

# **OAK CREEK**

Community Development District

## ***Annual Operating and Debt Service Budget*** **Fiscal Year 2019**

Version 1 - Approved Tentative Budget

Prepared by:



**OAK CREEK**

Community Development District

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**Oak Creek**  
Community Development District

**Operating Budget**  
Fiscal Year 2019

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAR-2018	APRIL- SEPT-2018	PROJECTED FY 2018	BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 2,044	\$ 3,828	\$ 3,000	\$ 3,259	\$ 2,706	\$ 5,965	\$ 3,000
Special Assmnts- Tax Collector	480,392	480,392	480,392	463,512	16,880	480,392	480,391
Special Assmnts- Discounts	(16,211)	(17,058)	(19,216)	(18,389)	(827)	(19,216)	(19,216)
Other Miscellaneous Revenues	-	1,419	-	-	-	-	-
Access Cards	-	210	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>466,225</b>	<b>468,791</b>	<b>464,176</b>	<b>448,382</b>	<b>18,759</b>	<b>467,141</b>	<b>464,176</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	10,600	13,400	12,000	8,200	3,800	12,000	12,000
FICA Taxes	122	-	-	-	-	-	-
ProfServ-Arbitrage Rebate	600	-	600	1,200	-	1,200	1,200
ProfServ-Dissemination Agent	-	-	5,000	1,000	4,000	5,000	5,000
ProfServ-Engineering	19,551	72,976	12,000	23,182	23,182	46,364	15,000
ProfServ-Legal Services	28,332	24,296	24,000	11,132	12,868	24,000	24,000
ProfServ-Mgmt Consulting Serv	43,500	43,500	43,500	21,750	21,750	43,500	44,805
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Trustee Fees	-	3,233	3,500	3,233	-	3,233	3,233
ProfServ-Web Site Maintenance	2,017	1,200	1,200	-	-	-	1,200
Auditing Services	3,300	3,446	3,523	-	3,523	3,523	3,523
Postage and Freight	677	1,650	1,500	888	612	1,500	1,500
Rentals & Leases	600	400	600	300	300	600	600
Public Officials Insurance	1,890	1,895	2,085	2,050	-	2,050	2,255
Printing and Binding	942	1,516	1,500	655	845	1,500	1,500
Legal Advertising	643	687	1,000	381	620	1,000	1,000
Misc-Bank Charges	60	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	8,209	8,559	9,606	9,009	597	9,606	9,608
Misc-Contingency	-	-	-	25	-	25	25
Office Supplies	132	444	400	138	263	400	412
Annual District Filing Fee	-	175	175	175	-	175	175
Dues, Licenses, Subscriptions	530	-	-	-	-	-	-
<b>Total Administrative</b>	<b>121,855</b>	<b>177,527</b>	<b>122,339</b>	<b>83,317</b>	<b>72,509</b>	<b>155,826</b>	<b>127,186</b>
<i>Public Safety</i>							
Contracts-Security Services	910	3,360	3,600	1,680	1,920	3,600	3,360
Misc-Contingency	-	955	-	-	-	-	-
<b>Total Public Safety</b>	<b>910</b>	<b>4,315</b>	<b>3,600</b>	<b>1,680</b>	<b>1,920</b>	<b>3,600</b>	<b>3,360</b>
<i>Electric Utility Services</i>							
Electricity - Streetlighting	22,259	21,893	23,000	10,254	12,746	23,000	23,000
Utility Services	13,008	12,139	15,460	7,304	8,156	15,460	15,460
<b>Total Electric Utility Services</b>	<b>35,267</b>	<b>34,032</b>	<b>38,460</b>	<b>17,558</b>	<b>20,902</b>	<b>38,460</b>	<b>38,460</b>
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	698	757	800	349	451	800	698
Solid Waste Disposal Assessm.	608	527	600	611	-	611	611
<b>Total Garbage/Solid Waste Services</b>	<b>1,306</b>	<b>1,284</b>	<b>1,400</b>	<b>960</b>	<b>451</b>	<b>1,411</b>	<b>1,309</b>
<i>Water-Sewer Comb Services</i>							
Utility Services	9,017	12,336	11,000	7,140	3,860	11,000	18,000
<b>Total Water-Sewer Comb Services</b>	<b>9,017</b>	<b>12,336</b>	<b>11,000</b>	<b>7,140</b>	<b>3,860</b>	<b>11,000</b>	<b>18,000</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAR-2018	APRIL- SEPT-2018	PROJECTED FY 2018	BUDGET FY 2019
<b>Flood Control/Stormwater Mgmt</b>							
Contracts-Aquatic Control	16,547	33,391	18,000	9,540	8,460	18,000	19,680
Stormwater Assessment	536	531	550	894	-	894	894
R&M-Storm Water - Pond	6,946	42,638	3,000	51,240	74,620	125,859	26,100
<b>Total Flood Control/Stormwater Mgmt</b>	<b>24,029</b>	<b>76,560</b>	<b>21,550</b>	<b>61,674</b>	<b>83,080</b>	<b>144,753</b>	<b>46,674</b>
<b>Other Physical Environment</b>							
Contracts-Landscape	77,588	106,636	84,000	42,000	42,000	84,000	84,000
Liability/Property Insurance	6,774	7,173	7,800	7,328	472	7,800	8,580
R&M-Entry Feature	242	2,132	2,500	795	11,705	12,500	1,500
R&M-Irrigation	4,531	9,462	5,000	7,697	3,849	11,546	5,000
R&M-Mulch	-	-	15,000	14,238	-	14,238	15,000
R&M - Bridges & Cart Paths	-	-	-	-	100,000	100,000	-
R&M-Plant&Tree Replacement	10,898	8,256	10,000	8,419	8,419	16,838	10,000
	<b>100,033</b>	<b>133,659</b>	<b>124,300</b>	<b>80,477</b>	<b>166,445</b>	<b>246,922</b>	<b>124,080</b>
<b>Capital Expenditures &amp; Projects</b>							
Misc-Contingency	4,500	2,320	14,131	-	7,066	7,066	1,900
Capital Improvements	26,000	112,755	50,000	60,236	30,118	90,354	35,000
<b>Total Capital Expenditures &amp; Projects</b>	<b>30,500</b>	<b>115,075</b>	<b>64,131</b>	<b>60,236</b>	<b>37,184</b>	<b>97,420</b>	<b>36,900</b>
<b>Road and Street Facilities</b>							
R&M-Parking Lots	-	-	2,500	-	3,000	3,000	1,500
R&M-Bike Paths & Asphalt	-	-	2,500	-	14,400	14,400	1,500
R&M-Sidewalks	-	75	5,000	-	2,500	2,500	3,000
R&M-Streetlights	-	-	1,500	-	-	-	1,000
<b>Total Road and Street Facilities</b>	<b>-</b>	<b>75</b>	<b>11,500</b>	<b>-</b>	<b>19,900</b>	<b>19,900</b>	<b>7,000</b>
<b>Parks and Recreation</b>							
Contracts-Mgmt Services	41,260	10,812	9,996	4,998	4,998	9,996	10,296
Contract-Pools	-	12,750	12,600	4,081	4,081	8,163	9,540
Contractual Maint. Services	-	30,311	33,000	8,425	24,575	33,000	27,259
Telephone/Fax/Internet Services	1,691	2,708	2,400	1,856	1,856	3,712	3,712
R&M-Clubhouse	3,049	-	-	-	-	-	-
R&M-Facility	164	4,079	3,500	8,185	4,092	12,277	3,500
R&M-Pools	12,980	10,998	400	2,886	1,443	4,329	400
R&M-Playground	520	1,200	1,000	525	475	1,000	1,000
Dog Park	-	-	-	-	22,176	22,176	-
R&M Basketball Courts	-	-	-	-	60,000	60,000	-
Op Supplies - General	-	3,380	5,500	857	4,643	5,500	5,500
<b>Total Parks and Recreation</b>	<b>59,664</b>	<b>76,238</b>	<b>68,396</b>	<b>31,813</b>	<b>128,339</b>	<b>160,152</b>	<b>61,206</b>
<b>TOTAL EXPENDITURES</b>	<b>382,581</b>	<b>631,101</b>	<b>466,676</b>	<b>344,855</b>	<b>534,588</b>	<b>879,444</b>	<b>464,176</b>
Net change in fund balance	83,644	(162,310)	(2,500)	103,527	(515,829)	(412,303)	-
<b>FUND BALANCE, BEGINNING</b>	656,254	739,898	577,588	577,588	-	577,588	165,285
<b>FUND BALANCE, ENDING</b>	<b>\$ 739,898</b>	<b>\$ 577,588</b>	<b>\$ 575,088</b>	<b>\$ 681,115</b>	<b>\$ (515,829)</b>	<b>\$ 165,285</b>	<b>\$ 165,285</b>

**Budget Narrative**  
Fiscal Year 2019**REVENUES****Special Assessment - Tax Collector**

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

**Special Assessment - Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES*****Expenditures - Administrative*****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all 12 meetings.

**Professional Services – Arbitrage Rebate**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount is based on standard fees charged for this service.

**Professional Services – Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount is based on standard fees charged for this service.

**Professional Services-Engineering**

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity.

**Professional Services-Legal Services**

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Professional Services- Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in its Exhibit "A".

**Professional Services-Property Appraiser**

The District contracts with the Pasco County Property Appraiser for the purpose of placing the District's non-ad valorem tax assessments on the Notice of Proposed Property Taxes, thereby allowing the Tax Collector to collect such assessments. The District will fund the general budget in the amount of \$150 for the annual inclusion of Notice of Proposed Property Taxes.

**Professional Services-Trustee Fees**

The District issued Series 2015 Special Assessment Revenue Refunding Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out of pockets expenses.

**Professional Service-Web Site Development**

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

**Budget Narrative**  
Fiscal Year 2019

Expenditures - Administrative (continued)

**Professional Service-Web Site Development**

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the current engagement fee with the audit firm Grau & Associates.

**Postage & Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Rentals & Leases**

The District pays Country Walk CDD \$50 per month for use of their meeting hall for monthly board meetings.

**Public Officials Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Agency which specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus any anticipated market adjustments.

**Printing & Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District advertises various notices for monthly board meetings and other public hearings in a newspaper of general circulation.

**Misc – Assessment Collection Cost**

The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. This budget is based on 2% of the anticipated assessment collections.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Expenditures – Public Safety

**Contracts – Security Services**

The District has contracted with Golden Eye Technology for gate security services.

Expenditures – Electric Utility Services

**Electricity - Streetlighting**

Services provided by Withlacoochee Electric for streetlighting.

**Utility Services**

Electric usage for District facilities and assets as calculated by Withlacoochee Electric.

**Budget Narrative**  
Fiscal Year 2019

Expenditures – Garbage/Solid Waste Services

**Utility – Refuse Removal**

Refuse removal for District facilities provided by Waste Connections of Florida.

**Solid Waste Disposal Assessments**

An annual assessment by the Board of County Commissioners as it relates to the District's waste disposal.

Expenditures – Water-Sewer Combined Services

**Utility Services**

Water irrigation usage for District facilities and assets as calculated by Pasco County Utilities.

Expenditures – Flood Control/Stormwater Mgmt

**Contracts-Aquatic Control**

The District has contracted with Aquatic Systems Inc for monthly lake and wetland services.

**Stormwater Assessment**

Pasco County Non-Ad Valorem Stormwater annual Assessment.

**R&M-Storm Water-Pond**

Includes expenses incurred for the maintenance of drainage ponds.

Expenditures – Other Physical Environment

**Contracts-Landscape**

The District has contracted with Landscape Maintenance Professionals to provide landscaping services for the District.

**Liability/Property Insurance**

Property & Liability Insurance includes coverage of the cabana, pools, irrigation, and pool pumps.

**R&M-Entry Feature**

Includes expenses incurred for the maintenance of entry walls.

**R&M-Irrigation**

Includes the cost of irrigation repairs as needed throughout the District.

**R&M-Mulch**

The District has an agreement with LMP to the provide mulch for the District's common area.

**R&M-Plant & Tree Replacement**

The District has an agreement with LMP to the provide annuals and miscellaneous landscaping for the District's common area.



**Budget Narrative**  
Fiscal Year 2019

**Expenditures – Capital Expenditures & Projects**

**Misc - Contingency**

The District incurs expenses to operate and maintain Capital Assets which do not extend the life of the asset.

**Capital Outlay**

The District designates funds to improve and/or replace assets or to extend the useful life of assets. The cost per event exceeds \$5,000.

**Expenditures – Roads & Street Facilities**

**R&M-Parking Lots**

Includes expenses incurred for the maintenance of District parking lots.

**R&M-Sidewalks**

Includes expenses incurred for the maintenance of District sidewalks.

**R&M-Streetlights**

Includes expenses incurred for the maintenance of District streetlights.

**Expenditures – Clubhouse, Parks & Recreation**

**Contracts-Management Services**

The District has contracted with Inframark Infrastructure Management Services as the on-site management representative to manage day to day operations and oversight of any outside contractors. IMS is responsible for the general maintenance of the amenities (based on a seasonal schedule) as outlined in Exhibit A of the First Amendment to the Management Advisory Services Agreement dated March 28, 2016.

**Contractual Maint. Services**

Innovative provides the manpower needed to manage the day to day operations of the district's assets. The staff is under the management and direction of Inframark Infrastructure Management Services.

**Contract-Pools**

The District has contracted with Aqua Triangle 1 Corp to provide monthly pool services. These services include chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Also included are operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals included.

**Telephone/Fax/Internet Services**

Includes internet services incurred by the District from Bright House for the cameras in the pool facility area.

**R&M-Facility**

Includes expenses incurred for the maintenance of District's cabana and pool area.

**R&M-Pool**

Includes expenses incurred for the maintenance of District's pool which are not covered in the contracted amount.

**R&M-Playground**

Includes expenses incurred for the maintenance of District's playground and park area.

**Op Supplies - General**

Expenses related to the day to day operation of the facility, playground and parks.

**Budget Narrative**  
Fiscal Year 2019

**REVENUES**

**Special Assessment – Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the debt service expenditures of the Series 2015 Special Assessments Revenue Refunding Bond during the Fiscal Year.

**Special Assessment – Discounts**

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

Expenditures - Administrative

**Misc – Assessment Collection Cost**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service

**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt of the Series 2015 Revenue Refunding Bonds.

**Interest Expense**

The District pays interest expense on the outstanding debt twice during the fiscal year.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 165,285
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2019</b>	<b>165,285</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	3,055
Subtotal	<u>3,055</u>

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	116,045 <sup>(1)</sup>
Community Recreation	45,025
Subtotal	<u>161,070</u>

<b>Total Allocation of Available Funds</b>	<b><u>164,125</u></b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u><u>\$ 1,160</u></u></b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Oak Creek**

Community Development District

**Debt Service Budget**

Fiscal Year 2019

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAR-2018	APRIL- SEPT-2018	PROJECTED FY 2018	BUDGET FY 2019
Interest - Investments	\$ 257	\$ 603	\$ -	\$ 259	\$ 259	\$ 518	\$ -
Special Assmnts- Tax Collector	437,163	437,163	437,163	421,801	15,362	437,163	437,163
Special Assmnts- Discounts	(14,752)	(15,523)	(17,487)	(16,734)	(753)	(17,487)	(17,487)
<b>TOTAL REVENUES</b>	<b>422,668</b>	<b>422,243</b>	<b>419,676</b>	<b>405,326</b>	<b>14,868</b>	<b>420,194</b>	<b>419,676</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	7,473	7,789	8,743	8,101	307	8,408	8,743
<b>Total Administrative</b>	<b>7,473</b>	<b>7,789</b>	<b>8,743</b>	<b>8,101</b>	<b>307</b>	<b>8,408</b>	<b>8,743</b>
<i>Debt Service</i>							
Principal Debt Retirement Series A-1	150,000	150,000	155,000	-	155,000	155,000	160,000
Principal Debt Retirement Series A-2	35,000	40,000	40,000	-	40,000	40,000	45,000
Principal Prepayment Series A-2	-	5,000	-	-	10,000	10,000	-
Interest Expense Series A-1	95,362	155,561	152,186	76,093	76,093	152,186	148,699
Interest Expense Series A-2	39,690	64,313	61,950	30,975	30,975	61,950	59,325
<b>Total Debt Service</b>	<b>320,052</b>	<b>414,874</b>	<b>409,136</b>	<b>107,068</b>	<b>312,068</b>	<b>419,136</b>	<b>413,024</b>
<b>TOTAL EXPENDITURES</b>	<b>327,525</b>	<b>422,663</b>	<b>417,879</b>	<b>115,169</b>	<b>312,375</b>	<b>427,544</b>	<b>421,767</b>
Excess (deficiency) of revenues							
Over (under) expenditures	95,143	(420)	1,797	290,157	(297,507)	(7,351)	(2,091)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	1,797	-	-	-	(2,091)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>1,797</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,091)</b>
Net change in fund balance	95,143	(420)	1,797	290,157	(297,507)	(7,351)	(2,091)
<b>FUND BALANCE, BEGINNING</b>	<b>236,259</b>	<b>331,403</b>	<b>330,983</b>	<b>330,983</b>	<b>-</b>	<b>330,983</b>	<b>323,632</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 331,402</b>	<b>\$ 330,983</b>	<b>\$ 332,780</b>	<b>\$ 621,140</b>	<b>\$ (297,507)</b>	<b>\$ 323,632</b>	<b>\$ 321,541</b>

**AMORTIZATION SCHEDULE**

SPECIAL ASSESSMENT REFUNDING BONDS

<b>Period Ending</b>	<b>Total Outstanding Par Balance</b>	<b>Principal</b>	<b>Extraordinary Redemption</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2018	3,685,000				74,349.38	74,349.38	305,442.51
5/1/2019	3,685,000	160,000.00		2.300%	74,349.38	234,349.38	
11/1/2019	3,525,000				72,509.38	72,509.38	306,858.76
5/1/2020	3,525,000	165,000.00		2.625%	72,509.38	237,509.38	
11/1/2020	3,360,000				70,343.75	70,343.75	307,853.13
5/1/2021	3,360,000	165,000.00		3.000%	70,343.75	235,343.75	
11/1/2021	3,195,000				67,868.75	67,868.75	303,212.50
5/1/2022	3,195,000	170,000.00		3.300%	67,868.75	237,868.75	
11/1/2022	3,025,000				65,063.75	65,063.75	302,932.50
5/1/2023	3,025,000	180,000.00		3.500%	65,063.75	245,063.75	
11/1/2023	2,845,000				61,913.75	61,913.75	306,977.50
5/1/2024	2,845,000	185,000.00		3.750%	61,913.75	246,913.75	
11/1/2024	2,660,000				58,445.00	58,445.00	305,358.75
5/1/2025	2,660,000	190,000.00		3.850%	58,445.00	248,445.00	
11/1/2025	2,470,000				54,787.50	54,787.50	303,232.50
5/1/2026	2,470,000	200,000.00		4.000%	54,787.50	254,787.50	
11/1/2026	2,270,000				50,787.50	50,787.50	305,575.00
5/1/2027	2,270,000	210,000.00		4.450%	50,787.50	260,787.50	
11/1/2027	2,060,000				46,115.00	46,115.00	306,902.50
5/1/2028	2,060,000	220,000.00		4.450%	46,115.00	266,115.00	
11/1/2028	1,840,000				41,220.00	41,220.00	307,335.00
5/1/2029	1,840,000	230,000.00		4.450%	41,220.00	271,220.00	
11/1/2029	1,610,000				36,102.50	36,102.50	307,322.50
5/1/2030	1,610,000	240,000.00		4.450%	36,102.50	276,102.50	
11/1/2030	1,370,000				30,762.50	30,762.50	306,865.00
5/1/2031	1,370,000	250,000.00		4.450%	30,762.50	280,762.50	
11/1/2031	1,120,000				25,200.00	25,200.00	305,962.50
5/1/2032	1,120,000	260,000.00		4.500%	25,200.00	285,200.00	
11/1/2032	860,000				19,350.00	19,350.00	304,550.00
5/1/2033	860,000	275,000.00		4.500%	19,350.00	294,350.00	
11/1/2033	585,000				13,162.50	13,162.50	307,512.50
5/1/2034	585,000	285,000.00		4.500%	13,162.50	298,162.50	
11/1/2034	300,000				6,750.00	6,750.00	304,912.50
5/1/2035	300,000	300,000.00		4.500%	6,750.00	306,750.00	
11/1/2035							306,750.00
		3,685,000.00	-		1,589,462.52	5,274,462.52	5,505,555.65

**AMORTIZATION SCHEDULE**

SPECIAL ASSESSMENT REFUNDING BONDS

<b>Period Ending</b>	<b>Total Outstanding Par Balance</b>	<b>Principal</b>	<b>Extraordinary Redemption</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2018	1,130,000				29,662.50	29,662.50	
5/1/2019	1,130,000	45,000.00		5.250%	29,662.50	74,662.50	104,325.00
11/1/2019	1,085,000				28,481.25	28,481.25	
5/1/2020	1,085,000	45,000.00		5.250%	28,481.25	73,481.25	101,962.50
11/1/2020	1,040,000				27,300.00	27,300.00	
5/1/2021	1,040,000	45,000.00		5.250%	27,300.00	72,300.00	99,600.00
11/1/2021	995,000				26,118.75	26,118.75	
5/1/2022	995,000	50,000.00		5.250%	26,118.75	76,118.75	102,237.50
11/1/2022	945,000				24,806.25	24,806.25	
5/1/2023	945,000	55,000.00		5.250%	24,806.25	79,806.25	104,612.50
11/1/2023	890,000				23,362.50	23,362.50	
5/1/2024	890,000	55,000.00		5.250%	23,362.50	78,362.50	101,725.00
11/1/2024	835,000				21,918.75	21,918.75	
5/1/2025	835,000	60,000.00		5.250%	21,918.75	81,918.75	103,837.50
11/1/2025	775,000				20,343.75	20,343.75	
5/1/2026	775,000	60,000.00		5.250%	20,343.75	80,343.75	100,687.50
11/1/2026	715,000				18,768.75	18,768.75	
5/1/2027	715,000	65,000.00		5.250%	18,768.75	83,768.75	102,537.50
11/1/2027	650,000				17,062.50	17,062.50	
5/1/2028	650,000	70,000.00		5.250%	17,062.50	87,062.50	104,125.00
11/1/2028	580,000				15,225.00	15,225.00	
5/1/2029	580,000	70,000.00		5.250%	15,225.00	85,225.00	100,450.00
11/1/2029	510,000				13,387.50	13,387.50	
5/1/2030	510,000	75,000.00		5.250%	13,387.50	88,387.50	101,775.00
11/1/2030	435,000				11,418.75	11,418.75	
5/1/2031	435,000	80,000.00		5.250%	11,418.75	91,418.75	102,837.50
11/1/2031	355,000				9,318.75	9,318.75	
5/1/2032	355,000	85,000.00		5.250%	9,318.75	94,318.75	103,637.50
11/1/2032	270,000				7,087.50	7,087.50	
5/1/2033	270,000	85,000.00		5.250%	7,087.50	92,087.50	99,175.00
11/1/2033	185,000				4,856.25	4,856.25	
5/1/2034	185,000	90,000.00		5.250%	4,856.25	94,856.25	99,712.50
11/1/2034	95,000				2,493.75	2,493.75	
5/1/2035	95,000	95,000.00		5.250%	2,493.75	97,493.75	99,987.50
11/1/2035	-						
		1,130,000.00	-		603,225.00	1,733,225.00	1,733,225.00

**Oak Creek**

Community Development District

**Supporting Budget Schedules**

Fiscal Year 2019



**Comparison of Non-Ad Valorem Assessment Rates  
Fiscal Year 2019 vs. Fiscal Year 2018**

Product	General Fund 001			2015A DS Per Unit			Total Assessments per Unit			O&M	Bond	Prepaid
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	Units	Units 2015	Units
50' lot	\$793.25	\$793.25	0%	\$730.20	\$730.20	0%	\$1,523.45	\$1,523.45	0%	272	270	0
60' lot	\$951.90	\$951.90	0%	\$863.34	\$863.34	0%	\$1,815.24	\$1,815.24	0%	278	278	0
										<b>550</b>	<b>548</b>	<b>0</b>