

OAK CREEK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2021

Adopted Budget
Adopted - 08/10/2020
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Prepared by:



OAK CREEK

Community Development District

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Oak Creek

Community Development District

Operating Budget

Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	JUL-	PROJECTED	BUDGET
			FY 2020	JUN-2020	SEP-2020	FY 2020	FY 2021
REVENUES							
Interest - Investments	\$ 6,832	\$ 4,988	\$ 5,000	\$ 1,086	\$ 362	\$ 1,448	\$ 1,500
Interest - Tax Collector	4	114	-	54	18	72	100
Special Assmnts- Tax Collector	480,392	480,392	480,391	480,392	-	480,392	507,936
Special Assmnts- Discounts	(18,372)	(18,299)	(19,216)	(18,413)	-	(18,413)	(20,317)
Other Miscellaneous Revenues	-	33,994	-	2,279	125	2,404	-
Access Cards	360	375	100	390	130	520	250
TOTAL REVENUES	469,216	501,564	466,275	465,788	635	466,423	489,469
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	18,800	18,600	24,000	5,600	1,000	6,600	12,000
FICA Taxes	-	581	1,836	747	20	767	918
ProfServ-Arbitrage Rebate	1,200	600	1,200	600	600	1,200	1,200
ProfServ-Dissemination Agent	2,000	1,000	5,000	-	5,000	5,000	5,000
ProfServ-Engineering	66,421	64,687	20,000	16,353	3,000	19,353	25,000
ProfServ-Legal Services	26,356	13,016	24,000	8,459	11,227	19,686	23,000
ProfServ-Mgmt Consulting Serv	43,172	44,805	44,805	33,604	11,201	44,805	44,805
ProfServ-Property Appraiser	150	150	150	150	-	150	150
ProfServ-Trustee Fees	3,233	3,433	3,433	3,233	-	3,233	3,536
ProfServ-Web Site Maintenance	-	4,581	2,729	3,245	1,082	4,327	2,772
Auditing Services	3,400	3,500	3,523	3,500	-	3,500	3,500
Postage and Freight	1,622	733	1,500	165	55	220	250
Rentals & Leases	600	600	600	300	300	600	600
Public Officials Insurance	2,050	2,255	2,481	355	2,126	2,481	2,729
Printing and Binding	2,109	632	1,500	225	75	300	500
Legal Advertising	1,216	971	1,000	270	730	1,000	1,000
Misc-Assessmnt Collection Cost	7,495	8,550	9,608	9,321	287	9,608	10,159
Misc-Contingency	60	230	50	8	3	11	50
Office Supplies	303	2,433	412	-	150	150	250
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	180,362	171,532	148,002	86,310	36,855	123,165	137,594
<i>Public Safety</i>							
Contracts-Security Services	3,360	3,360	3,360	3,280	840	4,120	3,360
Total Public Safety	3,360	3,360	3,360	3,280	840	4,120	3,360
<i>Electric Utility Services</i>							
Electricity - Streetlighting	20,989	22,233	23,000	14,919	4,973	19,892	23,000
Utility Services	14,828	14,547	15,460	7,491	2,497	9,988	12,000
Total Electric Utility Services	35,817	36,780	38,460	22,410	7,470	29,880	35,000
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	698	698	698	632	66	698	698
Solid Waste Disposal Assessm.	611	623	623	677	-	677	680
Total Garbage/Solid Waste Services	1,309	1,321	1,321	1,309	66	1,375	1,378
<i>Water-Sewer Comb Services</i>							
Utility Services	11,469	7,115	10,000	6,848	2,283	9,131	7,000
Total Water-Sewer Comb Services	11,469	7,115	10,000	6,848	2,283	9,131	7,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	JUL-	PROJECTED	BUDGET
			FY 2020	JUN-2020	SEP-2020	FY 2020	FY 2021
Flood Control/Stormwater Mgmt							
Contracts-Aquatic Control	19,380	22,893	23,964	18,321	5,643	23,964	24,660
Stormwater Assessment	894	885	885	894	-	894	894
R&M-Storm Water - Pond	56,338	714	16,100	6,694	1,000	7,694	15,000
Total Flood Control/Stormwater Mgmt	76,612	24,492	40,949	25,909	6,643	32,552	40,554
Other Physical Environment							
Contracts-Landscape	84,000	84,000	84,000	63,000	21,000	84,000	84,000
Liability/Property Insurance	7,328	6,986	9,438	9,876	-	9,876	8,647
R&M-Entry Feature	795	-	1,500	-	-	-	1,500
R&M-Irrigation	11,079	7,770	5,000	5,540	3,385	8,925	9,000
R&M-Mulch	14,238	455	15,000	4,439	-	4,439	15,000
R&M-Plant&Tree Replacement	16,727	53,732	10,000	2,776	-	2,776	6,500
	134,167	152,943	124,938	85,631	24,385	110,016	124,647
Capital Expenditures & Projects							
Misc-Holiday Lighting	-	-	-	13,400	-	13,400	13,400
Misc-Contingency	1,300	9,140	-	-	5,220	5,220	8,000
Capital Improvements	184,379	126,808	30,807	67,901	-	67,901	32,000
Total Capital Expenditures & Projects	185,679	135,948	30,807	81,301	5,220	86,521	53,400
Road and Street Facilities							
R&M-Parking Lots	-	3,595	1,500	-	-	-	1,500
R&M-Bike Paths & Asphalt	-	-	1,500	-	-	-	1,500
R&M-Sidewalks	2,000	-	3,000	-	-	-	5,000
R&M-Streetlights	1,106	-	1,000	-	-	-	1,000
Total Road and Street Facilities	3,106	3,595	7,000	-	-	-	9,000
Parks and Recreation							
Contracts-Mgmt Services	9,996	10,296	10,296	7,722	2,574	10,296	10,296
Contract-Pools	8,851	9,540	9,540	6,872	2,668	9,540	9,540
Contractual Maint. Services	34,517	37,970	25,000	34,508	11,503	46,011	40,000
Telephone/Fax/Internet Services	5,597	1,925	1,788	1,359	441	1,800	1,800
R&M-Facility	15,274	39,542	7,500	9,694	-	9,694	2,500
R&M-Pools	6,404	1,171	400	1,910	-	1,910	400
R&M Basketball Courts	736	8,044	-	-	-	-	1,500
R&M-Playground	525	3,772	1,000	3,526	-	3,526	5,000
Op Supplies - General	2,362	8,268	5,500	3,514	-	3,514	5,500
Total Parks and Recreation	84,262	120,528	61,024	69,105	17,186	86,291	76,536
Reserves							
Clubhouse Reserves	-	-	-	-	-	-	1,000
Total Reserves	-	-	-	-	-	-	1,000
TOTAL EXPENDITURES & RESERVES	716,143	657,614	465,861	382,103	100,947	483,050	489,469
Net change in fund balance	(246,927)	(156,050)	414	83,685	(100,312)	(16,627)	-
FUND BALANCE, BEGINNING	577,590	330,663	174,613	174,613	-	174,613	157,986
FUND BALANCE, ENDING	\$ 330,663	\$ 174,613	\$ 175,027	\$ 258,298	\$ (100,312)	\$ 157,986	\$ 157,986

Budget Narrative
Fiscal Year 2021

REVENUES

Interest Income (Investments)

The district earns interest on each of their operating and investment accounts.

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.

Access Cards

The district earns revenue from Access Card sales.

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 Management Services, Inc. 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.

Budget Narrative
Fiscal Year 2021**Expenditures - Administrative (continued)****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 by Campus Suites. The District incurs fees as they relate to the district email by Complete IT.

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.

Budget Narrative
Fiscal Year 2021

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.

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.

Budget Narrative
Fiscal Year 2021

Expenditures – Other Physical Environment (continued)

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 provide mulch for the District's common area.

R&M-Plant & Tree Replacement

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

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 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 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.

Budget Narrative
Fiscal Year 2021

Expenditures – Clubhouse, Parks & Recreation (continued)

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.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Anticipated Beginning Fund Balance - Fiscal Year 2021	\$ 157,986
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	1,000
Total Funds Available (Estimated) - 9/30/2021	158,986

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

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

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	73,245 (1)
Reserve Clubhouse (Prior Years)	45,025
Reserve Clubhouse FY 2021	<u>1,000</u>
Subtotal	<u>119,270</u>

Total Allocation of Available Funds	122,325
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Total Unassigned (undesignated) Cash	<u>\$ 36,661</u>
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Notes

(1) Represents 2 months of operating expenditures plus \$10K for Capital improvements for first Quarter.

Oak Creek

Community Development District

Debt Service Budget

Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUN-2020	PROJECTED JUL- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Interest - Investments	\$ 787	\$ 984	\$ 500	\$ 219	\$ 73	\$ 292	\$ 400
Special Assmnts- Tax Collector	437,163	437,163	437,163	437,163	-	437,163	437,163
Special Assmnts- Discounts	(16,718)	(16,652)	(17,487)	(16,756)	-	(16,756)	(17,487)
TOTAL REVENUES	421,232	421,495	420,176	420,626	73	420,699	420,076
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	6,821	7,781	8,743	8,482	-	8,482	8,743
Total Administrative	6,821	7,781	8,743	8,482	-	8,482	8,743
<i>Debt Service</i>							
Principal Debt Retirement Series A-1	155,000	160,000	165,000	165,000	-	165,000	165,000
Principal Debt Retirement Series A-2	40,000	45,000	45,000	45,000	-	45,000	45,000
Principal Prepayment Series A-1	10,000	-	-	10,000	-	10,000	-
Interest Expense Series A-1	152,186	148,699	145,019	145,019	-	145,019	140,688
Interest Expense Series A-2	61,950	59,325	56,963	56,963	-	56,963	54,075
Total Debt Service	419,136	413,024	411,982	421,982	-	421,982	404,763
TOTAL EXPENDITURES	425,957	420,805	420,725	430,464	-	430,464	413,506
Excess (deficiency) of revenues Over (under) expenditures	(4,725)	690	(549)	(9,838)	73	(9,765)	6,570
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	690	(549)	-	-	-	6,570
TOTAL OTHER SOURCES (USES)	-	690	(549)	-	-	-	6,570
Net change in fund balance	(4,725)	690	(549)	(9,838)	73	(9,765)	6,570
FUND BALANCE, BEGINNING	330,981	326,256	326,946	326,946	-	326,946	317,181
FUND BALANCE, ENDING	\$ 326,256	\$ 326,946	\$ 326,397	\$ 317,108	\$ 73	\$ 317,181	\$ 323,751

Budget Narrative
Fiscal Year 2021

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.

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS

Period Ending	Total Outstanding Par Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2020	3,350,000				70,344	70,344	307,853
5/1/2021	3,350,000	165,000		3.0%	70,344	235,344	
11/1/2021	3,185,000				67,869	67,869	303,213
5/1/2022	3,185,000	170,000		3.3%	67,869	237,869	
11/1/2022	3,015,000				65,064	65,064	302,933
5/1/2023	3,015,000	180,000		3.5%	65,064	245,064	
11/1/2023	2,835,000				61,914	61,914	306,978
5/1/2024	2,835,000	185,000		3.8%	61,914	246,914	
11/1/2024	2,650,000				58,445	58,445	305,359
5/1/2025	2,650,000	190,000		3.9%	58,445	248,445	
11/1/2025	2,460,000				54,788	54,788	303,233
5/1/2026	2,460,000	200,000		4.0%	54,788	254,788	
11/1/2026	2,260,000				50,788	50,788	305,575
5/1/2027	2,260,000	210,000		4.5%	50,788	260,788	
11/1/2027	2,050,000				46,115	46,115	306,903
5/1/2028	2,050,000	220,000		4.5%	46,115	266,115	
11/1/2028	1,830,000				41,220	41,220	307,335
5/1/2029	1,830,000	230,000		4.5%	41,220	271,220	
11/1/2029	1,600,000				36,103	36,103	307,323
5/1/2030	1,600,000	240,000		4.5%	36,103	276,103	
11/1/2030	1,360,000				30,763	30,763	306,865
5/1/2031	1,360,000	250,000		4.5%	30,763	280,763	
11/1/2031	1,110,000				25,200	25,200	305,963
5/1/2032	1,110,000	260,000		4.5%	25,200	285,200	
11/1/2032	850,000				19,350	19,350	304,550
5/1/2033	850,000	275,000		4.5%	19,350	294,350	
11/1/2033	575,000				13,163	13,163	307,513
5/1/2034	575,000	285,000		4.5%	13,163	298,163	
11/1/2034	290,000				6,750	6,750	304,913
5/1/2035	290,000	300,000		4.5%	6,750	306,750	
11/1/2035							306,750
		3,360,000			1,295,745	4,655,745	4,893,254

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS

Period Ending	Total Outstanding Par Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2020	1,030,000				27,038	27,038	
5/1/2021	1,030,000	45,000		5.3%	27,038	72,038	99,075
11/1/2021	985,000				25,856	25,856	
5/1/2022	985,000	50,000		5.3%	25,856	75,856	101,713
11/1/2022	935,000				24,544	24,544	
5/1/2023	935,000	50,000		5.3%	24,544	74,544	99,088
11/1/2023	885,000				23,231	23,231	
5/1/2024	885,000	55,000		5.3%	23,231	78,231	101,463
11/1/2024	830,000				21,788	21,788	
5/1/2025	830,000	60,000		5.3%	21,788	81,788	103,575
11/1/2025	770,000				20,213	20,213	
5/1/2026	770,000	60,000		5.3%	20,213	80,213	100,425
11/1/2026	710,000				18,638	18,638	
5/1/2027	710,000	65,000		5.3%	18,638	83,638	102,275
11/1/2027	645,000				16,931	16,931	
5/1/2028	645,000	70,000		5.3%	16,931	86,931	103,863
11/1/2028	575,000				15,094	15,094	
5/1/2029	575,000	70,000		5.3%	15,094	85,094	100,188
11/1/2029	505,000				13,256	13,256	
5/1/2030	505,000	75,000		5.3%	13,256	88,256	101,513
11/1/2030	430,000				11,288	11,288	
5/1/2031	430,000	80,000		5.3%	11,288	91,288	102,575
11/1/2031	350,000				9,188	9,188	
5/1/2032	350,000	80,000		5.3%	9,188	89,188	98,375
11/1/2032	270,000				7,088	7,088	
5/1/2033	270,000	85,000		5.3%	7,088	92,088	99,175
11/1/2033	185,000				4,856	4,856	
5/1/2034	185,000	90,000		5.3%	4,856	94,856	99,713
11/1/2034	95,000				2,494	2,494	
5/1/2035	95,000	95,000		5.3%	2,494	97,494	99,988
11/1/2035	-						
		1,030,000	-		483,000	1,513,000	1,513,000

Oak Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2021

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2021 vs. Fiscal Year 2020**

Product	General Fund 001			2015A DS Per Unit			Total Assessments per Unit			O&M	Bond	Prepaid
	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	Units	Units 2015	Units
50' lot	\$838.73	\$793.25	5.7%	\$730.20	\$730.20	0.0%	\$1,568.93	\$1,523.45	3.0%	272	270	0
60' lot	\$1,006.48	\$951.90	5.7%	\$863.34	\$863.34	0.0%	\$1,869.82	\$1,815.24	3.0%	278	278	0
										550	548	0