LLC**  
14330 Carlson Circle  
Bldg J, Suite 4  
Tampa, Florida 33626  
ecroft@tigrisusa.com  
727-267-0279



**Quote: 334499**

Quote Date: 03/02/2026  
Expiration Date: 08/31/2026

**Bill To:**

CHAPEL CREEK CDD  
4530 Eagle Falls Place  
c/o Governmental Management Services  
Tampa, Florida 33619

**Customer: CHAPEL CREEK CDD**

35474 Crescent Creek Drive  
Zephyrhills, Florida 33541

Description	Unit Price	Qty	Amount
Aquatic Services - Annual Program 2026 SEPTEMBER RENEWAL  Contractor agrees to perform the following pond maintenance services on a Monthly basis: (16) Ponds  Core services:			
<ul style="list-style-type: none"> <li>· Floating Algae and Aquatic Weed Control</li> <li>· Water testing (pH and dissolved oxygen) as needed</li> <li>· Border Grass and Brush Control to Water's Edge</li> <li>· Post Treatment Report</li> </ul>	\$1,864.00	12	\$22,368.00
Aquatic Services - As Requested addendum to existing contract :  adding New Phase with Ponds #29 to ponds #44	\$1,192.08	12	\$14,304.96
Optional add-on services: (Pricing Available Upon Request) -Trash pickup -Submersed Vegetation Control -Fish stocking -Nutrient Mitigation -Mechanical Removal -Beneficial bacteria -Blue Dye Application			
Invoicing Details: TIGRIS will invoice customer in 12 equal installments Invoices will be sent via email on the 1st of the month			

**Deposit & Payment**

Deposit Required: \$0.00

**Summary**

Subtotal: \$36,672.96

**Deposit Due: \$0.00**

**Total: \$36,672.96**

### Terms & Conditions

**TERM AND TERMINATION:** The term of the Agreement for annual services and/or annual product as described above shall commence on the date when both parties have executed this Agreement and shall continue for twelve consecutive months (the "Initial Term"). Notwithstanding anything set forth herein to the contrary, either party may terminate this Agreement upon 30 days written notice to the other party; provided that in the event the Customer terminates this Agreement, the Customer must provide payment to TIGRIS Aquatic Services, LLC (TIGRIS) for all services rendered prior to the effective date of termination.

**AUTO RENEWAL TERMS: THIS AGREEMENT HAS AN AUTOMATIC RENEWAL CLAUSE.** Unless either party hereto provides the other party with written notice at least ninety (90) days prior to the end of the Initial Term or any subsequent renewal term, this Agreement shall automatically renew for subsequent additional terms, with each subsequent term having a duration equal to the Initial Term.

**PRICE INCREASE:** Following the initial term, the prices listed above can be increased by a percentage which shall not exceed five (5%) percent. TIGRIS may petition Customer at any time for an additional rate adjustment on the basis of extraordinary and unusual changes in the cost of operations that could not be reasonably foreseen by a prudent operator. New areas to be covered will be pro-rated to the program cost at the rates in effect at the time.

**PAYMENT:** All payments for services rendered under this contract are due within 30 days from the invoice date.

If payment is past due 60 days or more, TIGRIS reserves the right to postpone service until the total amount due, including finance charges, is paid in full. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection. Upon receipt of payment TIGRIS will inspect the service area; if conditions have changed significantly due to the interruption of service, additional fees will be incurred to return it to normal status.

**Non-Prevailing Wage Pricing:** The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

**VENDOR COMPLIANCE:** An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

**PROPERTY DAMAGE/LIMITATION ON CLAIMS:** Allegations of property damage resulting from the services rendered by TIGRIS must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. TIGRIS will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against TIGRIS must be filed within one (1) year from the date of termination of this Agreement.

**LIMITATION OF LIABILITY:** Neither party will be liable to the other party for any special, indirect, consequential, or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages. Customer hereby agrees to indemnify, defend and hold harmless TIGRIS from and against any and all liabilities, obligations, damages, penalties, fines, loss, awards, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees and costs), relating to any claim, action or proceeding initiated or threatened by a third party (collectively "Losses") incurred by or imposed upon TIGRIS as a result of Customer's negligence or intentional misconduct. TIGRIS hereby agrees to indemnify, defend and hold harmless the Customer from and against all Losses incurred by or imposed upon the Customer as a result of TIGRIS's negligence or intentional misconduct provided however that TIGRIS shall not be responsible for any Losses due in whole or in part to Customer's negligent acts or omissions.

**INSURANCE:** TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request.

**EQUIPMENT:** TIGRIS will furnish all labor, equipment, materials, supervision and taxes and has provided proper instruction of all safety measures to its personnel. TIGRIS is licensed and registered by the State of service for the use of aquatic herbicides.

**ENTIRE AGREEMENT:** This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. This agreement is based on current Federal, State and local rules and regulations. Any changes to these rules that affect how our operations are carried out may require changes to this Agreement. The property representative would be notified in writing in the event of any such changes. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

### Customer Approval

Customer Signature

Name

Date

# SECTION 3

# SECTION i

# ESTIMATE

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

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



## Bill to

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

## Estimate details

Estimate no.: 1747  
Estimate date: 04/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Scope of Work</b>	Monthly pond herbicide maintenance on 42 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	12	\$4,100.00	\$49,200.00
2.		<b>Larvicide Scope</b>	Monthly pond larvicide treatment to control midges (blind mosquitoes) on 2 ponds. Priced as \$/treatment.	12	\$2,475.00	\$29,700.00
					<b>Total</b>	<b>\$78,900.00</b>

## Note to customer

Thank you for your business!

Accepted date

Accepted by

# SECTION ii

3910 W Cleveland St  
 Tampa, FL 33609  
 813-733-8832  
 ryan@focalpointponds.com

Date 5/5/2026  
 Quote # 235  
 Customer ID  
 Valid Until 6/5/2026

**Customer**

Allen Bailey  
 Chapel Creek CDD  
 4530 Eagle Falls Pl  
 Tampa, FL 33619  
 407-460-4424  
 ABailey@gmscfl.com

**For Bodies of Water at:**

Chapel Creek Village  
 6405 Clifton Down Dr  
 Zephyrhills, FL 33541

Description	Amount
<b>MONTHLY OBSERVATION REPORTING</b>	\$2,400
<b>Primary Vegetation-Based Report</b> <ul style="list-style-type: none"> <li>Each month, pond specialists will transit the perimeter of the community's 44 ponds</li> <li>A visual inspection of all banks of ponds will be documented</li> <li>Formal report and recommendations of treatment will be created for CDD after monthly inspection</li> <li>Monthly reports will include notes and photos if needed regarding visual inspections. Recommended herbicide applications or other work is not included in the price.</li> <li>All quoted herbicide application prices will be valid for 14 calendar days due to the speed at which many plant species can grow.</li> </ul>	
<b>Secondary Infrastructure-Based Report</b> <ul style="list-style-type: none"> <li>Each month the team will inspect the infrastructure of 4 rotating ponds</li> <li>Infrastructure inspections may include items such as weirs, control structures, and erosion</li> <li>Recommendations and estimates from infrastructure reports can be carried out by Focal Point Ponds at quoted rates.</li> </ul>	

**Terms and Conditions**

- Contract will be billed monthly and will have a 12 month term.
- Payment for first month is due at signing of contract. All subsequent payments will be invoiced at time of inspection.
- All card transactions incur a 3.5% merchant fee.
- Payments are due upon receipt of invoice. Any payment that is not received within ten (10) days of the invoice date is subject to a \$25.00 late fee plus interest (18% annual rate or the maximum amount allowed by law) to be calculated on the total amount past due. All returned checks will be charged a \$25.00 handling charge.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

For any questions or to proceed with the quote, please contact  
 Ryan Eck | 813-733-8832 | ryan@focalpointponds.com  
 Thank you for your business.



QUOTE

3910 W Cleveland St  
Tampa, FL 33609  
813-733-8832  
ryan@focalpointponds.com

Date 4/30/2026  
Quote # 233  
Customer ID  
Valid Until 5/30/2026

Customer

Allen Bailey  
Chapel Creek CDD  
4530 Eagle Falls Pl  
Tampa, FL 33619  
407-460-4424  
ABailey@gmscfl.com

For Bodies of Water at:

Chapel Creek Village  
6405 Clifton Down Dr  
Zephyrhills, FL 33541

Description	Amount
<b>PLANTING POND 1 - new development</b>	\$4,995
<ul style="list-style-type: none"> <li>Planting to include 950 bare root Pickerelweed and 950 bare root Arrowhead</li> <li>Planting includes four rows; two rows of each species around the bank on two-foot centers</li> <li>This planting installation job is for the spring of 2026</li> </ul>	
<b>PLANTING POND 11 - old development</b>	\$6,055
<ul style="list-style-type: none"> <li>Planting to include 1150 bare root Pickerelweed and 1150 bare root Arrowhead</li> <li>Planting includes four rows; two rows of each species around the bank on two-foot centers</li> <li>This planting installation job is for the spring of 2026</li> </ul>	
<b>PLANTING POND 14 - old development</b>	\$7,370
<ul style="list-style-type: none"> <li>Planting to include 1400 bare root Pickerelweed and 1400 bare root Arrowhead</li> <li>Planting includes four rows; two rows of each species around the bank on two-foot centers</li> <li>This planting installation job is for the spring of 2026</li> </ul>	

Subtotal	\$18,420.00
Other	\$0.00
<b>TOTAL</b>	<b>\$18,420.00</b>

Terms and Conditions

- Pond numbers are based on the attached CDD Pond Map provided to Focal Point Ponds.
- This is a special order and the contract cannot be cancelled once it has been signed and received.
- 50% non-refundable deposit is required at signing. Remaining balance due at completion of planting.
- Pricing is valid for 30 days and quote must be received by Focal Point Ponds for acceptance within that period.
- Focal Point Ponds agrees to use only EPA registered products approved for use, within the State of Florida, that have been shown to present a wide margin of safety for fish, waterfowl, and human life. All applicators are licensed by the State of Florida, as required by law.

- There is no specific start or end date for completion of the work listed on this contract. Due to the nature of our business, Focal Point Ponds will not be held liable for delays due to environmental, weather related, and/or supplier issues.
- Payments are due upon receipt of invoice. Any payment that is not received within ten (10) days of the invoice date is subject to a \$25.00 late fee plus interest (18% annual rate or the maximum amount allowed by law) to be calculated on the total amount past due. All returned checks will be charged a \$25.00 handling charge.
- If an outstanding balance is not paid as agreed, Focal Point Ponds may place a lien on the contracted property and/or place the account for collection. Focal Point Ponds shall be entitled to collect all costs associated with such action, including attorney's fees.
- All card transactions incur a 3.5% merchant fee.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

For any questions or to proceed with the quote, please contact  
Ryan Eck | 813-733-8832 | [ryan@focalpointponds.com](mailto:ryan@focalpointponds.com)  
Thank you for your business.

# SECTION iii



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

813.564.2322  
 www.sitexaquatics.com

# Aquatic Management Agreement

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

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

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

**Forty-Three (43) Waterways (63 Acres) at the Chapel Creek Community located in Zephyrhills, FL (see attached map)**

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

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


**Monthly Service Amount:** \$3,900.00  
**Total 1st year Lake Maintenance Cost:** \$46,800.00

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

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 06/01/26 thru 05/31/26 Agreement will automatically renew as per Term and Conditions:*

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

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

Accepted By	Date	 President, Sitex Aquatics llc.	Date
			05/04/2026

# Terms & Conditions

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

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

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

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

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

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

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

Sitex shall maintain the following insurance coverage and limits;

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

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

Proposal good for 60 days.

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

# CHAPEL CREEK CDD

HIDDEN CREEK BLVD  
ZEPHYRHILLS, FL 33541  
43 PONDS



# SECTION C

# SECTION 2



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**POOL AREA AND MAIN ENTRANCE**

**Palm Trimming Proposal**

**FOR**

**CHAPEL CREEK CDD**

Attention: Allen Bailey

April 1, 2026

**Scope of Work:**

- . Trim and boot (28) palms around the pool area and main entrance.
- . Includes labor, materials, hauling, debris removal and dumping fees.

**Price: \$1,960.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Authorization

Proposal submitted by Robert Johnson, Account Manager  
[rjohnson@redtreelandscape.com](mailto:rjohnson@redtreelandscape.com) / Cell phone: (727)-599- 3306

# SECTION 3



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**Behind 6715 Abbywood Lane**

**TREE TRIMMING PROPOSAL**

**for**

**CHAPEL CREEK CDD**

Attention: Allen Bailey - Field Manager GMS - Central Florida

May 4, 2026

**Scope of Work:**

Lift (2) trees 6 feet from the ground behind 6715 Abbywood Lane (shown in pictures below):



**Total Cost: \$800.00**

\_\_\_\_\_  
**Authorized Signature to Proceed**

\_\_\_\_\_  
**Date of Authorization**

**Proposal submitted by Robert Johnson, Account Manager**  
**rjohnson@redtreelandscape.com / Cell phone: (727)-599-3306**

# SECTION D

# SECTION 1

### Chapel Creek CDD Field Management Action Items List

Description	Vendor	Status	Proposal \$	Completion	Notes
<b>Completed</b>					
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.
Playground Barrier Peg Installed	GMS	Complete	NA	4/17/2026	Installed a playground peg in the barrier to help contain mulch and prevent it from falling out.
Sidewalk Repair	GMS	Complete	NA	4/17/2026	Several sidewalk sections near the amenity were identified as raised and have been ground down to eliminate trip hazards and ensure a smooth walking surface.
New Phase Pond Clean up	GMS	Complete	NA	4/17/2026	The ponds in the new phase experienced an increase in trash buildup, which has since been removed to restore cleanliness and appearance.
Area D3 Usage	GMS/Duke	Complete	NA	4/28/2026	The area may be utilized for an amenity such as a basketball court, subject to certain stipulations; however, a 100' x 100' portion must be maintained as an open play space unless a formal approval process is completed to modify this requirement.

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**In Progress/Review**

Pool Shade	Pro playground	In Progress			Installation date June 29, 2026. The pool will need to be closed Monday - Friday. It is recommended that a utility locate be performed in the area prior to any work.
Street Lights	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.
Pool Lights	ASP Pools	Under Review			The wiring controlling the pool lights is currently connected directly to the breaker. It is recommended that a timer be installed to ensure the lights operate on a consistent and desired schedule.

**Contacted Vendors**

Pool	ASP	Open			The vendor is managing the pool at a high level of professionalism. They have been highly attentive and responsive to the health inspector's requirements.
Landscape	RedTree	Open			The new vendor is in the process of becoming acclimated to the district's landscape. They have been maintaining the entire district effectively, and we will continue to work closely with them to ensure the district remains well-maintained.
Aquatics	Tigrus	Open			The district ponds are currently responding well to treatment. As temperatures rise, we anticipate potential algae blooms; however, we will ensure the vendor continues to manage treatments effectively.

# SECTION 2

**PROPOSAL**

ASP of Wesley Chapel  
 30021 Southwell Lane  
 Wesley Chapel, FL 33543  
 (813) 722-1665  
[wesleychapel@asppoolco.com](mailto:wesleychapel@asppoolco.com)  
[www.asppoolco.com](http://www.asppoolco.com)



**Service Address**

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

PROPOSAL#	DATE	TOTAL
PR-WES-0003061	04/17/2026	\$3,280.00

This Proposal Expires on 04/30/2026

REPAIR CODE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Service:</b> Service - Other <b>Frequency:</b> One Time	1.00	\$3,280.00	\$3,280.00

ADDITIONAL NOTES
Filter grid replacements

<b>Subtotal</b>	<b>\$3,280.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$3,280.00</b>

**SERVICE AGREEMENT**

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

**Client Approval**

Owner Signature :

Owner Name:

Signed by:  
  
 5890F33BC6AE4F4...

Timothy Fore

# SECTION 3





30021 Southwell Ln  
 Wesley Chapel, FL 33543  
 813-722-1665

**Quote #503545** 04/27/2026  
**OPEN**

**Stonebridge - Chapel Creek  
 CDD**  
 6405 Clifton Down Drive  
 Zephyrhills, Florida 33541

SERVICE ADDRESS  
 6405 Clifton Down Drive  
 Zephyrhills, Florida 33541

	QTY	PRICE	AMOUNT
<b>Intermatic 24-Hour 120V            Mechanical Time Switch, Spst, Type            3R Plastic Enclosure   T101P3</b> Intermatic 24-Hour 120V Mechanical Time Switch, Spst, Type 3R Plastic Enclosure   T101P3	1.0	\$375.00	\$375.00
<div style="display: flex; align-items: center;">   </div>			
<b>Electrical (misc)</b> Conduit, waterproof seal fittings, wiring	1.0	\$340.00	\$340.00
<b>Subtotal</b>			\$715.00
<b>Taxable Subtotal</b>			\$0.00
<b>Discount</b>			\$0.00
<b>Tax</b>			\$0.00
<b>TOTAL</b>			<b>\$715.00</b>

Quote is valid for 30 days.

# SECTION 4



**ESTIMATE**

Created Date 4/23/2026  
 Expiration Date 7/22/2026  
 Estimate Number 132940

Customer	Governmental Management Services	Name	Allen Bailey
Billing Address	4530 Eagle Falls Place Tampa, FL 33619 US	Email	abailey@gmscfl.com
Job Site Location	6405 Clifton Down Dr., Zephyrhills, FL, 33541		

Product	Invoice Description	Quantity	Sales Price	Total Price
Advantage Locate (hourly)	EM / GPR Locating (hourly rate)	2.50	\$264.00	\$660.00
Trip Charge	Trip Charge	1.00	\$89.00	\$89.00
Fuel Surcharge	Fuel Surcharge	1.00	\$35.00	\$35.00
<b>Grand Total</b>				<b>\$784.00</b>

**Scope of Work**

Customer SOW Customer is installing a shade structure by the pool.

BHUG SOW Customer has requested the following scope of work:

Locate all private utilities in an outside area that is approximately 100ftx30ft. Customer has provided an image that outlines the area to be marked. There are assumed irrigation and water/pool lines, but not certain. The customer has also requested there be no paint on the concrete area/pavers.

- All estimated values are subject to change (+/-) once the technician arrives on site and conducts a proper site assessment. A Not to Exceed amount can be provided upon request, this will increase the estimate.
- Client will only be invoiced for time needed to complete the stated SOW with a (2) TWO-HOUR MINIMUM plus trip charge where applicable. Customer is advised if less time onsite is required, invoicing will be reduced to no less than the minimum fee. Any additional time required on site to complete the task beyond the estimated/minimum time will be invoiced in 15-minute increments at the quoted hourly rate, upon customer approval.
- Estimated time onsite does not include time for any site-specific training, escorting or ingress / egress time which if required, shall be an additional billable charge up to and including exceeding the estimate.
- BHUG will attempt to locate public utilities to the best of our ability when requested, with the information provided. However, not having access to utility records, plans, maps or utility enclosures may be cause for some utilities to be unaccounted for, therefor it is always the customer responsibility to call 811.
- The performance of BHUG's services is limited to full and unobstructed access to include but not limited to mechanical rooms, manholes, hand holes, vaults, meter rooms, telecom rooms, fixtures (plumbing, electrical, communication), dispensers, fenced compounds, tanks and structures. It may be necessary to have parked vehicles or machinery moved to allow for a full scan and to access structures. Full cooperation from the on-site personnel is necessary to perform a complete survey.



## ESTIMATE

Created Date 4/23/2026  
Expiration Date 7/22/2026  
Estimate Number 132940

· Any available as-builts, engineered or other record drawings, if available, should be supplied to us prior to providing an estimate and commencement of field work. Any drawings supplied to us after the estimate has been delivered to the customer will require a mandatory review of the estimate and potential revisions to the scope of work and associated pricing.

· Blood Hound will utilize a variation of electromagnetic (EM) equipment to locate detectable underground facilities on site as indicated by client. The following equipment will be employed:

1. GPR equipment (varies by region and technician) when deployed on site in all orientations this device will be used to detect subsurface features on site. These targets could be point or lineal features.

2. Limitations exist with this equipment as soil conditions, utility composition and installation methods are all factors. The scope of work and site conditions will determine the overall usage of this equipment.

3. Customer is advised that limitations exist in locating undetectable materials like plastic or HDPE or C900 without traceable wire attached, transite or concrete pipes, or Plastic Force Sewer Mains. Utility depths will be provided however the depths are approximates only. Refer to the attached Limitations of Services Document.

· Customer is advised that Blood Hound utilizes water-based paint and flags to identify any discoveries onsite. If this is an issue, Blood Hound must be made aware of this when scheduling. The MSDS is available upon request.

· Estimate DOES NOT include the use of Robotic or Push/Pull Cameras for assistance in locating Sewer Lines or Laterals. These lines would attempt to be marked by EM/Rodder if possible or GPR. If lines are not able to be completely located, Blood Hound will arrow the direction of each line leaving a manhole.

### Client Deliverables Upon Completion of the Job

(Subject to site conditions and equipment used)

1. You will receive a PDF sketch showing the approximate, not-to-scale locations of designated utilities identified during the project.
2. You will receive a link to an interactive web version of the sketch that allows you to pan and zoom around the project area. This is not exportable.
3. Utilities will be painted and flagged in the field according to standard locating practices.
4. Site photographs of the work area and markings will be provided as permitted by site conditions.

· Quoted rates are exclusive to this estimate only.

· If the scope of work should change or is not accurately depicted within this estimate, please contact Blood Hound immediately for a revised estimate.

· This estimate is valid for 90 calendar days from date of issue.

*Blood Hound will use electromagnetic (EM) and ground-penetrating-radar (GPR) equipment to locate private underground utilities at site indicated by client. All findings will be marked according to APWA standard. Customer is responsible for calling 811 for locates of any public utilities. If the scope of work should change or is different than that listed on estimate, please call our office for a revised estimate. Unless expressly noted, Vacuum Excavation estimates do not include any of the following services: Permitting, Traffic Control, Restoration, Special Restoration, Special Backfill or Waste Disposal. If you need any of those services please call our office for a revised estimate. Blood Hound is not responsible for the condition of the pipes or structures before or after jetting/clearing service is performed. Unsatisfactory conditions could be present within the structure and any services may bring those deficiencies to light.*

Blood Hound  
Corporate Headquarters  
6500 Technology Center Dr., Suite 200  
Indianapolis, IN 46278



**ESTIMATE**

Created Date 4/23/2026  
Expiration Date 7/22/2026  
Estimate Number 132940

*In the event of inclement weather, if the client still requests for crew to arrive on site, then the client will be responsible for minimum charges even if no work is performed.*

Payment is due at the time of service, unless you already have an account with us. If you do have an account with us, payment terms are Net 30 days, unless otherwise stated in a pre-approved contract. To learn more, please call the office at 888-858-9830.

PRICE MAY VARY BASED ON ACTUAL TIME ON SITE. The above pricing is based only on the information supplied by the customer. If a site walk through has not been conducted, this may affect the price.

*If this is a prevailing wage job, please contact our office for a revised quote as this pricing does not reflect prevailing wage rates. If at some later date a project is determined to be a prevailing wage job, then any extra expense incurred by Blood Hound will be billed to the client.*

*The project estimate outlined in this specific proposal is valid for 90 days from the date of the proposal. Blood Hound reserves the right to review and adjust this estimate if client does not approve of the proposal within 90 days.*

Please send all POs / Contracts to [BHUGContracts@bhug.com](mailto:BHUGContracts@bhug.com).

We look forward to working with you.

By signing this Estimate the client acknowledges that they accept the scope of work listed on the estimate, as well as the service rates provided and are providing Blood Hound with a Notice To Proceed (NTP) for the listed Project. If the scope of work should change while the work is in progress, any changes will be documented on the technician's field notes and signed off on by the client. Signing this estimate also acknowledges that the client agrees to the terms and conditions as they relate to payment for services rendered.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_



## Terms, Conditions, and Limitations of Service

### *Corporate Location:*

6500 Technology Center Drive, Suite 200  
Indianapolis, IN 46278

Office # 888-858-9830  
Fax # 888-858-9829

<http://www.BHUG.com>

Blood Hound strives to provide quality and accurate locating services to its customers and uses several different methods and forms of equipment to locate private facilities but, due to the nature of the work, perfection is neither possible nor guaranteed. By retaining Blood Hound's services, the Customer acknowledges, understands, and agrees to be bound by the terms, conditions, and limitations in this document. These Terms, Conditions, and Limitations are a condition of Blood Hound's willingness to perform work for Customer.

### **Factors Impacting Reliability of Locating Services**

Factors beyond 's control can impact the effectiveness of Blood Hound's efforts, including but not limited to:

- **Target Utility Composition** – Electromagnetic (EM) locating is effective only if the target utility is composed of continuous conductive material. Plastic, concrete, clay, or other non-conductive materials cannot be located using EM techniques. In addition, some metals (for example, cast iron) are not highly conductive and some pipes are gasketed resulting in non-continuous conductive material, which makes locating using EM techniques difficult and potentially unreliable. Similarly for Ground Penetrating Radar (GPR), electrostatic reflectivity of a target will impact the effective identification. Lightweight target material, such as PVC, are generally more transparent to radio waves and will reflect a substantially smaller percentage of the radiated signal making effective interpretation more difficult. Some materials are completely transparent to radio waves and can only be identified if a conductive material (i.e. water) is contained within the target facility.
- **Shielding of Target Utility**– Unshielded lines directly buried in the soil (often water, sewer, and gas facilities) can be problematic to locate, especially for significant distance due to the continuous loss of transmitted signal directly to the ground. The greater the distance between the transmitter and the location point on an unshielded line, the more degraded the signal will be.
- **Conductive Pathway to Ground** – EM locating is accomplished by creating a complete circuit; the transmitted signal must be able to return to ground. An open circuit is generally much more difficult to locate since the circuit is not complete, and the emitted signal cannot return to ground resulting in an unreliable and inaccurate locate.
- **Depth** – For both EM and GPR locating, deeper facilities are inherently more difficult to locate due to the distance through the soil to the receiver at the surface. Similarly, shielding between the target utility and the receiver can affect the signal reception and create a loss of signal.
- **Subsurface Material / Soil Composition / Moisture Content**– Soil composition and subsurface material is the most important factor impacting the effectiveness of GPR. The more conductive the subsurface material, the less effective the GPR survey will be. GPR works best in sandy soils, and is least effective in heavy clay soils or where the subsurface material contains a large volume of highly conductive backfilled debris or material (i.e. metal scraps or slag sand). As a general rule, the smaller the particulate matter that the subsurface material is composed of, the greater the inhibiting effect on the GPR signal. Water, when combined with dissolved ions (salt) has an inhibiting effect on GPR signals, and signals can often not effectively penetrate saturated soil material, when the soil is slightly conductive. The addition of more water increases the conductivity of the soil and more significantly inhibits effective signal penetration.
- **Target Size** – The smaller the target facility, the lower the probability of successful identification of the target during a GPR survey. The smaller the target, the less of a signal that will be reflected, decreasing the probability of a positive identification of the subsurface target. As a general (but not absolute) rule of thumb, for every 1 foot of depth you must have 1 inch in diameter in order to be observable. For example, a 3" diameter pipe must be less than 3 feet below grade in order to be observable during a GPR survey.
- **Surface Materials and Obstructions** – The presence of surface metal, including vehicles, fences, and debris, can swamp other readings and prevent the identification of subsurface targets. In addition, the presence of rebar reinforcement within concrete can have a similar effect and prevent identification of other structures.

### **Customer Responsibilities**

- REGARDLESS OF THE SCOPE OF BLOOD HOUND'S WORK, CUSTOMER MUST COMPLY WITH AND FOLLOW THE APPLICABLE STATE'S ONE CALL LAW BEFORE BEGINNING EXCAVATION. HIRING BLOOD HOUND DOES NOT REPLACE CUSTOMER'S LEGAL OBLIGATION TO COMPLY WITH STATE LAW.
- Customer represents and warrants that it is the owner of the facilities that Customer is hiring Blood Hound to locate.
- Customer must provide Blood Hound with all information in its possession, custody, and control regarding the target facilities. This includes, but is not limited, all facility maps and prints (regardless of whether customer can guarantee the accuracy of such documents) and any anecdotal information regarding facility locations and paths. Providing all available information increases the likelihood of success of Blood Hound's locating efforts, and failing to disclose available information increases the likelihood that facilities will either be missed or mis-located.



- Customer must identify and provide Blood Hound access to any and all underground utility access points, including but not limited to manholes, hand holes, transformers, cleanouts, tracer wires, service entrances, electric switchgears, electric sectionalizing cabinets, electric meters, test valves, and test stations. Failing to identify known access point and/or failing to provide Blood Hound with access to those access points increases the likelihood that facilities with either be missed or mis-located.
- Customer understands that facility markings are not always precise, and Customer and any excavator utilized by Customer will expose all marked facilities prior to excavation, and will use soft excavation techniques anywhere within twenty-four (24) inches of a facility path marked by Blood Hound.
- Once markings are placed, Customer and any excavator utilized by Customer are responsible for ensuring that all marks are maintained and not destroyed or altered. If marks are destroyed or altered, Customer should contact Blood Hound for re-markings at an additional cost to Customer.
- If Customer or any excavator utilized by Customer believe any facility has been missed or mis-marked, Customer will immediately notify Blood Hound and cease all excavation activity until Blood Hound responds to the site.
- Customers will pay invoices within thirty (30) days of receipt, or such earlier time if agreed to by Customer and Blood Hound. If customer fails to do so, Customer is obligated to pay reasonable interest at a rate of 1.5% per month, and shall be responsible for all costs of collection that Blood Hound incurs, including collection agency fees, attorney fees, court costs, and any other costs of collection.

#### **Terms, Conditions, and Limitations**

- **DISCLAIMER OF LIABILITY:** THE COST OF REPAIRING DAMAGED FACILITIES CAN BE VERY SIGNIFICANT AND, DEPENDING ON THE SCOPE OF DAMAGE, CAN FAR EXCEED THE AMOUNT CUSTOMER IS PAYING BLOOD HOUND. DUE TO THE PRICE CUSTOMER IS PAYING BLOOD HOUND AND THE INHERENT LIMITATIONS ASSOCIATED WITH FACILITY LOCATING (INCLUDING BUT NOT LIMITED TO THOSE DISCUSSED ABOVE), CUSTOMER AGREES BLOOD HOUND WILL HAVE NO LIABILITY WHATSOEVER TO CUSTOMER OR ANY THIRD PARTY FOR ANY COSTS OR OTHER DAMAGES ASSOCIATED WITH A DAMAGED FACILITY, EVEN IF SUCH DAMAGE WAS ALLEGED TO HAVE BEEN CAUSED BY BLOOD HOUND'S OWN NEGLIGENCE. CUSTOMER UNDERSTANDS AND ACKNOWLEDGES THAT BLOOD HOUND WILL CONSIDER ENTERING INTO AGREEMENTS THAT DO NOT INCLUDE THIS DISCLAIMER OF LIABILITY, BUT AT AN INCREASED COST TO CUSTOMER. CUSTOMER'S AGREEMENT TO THIS DISCLAIMER WAS A CONDITION OF THE PRICE BEING PAID BY CUSTOMER FOR BLOOD HOUND'S WORK.
- **Alternative Limitation of Liability:** If and only if the above Disclaimer of Liability is determined by a court of competent jurisdiction to be unenforceable, then Blood Hound's maximum liability for any costs or other damages associated with or alleged to have resulted from a damaged facility will be THE LESSER OF: (1) the reasonable and customary cost of repairing such facility; or (2) the amount Customer paid to Blood Hound for the work at issue.
- **Ownership of Work Product:** Any work product, data, intellectual property and/or compilations created by Blood Hound ("Blood Hound Work Product") is and will remain the product of Blood Hound. Customer will not use any Blood Hound Work Product for any purpose other than for reference in the excavation activities for which Customer retained Blood Hound's services, and will not sell, assign, or otherwise transfer any Blood Hound Work Product to any third parties. Customer shall also, upon Blood Hound's request, destroy or promptly return any Blood Hound Work Product that remains in Customer's possession following completion of the excavation activities for which Customer retained Blood Hound's Services.
- **Governing Law and Choice of Venue:** Notwithstanding any choice of law rules to the contrary, these Terms and Conditions and any related documents shall be governed by and interpreted exclusively under Indiana law. Any legal action that involves or relates to any work performed for Customer by Blood Hound or that otherwise involves or relates to these Terms and Conditions shall be filed in the Circuit or Superior Court for Hamilton County, Indiana or the United States District Court for the Southern District of Indiana, if jurisdiction permits. Those courts will have the exclusive jurisdiction to hear such case, Customer agrees not to commence any action, suit or proceeding relating thereto except in such courts, and Customer irrevocably and unconditionally waives any objection to venue of any action, suit or proceeding arising out of these Terms and Conditions or the transactions contemplated hereby in the courts located in such jurisdictions, and hereby further irrevocably and unconditionally waives and agrees not to plead or claim in any such court that any such action, suit or proceeding brought in any such court has been brought in an inconvenient forum.



# SECTION E

# SECTION 1

**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 3RD DAY OF JUNE, 2026.**

**Attest:**

**Chapel Creek  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Assistant Secretary

\_\_\_\_\_  
Timothy Fore  
Chair of the Board of Supervisors

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## **Chapel Creek Community Development District Policy for Removal of Nuisance Alligators**

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### **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](mailto: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 2

# 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:

<b>Event Name</b>	
<b>Date</b>	
<b>Time (inclusive of set-up and clean-up)</b>	
<b>Location</b>	
<b>Description of Event</b>	

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 providing a service 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 that is providing a service during the Authorized Event. Commercial vendors that are not providing a service are not required to provide separate insurance.
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](mailto:rmcgrath@gms-tampa.com)

**To the Licensee:**  
6995 Abbywood Lane  
Zephyrhills, FL 33541  
[kfaucil109@gmail.com](mailto: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](mailto: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 (Requirement only applies to commercial vendors that are providing a service at the event).

# SECTION IV

# SECTION A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Chapel Creek Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; Ph: (727) 847-8162. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Chapel Creek Community Development District has two (2) seats up for election, specifically seats 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

# SECTION B

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**AMENITY FACILITY POLICY**

Amenity Facilities Located at:  
6405 Clifton Down Drive  
Zephyrhills, FL 33541

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## I. DEFINITIONS

“**Access Card**” shall mean that certain card issued and administered by the District that provides access to Amenity Facilities.

“**Amenity Facility**” or “**Amenity Facilities**” – shall mean the properties and areas owned by the District and intended for recreational use, including, but limited to, the Chapel Creek clubhouse and pool, playground, dog park, and shade structures together with their appurtenant facilities and areas.

“**Amenity Facility Policy**” or “**Policies**” – shall mean all Amenity Facility Policy of Chapel Creek Community Development District, as amended from time to time.

“**Board of Supervisors**” or “**Board**” – shall mean the Board of Supervisors of the Chapel Creek Community Development District.

“**District**” – shall mean the Chapel Creek Community Development District.

“**District Manager**” or “**District Staff**” – shall mean the professional management company, including its employees, staff and agents, contracted by the District to provide management services to the District and/or manage all Amenity Facilities within the District.

“**Non-Resident(s)**” – shall mean any person or persons who are not a Resident(s) of the District.

“**Non-Resident User**” – shall mean A Non-Resident who pays a Non-Resident User Fee to the District for use of the Amenity Facilities.

“**Non-Resident User Fee**” – shall mean the fee established by the District for a Non-Resident who wishes use the Amenity Facilities. The amount of the Non-Resident User Fee is set forth herein and is subject to change from time to time.

“**Patron**” or “**Patrons**” – shall include Residents, Non-Resident Users, and/or their guest(s) using the Amenity Facilities in a lawful manner and in accordance with this Amenity Facility Policy.

“**Property Owner**” – shall mean the person(s) holding legal title and ownership of a residential detached home within the District.

“**Renter**” – shall mean any tenant residing in a residential home within the District under a valid rental or lease agreement with the Property Owner that includes the Renter’s use of the Amenity Facilities.

“**Resident**” – shall mean any person, spouse or registered domestic partner of a person, and/or immediate family, including minor and/or dependent children, lawfully residing in a residential detached home within the District.

## II. HOURS OF OPERATION AND EMERGENCY CONTACT

**Hours:** The District Amenity Facilities are available for use by Patrons during normal operating hours. Operating hours shall be established and posted by the District. Normal operating hours for the District pool shall be from sunrise to sunset each day.

**Emergencies:** In the event of an emergency, first call 9-1-1. After contacting 9-1-1, all emergencies and injuries occurring at the Amenity Facilities must be reported to the office of the District Manager at (813) 994-1001.

## III. ENFORCEMENT AND AMENDMENT OF AMENITY FACILITY POLICY

The Board, the District Manager, and any designated District staff shall have authority to enforce these Policies. However, the District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interests of the District and its Patrons. A temporary waiver of any Policy by the District Manager shall not constitute a continuous, ongoing waiver of said Policy, and the District Manager shall have the right to enforce all of these policies at any time. The Board may amend this Amenity Facility Policy when necessary, from time to time.

This Amenity Facility Policy was adopted by the Board of Supervisors for the Chapel Creek Community Development District per Resolution 2026-\_\_08 on February 4, 2026 at a duly noticed public meeting.

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## IV. USE OF AMENITY FACILITIES IS AT PATRONS' OWN RISK.

Patrons lawfully on the premises of the Amenity Facilities are welcome to enjoy the Amenity Facilities at their own risk and pursuant to the District's rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Amenity Facilities or safety of the Patrons. Patrons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program. The District is not responsible for any injuries from the use of the Amenity Facilities or damage or theft of personal property.

## V. ACCESS CARDS

The District operates an access system for entry into the Amenity Facilities to ensure that only Residents, Non-Resident Users and/or their guests may use the Amenity Facilities. All Residents and Non-Resident Users will be required to sign thean included Amenity Facilities Access Registration Form as a condition for receiving their Access Card and accessing the Amenity Facilities.

- (1) Two (2) Access Cards ~~will to~~will be issued to each Property Owner upon request following the purchase of a residential detached home in the District or upon payment of the Non-Resident User Fee by a Non-Resident User. Proof of residence (Driver's License, State ID, utility bill or a vehicle registration) is required for Residents.
- (2) **Additional Access Card Fee.** There is a \$10.00 charge to replace any lost or stolen cards. Residents and Non-Resident Users may request an additional Access Card for family members sixteen (16) years of age and older at a cost of \$10.00 per Access Card. Renters are required to provide a copy of their lease to District Staff.
- (3) All Residents and Non-Resident Users must have and use their assigned Access Card to enter the Amenity Facilities. Access Cards must be physically present with the Resident or Non-Resident User at all times when using the Amenity Facilities, and must be presented upon request of District Staff at any time. Access Cards are only to be used by the Resident or Non-Resident User to whom they are issued.
- (4) All lost or stolen Access Cards should be reported immediately to the District Manager.

## VI. ANNUAL NON-RESIDENT USER FEE

Non-Resident Users may purchase an annual membership for use of the Amenity Facilities on a year to year basis. The Non-Resident User Fee is **\$1300.00 per year**, per family, payable in advance. The Non-Resident User is entitled to two (2) Access Cards for a family unit. The individual rate and the family rate are the same. Non-Resident User membership becomes effective upon the date full payment of the Non-Resident User Fee is received by the District. Annual renewal fees are due and payable on or before the expiration date of the prior term, and are subject to change from year to year based upon the costs of operation of the Amenity Facilities. Corporate or commercial memberships are not available for Non-Resident Users.

Due to the limited size and capacity of the Amenity Facility, the number of Non-Resident Users is limited to fifteen (15) at any time. The minimum age for Non-Resident Users is eighteen (18) years of age.

## VII. RENTERS

- (1) **Assignment from Property Owner.** Property Owners who rent or lease their residential detached home(s) in the District to Renters may assign their use rights to the Amenities Facilities to the Renters. Renters who are designated as the assigned beneficial users of the Property Owner's Amenity Facilities privileges shall be entitled to all the Property Owner's privileges for the term of the lease. Likewise, a Property Owner who makes such an assignment surrenders their Amenity Facility privileges for the entire period during which the Renters occupy the property. Renters must submit written copy of the lease and evidence of the assignment, if not included in the lease, to District Staff. To reinstate the Property Owner's Amenity Facilities privileges, the Property Owner must demonstrate to District Staff that the lease has expired and/or the tenants are no longer in possession of the property, and must obtain a new Access Card(s) at the same cost as a

replacement card. The Renter's Access Card will be deactivated upon the end of the lease term or abandonment of the leased premises, whichever occurs first.

- (2) **Payment of Annual Fee.** Unless the Property Owner's rights to use the Amenity Facilities are transferred to the Renter, or the Renter pays the Non-Resident User Fee and become a Non-Resident User, Renters are not permitted to use the Amenity Facilities. Renters who choose to pay the Non-Resident User Fee will have all the privileges of a Non-Resident User.
- (3) The Property Owner shall be responsible for all damages to District property caused by their Renters and any charges incurred by the Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the department of their Renters.
- (4) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time, and all policies applicable to the Amenity Facilities.

### VIII. GUEST POLICIES

- (1) Residents and Non-Resident Users shall at all times accompany their guests when using any Amenity Facility, and shall be responsible for any damages to District property caused by their guests.
- (2) ~~Minor~~ **Guest Policy for Amenity Facility.** Residents and Non-Resident Users are permitted to bring a maximum of two (2) guests to the pool area. Residents and Non-Resident Users are responsible for conduct of their guests at all times. Guests are required to comply with Amenity Policies at all times. Residents and Non-Resident Users must remain with their guests at all times. District Staff may request ID for identification purposes.

### IX. GENERAL FACILITY PROVISIONS

- (1) The District Manager shall approve all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at the Amenity Facilities, except the usage and rental fees established by the Board. The District Manager may authorize management-sponsored events and programs to better serve the Patrons, and may reserve any Amenity Facility for such events. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc.
- (2) Disregard for any Amenity Facilities rules or policies may result in suspension or expulsion from the facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
- (3) Patrons shall treat staff members with courtesy and respect. Patrons shall abide by and comply with all federal, state and local laws and ordinances while utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible complies with the same.

- (4) Users who cannot safely use the Amenity Facilities on their own must be accompanied by a responsible individual.
- (5) Dogs or other pets are not permitted at the clubhouse and pool area, with the exception of service animals as defined by Florida Statutes. Where service animals are permitted on the grounds, they must be leashed. The owner of a service animal is responsible for promptly cleaning up after the animal.
- (6) Alcoholic beverages are not permitted to be served or consumed on the Amenity Facilities premises, except for pre-approved private parties only.
- (7) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic.
- (8) Fireworks of any kind are not permitted on the Amenity Facilities or adjacent areas.
- (9) Only District Staff is allowed in the service areas of the Amenity Facilities.
- (10) Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, smoking and vaping are prohibited in most public places.
- (11) Off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Facility Amenities within District.
- (12) Skateboarding is not allowed on or at any Amenity Facilities, including parking lots.
- (13) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted at or on the Amenity Facilities.
- (14) The Amenity Facilities shall not be used for commercial purposes without approval of the District's governing Board of Supervisors. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- (15) No trespassing is allowed in designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.
- (16) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facility.
- (17) Outdoor grilling is prohibited at the Amenity Facilities unless at a District pre-approved special event or in a designated area.

- (18) Inflatable equipment, such as bounce houses, is not permitted at the Amenity Facilities unless specifically authorized by the District.

## **X. INDEMNIFICATION**

Each organization, group or individual using or reserving the use of the Amenity Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Amenity Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Patrons shall release all such parties from claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

## **XI. DAMAGE TO PROPERTY OR PERSONAL INJURY**

Any Patron or other person who makes use of the Amenity Facilities for any purpose whatsoever does so at his or her own risk, and shall hold the District, its officers, agents and employees harmless for any and all losses, costs, claims, injuries, damages or liability sustained or resulting from such use.

Patrons are solely responsible for personal property brought onto the Amenity Facilities. The District is not responsible for the loss or damage to any personal property used or brought onto the Amenity Facilities.

All Patrons using the Amenity Facilities are required to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. No person shall remove from the room in which it is placed or from the Amenity Facilities any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for any property damage and/or personal injury caused by them at the Amenity Facilities. The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

## **XII. POOL RULES**

- (1) All Patrons acknowledge that use of the pool is at their own risk. Posted at the District pool will be signage which reads: **"No lifeguard on duty – swim at your own risk."**

- (2) Swimming is permitted only during designated hours, as posted at the pool. Any person swimming during non-posted swimming hours may be suspended from using the facility and possibly all Amenity Facilities. Swimming after dusk is prohibited by the Florida Department of Health. Even during the designated swimming hours, Patrons swim at their own risk while adhering to swimming pool rules. Showers are required before entering the pools. Proper swim attire must be worn in the pool. No jeans or cutoffs will be allowed.
- (3) District pool availability may be limited in order to facilitate proper maintenance of the pool and surrounding area. The pool may be closed for various periods of time for maintenance and to maintain health code regulations. The District reserves the right to authorize all programs and activities at the Amenity Facilities.
- (4) All Residents and Non-Resident Users must use their assigned Access Card to enter the pool area. At any given time, a family may accompany a maximum of two (2) guests per adult present to the swimming pool.
- (5) Users who cannot safely use the pool facilities on their own must be accompanied by a responsible individual.
- (6) **Prohibited Behavior and Items.** Diving is strictly prohibited. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area. [Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.](#) No swinging on ladders, fences, or railings is allowed. Loud, profane, or abusive language is absolutely prohibited. No physical or verbal abuse will be tolerated. Pets (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted on the pool deck area inside the pool gates at any time. Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- (7) Pool entrances must be kept clear at all times. Pool furniture is not to be removed from the pool area and outside furniture is not to be brought into the pool deck area.
- (8) **No Food, Alcohol or Glass Containers in Pool Area.** Alcoholic beverages are not permitted in the pool area. All coolers and containers are subject to search by District Staff. No food (including chewing gum) is permitted in the pool or on the pool deck area.
- (9) The changing of diapers or clothes is not allowed in the pool area or on the tables. Any individual who is not reliably toilet trained, must wear a swim diaper, as well as a swim suit over the swim diaper.
- (10) **Pool Contamination.** If pool contamination occurs, the pool will be closed for such time as necessary to comply with Florida law. Pool water will be treated to kill the bacteria, if necessary. Any Patron who does pollute or contaminate the pool may be liable for any costs incurred in treating and reopening the pool and may be subject to suspension of privileges, at the District's discretion. Chemicals used in the pool for regular treatment or for contamination cleanup may affect certain hair or fabric colors, or cause minor eye irritation. The District is not responsible for these effects.

(11) No Patron should use the pool during inclement weather, especially when lightning and thunder is present.

(12) Aquatic Toys and Recreational Equipment. No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.

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### **XIII. SUSPENSION AND TERMINATION OF PRIVILEGES & APPEAL PROVISIONS**

(1) **Documentation of Violations.** The District Manager or other authorized agent shall record all violations, including repeat violations, on written incident reports, and shall include the date, time, name of the parties involved, and nature of the violation. The report shall be filed with or by the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws. If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

(2) A Patron's privileges at the Amenity Facilities may be suspended or terminated for the following non-exhaustive list of violations or behaviors:

- Submitting false information on the application for an Access Card.
- Permitting unauthorized use of an Access Card.
- Exhibiting unsatisfactory behavior or appearance.
- Failing to pay fees or assessments owed to the District in a proper and timely manner.
- Failing to abide by any provision of this Amenity Facility Policy.
- Treating the District Staff, supervisors, contractors, other representatives, or other Patrons in an unreasonable or abusive manner.
- Engaging in conduct that is improper or likely to endanger the welfare, safety or reputation of the District, other Patrons, the Amenity Facility, and/or District Staff.
- Damaging or destroying District property.
- Committing or allegedly committing a crime on District property.

(3) **Suspension of a Patron's Privileges by the District Manager.** The District Manager may at any time suspend a Patron's privileges to use the Amenity Facilities for committing any of the violations listed above, and/or when such action is necessary to protect the health, safety and welfare of other Patrons, or to protect the District's Amenity Facilities from damage. The District Manager shall follow the process below for suspension or termination of a Patron's privileges:

- a. Request the Patron to leave the Amenity Facilities immediately, temporarily suspend the Patron's privileges, and/or call local law enforcement for assistance if the Patron fails to comply with the request.
- b. Such temporary suspension shall be for a maximum of thirty (30) consecutive days.

- c. In determining the length of any suspension, the District Manager, shall take into account the nature of the conduct and any prior violations.

**(4) Appeal of Suspension or Revocation of Privileges by a Patron.**

- a. At least seven (7) days prior to any Board meeting where a longer suspension of Amenity Facility privileges will be considered by the Board, the District shall send written notice to the Patron's last known address informing the Patron of the suspension or revocation of privileges and stating the opportunity for the Patron to appeal the suspension or revocation at the next meeting of the Board.
- b. That Patron may appeal the suspension or revocation of privileges by appearing at the next meeting of the Board.
- c. At that Board meeting, the offending Patron shall be provided reasonable time to present statements and/or evidence and witnesses on the Patron's behalf, subject to any reasonable restrictions imposed by the Board.

**d. The Board shall then determine the appropriate action to be taken by taking into account the evidence, nature of the offense, and any prior violations. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension for or permanent termination of a Patron's privileges to use the Amenity Facilities.**

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**XIV. OUTDOOR SPACE RENTAL POLICY**

(1) **Purpose.** The District may permit the temporary rental and exclusive use of designated outdoor park spaces within the District. This policy establishes the procedures, conditions, and restrictions governing such rentals and incorporates by reference the included District's *Outdoor Park Space Rental Application and Indemnification and Waiver Form* ("**Rental Application**").

(2) **Eligible Area and Rental Period.** The District has designated the field located behind the amenity center for recreational rental use. The field rental is available on a daily basis and use is restricted to daylight hours. Indoor amenities and other outdoor spaces not expressly identified are not available for rental.

(3) **Availability.** Outdoor space availability is subject to District scheduling needs, maintenance operations, and community programming. District-sponsored events take precedence over all private rentals.

(4) **Application Requirements.** All applicants must submit a completed Rental Application. Applications must be submitted to the District Manager at least fourteen (14) days prior to the requested rental date. A reservation is not confirmed until the District Manager receives a

completed application, payment of the Rental Fee, and payment of the security deposit. Applicants are responsible for providing accurate information regarding the intended use, estimated attendance, rental duration, and any other details reasonably required by the District.

(5) **Rental Fees, Deposits and Payment.** The rental fee for use of the field is fifty dollars (\$50.00) per daily rental. A refundable security deposit in the amount of one hundred fifty dollars (\$150.00) is required. The District may retain all or part of the security deposit if damage occurs, if the rental space is not cleaned or restored to its pre-rental condition, if the rental period is exceeded, or if the applicant violates any District policies. All fees and deposits must be paid by check made payable to “Chapel Creek Community Development District” and delivered to District Staff at least fourteen (14) days before the reservation date. The security deposit will be refunded after inspection and verification that the rental space has been properly restored and all policies have been followed.

(6) **Rules and Restrictions.** Alcohol, bounce houses, inflatables, DJs, amplified sound, water slides, generators, and commercial or for-profit events are not permitted. Use of the field behind the amenity center after dark is prohibited. The applicant is responsible for restoring the rental space to its pre-rental condition to the satisfaction of the District. All renters and their guests must comply with the District’s Amenity Facilities Policies as they may be amended from time to time.

(7) **District Authority.** The District Manager or designee is authorized to approve or deny rental requests; to impose reasonable conditions necessary to protect District property and ensure safe use; and to immediately terminate a rental event for violations of this policy.

## **XV. NATURAL AREAS POLICY STATEMENT**

The following is the policy statement of the District regarding natural buffers or environmentally sensitive areas located in the District. This policy statement is consistent with the policies of other governments, including Pasco County and the State of Florida, as it relates to natural upland and wetland conservation/preservation areas, and may be amended by the Board from time to time.

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Any vegetation that dies or is damaged by storms or other “acts of God” is to remain in its existing configuration within these areas to fulfill its role in nature’s process.

Trees, within or immediately adjacent to these areas that have died and appear to pose a threat of falling and damaging an abutting property owner’s property may be addressed by the abutting property owner. The abutting property owner must initially contact the Pasco County Development Review Division or the Southwest Florida Water Management District (SWFWMD) to assess the threat. Any subsequent trimming and/or removal, if warranted/permitted by the appropriate governing entity shall be done at the expense of the abutting property owner. The goal is to prohibit or minimize disturbance to these areas.

In the event that a tree does fall or threatens to fall onto another’s property, that property owner has the right to cut back or “limb” the tree, as necessary to their individual property line. The rest

of the tree is to be left alone. Notwithstanding, removal of native vegetation within and immediately surrounding these areas is discouraged and may be restricted or prohibited by Pasco County, and ultimately the Southwest Florida Water Management District (SWFWMD) to protect the upland/wetland area or water body. Ultimately, no one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

**Chapel Creek Community Development District**

**Incident Report**

**Date of Incident:** \_\_\_\_\_ **Time of Incident:** \_\_\_\_\_ (am/pm)

**Party Involved:** \_\_\_\_\_ **Sex:** Male/Female

**Is this person 18 years or older?** Yes/No

**If not, name of Parent or Guardian:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Was local law enforcement called?** Yes/No

**Description of what happened (include location):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Names, phone numbers, and addresses of who witnessed the incident:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Immediately Suspended:** Yes/No

If yes, the reason: \_\_\_\_\_

**Recommendation:** \_\_\_\_\_

**Name of Staff Member writing this report:** \_\_\_\_\_

**Signature of Staff Member writing this report:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Chapel Creek Community Development District**

**Non-Resident User Application**

**Date of Application:** \_\_\_\_\_ **Date of Non-Resident User Fee Payment:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Alternate Phone Number:** \_\_\_\_\_

**Email Address(es):** \_\_\_\_\_

**Total Number of Immediate Family Members:** \_\_\_\_\_

**Names of Adult Members:** \_\_\_\_\_

\_\_\_\_\_

**Names of Dependent Children Aged 18-22 and Ages:** \_\_\_\_\_

\_\_\_\_\_

**Names of Minor Children and Ages:** \_\_\_\_\_

\_\_\_\_\_

**Emergency Contact Information:**

**Primary Emergency Contact:**

**Name(s):** \_\_\_\_\_ **Phone Number(s):** \_\_\_\_\_

By executing this application, I agree to abide and be bound by all terms and conditions of the Amenity Facility Policy, including, without limitation, the indemnity and release provisions set forth in the policy, and acknowledge that my use of the District Amenity Facility is at my own risk. I understand and acknowledge that I may access the Amenity Facility Policy online at the District website at any time or may request a paper copy from the District Manager. I further acknowledge that I have read or had the opportunity to read the Amenity Facility Policy prior to signing this agreement.

\_\_\_\_\_  
(signature)

By: \_\_\_\_\_  
(print name)

## Chapel Creek Community Development District

### Outdoor Park Space Rental Application and Indemnification and Waiver Form

Name of Applicant: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Street Address: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Rental Area: \_\_\_\_\_

Duration of Rental: \_\_\_ hours Intended Use: \_\_\_\_\_

Date of Rental: \_\_\_\_\_ Time: \_\_\_\_\_ to \_\_\_\_\_ Estimated Attendance: \_\_\_\_\_

#### ***Indemnification:***

I agree to indemnify, defend and hold harmless the Chapel Creek Community Development District (“**District**”), and its supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, officials, and contractors any and all liability, claims, actions, suits, liens, demands, costs, expenses, damages, penalties, fines, or losses of any kind, arising out of, or in any way related to, my use or rental of the District’s outdoor park spaces (“**Outdoor Amenity Areas**”). I understand that the District does not provide supervision of Outdoor Amenity Areas and is not responsible for the acts or omissions of my guests. Nothing herein shall be construed as a waiver of the District’s sovereign immunity or limits of liability under section 768.28, Florida Statutes.

#### ***Waiver and Release:***

In consideration for being permitted to rent and use the Outdoor Amenity Areas (“**Activity**”), I, the Applicant, on behalf of myself, my personal representatives, heirs, and assigns, hereby voluntarily agree to release, waive, forever discharge, indemnify, and hold harmless the District and its supervisors, staff, officers, employees, representatives, and agents from any and all claims, actions, damages, injuries, or losses arising out of or in connection with my participation in the Activity.

I acknowledge that outdoor activities inherently involve risks, including but not limited to uneven ground, weather conditions, insects, wildlife, heat exposure, and other natural conditions. I voluntarily assume all risks, known and unknown, associated with the Activity. I understand that the District is not responsible for personal property that is lost, stolen, or damaged during the Activity.

#### **Acknowledgements (please initial each):**

1. \_\_\_\_\_ Rentals apply ONLY to designated outdoor space. No indoor amenities are included.
2. \_\_\_\_\_ The reservation is not confirmed until both the completed application and the Rental Fee have been received by the District Manager.
3. \_\_\_\_\_ The rental duration includes set-up and clean-up. Standard Guest Policy applies outside the rental time.
4. \_\_\_\_\_ No alcohol, bounce houses, DJs, amplified sound, water slides, generators, or commercial events are permitted.

5. \_\_\_\_ A non-refundable Rental Fee will be charged for the rental. A check shall be made out to the "Chapel Creek Community Development District" and submitted to District Staff at least fourteen (14) days in advance of the reservation date or the date will be released. Cancellations made less than fifteen (15) days prior to the reservation date will forfeit the Fee. Notice of cancellation must be in writing.
6. \_\_\_\_ Additional fees may be assessed if the clean-up is incomplete, the event exceeds the reservation time or if damage occurs.
7. \_\_\_\_ At the conclusion of the rental period, I am responsible for restoring the rental space to the pre-rental condition to the satisfaction of the District.
8. \_\_\_\_ I have reviewed, fully understand, and agree to abide by the Amenity Facilities Policies.

**Certification:**

By signing below, I certify that I am the Applicant identified above, that I am at least eighteen (18) years of age, and that I have read, understand, and agree to be bound by all terms and conditions of this Outdoor Park Space Rental Application and Indemnification and Waiver Form, including the District's Amenity Facilities Policies as they may be amended from time to time. I further acknowledge that all information provided in this Application is true and correct.

Applicant Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**District Approval:**

Signature: \_\_\_\_\_  
Printed Name/Title: \_\_\_\_\_  
Date: \_\_\_\_\_



# Chapel Creek Community Development District

## Amenities Access Registration Form

Name: \_\_\_\_\_  
*(Resident listed on proof of residency)*

Residential Address: \_\_\_\_\_ **Zephyrhills FL 33541**  
*(Within Chapel Creek CDD) Street Address City State ZIP Code*

Mailing Address: \_\_\_\_\_  
*(If different from Residential) Street Address City State ZIP Code*

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Additional Resident(s): \_\_\_\_\_  
*(Using the amenities)*

### ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
*(Parent or Guardian if a minor)*

### RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Chapel Creek Community Development District.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
*(Parent or Guardian if a minor)*

### DISTRICT TEXT MESSAGING OPT IN:

**Check this box to receive text alerts from Chapel Creek Community Development District** Please note: By providing your phone number, you agree to receive text messages from Chapel Creek Community Development District. Message and data rates may apply. Message frequency varies. You may opt out at any time

### PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:

[amenityaccess@gmscfl.com](mailto:amenityaccess@gmscfl.com)

### OR MAIL TO:

Chapel Creek CDD  
Attn: Amenity Access  
219 E Livingston St  
Orlando, FL 32801

### FOR OFFICE USE ONLY:

Date Received: \_\_\_\_\_  
Date Issued: \_\_\_\_\_  
Token #: \_\_\_\_\_  
Lease Term End: \_\_\_\_\_  
*(For Renter(s) only)*

**ADDITIONAL INFORMATION REGARDING THE CDD:** <https://www.chapelcreekcdd.org/>

**CONTACT OUR OFFICE:** Phone: (689) 500-4540 / Email: [amenityaccess@gmscfl.com](mailto:amenityaccess@gmscfl.com)

**TO REPORT AMENITY POLICY VIOLATIONS:** Phone: (321) 248-2141

# 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, **April 1, 2026**, at 6:30 p.m. at the Microtel Inn & Suites by Wyndham Zephyrhills, 7839 Gall Blvd, Zephyrhills, Florida.

Present and constituting a quorum were:

Timothy Fore	Chairman
Mitchell Sabanosh	Vice Chairman
Sean White	Assistant Secretary
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 phone</i>	District Engineer
John	Tigris
RedTree Representatives	

*The following is a summary of the discussions and actions taken at the April 1, 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 6:31 p.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 audience members on Zoom. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Engineer**

Mr. Waag provided an update on the roadway depressions on Abbywood Lane that circle the sanitary manhole. He showed a proposal for potential costs. Mr. Waag spoke about getting the bond released from the developers to hand over control of the roadway to Pasco County. Mr. Robin will contact Highland. The developer should be held to repair.

*\*The Board took a recess at 6:38 PM due to lost quorum. The Board returned to the meeting at 6:39 PM.*

Mr. Waag noted he is attempting to contact residents on pond 16 about the erosion repair.

A Board member noted between 6903 & 6911 Gideon Circle, in the middle of the street there is a well-defined circle in the asphalt that is cracked. Looks like a depression might be forming. Mr. Waag will review the area.

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

Mr. Bailey noted there has been improved communication with Tigris. John from Tigris stated they have been working on the ponds. He is the clear point of contract. Mr. Sabanosh reiterated that he wants to stop the herbicide applications. Mr. Fore noted he would be interested in reviewing it down the road. John stated he would be available to meet with Board members to do a site review.

**C. Field Manager**

**1. Report**

Mr. Bailey reviewed the action items list which included pressure washing, replacing and repairing lights. There are seven additional lights that are out.

**2. Discussion of Conveyance Report**

Mr. Bailey stated the developer wants to convey additional areas to the District. The field team has reviewed it.

**3. Discussion of Pond & Landscape Map for New Phase**

Mr. Bailey discussed the landscape areas that would be a part of the conveyance. The top Northeast corner irrigation needs power. He will see if the developer had planned to install the irrigation control but if not, the CDD will have to do that. The Board wants to review the back

tract along the North section on page 14. Allen will review with the engineer about who is responsible for the area on page 18. Mr. McGrath will get with the HOA about this area and request fence approvals for this swale. Review with Counsel. There is a large dirt mound near a pond (page 19) that the developer should remove. Mr. Fore asked about looking into the streetlight plan for the new phase.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, Accepting the Conveyance subject to the notes mentioned in the field manager report and the removal of the dirt mound on Banbury Locke Dr, was approved 4-0.

Mr. Bailey reviewed a proposal from RedTree for palm trimming for \$1,960.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, the Proposal from RedTree for palm trimming for \$1,960, was approved 4-0.

Mr. Bailey reviewed a proposal from RedTree to add the maintenance of the new phase to the current contract for \$61,440.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, the RedTree proposal for the new phase for \$61,440, was approved 4-0.

Mr. Bailey reviewed a proposal from Tigris for the new phase for \$14,304.69. The total with both together will be \$36,672.69.

On MOTION by Mr. Fore, seconded by Mr. White, with all in favor, the Tigris Proposal for pond treatment in the new phase for \$14,304.69, was approved 4-0.

Mr. Ramirez spoke to RedTree about the positive things he has been seeing. He noted in regards to field, the peg at the playground needs to be replaced. The trees around the playground need to be reviewed. He noted at the corner of Coventry and Darlington there is a field and asked if there are any limitations the Board can impose on that field. Mr. McGrath will follow up on the

Duke lights. Mr. Sabanosh spoke about RedTree and liked some of things that were being done. He asked the landscapers if they can cut the grass a little higher and pointed out ant piles around the benches. He asked for Tigris not to spray the creek or the bridge on Coventry Field and Darlington Grove Dr.

**D. Attorney**

**1. Discussion of Event License Agreement**

Mr. Robin spoke about the updated event license agreement. This is the license agreement that Kara Fauci would be under. Mr. McGrath will speak with counsel about the insurance requirements in the vendor license agreement.

**2. Consideration of Resolution 2026-09 Adopting a Fishing Policy**

Mr. Robin and the Board discussed the fishing policy deciding to make all ponds fishable.

On MOTION by Mr. Fore, seconded by Mr. Sabanosh, with all in favor, Resolution 2026-09 adopting a Fishing Policy with edits: removing 1 and 2, so all ponds are allowed to fish, was approved 4-0.

**3. Consideration of Resolution 2026-10 Adopting an Alligator Nuisance Removal Policy**

This item was tabled to a future meeting.

**FOURTH ORDER OF BUSINESS**

**Discussion Items**

**A. Issues with Gator Trappers**

This item was tabled to a future meeting.

**B. Security Patrol Allowing Amenity Access to Residents**

Mr. McGrath will ensure that those who register for amenity access are informed that their access card expires at the end of their lease and that they are to send a renewed lease to management to regain access. He will send an email to the community reminding them of the process.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the March 4, 2026 Meeting**

Mr. McGrath presented the minutes from the March 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. Sabanosh, with all in favor, the Minutes of the March 4, 2026 Meeting, were approved 4-0.

**B. Consideration of Resolution 2026-11 Approving the Fiscal Year 2027 Proposed Fiscal Budget & Setting a Public Hearing to Adopt**

Mr. McGrath stated some homes that were on an admin rate will now be assessed the O&M portion also so an additional fee will be collected for these residents in FY27. About \$136K in additional assessments is to be collected for the District. There will be no proposed assessment increase with the community as a whole.

Mr. Fore asked about applying for grants through the state of Florida. The Board wants proposals again for aquatics and Supervisor Sabanosh would like his vendor included.

On MOTION by Mr. Fore, seconded by Mr. Ramirez, with all in favor, Resolution 2026-11 Approving the Fiscal Year 2027 Proposed Fiscal Year Budget & Setting a Public Hearing to Adopt the Budget on Wednesday, August 5, 2026 at 6:30 PM at the Microtel Inn in Zephyrhills, was approved 4-0.

**C. Approval of February 2026 Check Register**

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

**D. February 2026 Balance Sheet & Income Statement**

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

**E. February 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. Sabanosh, with all in favor, the February 2026 Check Register and Financial Reports, were approved 4-0.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Resident – Spoke about the playground being for children 10 and under and asked about putting in a basketball court. Mr. Fore noted they will be looking into additional options in the main field.

Mr. Ramirez - Janitorial, there was a glass bottle at the pool noticed multiple days in a row. Where do they service and are there sweeps? Mr. Bailey will review with janitorial.

Mr. Fore asked to reach out to the food truck people and recommend that they park the food trucks in the parking spaces further from the amenity center, closer to the road. How have the food trucks been doing? Mr. McGrath will look into it and see what the response is from all about food trucks as a whole and bring it back to the next meeting.

**SEVENTH ORDER OF BUSINESS**

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

Mr. McGrath stated that the next meeting will be held on May 6, 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. Ramirez, with all in favor, the meeting was adjourned at 8:47 p.m.

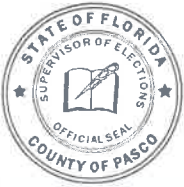
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION B



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

**1-800-851-8754**  
**[www.PascoVotes.gov](http://www.PascoVotes.gov)**

April 17, 2026

Nicole Viverito  
District Recording Secretary  
4530 Eagle Falls Pl  
Tampa FL 33619

Dear Nicole Viverito:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

• Asturia Community Development District	1,171
• Chapel Creek Community Development District	1,159
• Dupree Lakes Community Development District	1,324
• Estancia at Wiregrass Community Development District	1,997
• LakeShore Ranch Community Development District	1,398
• Mirada Community Development District	2,408
• Summit View Community Development District	279
• Summit View II Community Development District	2
• Terra Bella Community Development District	476
• Zephyr Ridge Community Development District	646

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

# SECTION C

# community<sup>xs</sup>

CommunityXS is a web content management system designed and developed for neighborhoods, communities, development districts, special purpose districts and homeowners' associations that enables managers, staff, and even board members, to create, modify, and remove content from the web. We realize there are some great commercial content management systems out there, but we think they're a little too complicated and our goal is to provide a simple, purpose-driven product specifically designed to meet the needs of a community.

## The Back-End

### A simple, easy-to-use web content management system.

If we were forced to say only one thing about CommunityXS, we'd say it's simple. A simple solution is easy to learn and easy to use. Purpose-driven solutions start with the user in mind. CommunityXS was built with input from dozens of Managers, and we continue to welcome the input.

### *With their help, we make a great product with awesome features.*

- **Simple** - The content management system is everything you need and nothing more. The interface is clean and consistent.
- **Easy** - We know you're not a developer. There are no short codes, plugins, modules, or add-ons. Most tasks take a few clicks.
- **Efficient** - Manage more than one site! That's right; if you manage more than one site, log in and make changes to all of them.
- **Intuitive** - Although we're happy to provide training, you're probably not going to need it. You'll know what to do within minutes.

The Back-End interface allows users to log on, add, edit and remove web content and documents that appear on the public facing interface.

## The Front-End

The content management system is only half of the solution. The public facing web site is just as important to the overall experience. The public facing interface is awesome!

- **It has a history of success.** CommunityXS is in use by many communities and the origins of the application framework date back to 2012. The application has served hundreds of communities over the years.
- **The design is clean and professional.** Presenting critical information is the primary mission of a CommunityXS site. A simple, straightforward, intuitive interface allows visitors to find what they need quickly.
- **The site is “Responsive”.** This is a term used to describe a web interface that’s capable of adapting to the size of the device being used to view the page. With limited display space, like on a phone, certain aspects of the site will change to accommodate the device.
- **It works without dependencies.** There are no client-side dependencies. All aspects of the site work regardless of the hardware or software on the device.
- **It’s highly accessible.** The public facing interface of a CommunityXS site is the most “Accessible” interface. Relative to competing technology, CommunityXS is superior. You won’t find an interface that works as well or goes to the extent to which a CommunityXS site accommodates users with assistive technology.
- **It’s maintained.** The public facing interface is routinely evaluated, with consideration for improved technology, implementation methods and best practices. All sites running on the CommunityXS platform benefit from the updates and improvements to the underlying code and presentation layer of the interface.
- **It’s customizable.** Custom colors and imagery are unique to each site. While the presentation of the public facing site is structured, many aspects of the site can be configured to provide visitors with a unique experience.

## Service Level Options:

Select from a suite of services. There are five services offered in different combinations.

Option:	A	B	C	D	E	F	G	H
	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting
		Site Evaluation	Site Evaluation	Site Evaluation	Site Evaluation	Email (5)	Email (5)	Email (5)
			Email (5)	Email (5)	Email (5)	Email DLP (5)	Email DLP (5)	
				Email DLP (5)	Email DLP (5)	Email Manager (1)		
					Email Manager (1)			
Monthly Total:	<b>\$80</b>	<b>\$120</b>	<b>\$195</b>	<b>\$245</b>	<b>\$270</b>	<b>\$230</b>	<b>\$205</b>	<b>\$155</b>

- Site Hosting – The monthly service fee that covers access to the application and hosting of the website.
- Site Evaluation – The monthly fee that pays for a quarterly accessibility evaluation of the website.
- Email – The monthly cost of a mailbox, typically for a Board of five people. The cost of a mailbox is \$15 a month.
- Email DLP (Data Loss Prevention) – The additional monthly cost of a more advanced plan that allows for the implementation of loss prevention policies. The cost is \$10.00 month in addition to the mailbox. If the service is selected, all mailboxes must utilize this service.
- Email Manager – The monthly cost of having an email manager who typically has administrative access to all mailboxes. The cost of an email manager is \$25 a month.

## Transition to CommunityXS:

**We typically create a site in less than four hours!**

If you're worried about the transition, don't be. It's very simple. It doesn't take too much time, and we do it all for you. In most cases, the community has an existing site from which we gather all the content, contacts and documents. We'll move the three most recent years of historical data.

The final step is to transfer and/or point the web address to the CommunityXS servers. This is a technical step and we're happy to handle it too.

# APPLICATION HOSTING AGREEMENT

## CommunityXS

IMPORTANT - READ CAREFULLY: This Application Hosting Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the hosting by Provider of the CommunityXS Content Management System. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

**1) Service Term:**

- a. The effective date of this Agreement shall be the earlier of either: (i) the date on which Customer is first notified by Provider of Service availability or (ii) the date on which Customer first logs on to Service. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party. Upon termination, Customer shall advise Provider as to the disposition of any Customer data that is stored as part of Service. A service charge may apply. In the event no disposition instructions are provided, or payment of the service charge is not made, any Customer data shall be deleted by Provider.

**2) Fees and Payments**

- a. Setup Fee: Not to exceed \$320.00.
- b. Service Fee: \$80.00 per month.
- c. Domain Name Registration: \$29.99 per year.
- d. Fees for the Service term and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- e. If payment is not made according to the terms of the invoice, Provider reserves the right to terminate service.

**3) Services:**

- a. Provider shall host a web content management system and delivery platform ("Software").
- b. Provider shall provide Customer with application-level access to Software via an internet Uniform Resource Locator (URL) together with a User ID and password. No direct access to server hardware, operating system, database management system or other system resources shall be provided.
- c. Provider shall store all Customer data created and managed by Software, including files, text and parameters; data shall be backed up on a separate storage system at regular intervals. The amount of storage and monthly network data transfer available to Customer shall not exceed two gigabytes (2GB) and one gigabyte (1GB) respectively, unless otherwise agreed in writing by Provider.

**4) Authorized Usage:**

- a. Customer agrees that access to Service shall be restricted to authorized agents.
- b. Customer shall use commercially reasonable efforts to protect User IDs and passwords.
- c. Customer agrees that authorized Provider support personnel may access system as required to diagnose and resolve technical issues.

**5) Service Level:**

- a. Service shall be always available to Customer unless maintenance or upgrades require the system to be unavailable.

**6) Limited Warranty:**

- a. Provider warrants that the Service will conform substantially with the Service Level for the term of the Service. Customer acknowledges that Provider does not warrant that the Service shall be uninterrupted or error-free.

**7) Customer Remedies:**

- a. Provider's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

**8) No Other Warranties:**

- a. Except for the Limited Warranty stated above, and to the maximum extent permitted by law, Provider disclaims all other warranties whether express or implied.

**9) Limited Liability:**

- a. It is expressly agreed that in no event shall Provider be liable for any damages whatsoever. The total liability of Provider to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, or resulting from use or inability to use the Service, from any cause or causes, including but not limited to loss of data, service interruption, negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the fees paid by Customer to Provider during the preceding three (3) months.

**10) Other Agreements:**

- a. This Agreement overrides all prior written and oral communications regarding the Service and sets out the entire agreement between Provider and the Customer.
- b. Supplemental Agreements for Consulting Service may extend the Services related to hosting the Software. Other agreements attached hereto include specific terms relating to other services and only apply during the term of this agreement.

**11) No Waiver:**

- a. Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

**12) Severability:**

- a. If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

**13) Law:**

- a. This Agreement shall be governed by the laws of the State of Florida, and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

**14) General:**

- a. Should you have any questions concerning this Agreement, or if you desire to contact Provider for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree with the terms and conditions of this Application Hosting Agreement:

Authorized Signature:	Printed Name:	Title:	Organization / Community / CDD / HOA	Date:
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## SUPPLEMENTAL AGREEMENT FOR WEBSITE ACCESSIBILITY CONSULTING SERVICE CommunityXS

IMPORTANT - READ CAREFULLY: This Supplemental Agreement for Website Accessibility Consulting Service ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Consultant") which covers the service by Consultant to perform a website accessibility audit and remediation. Consultant agrees to provide Service to Customer and Customer agrees to pay Consultant for Service subject to the following terms and conditions:

- 1) Engagement:**
  - a. Customer desires that Consultant conduct a website accessibility evaluation of a CommunityXS application-based web site.
  - b. Customer desires that Consultant remedy issues found during a website accessibility evaluation.
  - c. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party.
- 2) Fees and Payments**
  - a. Service Fee: \$40.00 per month.
  - b. Fees for the Services and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
  - c. If payment is not made according to the terms of the invoice, Consultant reserves the right to terminate Services.
- 3) Services:**
  - a. Consultant shall, pursuant to the terms of this Agreement perform a comprehensive website accessibility evaluation (the "Services") with respect to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI). The consultant shall use a variety of tools and software products to facilitate the website accessibility evaluation. The Consultant shall evaluate all website content using automated testing tools and shall manually evaluate each page by reading or otherwise visually inspecting all elements.
  - b. Consultant shall, pursuant to the terms of this Agreement, modify website code and content (the "Services") to conform to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI).
- 4) Performance:**
  - a. Conformance to the Web Content Accessibility Guidelines (WCAG) shall be measured and scored by automated accessibility audits generated by Lighthouse, an open-source website auditing suite developed and maintained by Google.
  - b. Consultant agrees to modify web code and content to reach an Accessibility score of one hundred (100); indicating all applicable automated audits are "Passed".
- 5) Service Frequency:**
  - a. Service shall be performed once per calendar quarter within five (5) days of the previous date of Service.
- 6) Authorized Usage:**
  - a. Customer agrees that authorized Consultant support personnel may access system as required to facilitate Services.
- 7) Errors and Omissions:**
  - a. Subject to the terms of this Agreement, the Customer shall not be prejudiced in any way by inadvertent errors or omissions made by Consultant in connection with this Agreement provided such errors and omissions are corrected promptly following discovery thereof. Upon the discovery of an error or omission, Consultant shall make all appropriate adjustments as soon as practicable to correct such error or omission.
- 8) Limitation of Liability**
  - a. It is expressly agreed that in no event shall Consultant be liable for any damages whatsoever. The total liability of Consultant to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Service or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, liability shall not exceed the fees paid by Customer to Consultant during the preceding three (3) months.
- 9) Customer Remedies:**
  - a. Consultant's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.
- 10) Supplemental Agreement:**
  - a. This Agreement supplements, and is automatically terminated upon termination of, the Application Hosting Agreement CommunityXS.
- 11) No Waiver:**
  - a. Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.
- 12) Severability:**
  - a. If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.
- 13) Law:**
  - a. This Agreement shall be governed by the laws of the State of Florida, and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.
- 14) General:**
  - a. Should you have any questions concerning this Agreement, or if you desire to contact Consultant for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree with the terms and conditions of this Consulting Service Agreement:

Authorized Signature:	Printed Name:	Title:	Organization / Community / CDD / HOA	Date:
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# HOSTED EMAIL SERVICE AGREEMENT

IMPORTANT - READ CAREFULLY: This Hosted Email Services Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the provision, resale and management by Provider of the Microsoft Exchange Platform. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

## 1) Services

- a. Hosted Email Services  
Provider shall provision and resell hosted email services based on Microsoft Exchange Online and related Microsoft 365 services ("Services") to Customer.
- b. Third-Party Platform  
Customer acknowledges that the Services are hosted and operated by Microsoft Corporation ("Microsoft") and are subject to Microsoft's technical architecture, features, availability, and limitations.
- c. No Modification of Microsoft Services  
Provider does not control and cannot modify the underlying Microsoft Exchange Online service, feature set, availability, or roadmap.

## 2) Microsoft Terms Apply

- a. Pass-Through Terms  
Customer agrees that its use of the Services is subject to and governed by the applicable Microsoft terms, including but not limited to:
  - Microsoft Product Terms
  - Microsoft Online Services Terms
  - Microsoft End User License Agreement (EULA)
  - Microsoft Privacy Statement(collectively, the "Microsoft Terms")
- b. Conflict of Terms  
In the event of a conflict between this Agreement and the Microsoft Terms, the Microsoft Terms shall control with respect to the Microsoft services.
- c. Acceptance Required  
Customer represents that it has reviewed and accepted the applicable Microsoft Terms or authorizes Provider to accept such terms on Customer's behalf as permitted under Microsoft's reseller framework.

## 3) Account Ownership and Administrative Access

- a. Tenant Ownership  
Unless otherwise agreed in writing, the Microsoft tenant is provisioned for Customer's exclusive use, and Customer retains ownership of its data.
- b. Administrative Rights  
Provider may retain administrative access solely for:
  - Provisioning and deprovisioning accounts
  - Billing and license management
  - Troubleshooting and support
- c. Data Access  
Provider does not access Customer email content except as required to provide support and only with Customer authorization or as required by law.

## 4) Billing and Payment

- a. Monthly Billing  
Customer shall pay Provider a monthly recurring fee based on the number and type of licenses provisioned. Fee schedule:
  - i. Exchange Online (Plan 1) - \$15.00 per month / per licensed user
    1. 50 GB primary mailbox (50 GB archive) and messages up to 150 MB
  - ii. Exchange Online (Plan 2) - \$25.00 per month / per licensed user
    1. 100 GB primary mailbox (1.5 TB archive) and messages up to 150 MB
    2. Built-in data loss prevention (DLP)
- b. Billing Cycle  
Fees are billed monthly in advance unless otherwise stated in writing.
- c. Pricing Changes  
Provider may adjust pricing with [30] days' written notice, including changes resulting from Microsoft price adjustments or licensing changes.
- d. Non-Payment  
Provider may suspend or terminate Services for non-payment.

## 5) Service Availability and Support

- a. Service Availability  
Service uptime, redundancy, and availability are provided by Microsoft in accordance with Microsoft's published service level commitments.
- b. No Independent SLA by Provider  
Provider does not offer a separate or additional service-level agreement beyond Microsoft's SLA.
- c. Support Scope  
Provider may provide:
  - i. First-line support
  - ii. License management
  - iii. Basic configuration assistance
  - iv. Issues beyond Provider's control may require escalation to Microsoft Support.

## 6) Data Privacy and Security

- a. Customer Data Ownership  
Customer retains all ownership rights to its data.
- b. Data Processing  
Microsoft acts as the data processor for the Services. Provider does not host Customer data.

## 7) Compliance

- a. Customer is responsible for determining whether the Services meet its regulatory or compliance obligations. (Florida CDD public records retention is governed by the Florida Public Records Law "Chapter 119").

**8) Acceptable Use**

- a. Acceptable Use Policy  
Customer agrees not to use the Services in violation of Microsoft's Acceptable Use Policy or applicable law.
- b. Suspension for Violations  
Violations may result in suspension or termination by Microsoft without notice to Provider.

**9) Term and Termination**

- a. Term  
This Agreement shall continue on a month-to-month basis unless terminated.
- b. Termination for Convenience  
Either Party may terminate with [30] days' written notice.
- c. Effect of Termination  
Upon termination:
  - i. Customer is responsible for exporting its data prior to termination
  - ii. Provider is not responsible for data loss after termination
  - iii. Microsoft may permanently delete data as per its retention policies

**10) Limitations of Liability**

- a. No Control Over Microsoft Services  
Provider is not liable for outages, data loss, or service disruptions caused by Microsoft.
- b. Limitation  
To the maximum extent permitted by law, Provider's total liability shall not exceed the fees paid by Customer to Provider during the preceding three (3) months.
- c. Excluded Damages  
Provider shall not be liable for indirect, incidental, consequential, or loss-of-business damages.

**11) Indemnification**

- a. Customer Indemnification  
Customer shall indemnify and hold Provider harmless from claims arising out of Customer's misuse of the Services or violation of Microsoft Terms.

**12) Relationship of the Parties**

- a. Independent Contractors  
The Parties are independent contractors. Nothing creates a partnership, agency, or joint venture.
- b. No Authority  
Provider has no authority to make representations or warranties on behalf of Microsoft.

**13) Governing Law**

- a. This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

**14) Entire Agreement**

- a. This Agreement constitutes the entire agreement between the Parties regarding the Services and supersedes all prior agreements or understandings.

I agree with the terms and conditions of this Hosted Email Service Agreement:

Authorized Signature:	Printed Name:	Title:	Organization / Community / CDD / HOA	Date:
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# SECTION D

# SECTION 1

# Chapel Creek Community Development District

## Summary of Check Register

March 1, 2026 to March 31, 2026

Fund	Date	Check No.'s	Amount
General Fund	3/10/26	733-738	\$ 16,551.68
	3/18/26	739-742	\$ 19,154.53
	3/30/26	743-744	\$ 21,558.07
		Total General Fund	\$ 57,264.28
Capital Reserve Fund			\$ -
		Total Capital Reserve	\$ -
General Fund- Auto pay	2/28/26		\$ 12,646.02
		Total General Fund	\$ 12,646.02
<b>Total Amount</b>			<b>\$ 69,910.30</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00079	3/01/26	ASP-0035	202603	330	53800	48400			*	1,800.00		
			POOL MAINT										
									AMERICA'S SWIMMING POOL CO			1,800.00	000733
3/10/26	00072	3/02/26	76	202603	310	51300	34000			*	3,862.50		
			MGMT FEES										
		3/02/26	76	202603	320	53800	12000			*	1,716.67		
			FIELD MGMT										
		3/02/26	76	202603	310	51300	35100			*	121.75		
			INFORMATION TECH										
		3/02/26	76	202603	310	51300	31300			*	600.83		
			DISS AGENT										
		3/02/26	76	202603	330	53800	34000			*	833.33		
			AMENITY MGMT										
		3/02/26	76	202603	310	51300	42500			*	35.45		
			COPIES										
		3/02/26	76	202603	310	51300	49000			*	115.00		
			MEETING ROOM										
		3/02/26	76	202603	310	51300	51000			*	.09		
			SUPPLIES										
		3/02/26	76	202603	310	51300	42000			*	132.33		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES			7,417.95	000734
3/10/26	00020	3/01/26	4461	202603	330	53800	48100			*	1,800.00		
			JANITORIAL										
		3/03/26	4468	202603	330	53800	49100			*	775.00		
			BATHROOM RPR										
									JAYMAN ENTERPRISES LLC			2,575.00	000735
3/10/26	00032	3/09/26	26008	202603	310	51300	43000			*	150.00		
			RENEWAL FEE										
									MIKE WELLS, PASCO COUNTY PROPERTY			150.00	000736
3/10/26	00063	2/28/26	12483324	202602	330	53800	34500			*	2,744.73		
			SECURITY										
									SECURITAS SECURITY SERVICES USA INC			2,744.73	000737
3/10/26	00073	3/01/26	4541890	202603	320	53800	47000			*	1,864.00		
			AQUATIC MAINT										
									TIGRIS AQUATIC SERVICES LLC			1,864.00	000738
3/18/26	00043	3/09/26	48906	202603	330	53800	48500			*	110.00		
			PEST CONTROL										
									ALL AMERICAN LAWN & TREE SPECIALIST			110.00	000739
									CHCR CHAPEL CREEK LPOPELKA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/18/26	00086	2/16/26	00000284	202602	320	53800	49100		EROSION RPR A	*	9,764.17		
		2/16/26	00000285	202602	320	53800	49100		RPR A	*	4,745.36		
CONSOLIDATED LAND SERVICES, INC											14,509.53	000740	
3/18/26	00087	2/06/26	1291	202603	330	53800	48400		TRANSFORMER FOR LIGHTS	*	650.00		
		2/10/26	1288	202602	330	53800	48400		FINAL PAYMENT	*	2,600.00		
HANLEY POOLS LLC											3,250.00	000741	
3/18/26	00025	3/06/26	2533246	202603	310	51300	31100		ENGINEERING SRVCS	*	1,285.00		
STANTEC CONSULTING SERVICES INC.											1,285.00	000742	
3/30/26	00031	10/08/25	27325	202510	320	53800	47300		IRRIGATION RPRS	*	805.00		
		10/09/25	27329	202510	320	53800	47300		IRRIGATION RPRS	*	2,845.57		
		1/22/26	28431	202601	320	53800	46200		JAN LANDSCAPE MAINT	*	14,800.00		
CARDINAL LANDSCAPING SERVICES											18,450.57	000743	
3/30/26	00019	3/19/26	28077	202602	310	51300	31500		ATTORNEY FEES	*	3,107.50		
STRALEY ROBIN VERICKER											3,107.50	000744	
TOTAL FOR BANK A											57,264.28		
TOTAL FOR REGISTER											57,264.28		

# SECTION 2

# Chapel Creek Community Development District

## Summary of Check Register

April 1, 2026 to April 30, 2026

Fund	Date	Check No.'s	Amount
General Fund	4/15/26	733-738	\$ 33,243.08
	4/30/26	739-742	\$ 42,827.85
		Total General Fund	\$ 76,070.93
Capital Reserve Fund			\$ -
		Total Capital Reserve	\$ -
General Fund- Auto pay		Duke Energy	\$ 8,878.60
		Pasco Water	\$ 685.97
		USA Tax	\$ 642.60
		Spectrum	\$ 192.86
		Total General Fund	\$ 10,400.03
<b>Total Amount</b>			<b>\$ 86,470.96</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/15/26	00043	3/03/25 40782	202603 330-53800-48500	PEST CONTROL	*	110.00	
ALL AMERICAN LAWN & TREE SPECIALIST							110.00 000745
4/15/26	00079	4/01/26 ASP-0036	202604 330-53800-48400	APRIL POOL MAINT	*	1,800.00	
AMERICA'S SWIMMING POOL CO							1,800.00 000746
4/15/26	00072	2/28/26 77	202602 330-53800-46000	RESTROOM HANDLES	*	165.00	
		2/28/26 78	202602 330-53800-46000	DOG PARK HOLE FILL IN	*	165.00	
		2/28/26 79	202602 330-53800-46000	FENCE RPR	*	605.00	
		2/28/26 80	202602 330-53800-46000	PRESSURE WASH PLAYGROUND	*	750.00	
		2/28/26 81	202602 330-53800-46000	LEANING STREET SIGNS	*	440.00	
		2/28/26 82	202602 330-53800-46000	SPEED LIMIT SIGN	*	330.00	
		2/28/26 83	202602 330-53800-46000	FENCE RPR	*	110.00	
		2/28/26 84	202602 330-53800-46000	ONE WAY SIGN	*	110.00	
		2/28/26 85	202602 330-53800-46000	PRESSURE WASH AMENITY	*	768.00	
		4/03/26 86	202604 310-51300-34000	MGMT FEES	*	3,862.50	
		4/03/26 86	202604 320-53800-12000	FIELD MGMT	*	1,716.67	
		4/03/26 86	202604 310-51300-35100	INFORMATION TECH	*	121.75	
		4/03/26 86	202604 310-51300-31300	DISS AGENT	*	600.83	
		4/03/26 86	202604 330-53800-34000	AMENITY MGMT	*	833.33	
		4/03/26 86	202604 310-51300-42500	COPIES	*	15.60	
		4/03/26 86	202604 310-51300-49000	MEETING ROOM	*	115.00	
		4/03/26 86	202604 310-51300-42000	POSTAGE	*	206.22	
GOVERNMENTAL MANAGEMENT SERVICES							10,914.90 000747
4/15/26	00020	4/01/26 4506	202604 330-53800-48600	DOG PARK MAINT	*	1,800.00	
JAYMAN ENTERPRISES LLC							1,800.00 000748
CHCR CHAPEL CREEK LPOPELKA							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/15/26	00088	3/23/26	207079	202603	320	53800	47100		STREETLIGHT RPR NEUWIRE INC	*	5,637.65	5,637.65	000749
4/15/26	00085	4/01/26	33808	202604	320	53800	47300		IRR RPRS REDTREE LANDSCAPE SYSTEMS LLC	*	77.25	77.25	000750
4/15/26	00063	3/31/26	12514583	202603	330	53800	34500		SECURITY SECURITAS SECURITY SERVICES USA INC	*	3,001.53	3,001.53	000751
4/15/26	00025	4/02/26	2544670	202604	310	51300	31100		ENGINEERING SRVCS STANTEC CONSULTING SERVICES INC.	*	1,057.50	1,057.50	000752
4/15/26	00019	1/23/26	27872	202512	310	51300	31500		ATTORNEY FEES STRALEY ROBIN VERICKER	*	2,734.00	2,734.00	000753
4/15/26	00073	4/01/26	4568996	202604	320	53800	47000		AQUATIC MAINT TIGRIS AQUATIC SERVICES LLC	*	1,864.00	1,864.00	000754
4/15/26	00050	3/25/26	8120232	202603	310	51300	32300		TRUSTEE FEES U.S. BANK	*	4,246.25	4,246.25	000755
4/30/26	00043	4/14/26	49531	202604	330	53800	48500		PEST CONTROL ALL AMERICAN LAWN & TREE SPECIALIST	*	160.00	160.00	000756
4/30/26	00033	4/29/26	51-BID-8	202604	330	53800	48450		POOL PERMIT FLORIDA DEPARTMENT OF HEALTH IN	*	280.00	280.00	000757
4/30/26	00085	3/01/26	33806	202603	320	53800	46200		3/01/26 33806 202603 320-53800-46201 3/01/26 33806 202603 320-53800-47300 4/01/26 33807 202604 320-53800-46200 4/01/26 33807 202604 320-53800-46201	*	12,125.00		
									GROUND MAINT	*		1,600.00	
									HORTICULTURE	*		810.00	
									IRR	*			
									GROUND MAINT	*		17,245.00	
									HORTICULTURE	*		1,600.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26		33807	IRR	202604	320	53800	47300		REDTREE LANDSCAPE SYSTEMS LLC	*	810.00	34,190.00	000758
4/30/26	00019	4/20/26	28299	202603	310	51300	31500		STRALEY ROBIN VERICKER	*	3,521.60	3,521.60	000759
4/30/26	00050	1/19/26	8041201	202601	310	51300	32300		U.S. BANK	*	4,676.25	4,676.25	000760
TOTAL FOR BANK A											76,070.93		
TOTAL FOR REGISTER											76,070.93		

CHCR CHAPEL CREEK LPOPELKA

# SECTION E

***Chapel Creek***  
***Community Development District***

***Unaudited Financial Reporting***  
***April 30, 2026***



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**Chapel Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2026**

	General Fund	Capital Reserve Fund	Series 2006 Debt Service Fund	Series 2021 Debt Service Fund	Series 2024 Debt Service Fund	Series 2021 Capital Projects Fund	Series 2024 Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>								
<b>Cash:</b>								
Operating Account	\$ 17,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,190
Capital Reserve Account	-	17,436	-	-	-	-	-	17,436
Due from Construction	3,900	-	-	-	-	-	261,300	265,200
Due from General Fund	-	-	4,986	7,599	-	-	-	12,585
Due from Debt Service	-	-	2,602	-	-	-	-	2,602
Truist CD- Utilities	21,537	-	-	-	-	-	-	21,537
Truist CD- Streets/Draining	43,416	-	-	-	-	-	-	43,416
<b>Investments:</b>								
State Board of Administration	615,982	25,838	-	-	-	-	-	641,820
<b>Series 2006</b>								
Reserve	-	-	19,885	-	-	-	-	19,885
Revenue	-	-	200,950	-	-	-	-	200,950
Prepayment	-	-	4,882	-	-	-	-	4,882
<b>Series 2021</b>								
Reserve	-	-	-	151,091	-	-	-	151,091
Revenue	-	-	-	426,364	-	-	-	426,364
Prepayment	-	-	-	1	-	-	-	1
Construction	-	-	-	-	-	1,041	-	1,041
<b>Series 2024</b>								
Reserve	-	-	-	-	433,631	-	-	433,631
Revenue	-	-	-	-	330,141	-	-	330,141
Prepayment	-	-	-	-	493,137	-	-	493,137
Interest	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	95,452	95,452
<b>Total Assets</b>	<b>\$ 702,024</b>	<b>\$ 43,274</b>	<b>\$ 233,306</b>	<b>\$ 585,054</b>	<b>\$ 1,256,909</b>	<b>\$ 1,041</b>	<b>\$ 356,752</b>	<b>\$ 3,178,360</b>
<b>Liabilities:</b>								
Accounts Payable	\$ 20,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,318
Accrued Expenses	6,942	-	-	-	-	-	-	6,942
FICA Payable	-	-	-	-	-	-	-	-
Contracts Payable	-	-	-	-	-	964	-	964
Retainage Payable	-	-	-	-	-	-	352,738	352,738
Due to Debt Service	12,585	-	-	2,602	-	-	-	15,187
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
<b>Total Liabilities</b>	<b>\$ 104,797</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,602</b>	<b>\$ -</b>	<b>\$ 964</b>	<b>\$ 356,638</b>	<b>\$ 465,001</b>
<b>Fund Balance:</b>								
<b>Nonspendable:</b>								
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-	-	-	-	-
<b>Restricted for:</b>								
Debt Service - Series 2006	-	-	233,306	-	-	-	-	233,306
Debt Service - Series 2021	-	-	-	582,452	-	-	-	582,452
Debt Service - Series 2024	-	-	-	-	1,256,909	-	-	1,256,909
Capital Projects - Series 2006	-	-	-	-	-	-	-	-
Capital Projects - Series 2021	-	-	-	-	-	77	-	77
Capital Projects - Series 2024	-	-	-	-	-	-	115	115
<b>Assigned for:</b>								
Capital Reserves	-	43,274	-	-	-	-	-	43,274
Unassigned	597,227	-	-	-	-	-	-	597,227
<b>Total Fund Balances</b>	<b>\$ 597,227</b>	<b>\$ 43,274</b>	<b>\$ 233,306</b>	<b>\$ 582,452</b>	<b>\$ 1,256,909</b>	<b>\$ 77</b>	<b>\$ 115</b>	<b>\$ 2,713,359</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 702,024</b>	<b>\$ 43,274</b>	<b>\$ 233,306</b>	<b>\$ 585,054</b>	<b>\$ 1,256,909</b>	<b>\$ 1,041</b>	<b>\$ 356,752</b>	<b>\$ 3,178,360</b>

**Chapel Creek**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 726,250	\$ 726,250	\$ 725,272	\$ (978)
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	2,917	9,508	-
Insurance Proceeds	-	-	-	-
<b>Total Revenues</b>	<b>\$ 752,615</b>	<b>\$ 743,283</b>	<b>\$ 752,916</b>	<b>\$ 3,042</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisors Fees	\$ 12,000	\$ 7,000	\$ 5,200	\$ 1,800
FICA Expense	918	536	551	(15)
District Management	46,350	27,038	27,038	-
District Engineer	7,500	4,375	8,619	(4,244)
Disclosure Report	7,210	4,206	4,206	0
Disclosure Software	-	-	3,500	(3,500)
Amortization Schedules	1,000	1,700	1,700	-
Trustee Fees	8,984	18,399	18,399	-
Property Appraiser Fee	250	250	402	(152)
Assessment Roll	9,785	9,785	9,785	-
Auditing Services	4,150	2,421	-	2,421
Arbitrage Rebate Calculation	1,950	1,138	-	1,138
Public Officials Liability Insurance	3,027	3,027	3,162	(135)
Legal Advertising	1,500	875	449	426
Dues, License, & Subscriptions	175	175	175	-
Postage & Delivery	500	292	544	(252)
Copies	150	88	126	(38)
Office Supplies	150	88	0	87
ADA Website Compliance	2,000	2,000	1,538	463
Information Technology	1,461	852	852	(0)
District Counsel	15,000	8,750	15,211	(6,461)
<b>Total General &amp; Administrative</b>	<b>\$ 124,060</b>	<b>\$ 92,991</b>	<b>\$ 101,454</b>	<b>\$ (8,463)</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 20,600	\$ 12,017	\$ 14,517	\$ (2,500)
Utility Services- Electric	15,000	8,750	4,846	3,904
Utility Services- Streetlights	125,000	72,917	52,384	20,533
Street Light Repair	10,000	5,833	5,638	196
Aquatic Maintenance	25,000	14,583	18,140	(3,557)
General Liability Insurance	3,585	3,585	3,214	371
Property Insurance	16,500	16,500	14,803	1,697
Landscape Maintenance	177,600	103,600	103,370	230
Field Repairs & Maintenance	15,000	8,750	11,271	(2,521)
Holiday Decorations	5,000	2,000	2,332	(332)
Irrigation Maintenance	10,000	5,833	7,726	(1,892)
Landscape Enhancements & Replacement	35,000	20,417	3,200	17,217
Field Contingency	10,000	5,833	24,268	(18,434)
<b>Subtotal Field Expenditures</b>	<b>\$ 468,285</b>	<b>\$ 280,618</b>	<b>\$ 265,708</b>	<b>\$ 14,911</b>

**Chapel Creek**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Amenity Expenditures</b>				
Utility Services- Electric	\$ 11,000	\$ 6,417	\$ 5,722	\$ 694
Utility Services- Water & Sewer	5,500	3,208	5,021	(1,812)
Amenity Access Management	10,000	5,833	5,833	0
Amenity Maintenance & Repair	15,000	8,750	15,172	(6,422)
Janitorial Services & Pet Waste Stations	19,080	11,130	7,800	3,330
Pool Service Contract	21,600	12,600	16,530	(3,930)
Security	33,683	19,648	20,104	(456)
Internet	3,000	1,750	1,311	439
Pest Control Services	1,808	1,055	1,795	(740)
Miscellaneous Contingency	15,000	8,750	12,666	(3,916)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 135,671</b>	<b>\$ 79,141</b>	<b>\$ 91,954</b>	<b>\$ (12,813)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 603,956</b>	<b>\$ 359,760</b>	<b>\$ 357,662</b>	<b>\$ 2,097</b>
<b>Total Expenditures</b>	<b>\$ 728,016</b>	<b>\$ 452,751</b>	<b>\$ 459,117</b>	<b>\$ (6,365)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 24,599</b>		<b>\$ 293,800</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ (24,599)	\$ -	-	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (24,599)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 293,800</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 303,427</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 597,227</b>	

**Chapel Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 591	\$ 591
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 591</b>	<b>\$ 591</b>
<b>Expenditures:</b>				
Bank Fees	\$ 500	292	\$ 287	\$ 5
Capital Outlay	10,000	5,833	18,327	(12,493)
<b>Total Expenditures</b>	<b>\$ 10,500</b>	<b>\$ 6,125</b>	<b>\$ 18,614</b>	<b>\$ (12,489)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (10,500)</b>		<b>\$ (18,023)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 24,599	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 24,599</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 14,099</b>		<b>\$ (18,023)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 101,431</b>		<b>\$ 61,297</b>	
<b>Fund Balance - Ending</b>	<b>\$ 115,530</b>		<b>\$ 43,274</b>	

# Chapel Creek

## Community Development District

### Debt Service Fund Series 2006

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments /Other Income	\$ 199,058	\$ 199,058	\$ 198,096	\$ (962)
Interest	-	-	2,593	2,593
Miscellaneous Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 199,058</b>	<b>\$ 199,058</b>	<b>\$ 200,689</b>	<b>\$ 1,631</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 50,188	\$ 50,188	\$ 50,188	\$ -
Interest Expense 5/1	50,188	-	-	-
Principal Expense 5/1	100,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 200,375</b>	<b>\$ 50,188</b>	<b>\$ 50,188</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,317)</b>		<b>\$ 150,501</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer Out	\$ -	\$ -	\$ (315)	\$ (315)
Transfer In	-	-	436	436
Cost of Issuance	-	-	-	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 121</b>	<b>\$ 121</b>
<b>Net Change in Fund Balance</b>	<b>\$ (1,317)</b>		<b>\$ 150,622</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 290,845</b>		<b>\$ 82,684</b>	
<b>Fund Balance - Ending</b>	<b>\$ 289,528</b>		<b>\$ 233,306</b>	

**Chapel Creek**  
**Community Development District**  
**Debt Service Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Amended Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 303,366	\$ 303,366	\$ 301,895	\$ (1,471)
Assessment - Prepayments	-	-	\$ -	-
Interest	5,000	2,917	\$ 8,700	5,783
<b>Total Revenues</b>	<b>\$ 308,366</b>	<b>\$ 306,283</b>	<b>\$ 310,594</b>	<b>\$ 4,312</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 306,188</b>	<b>\$ 93,094</b>	<b>\$ 97,684</b>	<b>\$ (4,591)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,179</b>		<b>\$ 212,910</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,179</b>		<b>\$ 212,910</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 310,896</b>		<b>\$ 369,542</b>	
<b>Fund Balance - Ending</b>	<b>\$ 313,075</b>		<b>\$ 582,452</b>	

**Chapel Creek**  
**Community Development District**  
**Debt Service Fund Series 2024**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 461,869	\$ 276,612	\$ 276,612	\$ -
Assessments - Lot Closings	-	-	-	-
Assessments - Prepayments	-	-	666,415	666,415
Interest	2,500	1,458	14,850	13,392
<b>Total Revenues</b>	<b>\$ 464,369</b>	<b>\$ 278,070</b>	<b>\$ 957,877</b>	<b>\$ 679,807</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 463,894</b>	<b>\$ 181,947</b>	<b>\$ 599,547</b>	<b>\$ (417,600)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 475</b>		<b>\$ 358,330</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 475</b>		<b>\$ 358,330</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 226,159</b>		<b>\$ 898,579</b>	
<b>Fund Balance - Ending</b>	<b>\$ 226,634</b>		<b>\$ 1,256,909</b>	

**Chapel Creek**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Series 2006	Series 2021	Series 2024
<b>Revenues</b>			
Interest	\$ 3	\$ 20	\$ 558
Developer Contributions	-	-	704,708
<b>Total Revenues</b>	<b>\$ 3</b>	<b>\$ 20</b>	<b>\$ 705,266</b>
<b>Expenditures:</b>			
Capital Outlay	\$ -	\$ -	\$ 1,523,127
Cost of Issuance Expense	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,523,127</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3</b>	<b>\$ 20</b>	<b>\$ (817,861)</b>
<b>Other Financing Sources/(Uses)</b>			
Transfer In/(Out)	\$ (121)	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (121)</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (118)</b>	<b>\$ 20</b>	<b>\$ (817,861)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 118</b>	<b>\$ 57</b>	<b>\$ 817,976</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 77</b>	<b>\$ 115</b>

**Chapel Creek**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 48,678	\$ 658,340	\$ 6,033	\$ 6,019	\$ 2,148	\$ 4,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725,272
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	1,800	1,994	1,942	-	-	-	-	-	9,508
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 758</b>	<b>\$ 58,694</b>	<b>\$ 658,765</b>	<b>\$ 12,035</b>	<b>\$ 12,525</b>	<b>\$ 4,142</b>	<b>\$ 5,997</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 752,916</b>

**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 600	\$ 600	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 5,200
FICA Expense	46	46	61	61	61	61	214	-	-	-	-	-	551
District Management	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	-	-	-	-	27,038
District Engineer	709	2,826	-	2,741	-	1,285	1,058	-	-	-	-	-	8,619
Disclosure Report	601	601	601	601	601	601	601	-	-	-	-	-	4,206
Disclosure Software	3,500	-	-	-	-	-	-	-	-	-	-	-	3,500
Amortization Schedules	500	-	-	600	-	-	600	-	-	-	-	-	1,700
Trustee Fees	4,800	-	-	9,353	-	4,246	-	-	-	-	-	-	18,399
Property Appraiser Fee	-	-	-	-	252	150	-	-	-	-	-	-	402
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	132	206	-	-	-	-	-	544
Copies	-	1	-	73	-	35	16	-	-	-	-	-	126
Office Supplies	-	-	-	-	-	0	-	-	-	-	-	-	0
ADA Website Compliance	1,538	-	-	-	-	-	-	-	-	-	-	-	1,538
Information Technology	122	122	122	122	122	122	122	-	-	-	-	-	852
District Counsel	2,749	3,099	2,734	-	3,108	3,522	-	-	-	-	-	-	15,211
<b>Total General &amp; Administrative</b>	<b>\$ 32,148</b>	<b>\$ 11,460</b>	<b>\$ 8,415</b>	<b>\$ 18,256</b>	<b>\$ 8,880</b>	<b>\$ 14,817</b>	<b>\$ 7,479</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 101,454</b>

**Operations & Maintenance**

**Field Expenditures**

Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 4,217	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,517
Utility Services- Electric	517	473	685	515	450	1,725	482	-	-	-	-	-	4,846
Utility Services- Streetlights	7,154	7,154	7,659	7,669	7,602	7,574	7,573	-	-	-	-	-	52,384
Street Light Repair	-	-	-	-	-	5,638	-	-	-	-	-	-	5,638
Aquatic Maintenance	2,839	2,839	2,839	2,839	1,864	1,864	3,056	-	-	-	-	-	18,140
General Liability Insurance	3,214	-	-	-	-	-	-	-	-	-	-	-	3,214
Property Insurance	14,439	-	-	364	-	-	-	-	-	-	-	-	14,803
Landscape Maintenance	14,800	14,800	14,800	14,800	14,800	12,125	17,245	-	-	-	-	-	103,370
Field Repairs & Maintenance	4,008	791	713	5,594	-	165	-	-	-	-	-	-	11,271
Holiday Decorations	-	1,892	-	440	-	-	-	-	-	-	-	-	2,332
Irrigation Maintenance	3,651	1,950	-	-	427	810	887	-	-	-	-	-	7,726
Landscape Enhancements & Replacement	-	-	-	-	-	1,600	1,600	-	-	-	-	-	3,200
Field Contingency	-	515	490	1,544	21,719	-	-	-	-	-	-	-	24,268
<b>Subtotal Field Expenditures</b>	<b>\$ 52,339</b>	<b>\$ 32,130</b>	<b>\$ 28,902</b>	<b>\$ 35,482</b>	<b>\$ 51,078</b>	<b>\$ 33,217</b>	<b>\$ 32,560</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 265,708</b>

**Chapel Creek**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Utility Services- Electric	\$ 866	\$ 796	\$ 1,151	\$ 760	\$ 663	\$ 663	\$ 823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,722
Utility Services- Water & Sewer	271	647	653	1,003	1,149	612	686	-	-	-	-	-	5,021
Amenity Access Management	833	833	833	833	833	833	833	-	-	-	-	-	5,833
Amenity Maintenance & Repair	750	750	750	750	4,193	4,379	3,600	-	-	-	-	-	15,172
Janitorial Services & Pet Waste Stations	1,050	1,050	1,050	1,050	1,800	1,800	-	-	-	-	-	-	7,800
Pool Service Contract	1,800	1,800	1,800	1,800	1,800	2,450	5,080	-	-	-	-	-	16,530
Security	2,565	3,045	2,745	3,258	2,745	3,002	2,745	-	-	-	-	-	20,104
Internet	185	185	185	185	185	193	193	-	-	-	-	-	1,311
Pest Control Services	160	110	875	160	110	220	160	-	-	-	-	-	1,795
Miscellaneous Contingency	44	159	65	2,795	2,759	6,405	440	-	-	-	-	-	12,666
<b>Subtotal Amenity Expenditures</b>	<b>\$ 8,525</b>	<b>\$ 9,375</b>	<b>\$ 10,107</b>	<b>\$ 12,594</b>	<b>\$ 16,237</b>	<b>\$ 20,556</b>	<b>\$ 14,560</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 91,954</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 60,863</b>	<b>\$ 41,506</b>	<b>\$ 39,009</b>	<b>\$ 48,076</b>	<b>\$ 67,315</b>	<b>\$ 53,773</b>	<b>\$ 47,120</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 357,662</b>
<b>Total Expenditures</b>	<b>\$ 93,012</b>	<b>\$ 52,965</b>	<b>\$ 47,424</b>	<b>\$ 66,331</b>	<b>\$ 76,196</b>	<b>\$ 68,590</b>	<b>\$ 54,599</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 459,117</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (92,253)</b>	<b>\$ 5,729</b>	<b>\$ 611,341</b>	<b>\$ (54,296)</b>	<b>\$ (63,671)</b>	<b>\$ (64,447)</b>	<b>\$ (48,602)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 293,800</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (92,253)</b>	<b>\$ 5,729</b>	<b>\$ 611,341</b>	<b>\$ (54,296)</b>	<b>\$ (63,671)</b>	<b>\$ (64,447)</b>	<b>\$ (48,602)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 293,800</b>

# Chapel Creek

## Community Development District

### Long Term Debt Report

<b>Series 2006A Special Assessment Bonds</b>	
Interest Rate:	5.500%
Maturity Date:	5/1/2038
Optional Redemption Date	5/1/2016
Bonds outstanding -09/30/2019	\$9,065,000
Optional Payment 6/1/2023	(\$3,705,000)
<b>Current Bonds Outstanding</b>	<b>\$5,360,000</b>

<b>Series 2021 Special Assessment Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$5,170,000</b>

<b>Series 2024 Special Assessment Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$6,340,000</b>

# SECTION F

**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
03/12/26	2/01/2026-2/28/2026	\$3,629.24	\$0.00	\$0.00	\$0.00	\$3,629.24	\$2,148.26	\$586.76	\$894.21	\$3,629.24
04/09/26	3/01/2026-3/31/2026	\$6,849.28	\$0.00	\$0.00	\$0.00	\$6,849.28	\$4,054.31	\$1,107.37	\$1,687.61	\$6,849.28
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 1,299,726.54</b>	<b>\$ (50,652.42)</b>	<b>\$ (24,574.69)</b>	<b>\$ 763.28</b>	<b>\$ 1,225,262.72</b>	<b>\$ 725,271.98</b>	<b>\$ 198,096.13</b>	<b>\$ 301,894.60</b>	<b>\$ 1,225,262.72</b>

<b>100%</b>	<b>Net Percent Collected</b>
<b>\$5,950.31</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Clayton Property Group, Inc. 2026-01							Net Assessments	\$	464,970.16	\$18,821.55	\$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
			<b>\$ 464,970.16</b>	<b>\$ 290,728.30</b>	<b>\$ 14,116.16</b>						<b>\$ 276,612.14</b>