

OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
JUNE 10, 2019

Oak Creek Community Development District

Inframark, Infrastructure Management Services
210 N. University Drive, #702, Coral Springs, FL 33071
Tel 954-603-0033 Fax 954-345-1292

June 3, 2019

Board of Supervisors
Oak Creek
Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Oak Creek Community Development District will be held on Monday, June 10, 2019 at 6:00 p.m. in the Country Walk Clubhouse, 30400 Country Point Blvd., Wesley Chapel, Florida. Following is the agenda for the meeting.

1. Call to Order / Roll Call
2. Pledge of Allegiance
3. Public Comments on Agenda Items (3) Minute Time Limit
4. Consent Agenda
 - A. Minutes of the May 13, 2019 Meeting
 - B. Acceptance of the Financial Report
 - C. Revised Resolution 2019-03A Approving Proposed Budget and Setting Public Hearing for August 12, 2019
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Follow Up
 - ii. Resumes for Website Posting
 - a. Seat 1 is vacant and Board is looking to appoint a resident at the August 12th meeting. All interested parties must have their resume to the District Manager by May 31st. All interested parties must attend the July 6th workshop at the pool house and declare their intention to be appointed to the Board. A resident may be appointed at the August 12th meeting.
 - iii. Workshop Agenda
6. Supervisor Requests and Comments
7. Audience Comments on Other Items (3) Minute Time Limit
8. Adjournment

Any additional supporting material for the items listed above, not included in the agenda package, will be distributed at the meeting. Staff will present their reports at the meeting. I look forward to seeing you, but in the meantime if you have any questions, please contact me.

Sincerely,

Mark A. Vega,
District Manager

Fourth Order of Business

4A.

**MINUTES OF MEETING
OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, May 13, 2019 at 6:00 p.m. at the Country Walk Clubhouse, 30400 Country Point Boulevard, Wesley Chapel, Florida, 33543.

Present and constituting a quorum were:

David Gerald	Chairman
Sam Watson	Assistant Secretary
Ryan Gilbertsen	Assistant Secretary
Adam Silva	Assistant Secretary

Also present:

Andy Mendenhall	District Manager
Jason Walters (via telephone)	District Counsel
Robert Dvorak	District Engineer
Morgan Melatti	Aquatic Systems
Residents	

The following is a summary of the minutes and actions taken.

FIRST ORDER OF BUSINESS

Call to Order / Roll Call

- o Mr. Mendenhall called the meeting to order and called the roll. He noted he is sitting in for Mr. Vega this evening.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

- o The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

- o Comments were received by the Board.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes of April 8, 2019 Meeting
- B. Acceptance of the Financial Report
- C. Report on the Number of Registered Voters – 1,032

On MOTION by Mr. Watson seconded by Mr. Gerald with all in favor the Consent Agenda was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel

- Mr. Walters noted the legislature session in Tallahassee wrapped up on Saturday. He will circulate items to the Board that may affect it.

B. District Engineer

- Mr. Dvorak noted the South pedestrian bridge is under construction.
- The bridge structure is complete. Asphalt trail construction, stabilization and cleanup is still underway.
- The Clubhouse bridge was submitted to the SWFWMD on April 24th. No comments were received as of yet.
- The SWFWMD environmental staff has submitted their report.
- On the playground project, we received a minor modification. The County issued an exemption for the playground expansion because it was a minor improvement. We submitted it out for bid. They are due back to JMT no later than the 23rd.
- Mr. Dvorak spoke to Mr. Vega before the meeting. Mr. Vega said to make sure the Board includes the pad for the water fountain.

C. District Manager

i. Consideration of Resolution 2019-03 Approving the Proposed Budget for Fiscal Year 2020 and Setting the Public Hearing

- This resolution approves the proposed fiscal year 2020 budget and sets the public hearing.
- An objective was the budget was to stay flat. He noted Mr. Gilbertsen will be the financial liaison and will assist in keeping track of capital projects.
- The public hearing date is July 22, 2019 at 6:00 p.m.
- Today is the first official step where you set your budget, which is sent to the County. Whatever is sent to the County today, you will not be able to increase the numbers. You can, however, make them lower, but not higher.

<p>On MOTION by Mr. Gerald seconded by Mr. Gilbertsen with all in favor Resolution 2019-03, a resolution of the Board of Supervisors of Oak Creek Community Development District approving proposed budget for Fiscal Year 2019/2020 and setting a public hearing for July 22, 2019 at 6:00 p.m. at the Country Walk Clubhouse, 30400 Country Point Boulevard, Wesley Chapel, Florida, was adopted.</p>

ii. Identification and Elimination of Illicit Discharges

- Mr. Mendenhall noted this is an educational piece for the Board and residents.

iii. Drinking Fountain Proposals

- Mr. Mendenhall noted no one beat TriCare’s price. We are looking for a motion to award this bid to TriCare in an amount not-to-exceed \$6,800. This will allow TriCare to order the fountain and the concrete pad will be poured by the sidewalk vendor. Mr. Vega will coordinate this with the District Engineer.
- Mr. Watson will abstain from voting on the drinking fountain proposals due to his having a conflict of interest. He was given a Form 8B, Conflict of Interest form, to fill out. This will become part of the record of the minutes.

On MOTION by Mr. Gerald seconded by Gilbertsen with all in favor, with the exception of Mr. Watson, who abstained from voting, the Board awarded the drinking fountain proposal to Tri-Care in an amount not-to-exceed \$6,800.

iv. Pickle Ball Court Proposal

- At the workshop, the Board was in consensus to allow Mr. Gerald to paint the lines with Tim on the court and save the District \$700.

v. Dog Park Shade Proposal

- Mr. Mendenhall noted the Board was in consensus at the workshop to award this bid to Rep Services in an amount not-to-exceed \$2,650.

On MOTION by Mr. Gibertsen seconded by Mr. Gerald with all in favor awarding the dog park shade proposal to Rep Services in an amount not-to-exceed \$2,650 was approved.

vi. Aquatic System Budget Letter

- Mr. Mendenhall noted we received the letter from Aquatic Systems regarding projected increase for the 2020 budget.
- On 1/1/2020, there will be an increase from \$1,997 to \$2,055.
- There is a proposed increase of approximately \$50 to the Aquatic Systems contract.
- Mr. Mendenhall noted there is a representative here, if anyone has any questions for her.
- Ms. Morgan Melatti spoke about services, including plants and littorals.
- A discussion ensued with the Supervisors bringing up concerns they have.

vii. Pond Treatment Proposal

- This will be determined at a later date.

viii. Workshop Agenda for June 8, 2019

- Final review of bridge after completion.

Follow Up Items:

- Mr. Mendenhall has follow up items Mr. Vega wanted him to mention.
- They are trying to order the piece for the basketball rim, but are waiting to hear back from the vendor.
- Pavilion tables, trash cans, benches, signs and lighted pond fountain will be delivered soon.
- The marquee is on hold and the Board will be reviewing other options this week.
- The following are quotes for one inch overlay: Site Masters is \$21,600; Proway is \$14,398.50 and ACPLM is \$15,023.

On MOTION by Mr. Gerald seconded by Mr. Watson with all in favor the Board chose Proway at a cost of \$14,398.50 for the one inch overlay.

- Mr. Mendenhall noted at the workshop he understood the Board weren consensus on switching to W2 payroll.

On MOTION by Mr. Gerald seconded by Mr. Watson with all in favor the Board agreed to switch from 1099 to the W2 payroll format.

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- Mr. Watson commented there are a lot of weeds in the plants in the front.
- Mr. Gilbertsen commented on plant clippings.
- Comments were made on the solicitation signs.

SEVENTH ORDER OF BUSINESS

Audience Comments on Other Items

- Audience comments were received by the Board.
- Mr. Mendenhall discussed the procedure for getting items on the agenda.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gerald seconded by Mr. Gilbertsen with all in favor the meeting was adjourned.

David Gerald
Chairperson

4B

**Oak Creek
Community Development District**

Financial Report

April 30, 2019

Prepared by:



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**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

April 30, 2019

Balance Sheet
April 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 103,258	\$ -	\$ 103,258
Due From Other Funds	-	5,491	5,491
Investments:			
Money Market Account	329,717	-	329,717
Acquisition Fund	-	7,895	7,895
Prepayment Fund (A-2)	-	6,955	6,955
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	402,226	402,226
Prepaid Items	6,658	-	6,658
Deposits	3,055	-	3,055
TOTAL ASSETS	\$ 442,688	\$ 628,472	\$ 1,071,160
LIABILITIES			
Accounts Payable	\$ 28,969	\$ -	\$ 28,969
Accrued Expenses	4,488	-	4,488
Due To Other Funds	5,491	-	5,491
TOTAL LIABILITIES	38,948	-	38,948
FUND BALANCES			
Nonspendable:			
Prepaid Items	6,658	-	6,658
Deposits	3,055	-	3,055
Restricted for:			
Debt Service	-	628,472	628,472
Assigned to:			
Operating Reserves	116,045	-	116,045
Unassigned:	277,982	-	277,982
TOTAL FUND BALANCES	\$ 403,740	\$ 628,472	\$ 1,032,212
TOTAL LIABILITIES & FUND BALANCES	\$ 442,688	\$ 628,472	\$ 1,071,160

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-19 ACTUAL</u>
REVENUES				
Interest - Investments	\$ 3,000	\$ 3,688	122.93%	\$ 490
Interest - Tax Collector	-	98	0.00%	11
Special Assmnts- Tax Collector	480,391	473,400	98.54%	6,157
Special Assmnts- Discounts	(19,215)	(18,509)	96.33%	-
Other Miscellaneous Revenues	-	31,119	0.00%	-
Access Cards	-	135	0.00%	45
TOTAL REVENUES	464,176	489,931	105.55%	6,703

EXPENDITURES

Administration

P/R-Board of Supervisors	12,000	11,000	91.67%	-
ProfServ-Arbitrage Rebate	1,200	600	50.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	15,000	41,804	278.69%	16,015
ProfServ-Legal Services	24,000	8,559	35.66%	1,315
ProfServ-Mgmt Consulting Serv	44,805	26,136	58.33%	3,734
ProfServ-Property Appraiser	150	150	100.00%	150
ProfServ-Trustee Fees	3,233	3,433	106.19%	-
ProfServ-Web Site Maintenance	1,200	1,919	159.92%	198
Auditing Services	3,523	3,500	99.35%	-
Postage and Freight	1,500	599	39.93%	10
Rentals & Leases	600	350	58.33%	50
Public Officials Insurance	2,255	2,255	100.00%	-
Printing and Binding	1,500	465	31.00%	12
Legal Advertising	1,000	209	20.90%	-
Misc-Assessmnt Collection Cost	9,608	9,098	94.69%	123
Misc-Contingency	25	51	204.00%	-
Office Supplies	412	2,433	590.53%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	127,186	112,736	88.64%	21,607

Public Safety

Contracts-Security Services	3,360	1,960	58.33%	280
Total Public Safety	3,360	1,960	58.33%	280

Electric Utility Services

Electricity - Streetlighting	23,000	12,949	56.30%	1,853
Utility Services	15,460	8,763	56.68%	1,248
Total Electric Utility Services	38,460	21,712	56.45%	3,101

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-19 ACTUAL</u>
<u>Garbage/Solid Waste Services</u>				
Utility - Refuse Removal	698	407	58.31%	58
Solid Waste Disposal Assessm.	611	623	101.96%	-
Total Garbage/Solid Waste Services	1,309	1,030	78.69%	58
<u>Water-Sewer Comb Services</u>				
Utility Services	18,000	6,115	33.97%	640
Total Water-Sewer Comb Services	18,000	6,115	33.97%	640
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	19,680	12,908	65.59%	1,997
Stormwater Assessment	894	885	98.99%	-
R&M-Storm Water - Pond	26,100	357	1.37%	-
Total Flood Control/Stormwater Mgmt	46,674	14,150	30.32%	1,997
<u>Other Physical Environment</u>				
Contracts-Landscape	84,000	49,000	58.33%	7,000
Liability/Property Insurance	8,580	6,986	81.42%	-
R&M-Entry Feature	1,500	-	0.00%	-
R&M-Irrigation	5,000	1,514	30.28%	472
R&M-Mulch	15,000	-	0.00%	-
R&M-Plant&Tree Replacement	10,000	48,795	487.95%	-
Total Other Physical Environment	124,080	106,295	85.67%	7,472
<u>Capital Expenditures & Projects</u>				
Misc-Contingency	1,900	750	39.47%	-
Capital Improvements	35,000	95,476	272.79%	25,400
Total Capital Expenditures & Projects	36,900	96,226	260.78%	25,400
<u>Road and Street Facilities</u>				
R&M-Bike Paths & Asphalt	1,500	-	0.00%	-
R&M-Parking Lots	1,500	3,595	239.67%	3,595
R&M-Sidewalks	3,000	-	0.00%	-
R&M-Streetlights	1,000	-	0.00%	-
Total Road and Street Facilities	7,000	3,595	51.36%	3,595
<u>Clubhouse, Parks and Recreation</u>				
ProfServ-Web Site Maintenance	-	60	0.00%	60
Contracts-Mgmt Services	10,296	6,006	58.33%	858
Contracts-Pools	9,540	5,565	58.33%	795
Contractual Maint. Services	27,259	18,761	68.82%	4,205

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-19 ACTUAL</u>
Telephone/Fax/Internet Services	3,712	1,045	28.15%	151
R&M-Facility	3,500	13,235	378.14%	-
R&M-Pools	400	672	168.00%	53
R&M Basketball Courts	-	4,606	0.00%	-
R&M-Playground	1,000	-	0.00%	-
Op Supplies - General	5,500	5,348	97.24%	139
Total Clubhouse, Parks and Recreation	61,207	55,298	90.35%	6,261
TOTAL EXPENDITURES	464,176	419,117	90.29%	70,411
Excess (deficiency) of revenues Over (under) expenditures	-	70,814	0.00%	(63,708)
Net change in fund balance	\$ -	\$ 70,814	0.00%	\$ (63,708)
FUND BALANCE, BEGINNING (OCT 1, 2018)	332,926	332,926		
FUND BALANCE, ENDING	\$ 332,926	\$ 403,740		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-19 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 550	0.00%	\$ 157
Special Assmnts- Tax Collector	437,163	430,800	98.54%	5,603
Special Assmnts- Discounts	(17,487)	(16,843)	96.32%	-
TOTAL REVENUES	419,676	414,507	98.77%	5,760
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	8,743	8,279	94.69%	112
Total Administration	8,743	8,279	94.69%	112
<u>Debt Service</u>				
Principal Debt Retirement A-1	160,000	-	0.00%	-
Principal Debt Retirement A-2	45,000	-	0.00%	-
Interest Expense Series A-1	148,699	74,349	50.00%	-
Interest Expense Series A-2	59,325	29,663	50.00%	-
Total Debt Service	413,024	104,012	25.18%	-
TOTAL EXPENDITURES	421,767	112,291	26.62%	112
Excess (deficiency) of revenues Over (under) expenditures	(2,091)	302,216	-14453.18%	5,648
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(2,091)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(2,091)	-	0.00%	-
Net change in fund balance	\$ (2,091)	\$ 302,216	-14453.18%	\$ 5,648
FUND BALANCE, BEGINNING (OCT 1, 2018)	326,256	326,256		
FUND BALANCE, ENDING	\$ 324,165	\$ 628,472		

**Oak Creek
Community Development District**

Supporting Schedules

April 30, 2019

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY '19				\$ 917,555	\$ 480,392	\$ 437,163
Allocation %				100%	52%	48%
11/09/18	\$ 3,757	\$ 212	\$ 77	\$ 4,046	\$ 2,118	\$ 1,928
11/16/18	37,083	1,577	757	39,416	20,637	18,780
11/23/18	15,156	644	309	16,110	8,434	7,675
12/03/18	650,271	27,648	13,271	691,190	361,877	329,312
12/13/18	111,705	4,749	2,280	118,734	62,164	56,570
12/31/18	1,448	46	30	1,523	798	726
12/31/18	1,505	48	31	1,583	829	754
01/10/19	7,178	227	146	7,551	3,953	3,597
02/11/19	5,365	135	109	5,609	2,937	2,672
03/11/19	6,478	67	132	6,677	3,496	3,181
04/10/19	11,525	-	235	11,761	6,157	5,603
TOTAL	\$ 851,471	\$ 35,352	\$ 17,377	\$ 904,200	\$ 473,400	\$ 430,800
% COLLECTED				99%	99%	99%
TOTAL O/S				\$ 13,355	\$ 6,992	\$ 6,363

Cash and Investment Report
April 30, 2019

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>GENERAL FUND</u>					
Checking Account - Operating	Florida Community Bank	Public Funds Checking	n/a	0.00%	\$72,555
Checking Account - Operating	BB&T	Checking	n/a	0.00%	30,703
Subtotal - Operating					103,258
Public Funds Money Market	BankUnited	Money Market #0623	n/a	1.00%	329,717
Subtotal-General Fund					\$432,975
<u>DEBT SERVICE FUND</u>					
Series 2015 Acquisition Fund	US Bank	Open Ended Comm. Paper	n/a	0.30%	\$7,895
Series 2015 Prepayment A-2	US Bank	Open Ended Comm. Paper	n/a	0.30%	6,955
Series 2015 Reserve Fund A-1	US Bank	Open Ended Comm. Paper	n/a	0.30%	153,927
Series 2015 Reserve Fund A-2	US Bank	Open Ended Comm. Paper	n/a	0.30%	51,978
Series 2015 Revenue Account	US Bank	Open Ended Comm. Paper	n/a	0.30%	402,226
Subtotal-Debt Service Fund					\$622,981
Total - All Funds					\$1,055,956

Oak Creek CDD

Bank Reconciliation

Bank Account No. 4502 Florida Community Bank - GF Checking
 Statement No. 04-19
 Statement Date 4/30/2019

G/L Balance (LCY)	72,554.50	Statement Balance	98,007.45
G/L Balance	72,554.50	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	98,007.45
Subtotal	72,554.50	Outstanding Checks	25,452.95
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	72,554.50	Ending Balance	72,554.50
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
4/29/2019	Payment	1994	AQUA TRIANGLE 1 CORP	52.95	0.00	52.95
4/29/2019	Payment	1995	GOLF COAST CONSTRUCTION LLC	25,400.00	0.00	25,400.00
Total Outstanding Checks.....				25,452.95		25,452.95

OAK CREEK
Community Development District

Payment Register by Fund
For the Period from 4/1/2019 to 4/30/2019
(Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1987	04/11/19	AQUA TRIANGLE 1 CORP	75931	POOL CLEANING SVC	R&M-Pools	546074-57231	\$111.45
001	1991	04/16/19	AQUA TRIANGLE 1 CORP	7840	APRIL POOL MAINTENANCE	Contracts-Pools	534078-57231	\$795.00
001	1994	04/29/19	AQUA TRIANGLE 1 CORP	76839	1 LIFE RING	R&M-Pools	546074-57231	\$52.95
001	1975	04/02/19	AQUATIC SYSTEMS, INC	0000438197	MARCH AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53801	\$1,997.00
001	1983	04/11/19	AQUATIC SYSTEMS, INC	0000441062	APRIL AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53801	\$1,997.00
001	1989	04/16/19	AQUATIC SYSTEMS, INC	0000435423	FEBRUARY AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53801	\$1,997.00
001	1986	04/11/19	BB&T	032519-6264	MARCH PURCHASE - WATER	HOME DEPOT	552001-57231	\$13.14
001	1993	04/18/19	COMPLETE I.T. SERVICE & SOLUTIONS	3692	GOOGLE FOR BUSINESS	ProfServ-Web Site Maintenance	531094-51301	\$97.65
001	1985	04/11/19	FEDEX	6-508-51771	MARCH POSTAGE	Postage and Freight	541006-51301	\$26.23
001	1988	04/11/19	FLORIDA COURTS, INC	4043	BB CT SYS/RESURFACING/RETAIN	Capital Improvements	563001-53918	\$7,800.00
001	1990	04/16/19	FRONTIER FLORIDA LLC	040119-0368	APRIL SERVICE #8137790368	813-779-0368	541009-57231	\$150.98
001	1979	04/08/19	GOLDEN EYE TECHNOLOGY, LLC	192APR19	APRIL MONITORING SERVICE	Contracts-Security Services	534037-52001	\$280.00
001	1995	04/29/19	GOLF COAST CONSTRUCTION LLC	139	NEW BOARDWALK MATERIALS	Capital Improvements	563001-53918	\$25,400.00
001	1982	04/11/19	HOPPING GREEN & SAMS	106515	2/21-2/28/19 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$1,047.00
001	1977	04/08/19	INFRAMARK, LLC	39458	MARCH MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	1977	04/08/19	INFRAMARK, LLC	39458	MARCH MGMNT SERVICES	ProfServ-Web Site Maintenance	531094-51301	\$100.00
001	1977	04/08/19	INFRAMARK, LLC	39458	MARCH MGMNT SERVICES	Postage and Freight	541006-51301	\$8.00
001	1977	04/08/19	INFRAMARK, LLC	39458	MARCH MGMNT SERVICES	Printing and Binding	547001-51301	\$56.90
001	1977	04/08/19	INFRAMARK, LLC	39458	MARCH MGMNT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	1976	04/02/19	J & J LIGHTING SOLUTIONS	022119	HOLIDAY LIGHTING	Prepaid Items	155000	\$6,600.00
001	1981	04/08/19	JMT	8-133418	GEN ENGINEERING THRU 1/26/2019	ProfServ-Engineering	531013-51501	\$2,340.00
001	1978	04/08/19	LANDSCAPE MAINTENANCE PROFESSIONALS	142214	APRIL LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
001	1270	04/16/19	OAK CREEK CDD	041219	XFER FUNDS TO CHKING	Cash with Fiscal Agent	103000	\$25,000.00
001	1984	04/11/19	PASCO COUNTY PROPERTY APPRAISER	040119	NON AD VALOREM ANNUAL FEE	ProfServ-Property Appraiser	531035-51301	\$150.00
001	DD193	04/01/19	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	031519 ACH	2/7-3/7/19 WTR ACH	Utility Services	543063-53601	\$539.13
001	DD194	04/05/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	066247	PAYROLL P/E 3/30/19 ACH	415-20195	534378-57231	\$1,756.67
001	DD195	04/26/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	041219 ACH	3/11-4/9/19 ELEC ACH	Utility Services	543063-53100	\$1,248.36
001	DD195	04/26/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	041219 ACH	3/11-4/9/19 ELEC ACH	Electricity - Streetlighting	543013-53100	\$1,853.09
001	DD197	04/19/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	066543 ACH	P/E 4/13/19 #415-20198 ACH	415-20195	534378-57231	\$1,203.80
001	DD199	04/30/19	WASTE CONNECTIONS OF FLORIDA - ACH	043019 ACH	MAY WASTE SRV ACH	6426-016188	543020-53401	\$58.20
001	1980	04/08/19	VERTEX WATER FEATURES	11566	AERATOR REPR SITE#1,6, & 8A/8B	R&M-Storm Water - Pond	546086-53801	\$357.00
001	1992	04/16/19	WASTE CONNECTIONS OF FLORIDA - ACH	595822 ACH	APRIL WASTE SRV ACH	6426-016188	543020-53401	\$58.20
Fund Total								\$94,686.50

Total Checks Paid	\$94,686.50
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Notes to the Financial Statements
April 30, 2019

General Fund

▶ **Financial Highlights**

Total General Fund revenues are at approximately 106% of Adopted Budget and Assessments are at 99% collected.

Total General Fund expenditures are at approximately 90% of Adopted Budget higher than the prorated 58%.

Other Miscellaneous revenues of \$31,119 consist of: HOA reimbursement of \$30,000 for the new Basketball court, Withlacoochee River Electric credit memo of \$1,046, HOA resident refund of \$15 & Waste Management Credit Memo from FY 2018 of \$58.

▶ **Assets**

Cash and Investments - See Cash and Investment Report for further details.

Prepaid Items - J&J Lighting Solutions for (Xmas Lights) - \$6,600 & Waste Management refuse removal \$58.

Deposits - Balance Transferred from Rizzetta - \$3,055. No details available.

▶ **Liabilities**

Accounts Payable - Invoices paid in current month but not for current month - \$28,969.

Accrued Expenses - Country Walk Rental Mar - April \$100, Hopping Green & Sam's - \$1,222, Withlacoochee River Electric - Street lights - \$1,853 & Withlacoochee River Electric - Utilites - \$1,313.

Debt Service Funds

▶ **Financial Highlights**

Total Debt Service revenues are at approximately 99% of Adopted Budget.

Total Debt Service expenditures are at approximately 27% of Adopted Budget .

Notes to the Financial Statements
April 30, 2019

General Fund

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i>Administrative</i>				
Pro-Serv Engineering Services	\$15,000	\$41,804	279%	JMT fees for Basketball Court and Pedestrian Trail Bridge (\$36,028), Cardno Entrix final payment (\$4,026) and Test Lab Inc - testing of Oak Creek Amenity (\$1,750).
ProfServ-Web Site Maint	\$1,200	\$1,919	160%	Annual Domain Name (\$228), Inframark fees of (\$785), Tech Labor Frontier Solutions (\$125), & Complete I.T. Service for Google Email and labor (\$781).
Office Supplies	\$412	\$2,433	591%	Purchase of 3 tablets for board members (\$2,323).
<i>Field</i>				
R&M - Plant & Tree Rplcmnt	\$10,000	\$48,795	488%	Landscape Maintenance Professionals - removal of Plant material & Mulch From Clubhouse (\$480), Bahia Sod (\$7,455) & Level 2 Tree Lifting of 6 Trees (\$1,850) & Plants for new BB Court, Clearing of wooded area (\$24,733) and BVTS West Florida tree (\$2,800), 94 plants Cliff Creek Fence (\$5,828), Planting at Front Entrance (\$1,722) & Plants at Dog Park entrance (\$963).
Capital Improvements	\$35,000	\$95,476	273%	Samsung Mini Split System (\$9,950), Con Asset - Sidewalk, Drainage & Gate Repairs (\$21,145) Florida Courts, Inc Resurfacing and Asphalt (\$33,000), LMP - IRR repairs for Basketball court (\$2,481), Precision Power Systems - Lighting Project (\$3,275), Golf Coast Construction - Boardwalk Materials (\$25,400).
R&M - Parking Lots	\$1,500	\$3,595	240%	8Pro Way Construction Group, Inc - Asphalt / Pavement repairs & markings.
R&M - Facility	\$3,500	\$13,235	378%	Golden Eye Technology - Outdoor Camera (\$680), Precision Power - Clubhouse Lights (\$1,100) & Spring Oak Trail Lights (\$875), J&J Lighting - Holiday Lights (\$6,600), Bravo Fence - Club House fence repairs (\$2,506), Con Asset - 2 new doors for Tech Room (\$1,475).

Series 2015 Debt Service Funds

Expenditures

Debt Service Payments

Interest Expense Series A-1	\$148,699	\$74,349	50%	Paid Nov '18
Interest Expense Series A-2	\$59,325	\$29,663	50%	Paid Nov '18

4C.

RESOLUTION 2019-03A

REVISED RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Oak Creek Community Development District ("Board") prior to June 15, 2019, proposed budgets for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. BUDGETS APPROVED. Fiscal Year 2019/2020 attached hereto as Exhibit A are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. SETTING A PUBLIC HEARING. A public hearing on said approved budgets is hereby declared and set for the following date, hour, and location:

DATE: August 12, 2019
HOOR: 6:00 p.m.
LOCATION: Country Walk Clubhouse
30400 Country Point Boulevard
Wesley Chapel, Florida

3. TRANSMITTAL OF BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the proposed budgets to Pasco County at least 60 days prior to the hearing set above.

4. POSTING OF BUDGETS. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF JUNE, 2019.

ATTEST:

**OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Mark A. Vega, Secretary

David Gerald, Chairman

Fifth Order of Business

5Cii.

LISA APPELL

6646 Boulder Run Loop Wesley Chapel, FL 33545 · 7742394100
lappell@gmail.com · <https://www.linkedin.com/in/lisa-appell-23a4b782/>

With a demonstrated history in Customer Service and Technology, I'm looking for a position that will benefit from my business and technology experience while promoting my interest problem resolution and customer service. Industries that could benefit from this experience are medical, information technology or hospitality. Areas utilizing these skills would be a perfect fit.

EXPERIENCE

OCT 2012 – JUN 2018

TECHNOLOGY SUPPORT, MENDON UPTON REGIONAL SCHOOLS

Lead hardware and software support for the school district including office 365, Google Platform, IOS and OSX as well as Windows 2010, Server 2008-2016. Also supported, Ghost imaging, ADFS, Schooldude (ticketing software). Supported Enterasys Switches, Sophos and Sonic Wall Firewalls, Use of JAMF and AirWatch MDM, VMware. Lead in Implementation of a 1:1 iPad rollout for 1700 students and 250 teachers.

AUG 2005 -OCT 2012

TECHNOLOGY MANAGER, HOPEDALE PUBLIC SCHOOLS

Managed all aspects of school technology. This would include installation software and/or hardware testing, documentation and overall analysis/recommendation. Responsible for IT related project/product as to its incorporation/ implementation into the Hopedale school system. Responsible for technology budget to the Superintendent of Schools. Customer Service support for all schools in the network.

JUN 1997-AUG 2005

COMPUTER SERVICE AND SUPPORT, DATA GENERAL/EMC

responsible for all hardware and software support to 250 users including all executives and their assistants. provide day-to-day support to an additional user base exceeding 1000 users. Domain Administration of AD, DNS and Exchange

EDUCATION

MAY 1984

BS OF MANAGEMENT, WORCESTER STATE UNIVERSITY

Graduated with honors, concentration in Marketing and Economics

2004

MCP, MCSE, WINDOWS 2000

2010

ACMT CERTIFICATION

2015

JAMF MDM CERTIFICATION

SKILLS

- Customer service
- Team Lead
- Critical Thinking
- Organized
- Hard-Working
- Problem Solver

ACTIVITIES

Volunteered at Hopedale Fire Station, MEMA, videographer and photographer for dept., Interest in caring for animals, bird watching, playing dungeons and dragons with my family

Lisa Vaile

6637 Bluff Meadow Ct
Wesley Chapel, FL 33545
813-943-1869 cell
lisamvaile@gmail.com

Objective: I'd like to be able to help make decisions and improve Oak Creek to maintain property values. I loved participating on the board for the last two years and would be honored to have the opportunity to again be a part of this great community. Therefore, it is my objective to obtain seat 1 on the Oak Creek Community Development District Board.

Education: Bachelor of Science, Sociology 1993
University of South Florida, Tampa, FL
Math Teaching Certificate, State of Florida 1997
Realtor, Bob Hogue School of Real Estate 2009

Work

Experience: Middle School Math Teacher since 1997 with Pasco County
CDD Board since Sept 26, 2016
Track Coach eight years; USF track athlete for two years
Century 21 and Keller Williams Kelly Realty for approx. 5 years

Personal Attributes:

Effective Communication Skills-Articulate communicator with an appreciation of different communication styles with other board and community members.

Honest and Reliable-Strong morals and ethics ensuring honesty and reliability.

Time Management-Always available and dedicated as needed for the benefit of the community.

Goal Oriented-To ensure Oak Creek offers the residents a valuable place to live.

Achievement and Contributions:

Safety-Clearing of the woods.

Attention to detail-Money market account yield percent from .45% to 1% earnings.

Workshop Meeting Minutes-Prepared notes with pictures for improvements.

Idea Sharing-Little Libraries, extended pool hours, and trail design.

Color Coordinator-Pool furniture, shade structures, and tiles.

Personal: I've lived in Oak Creek for 12 years since May of 2006. I have two daughters in middle and high school. I believe Health and fitness are important for healthy decisions and the pursuit of excellence.