

Chapel Crossings Community Development District

January 12, 2026

Agenda Package

Join Teams Meeting

Meeting ID: 264 978 305 919 0 **Passcode:** xT3aQ2Ws
Dial in by Phone: +1 646-838-1601 Conference ID: 420 638 272#

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

Manny Leon, Chairman
Dennis Armstrong, Vice Chairman
Elvis Garcia, Assistant Secretary
Kevin Lewis, Assistant Secretary
Chuck Berry, Assistant Secretary

Staff:

John Weaver, District Manager
Wesley Elias, District Manager
Daniel Lewis, District Counsel
Phillip Chang, District Engineer
Magda Ortiz, Amenity Manager
Howard Neal, Field Inspector Director
Sandra MacGregor, Accountant
Catalina Martinez, District Admin Assistant

REGULAR MEETING AGENDA

Monday, January 12, 2026 – 10:00 a.m.

TEAMS INFORMATION: [Join the meeting now](#) Meeting ID: 264 978 305 919 0 Passcode: xT3aQ2Ws
Dial-in by phone [+1 646-838-1601](tel:+16468381601) Phone conference ID: 420 638 272#

- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit Per Speaker**
- 3. Business Administration**
 - A. Consideration of Minutes from the Meeting held on December 15, 2025Page 3
 - B. Review of Financials and Check Register for November 2025.....Page 7
- 4. Staff Reports**
 - A. District Accountant
 - B. Landscape Report
 - i. Juniper Landscape Proposals.....Page 22
 - C. District Counsel
 - D. Aquatic ReportPage 32
 - E. District Manager
 - i. Updates on Supervisor Requests
 - F. Amenity Manager
- 5. Business Items**
 - A. Consideration of Electric RepairPage 40
 - B. Consideration of Janitorial ServicesPage 41
 - C. Discussion of Neighborhood Notice
 - D. Discussion of Traffic Enforcement <https://pascosheriff.com/traffic-complaint/>
- 6. Board of Supervisors' Requests and Comments**
- 7. Adjournment**

*The next workshop is scheduled for Wednesday, January 28, 2026, at 6:30 p.m.
The next regular Board meeting is scheduled for Monday, February 23, 2026, at 10:00 a.m.*

District Office:
Inframark C/O Chapel Crossings
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location:
Chapel Crossings Amenity Center
31438 Steam Coach Way
Wesley Chapel, FL 33545.

**MINUTES OF MEETING
CHAPEL CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Chapel Crossings Community Development District was held on Monday, December 15, 2025, at 10:14 a.m. at the Chapel Crossings Amenity Center, located at 31438 Steam Coach Way, Wesley Chapel, Florida 33545.

Present and constituting a quorum were:

Manny Leon	Chairperson
Dennis Armstrong	Vice Chairperson
Elvis Garcia	Assistant Secretary
Kevin Lewis	Assistant Secretary

Also present in person or via Teams and conference call were:

John Weaver	District Manager
Wesley Elias	Senior District Manager
Daniel Lewis	District Counsel (<i>via Teams call</i>)
Sandra MacGregor	Accountant (<i>via Teams call</i>)

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order and the roll was called. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held October 20, 2025, Workshop on October 22, 2025, and November 17, 2025, Regular Meeting

On MOTION by Mr. Armstrong, seconded by Mr. Lewis, with all in favor, the minutes of Workshop held on October 22, 2025, and regular meeting held on November 17, 2025, were approved as presented. 4-0

B. Review of Check Register for September 2025

A discussion ensued and it was announced that 85% was collected.

On MOTION by Mr. Armstrong, seconded by Mr. Lewis, with all in favor, the check register was 85% collected for September, and was approved as presented. 4-0

50 **C. Ratification of Resolution 2026-03; Adopting FY 2025 Budget Amendment**

51

52 On MOTION by Mr. Armstrong, seconded by Mr. Leon, with all in
53 favor, Resolution 2026-03; Adopting FY 2025 Budget Amendment
54 was ratified as presented. 4-0

55 **FOURTH ORDER OF BUSINESS Staff Report**

56 **A. District Accountant**

57 There being none, the next business item followed.

58 **B. Landscape Report**

59 A discussion ensued and LMP transitioned to Juniper effective on January 1, 2026. There
60 are two proposals pending and awaiting follow-up.

61 A sprinkler located near the dog park requires repair.

62 **C. District Counsel**

63 There being none, the next item followed.

64 **D. Aquatic Report**

65 Algae treatment was performed in December and site 18 had the most significant algae
66 bloom, which has since shown substantial improvement. The area will continue to be
67 monitored and treated as necessary.

68 **E. District Manager**

69 *i. Updates on Supervisor Requests*

70 Mr. Weaver announced the next Board meeting scheduled for January 12, 2026, at 10:00
71 a.m.

72 The Board requested that the POA and all Sub-HOAs from each neighborhood be present
73 at the workshop scheduled for January 28, 2026, at 6:00 p.m.

74 Board members will reach out to each subdivision to encourage attendance.

75 **F. Amenity Manager**

76 *i. Update from Dennis for Exterior Door Repairs*

77 *ii. Gym Floor Project Update*

78 Ms. Ortiz provided an update on the initial quote for door repairs, which was \$12,000.00.

79 Mr. Leon contacted Affordable Lock, which provided a proposal of \$2,300.00 for the
80 repairs. A deposit of \$1,100.00 was paid, with a credit of \$492.00 expected.

81 An update was provided regarding playground maintenance and the non-slip stripping on
82 the playground ladders require replacement.

89 FIFTH ORDER OF BUSINESS**Business Items****A. Resolution 2026-04; 2026 General Election**

90 A discussion ensued and the Board expressed its intent to approve continuing to work with
91 the Supervisor of Elections.

93 On MOTION by Mr. Leon, seconded by Mr. Armstrong, with all
94 in favor, Resolution 2026-04; 2026 General Election was adopted
95 as discussed. 4-0

97 B. Consideration of Resolution 2025-05; Removing and Redesignating New Treasurer

98 A discussion ensued.

99 On MOTION by Mr. Armstrong, seconded by Mr. Lewis, with
100 all in favor, Resolution 2026-05; Removing and Redesignating
101 New Treasurer as Stephen Bloom was adopted as discussed. 4-0

103 C. Consideration of Pool Maintenance Proposals

104 A discussion ensued regarding additional proposals will be forthcoming by Cooper and GPS
105 Pools. Both companies noted the presence of a sediment crack and advised that it is a seam in
106 the pool finish.

107 A discussion ensued on pool equipment and Inframark will power wash the equipment
108 located in the pool area.

110 D. Consideration of Affordable Lock Rod & Hinge Adjustment Proposal #297776366

112 On MOTION by Mr. Armstrong, seconded by Mr. Lewis, with
113 all in favor, the Affordable Lock Rod & Hinge Adjustment
114 Proposal #297776366 was approved as presented. 4-0

116 E. Review of Candidate Resume for Vacant Seat

117 The Board reviewed two resumes of candidates submitted, as Chuck Berry being present and
118 Nicole not in attendance.

119 After a brief discussion, the Board decided to proceed with appointing Chuck Berry to serve
120 the Board of Supervisors for Chapel Crossings CDD.

121 On MOTION by Mr. Armstrong, seconded by Mr. Leon, with all
122 in favor, appointing Chuck Berry to serve on Seat 2 on the Board
123 of Supervisors for Chapel Crossing CDD was approved as
124 discussed. 4-0

F. Review of Drafted Rules and Rates for Clubhouse & All Recreational Facilities

128 A discussion ensued and the Board directed Onsite Staff to make revisions.

G. Review of Draft Amenities Tenant Application

131 A discussion ensued and no further direction was provided.

H. Consideration of Temporary Construction Easement Agreement

133 The Board held discussion and resulted in a 2-2 split decision. Further discussion ensued
134 and revoted had taken place which became a 3-1 majority votes.

135
136 On MOTION by Mr. Leon, seconded by Mr. Lewis with Mr.
137 Garcia voting AYE and Mr. Armstrong voting NAY for
138 Temporary Construction Easement Agreement was approved as
139 discussed. 3-1

I. Discussion of New Clubhouse Hours

142 A discussion ensued.

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and
Comments**

146 Mr. Leon discussed the door repairs refund of \$492.00 will be requested from S&M
147 Doors for work performed.

148 A discussion ensued regarding pool maintenance. GPS Pools reported that six sand filter
149 O-rings are leaking. There is concern that routine upkeep may not be occurring. This
150 matter will be reviewed at the time of contract renewal.

151 A discussion ensued regarding standing water issues. Crown Development investigated
152 the standing water concern and confirmed that irrigation is not the cause.

153 A discussion ensued regarding fence ownership. The Board raised a question regarding
154 fence ownership and whether responsibility lies with the resident or the CDD. Further
155 clarification is needed.

SEVENTH ORDER OF BUSINESS Adjournment

157 There being no further business,

159 On MOTION by Mr. Armstrong, seconded by Mr. Leon, with all in
160 favor, the meeting was adjourned at 12:15 p.m. 4-0

164 Manny Leon
165 Chairperson

CHAPEL CROSSINGS
Community Development District

Financial Report

November 1, 2025

Prepared by



CHAPEL CROSSINGS

Community Development District

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CHAPEL CROSSINGS
Community Development District

Financial Statements

(Unaudited)

November 1, 2025

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND - SERIES		TOTAL
		2020		
ASSETS				
Cash - Checking Account	\$ 429,325	\$ -	\$ 429,325	
Cash in Transit	-	63,061	63,061	
Due From Other Funds	-	21,104	21,104	
Investments:				
Prepayment Account	-	100	100	
Reserve Fund	-	317,550	317,550	
Revenue Fund	-	193,590	193,590	
Deposits	15,682	-	15,682	
TOTAL ASSETS	\$ 445,007	\$ 595,405	\$ 1,040,412	
LIABILITIES				
Accounts Payable	\$ 8,182	\$ -	\$ 8,182	
Accrued Expenses	27,105	-	27,105	
Due To Other Funds	21,104	-	21,104	
TOTAL LIABILITIES	56,391		56,391	
FUND BALANCES				
Nonspendable:				
Deposits	15,682	-	15,682	
Restricted for:				
Debt Service	-	595,405	595,405	
Unassigned:	372,934	-	372,934	
TOTAL FUND BALANCES	\$ 388,616	\$ 595,405	\$ 984,021	
TOTAL LIABILITIES & FUND BALANCES	\$ 445,007	\$ 595,405	\$ 1,040,412	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 15,000	\$ 2,500	\$ 2,046	\$ (454)	13.64%
Interest - Tax Collector	-	-	128	128	0.00%
Special Assmnts- Tax Collector	1,517,237	303,447	262,238	(41,209)	17.28%
Special Assmnts- CDD Collected	24,125	17,428	17,428	-	72.24%
Special Assmnts- Discounts	(60,689)	(12,138)	(10,632)	1,506	17.52%
Other Miscellaneous Revenues	10,000	1,667	388	(1,279)	3.88%
TOTAL REVENUES	1,505,673	312,904	271,596	(41,308)	18.04%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	2,000	2,200	(200)	18.33%
FICA Taxes	918	153	168	(15)	18.30%
ProfServ-Arbitrage Rebate	600	600	1,800	(1,200)	300.00%
ProfServ-Engineering	15,000	2,500	770	1,730	5.13%
ProfServ-Legal Services	15,000	2,500	3,795	(1,295)	25.30%
ProfServ-Mgmt Consulting	40,000	6,667	6,667	-	16.67%
ProfServ-Trustee Fees	4,500	-	-	-	0.00%
ProfServ-Web Site Development	1,500	1,500	1,553	(53)	103.53%
Auditing Services	3,900	-	-	-	0.00%
Website Hosting/Email services	2,741	457	-	457	0.00%
Postage and Freight	500	83	2	81	0.40%
Insurance - Property	26,697	26,697	26,697	-	100.00%
Insurance - General Liability	3,244	3,244	3,244	-	100.00%
Insurance - Risk Management	2,654	2,654	2,654	-	100.00%
Printing and Binding	500	500	-	500	0.00%
Legal Advertising	2,500	833	-	833	0.00%
Misc-Assessment Collection Cost	30,345	6,069	5,032	1,037	16.58%
Office Supplies	2,000	333	572	(239)	28.60%
Annual District Filing Fee	175	175	175	-	100.00%
1st Quarter Operating Reserves	300,000	-	-	-	0.00%
Interest Expense-Note	19,500	2,683	2,683	-	13.76%
Total Administration	484,274	59,648	58,012	1,636	11.98%
Field					
Payroll-Other	30,500	5,083	1,561	3,522	5.12%
Contracts-On-Site Management	69,012	11,502	11,502	-	16.67%
Contracts-Solid Waste Services	2,833	472	1,514	(1,042)	53.44%
Contracts-Landscape	319,800	53,300	53,167	133	16.63%
Contracts-Pools	25,800	4,300	4,300	-	16.67%
Contracts-Cleaning Services	14,000	2,333	2,578	(245)	18.41%
Contracts-Ponds	41,000	6,833	6,793	40	16.57%

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Amenity Center Pest Control	1,200	200	-	200	0.00%
Telephone/Fax/Internet Services	5,000	833	483	350	9.66%
Electricity - General	115,000	19,167	18,922	245	16.45%
Utility - Water & Sewer	120,000	20,000	17,105	2,895	14.25%
R&M-Other Landscape	7,500	1,250	11,427	(10,177)	152.36%
R&M-Irrigation	29,000	4,833	622	4,211	2.14%
R&M-Ponds	25,000	4,167	-	4,167	0.00%
R&M-Pools	24,400	4,067	250	3,817	1.02%
Landscape - Annuals	5,000	833	-	833	0.00%
Landscape - Mulch	17,500	2,917	-	2,917	0.00%
Landscape Maintenance	10,500	1,750	-	1,750	0.00%
R&M - Amenity Center	10,000	1,667	2,614	(947)	26.14%
Misc-Holiday Lighting	10,000	5,000	4,375	625	43.75%
Community Activities	10,000	1,667	-	1,667	0.00%
Misc-Contingency	40,000	6,667	-	6,667	0.00%
Total Field	933,045	158,841	137,213	21,628	14.71%
TOTAL EXPENDITURES	1,417,319	218,489	195,225	23,264	13.77%
Excess (deficiency) of revenues					
Over (under) expenditures	88,354	94,415	76,371	(18,044)	86.44%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	88,354	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	88,354	-	-	-	0.00%
Net change in fund balance	\$ 88,354	\$ 94,415	\$ 76,371	\$ (18,044)	86.44%
FUND BALANCE, BEGINNING (OCT 1, 2025)	312,245	312,245	312,245		
FUND BALANCE, ENDING	\$ 400,599	\$ 406,660	\$ 388,616		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 4,512	\$ 4,512	0.00%
Special Assmnts- Tax Collector	673,049	134,610	114,567	(20,043)	17.02%
Special Assmnts- CDD Collected	2,366	-	12,189	12,189	515.17%
Special Assmnts- Discounts	(26,922)	(5,384)	(4,645)	739	17.25%
TOTAL REVENUES	648,493	129,226	126,623	(2,603)	19.53%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	13,461	2,692	2,198	494	16.33%
Total Administration	13,461	2,692	2,198	494	16.33%
Debt Service					
Principal Debt Retirement	245,000	-	-	-	0.00%
Interest Expense	392,800	196,400	196,400	-	50.00%
Interest Arbitrage/Yield Reduction	-	-	1,346	(1,346)	0.00%
Total Debt Service	637,800	196,400	197,746	(1,346)	31.00%
TOTAL EXPENDITURES	651,261	199,092	199,944	(852)	30.70%
Excess (deficiency) of revenues Over (under) expenditures					
	(2,768)	(69,866)	(73,321)	(3,455)	2648.88%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(2,768)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(2,768)	-	-	-	0.00%
Net change in fund balance	\$ (2,768)	\$ (69,866)	\$ (73,321)	\$ (3,455)	2648.88%
FUND BALANCE, BEGINNING (OCT 1, 2025)	668,726	668,726	668,726		
FUND BALANCE, ENDING	\$ 665,958	\$ 598,860	\$ 595,405		

CHAPEL CROSSINGS

Community Development District

Supporting Schedules

November 1, 2025

Chapel Crossings

Community Development District

Non-Ad Valorem Special Assessments
(Pasco County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

							ALLOCATION BY FUND		
Date Received	Net Amount Rcv'd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	General Fund	Debt Service Fund			
Assessments Levied FY '26					\$2,097,692	\$1,459,892	\$637,800		
Allocation %					100%	70%	30%		
11/06/25	\$ 17,635	\$ 963	\$ 360	\$ 18,958	\$ 13,194	\$ 5,764			
11/14/25	\$ 55,424	\$ 2,356	\$ 1,131	\$ 58,911	\$ 40,999	\$ 17,912			
11/20/25	\$ 207,404	\$ 8,818	\$ 4,233	\$ 220,455	\$ 153,426	\$ 67,029			
11/26/25	\$ 73,836	\$ 3,139	\$ 1,507	\$ 78,482	\$ 54,620	\$ 23,862			
TOTAL	\$ 354,298	\$ 15,277	\$ 7,231	\$ 376,805	\$ 262,238	\$ 114,567			
% COLLECTED					18%	18%	18%		
TOTAL O/S					\$ 1,720,888	\$ 1,197,654	\$ 523,233		

CHAPEL CROSSINGS
Community Development District

Cash and Investment Balances
November 30, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Operating Account - Business Checking	Valley Nat'l Bank		4.33%	\$429,325
			Subtotal Total GF	\$429,325
Series 2020 Prepayment Account	US Bank		3.75%	\$100
Series 2020 Reserve Account	US Bank		3.75%	\$317,550
Series 2020 Revenue Account	US Bank		3.75%	\$193,590
			Subtotal Total DS	\$511,240
			Grand Total	\$940,565

Bank Account Statement

Chapel Crossings CDD

Bank Account No. 0639

Statement No. 11-25

Statement Date

11/30/2025

G/L Account No. 101001 Balance	429,324.60	Statement Balance	524,655.18
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	429,324.60	Subtotal	524,655.18
Negative Adjustments	0.00	Outstanding Checks	-95,330.58
Ending G/L Balance	429,324.60	Ending Balance	429,324.60

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
11/05/2025	Payment	100184	COOL AID A/C SERVICE CORP INTERNAL	Inv: 16572			-270.00
11/20/2025	Payment	1543	REVENUE SERVICE CENTER	Payment of Invoice 001857			-1,306.51
11/21/2025	Payment	100195	PERSSON, COHEN, MOONEY JUNIPER	Inv: 6441			-2,310.00
11/21/2025	Payment	100196	LANDSCAPING OF FLORIDA, LLC	Inv: 365801			-26,583.33
11/21/2025	Payment	100198	LLS TAX SOLUTIONS, INC. CHAPEL	Inv: 003952			-1,800.00
11/24/2025	Payment	1547	CROSSINGS C/O U.S. BANK	Payment of Invoice 001859			-63,060.74
Total Outstanding Checks							
Outstanding Deposits							
Total Outstanding Deposits							

CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100185							
001 11/05/25	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	358423		October 2025 - Enhancement - Timberdale and Newberry front entrance		546036-53901	\$2,781.00
001 11/05/25	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	36152		OCT 25 GROUNDS MAINT		534050-53901	\$26,583.33
							Check Total
							\$29,364.33
CHECK # 100186							
001 11/05/25	GPS POOLS #3 LLC	NOV 25		NOV 25 POOL SERVICE		534078-53901	\$2,150.00
							Check Total
							\$2,150.00
CHECK # 100187							
001 11/05/25	PRIME AIR CONDITIONING AND	I69256		HVAC REPAIRS		546516-53901	\$225.00
							Check Total
							\$225.00
CHECK # 100188							
001 11/05/25	JANI-KING OF TAMPA BAY	1-480548		8.11.25 - Emergency Clean Restrooms		534082-53901	\$250.00
001 11/05/25	JANI-KING OF TAMPA BAY	1-481669		OCTOBER 25 CLEANING SERVICES		534082-53901	\$1,164.00
							Check Total
							\$1,414.00
CHECK # 100189							
001 11/05/25	SOLITUDE LAKE MANAGEMENT	PSI208057		OCT 25 POND MAINT		534089-53901	\$3,396.68
							Check Total
							\$3,396.68
CHECK # 100190							
001 11/07/25	BGE, INC	30415		October 2025 Engineering services		531013-51301	\$420.00
001 11/07/25	BGE, INC	32729		October 2025 - Review of District Ponds		531013-51301	\$350.00
							Check Total
							\$770.00
CHECK # 100191							
001 11/07/25	DOODY CALLS	NOR-0370986		OCT 25 PET STATION SERVICE		534082-53901	\$50.00
							Check Total
							\$50.00
CHECK # 100192							
001 11/07/25	PRIME AIR CONDITIONING AND	I69257		Biannual AC Maintenance		546516-53901	\$227.75
							Check Total
							\$227.75
CHECK # 100193							
001 11/21/25	INFRAMARK LLC	163520		NOV 25 MGMT FEES		531027-51201	\$3,333.33
001 11/21/25	INFRAMARK LLC	163520		NOV 25 MGMT FEES		534029-53901	\$5,751.00
							Check Total
							\$9,084.33
CHECK # 100194							
001 11/21/25	DCSI, INC	34347		NOV 25 MUSIC SUBSCRIPTION		546516-53901	\$24.99
							Check Total
							\$24.99
CHECK # 100195							
001 11/21/25	PERSSON, COHEN, MOONEY	6441		OCT 25 LEGAL SERVICES		531023-51301	\$2,310.00
							Check Total
							\$2,310.00
CHECK # 100196							
001 11/21/25	JUNIPER LANDSCAPING OF FLORIDA, LLC	365801		NOV 25 GROUNDS MAINT		534050-53901	\$26,583.33
							Check Total
							\$26,583.33
CHECK # 100197							
001 11/21/25	SOLITUDE LAKE MANAGEMENT	PSI215513		NOV 25 POND MAINT		534089-53901	\$3,396.68
							Check Total
							\$3,396.68
CHECK # 100198							
001 11/21/25	LLS TAX SOLUTIONS, INC.	003952		ARBITRAGE SERVICES FOR REVENUE BONDS SERIES 2020		531002-51301	\$1,800.00
							Check Total
							\$1,800.00
CHECK # 100199							
001 11/25/25	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	363966		ENHANCEMENT - MAYDALE, RIVERSTON, DOUBLE CREEK WEST/EAST ANNUAL BEDS		546036-53901	\$2,069.00
							Check Total
							\$2,069.00
CHECK # 1544							
001 11/20/25	PASCO COUNTY TAX COLLECTOR	25245421		2025 SOLID WASTE ASSESSMENT		534039-53901	\$1,332.53
							Check Total
							\$1,332.53
CHECK # 1548							
001 11/24/25	SM DOOR & HARDWARE	4538		DOOR REPAIRS - DEPOSIT		546516-53901	\$1,187.00
							Check Total
							\$1,187.00

CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300052							
001	11/12/25	CHARTER COMMUNICATIONS ACH	132282102425-ACH	SVC PRD 10/24-11/23/25	Telephone/Fax/Internet Services	541009-53901	\$241.65
						Check Total	\$241.65
CHECK # 300053							
001	11/21/25	WREC ACH	111025-ACH	SVC PRD 10/6-11/4/25	Electricity - General	543006-53901	\$8,921.51
						Check Total	\$8,921.51
CHECK # 300054							
001	11/24/25	WASTE CONNECTIONS OF FLORIDA	2057029W426-ACH	WASTE MGMT	Contracts-Solid Waste Services	534039-53901	\$181.04
						Check Total	\$181.04
						Fund Total	\$94,729.82

DEBT SERVICE FUND - SERIES 2020 - 201

CHECK # 1541							
201	11/18/25	CHAPEL CROSSINGS C/O U.S. BANK	111025 - SERIES 2020	TRFR FY25/26 ASSESS TO US BANK	XFER FY24 ASSMNTS	131000	\$8,326.06
						Check Total	\$8,326.06
CHECK # 1542							
201	11/20/25	CHAPEL CROSSINGS C/O U.S. BANK	111625-SERIES 2020	TRFR FY26 ASSESSMENTS	XFER FY26 ASSESSMENTS	131000	\$16,851.43
						Check Total	\$16,851.43
CHECK # 1543							
201	11/20/25	INTERNAL REVENUE SERVICE CENTER	111725-US BANK	ARBITRAGE REBATE PAYMENT	Cash with Fiscal Agent	103000	\$1,306.51
						Check Total	\$1,306.51
CHECK # 1545							
201	11/20/25	INTERNAL REVENUE SERVICE CENTER	111725-US BANK	ARBITRAGE REBATE PAYMENT	Cash with Fiscal Agent	103000	\$39.16
						Check Total	\$39.16
CHECK # 1547							
201	11/24/25	CHAPEL CROSSINGS C/O U.S. BANK	112025-SERIES 2020	TRFR FY26 ASSESS SERIES	XFER FY26 ASSMNTS	131000	\$63,060.74
						Check Total	\$63,060.74
						Fund Total	\$89,583.90

Total Checks Paid	\$184,313.72
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CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100185							
001	11/05/25	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	358423	October 2025 - Enhancement - Timberdale and Newberry front entrance	Oct 2025 - Enhancement - Timberdale and Newberry front entrance	546036-53901	\$2,781.00
001	11/05/25	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	36152	OCT 25 GROUNDS MAINT	Contracts-Landscape	534050-53901	\$26,583.33
						Check Total	\$29,364.33
CHECK # 100186							
001	11/05/25	GPS POOLS #3 LLC	NOV 25	NOV 25 POOL SERVICE	Contracts-Pools	534078-53901	\$2,150.00
						Check Total	\$2,150.00
CHECK # 100187							
001	11/05/25	PRIME AIR CONDITIONING AND	I69256	HVAC REPAIRS	R&M - Amenity Center	546516-53901	\$225.00
						Check Total	\$225.00
CHECK # 100188							
001	11/05/25	JANI-KING OF TAMPA BAY	1-480548	8.11.25 - Emergency Clean Restrooms	Contracts-Cleaning Services	534082-53901	\$250.00
001	11/05/25	JANI-KING OF TAMPA BAY	1-481669	OCTOBER 25 CLEANING SERVICES	Contracts-Cleaning Services	534082-53901	\$1,164.00
						Check Total	\$1,414.00
CHECK # 100189							
001	11/05/25	SOLITUDE LAKE MANAGEMENT	PSI208057	OCT 25 POND MAINT	Contracts-Ponds	534089-53901	\$3,396.68
						Check Total	\$3,396.68
CHECK # 100190							
001	11/07/25	BGE, INC	30415	October 2025 Engineering services	ProfServ-Engineering	531013-51301	\$420.00
001	11/07/25	BGE, INC	32729	October 2025 - Review of District Ponds	ProfServ-Engineering	531013-51301	\$350.00
						Check Total	\$770.00
CHECK # 100191							
001	11/07/25	DOODY CALLS	NOR-0370986	OCT 25 PET STATION SERVICE	Contracts-Cleaning Services	534082-53901	\$50.00
						Check Total	\$50.00
CHECK # 100192							
001	11/07/25	PRIME AIR CONDITIONING AND	I69257	Biannual AC Maintenance	A/C REPAIRS	546516-53901	\$227.75
						Check Total	\$227.75
CHECK # 100193							
001	11/21/25	INFRAMARK LLC	163520	NOV 25 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$3,333.33
001	11/21/25	INFRAMARK LLC	163520	NOV 25 MGMT FEES	Contracts-On-Site Management	534029-53901	\$5,751.00
						Check Total	\$9,084.33
CHECK # 100194							
001	11/21/25	DCSI, INC	34347	NOV 25 MUSIC SUBSCRIPTION	R&M - Amenity Center	546516-53901	\$24.99
						Check Total	\$24.99
CHECK # 100195							
001	11/21/25	PERSSON, COHEN, MOONEY	6441	OCT 25 LEGAL SERVICES	ProfServ-Legal Services	531023-51301	\$2,310.00
						Check Total	\$2,310.00
CHECK # 100196							
001	11/21/25	JUNIPER LANDSCAPING OF FLORIDA, LLC	365801	NOV 25 GROUNDS MAINT	Contracts-Landscape	534050-53901	\$26,583.33
						Check Total	\$26,583.33
CHECK # 100197							
001	11/21/25	SOLITUDE LAKE MANAGEMENT	PSI215513	NOV 25 POND MAINT	Contracts-Ponds	534089-53901	\$3,396.68
						Check Total	\$3,396.68
CHECK # 100198							
001	11/21/25	LLS TAX SOLUTIONS, INC.	003952	ARBITRAGE SERVICES FOR REVENUE BONDS SERIES 2020	ProfServ-Arbitrage Rebate	531002-51301	\$1,800.00
						Check Total	\$1,800.00
CHECK # 100199							
001	11/25/25	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	363966	ENHANCEMENT - MAYDALE, RIVERSTON, DOUBLE CREEK WEST/EAST ANNUAL BEDS	R&M-Other Landscape	546036-53901	\$2,069.00
						Check Total	\$2,069.00
CHECK # 1544							
001	11/20/25	PASCO COUNTY TAX COLLECTOR	25245421	2025 SOLID WASTE ASSESSMENT	Contracts-Solid Waste Services	534039-53901	\$1,332.53
						Check Total	\$1,332.53
CHECK # 1548							
001	11/24/25	SM DOOR & HARDWARE	4538	DOOR REPAIRS - DEPOSIT	R&M - Amenity Center	546516-53901	\$1,187.00
						Check Total	\$1,187.00

CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300052							
001	11/12/25	CHARTER COMMUNICATIONS ACH	132282102425-ACH	SVC PRD 10/24-11/23/25	Telephone/Fax/Internet Services	541009-53901	\$241.65
<i>Check Total</i>							
CHECK # 300053							
001	11/21/25	WREC ACH	111025-ACH	SVC PRD 10/6-11/4/25	Electricity - General	543006-53901	\$8,921.51
<i>Check Total</i>							
CHECK # 300054							
001	11/24/25	WASTE CONNECTIONS OF FLORIDA	2057029W426-ACH	WASTE MGMT	Contracts-Solid Waste Services	534039-53901	\$181.04
<i>Check Total</i>							
Fund Total							
\$94,729.82							

DEBT SERVICE FUND - SERIES 2020 - 201

CHECK # 1541	201	11/18/25	CHAPEL CROSSINGS C/O U.S. BANK	111025 - SERIES 2020 TRFR FY25/26 ASSESS TO US BANK	XFER FY24 ASSMNTS	131000	\$8,326.06
<i>Check Total</i>							
CHECK # 1542	201	11/20/25	CHAPEL CROSSINGS C/O U.S. BANK	111625-SERIES 2020 TRFR FY26 ASSESSMENTS	XFER FY26 ASSESSMENTS	131000	\$16,851.43
<i>Check Total</i>							
CHECK # 1543	201	11/20/25	INTERNAL REVENUE SERVICE CENTER	111725-US BANK ARBITRAGE REBATE PAYMENT	Cash with Fiscal Agent	103000	\$1,306.51
<i>Check Total</i>							
CHECK # 1545	201	11/20/25	INTERNAL REVENUE SERVICE CENTER	111725-US BANK ARBITRAGE REBATE PAYMENT	Cash with Fiscal Agent	103000	\$39.16
<i>Check Total</i>							
CHECK # 1547	201	11/24/25	CHAPEL CROSSINGS C/O U.S. BANK	112025-SERIES 2020 TRFR FY26 ASSESS SERIES	XFER FY26 ASSMNTS	131000	\$63,060.74
<i>Check Total</i>							
Fund Total							
\$89,583.90							
Total Checks Paid							
\$184,313.72							

Juniper

Proposal

Proposal No.: **371403**
 Proposed Date: **11/05/25**

PROPERTY:	FOR:
Chapel Crossings CDD (Phase 2) Angel Montagna 2940 Sports Core Circle Wesley Chapel, FL 33544	Enhancement - At the common area on Timberdale between the houses of 6117 and 6131

At the common area on Timberdale between houses of 6117 and 6131, replace any voided plant material that has died with fresh new mulch. Any irrigation modifications will be separate from this quote for time and material. Beds will have to be opened to accommodate the plants, and this will be done by us with no charge.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$195.00
Bed Prep - Plant, Sod, Debris Removal	3.00	HR	\$65.00	\$195.00	
Landscape Material					
Enhancement Labor	3.00	HR	\$65.00	\$195.00	
Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 03 gallon - 03G	35.00	03g	\$20.00	\$700.00	
Mulch, Rock, Soil					
Enhancement Labor	1.00	HR	\$65.00	\$65.00	
Mini Nuggets	30.00	Bag	\$7.50	\$225.00	
Total:					\$1,380.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: **371406**
 Proposed Date: **11/04/25**

PROPERTY:	FOR:
Chapel Crossings CDD (Phase 2) Angel Montagna 2940 Sports Core Circle Wesley Chapel, FL 33544	Enhancement - At the common area on Timberdale between houses of 6117 and 6131

At the common area on Timberdale between houses of 6117 and 6131, remove all Walter Viburnum from beds these plants are not a good privacy plants and do not do well i suggest that they be changed to a better plant material such as a Viburnum hedge for better screening and durability. Beds will have to be opened up to fit plant material, and this will be done with no cost. Any irrigation modifications will be separate from this quote for time and material.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$720.00
Bed Prep - Plant, Sod, Debris Removal	8.00	HR	\$65.00	\$520.00	
Debris by the truck	1.00	1	\$200.00	\$200.00	
Landscape Material					\$2,450.00
Enhancement Labor	10.00	HR	\$65.00	\$650.00	
Odoratissimum Viburnum, 03 gallon - 03G	90.00	03g	\$20.00	\$1,800.00	
Mulch, Rock, Soil					\$355.00
Enhancement Labor	2.00	HR	\$65.00	\$130.00	
Mini Nuggets	30.00	Bag	\$7.50	\$225.00	
				Total:	\$3,525.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: **377390**
 Proposed Date: **12/15/25**

PROPERTY:	FOR:
Chapel Crossings CDD (Phase 2) Angel Montagna 2940 Sports Core Circle Wesley Chapel, FL 33544	Enhancement - center island on Zephyrhills By pass and entrance of Cason rd

At the intersection of Zephyrhills and Cason on Zephyrhills the center island has river slick rock that has been ran over and damaged area, this needs to be fixed, and new edging installed to hold rock into bed area.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$780.00
Bed Prep - Plant, Sod, Debris Removal	12.00	HR	\$65.00	\$780.00	
Landscape Material					
Edging, Aluminum	20.00	FT	\$13.05	\$261.00	
Total:					\$1,041.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: **377393**
 Proposed Date: **12/15/25**

PROPERTY:	FOR:
Chapel Crossings CDD (Phase 2) Angel Montagna 2940 Sports Core Circle Wesley Chapel, FL 33544	Enhancement - at entrance to new construction area across from Cason Rd, between curb and sidewalk replace damaged sod

On Zephyrhills Blvd, along roadway entering into the new construction area on right side remove damaged sod area and replace with new ST Augustine sod, this area was damaged duo to construction.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$1,130.00
Bed Prep - Plant, Sod, Debris Removal	12.00	HR	\$65.00	\$780.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$3,750.00
Floratam Installed (Subcontractor- by SF)	3000.00	Sq. Ft.	\$1.25	\$3,750.00	
Irrigation Renovation					\$300.00
Irrigation Technician Labor	2.00	HR	\$75.00	\$150.00	
Misc Irrigation Parts	1.00	EA	\$150.00	\$150.00	
				Total:	\$5,180.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: **377403**
 Proposed Date: **12/15/25**

PROPERTY:	FOR:
Chapel Crossings CDD (Phase 2) Angel Montagna 2940 Sports Core Circle Wesley Chapel, FL 33544	Enhancement - Pool area, remove Robelini palm at pool side and replace with plants

Inside pool area on west side of pool remove Palm from side of pool and replace with plant material.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$120.00
Bed Prep - Plant, Sod, Debris Removal	2.00	HR	\$60.00	\$120.00	
Landscape Material					\$220.00
Enhancement Labor	1.00	HR	\$60.00	\$60.00	
Dwarf Ixora, 03 gallon - 03G	6.00	03g	\$20.00	\$120.00	
Yellow Maui Ixora, 03 gallon - 03G	1.00	03g	\$20.00	\$20.00	
Top Soil 40 lb. Bag	2.00	BG	\$10.00	\$20.00	
Irrigation Renovation					\$100.00
Irrigation Technician Labor	1.00	HR	\$75.00	\$75.00	
Misc Irrigation Parts	1.00	EA	\$25.00	\$25.00	
				Total:	\$440.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Chapel Crossings CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-01-05

Prepared for:

District Manager

Prepared by:

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

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SITE ASSESSMENTS	
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PONDS 7-9A	5
PONDS 9B	6
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SITE MAP	8

1

Comments:

Site looks good

Water level is low with a good amount of exposed bank along with the shelf exposed. Overall in good shape with no nuisance growth noted.

**Action Required:**

Routine maintenance next visit

Target:

2

Comments:

Site looks good

Sites looking great with normal, minimal emergent growth noted within the shelf. Overall in great shape.

**Action Required:**

Routine maintenance next visit

Target:

3

Comments:

Site looks good

Shelf completely exposed with a very minimal amount of emergent growth noted. Open water looks great.

**Action Required:**

Routine maintenance next visit

Target:

4

Comments:

Site looks good

Site is looking great with the shelf still filled with a healthy population of GSR. Overall in great shape.

**Action Required:**

Routine maintenance next visit

Target:

5

Comments:

Site looks good

Site looks great with nice clean open water and clear pond banks.

**Action Required:**

Routine maintenance next visit

Target:

6

Comments:

Site looks good

Site looks great. Trash noted on the far side of the left photo that looks to be coming from the garbage piled up around the compactor for the apartments.

**Action Required:**

Routine maintenance next visit

Target:

Site: 7**Comments:**

Site looks good

Site looks great with a large amount of GSR filling in the shelf of the pond nicely. Overall the site is in great shape with no noted nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:**Site: 8****Comments:**

Site looks good

Site looks great with a healthy monoculture of GSR within the site. Open water is clear and looks great.

Action Required:

Routine maintenance next visit

Target:**Site: 9A****Comments:**

Site looks good

Site is clear and free of any nuisance growth. Open water and shoreline both are looking great.

Action Required:

Routine maintenance next visit

Target:

Site: 9B**Comments:**

Site looks good

Site looks great with not much to note. Overall in good shape with no nuisance vegetation noted.

**Action Required:**

Routine maintenance next visit

Target:**Management Summary**

To start off 2026 I'm happy to report that all the sites are looking good. Even sites not noted within the report look to be in great shape in part by the cooler weather slowing down the growth along with Kenny keeping up with the newly exposed banks and growth within the sites. Water levels are low within the ponds though we have had a small amount of rain within the past 30 days. The rain received unfortunately has not been enough to maintain or add to the water levels within the community.

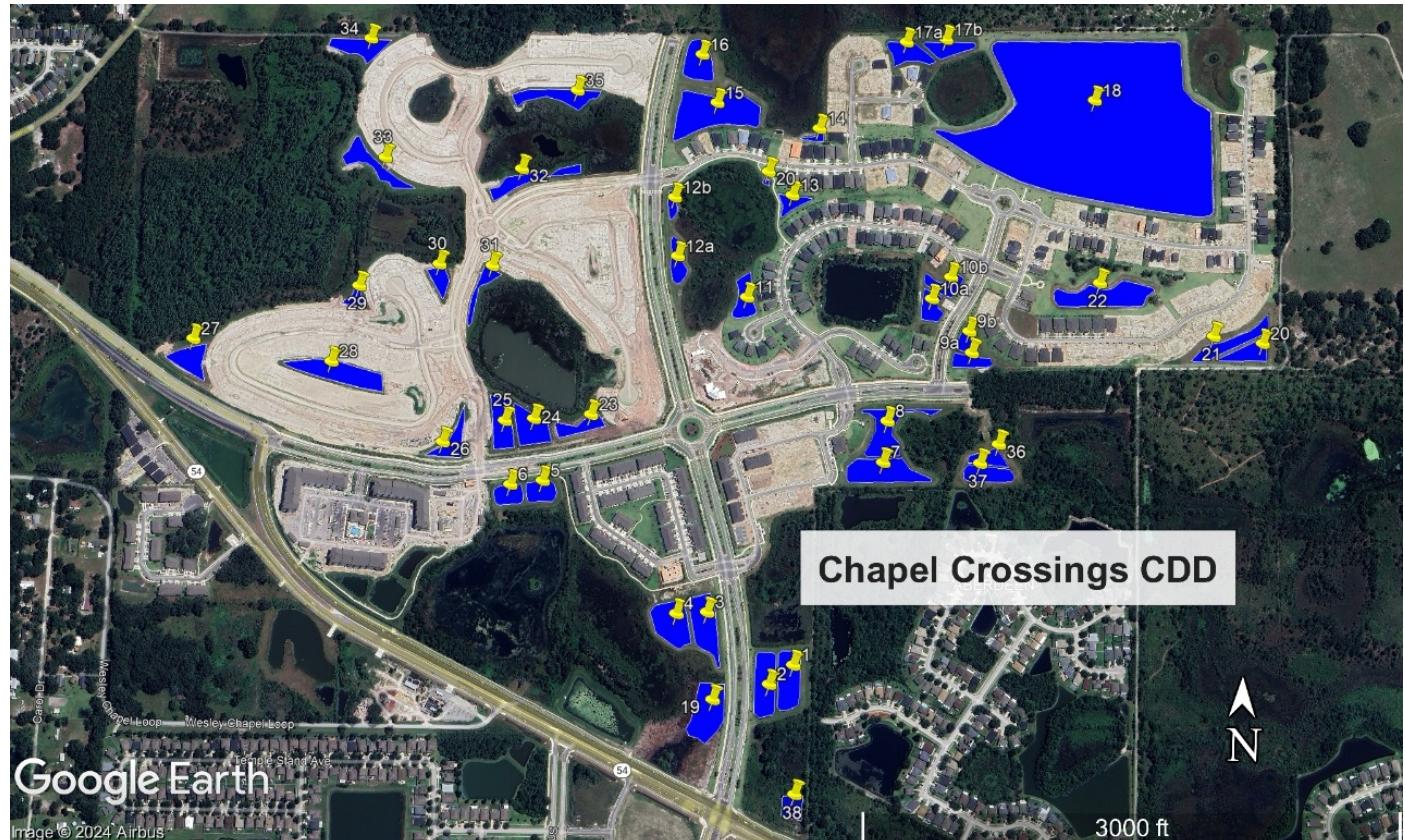
Site 6 has a large amount of garbage that was blown into the pond. The corner where the trash is located is right next to the trash compactor for the apartments nearby. The trash compactor does have a large amount of garbage piled next to it and we have had some windy days lately that has more than likely blown a lot of the trash into the pond. I will advise your technician next visit to remove the trash but I am requesting someone to reach out to the apartments about the trash being piled next to the compactor and maybe their maintenance team can clear it up before even more is flushed into the pond or even the nearby wetland that doesn't get cleaned and maintained like the pond does.

As usual I am continuing to check weirs and flow structures for and obstructions or failures and I have not seen anything that warrants action.

As always please reach out to me with any rid questions or concerns you may have- corey.white@solitudelake.com

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
1	Site looks good		Routine maintenance next visit
2	Site looks good		Routine maintenance next visit
3	Site looks good		Routine maintenance next visit
4	Site looks good		Routine maintenance next visit
5	Site looks good		Routine maintenance next visit
6	Site looks good		Routine maintenance next visit
7	Site looks good		Routine maintenance next visit
8	Site looks good		Routine maintenance next visit
9A	Site looks good		Routine maintenance next visit
9B	Site looks good		Routine maintenance next visit



ITZ Electric Corp

36-09 20th Ave
Astoria NY 11105

(516)967-0093

itzelectric@earthlink.net

LIC# EC 1301807

Estimate

Date	Estimate No.
12/22/2025	F2065

Name/Address

Inframark
2654 Cypress Ridge Blvd.
Wesely Chapel, FL 33544

Service For

Chapel Crossing
31438 Steam Coach Way
Wesley Chapel, FL 33545

Project

Chapel Crossing

Description	Rate	Total
Relocate thermostat	150.00	150.00
Install (1) IS 360 Motion sensor at each of (7) mailbox locations to control existing LED Lights (Rewire existing lights to new outdoor box and mount Motion sensor control)	3,150.00	3,150.00
Total		\$3,300.00

ALL DONE SERVICES, INC.

5217 Swallow Dr. Land O'Lakes, Florida 34639 813-536-1248

CLEANING SERVICES FOR CHAPEL CROSSINGS' AMENITY CENTER

Date: December 31, 2025

Prepared For: **Chapel Crossings CDD**
31481 Zephyrhills Bypass
Zephyrhills, Florida 545

ROUTINE CLEANING QUOTE:

Proposed Work:

1. BATHROOMS: Quote applies to facilities inside the clubhouse and separate facility at the pool. Clean mirrors and sanitize sinks, toilets and urinals; wet wipe stall partitions and windowsills as needed; empty trash cans and replace trash bags with supplies furnished by Chapel Crossings, replace soap and paper supplies with products furnished by Chapel Crossings; sweep and mop floors to maintain sanitary condition.
2. CLUBHOUSE: Wipe tables and desks and other flat surfaces, maintain cleanliness and appearance of floors by sweeping, mopping or vacuuming, wipe glass doors, maintain cleanliness exterior of main entrance and entrance to pool area, empty trash containers, clean and polish water fountains.
3. KITCHEN: Maintain cleanliness of the refrigerator and microwave oven inside and out (does not include disposing of food from the refrigerator or washing dishes), clean and sanitize counter tops and sink, maintain cleanliness of the floor.
4. OFFICE: Empty trash and replace can liner; wipe desk, telephone, countertops, shelves and file cabinets; clean smudges from entry door; maintain cleanliness of the floor.
5. POOL DECK: Empty trash cans, pick up debris.
6. GYM: Maintain floor cleanliness, clean the mirrors and glass door clean and polish water fountain.
7. DOG PARK: Empty trash can only.
8. PLAYGROUND: Empty all trash cans and replace liners.
9. ONCE A MONTH: All AC returns and vents that can be reached from the floor will be dusted.

TERMS: Service Performed Each Monday and Friday.....\$1100.00 per month plus tax*

*No tax will be charged upon receipt of an
Exemption certificate.

(TERMS: Billed Monthly, Net Due in 30
Days From Date Of Invoice)

EARLY TERMINATION: This agreement may be terminated by either party within the first 30 days from the beginning of the agreement without any penalty.

It is understood that this agreement is to become effective on _____. This agreement shall remain in force for a period of one year and continue on a month to month basis until either party gives the other party thirty days notice of cancellation in writing. Such notice may not be given prior to the initial one year term, other than the early termination agreement noted above. The monthly service fee is protected for six months

All Done Services, Inc. employees observe the following holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Scheduled work on those holidays listed will be billed as an extra charge.

This agreement is transferable.

All Done Services, Inc.

Chapel Crossings CDD

Date _____

Date _____

ALL 4-U-CLEANING INC.

COMMERCIAL CLEANING SPECIALIST SINCE 1993

FAMILY OWNED AND OPERATED FOR OVER 30

YEARS

Annette Toy President

Thomas Toy General Manager

COMMERCIAL CLEANING CONTRACT

SHOWROOM/PUBLIC AREAS/ COMMON AREAS/ ACCOUNTING

NIGHTLY

Trash Containers- Trash containers emptied. plastic liners replaced.

Entrance Areas- Glass doors and side panels cleaned.

Entrance Mats- Carpeted entrance mats vacuumed. Rubber mats are brushed.

Directory Glass- Directory glass cleaned and polished.

Water Fountains- Washed and disinfected. Sides of fountains are wiped.

Tile Floor- Dust moped. Stains and spills, if any, are removed.

Carpets- Vacuumed in all areas, stains and spills are treated and removed.

Ledges And Handrails- Ledges and handrails are dusted.

WEEKLY

Pictures- All wall hung pictures and wall decorations dusted.

Walls- Wall surfaces around light switches and doors are cleaned.

Entrance Areas- All glass doors and panels cleaned.

Carpets- Carpets vacuumed, including corners, and long edges.

Tile Floors- Tile floors wet moped with disinfectant.

Baseboards- Baseboards and vents are dusted.

RESTROOMS

NIGHTLY

Toilets- Toilets, Toilet seats, and urinals completely and thoroughly cleaned.

Trash Containers- Trash containers emptied, and liners replaced.

Mirrors- Mirrors cleaned and polished.

Sinks- Sinks are disinfected and thoroughly cleaned.

Floors- Floors are swept and mopped with disinfectant solution.

Walls- Walls cleaned to remove water stains, and smudges.

Paper Products- toilet paper, paper towels, liquid soap, replenished nightly.

WEEKLY

Walls And Stall Partitions- Tile walls and stall partitions will be disinfected.

Floors- Tile floors are scrubbed and disinfected with solution thoroughly.

KITCHEN/BREAKROOM

NIGHTLY

Trash Containers- Trash containers emptied. Plastic liners replaced.

Tables And Chairs- Tables wiped with disinfectant. Chairs cleaned.

Microwave Oven- inside and outside of microwave cleaned.

Sinks- Sinks cleaned with non-abrasive cleaner. Metal Polished.

Tile Floors- Tile floors swept and thoroughly wet mopped.

Counter Tops- Counter tops and cabinets wiped down.

Refrigerator/Stove- Exterior surfaces wiped with all-purpose cleaner.

WEEKLY

Walls- Wall surfaces around light switches and door frames are cleaned.

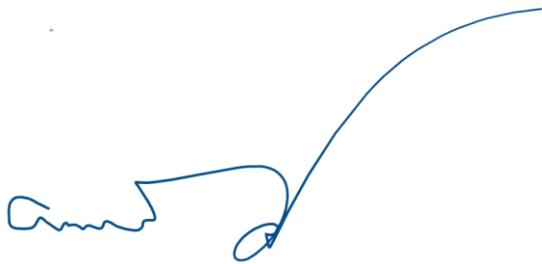
TERMS AND CONDITIONS

You have the rights to cancel this Agreement if we are not performing satisfactorily. Minor deficiencies in performance are not grounds for cancellation of this Agreement. This agreement may be terminated by either party with a (30) day written notice. You must provide thirty (30) days written notice of your intent to cancel and must state in detail the nature of any defect in performance. We have fifteen (15) days after we receive your notice to correct the defect in performance. If the defect is not corrected within (10) days then this Agreement will be canceled effective thirty (30) days from the date of your first notice. We are entitled to one (1) month service charge if you cancel this Agreement without thirty days prior written notice.

You agree to pay us by the invoice due date for service and supplies rendered during the month. If we do not receive payment by the seven (7) days after due date, a finance charge equal to the maximum rate allowed by law will accrue from the Due Date. We may declare you in fault of the Agreement and immediately suspend services if we fail to receive payment for services or supplies by Due Date. We may cancel this Agreement with a thirty (30) day notice. If we cancel this Agreement, we are not waiving any monies owed to All 4-U-Cleaning Inc. You agree to pay any costs incurred to collect any sums due under this Agreement, including reasonable attorneys' fees. Furthermore, you agree to pay any attorneys' fees and costs incurred in any administrative and/or appellate proceedings. We are an independent contractor and are not and will not be, during any term of this Agreement, an employee or agent of your company. We are not within protection or coverage of your Worker Compensation Insurance. No withholdings of Social Security, Federal or State Income Tax or other deductions will be made from the sums paid to us because

they are contract payments and not wages. Our rights and duties under this Agreement are personal and may not be assigned, transferred, waived or otherwise affected in any way by any of our representatives, or partners. Services for Christmas eve, Christmas, Thanksgiving, and New Year's Day are not included in the contract amount of this agreement. Both of us have reviewed and discussed the terms in this agreement, and the attached cleaning schedule. Any changes or modifications to this agreement must be in writing and signed by both parties. Sign below to approve acceptance of terms and conditions.

All 4-U-Cleaning Inc.

A handwritten signature in blue ink, which appears to read "All 4-U-Cleaning Inc.", is placed here.

Chapel Crossings Clubhouse (Wesley Chapel)

X _____

MONTHLY CONTRACT AMOUNT

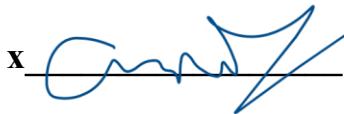
\$800.00 PLUS TAX. (2 Day Service)

The term of this agreement is for (1) Year from the effective date. We agree to furnish all labor, supplies, equipment, and supervision necessary to provide the cleaning services described in the attached cleaning schedule for the contract amount shown above.

_____ Will provide paper products such as (paper towels, toilet paper, trash liners, and rest room supplies etc.)

WE BOTH AGREE TO THE ATTACHED TERMS AND CONDITIONS.

SIGNATURE



SIGNATURE

TITLE

OWNER

TITLE

DATE

01/04/26

DATE
