

# Oak Creek Community Development District

## Board of Supervisors

- David Gerald, Chairman
- Sam Watson, Vice Chairman
- Ryan Gilbertsen, Assistant Secretary
- Adam Silva, Assistant Secretary
- Lisa Vaile, Assistant Secretary
- Mark Vega, District Manager
- Vivek Babbar, District Counsel
- Robert Dvorak, District Engineer

**Meeting Agenda**  
**March 8, 2021 – 6:00 P.M.**

\*\*\*\*\*MASKS ARE REQUIRED\*\*\*\*\*

- 1. Call to Order / Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments (3) minute time limit**
- 4. Consent Agenda**
  - A. Minutes of the January 11, 2021 and February 8, 2021 Meetings.....Page 4 and 9
  - B. Acceptance of the Financial Report.....Page 12
- 5. Staff Reports**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Consideration of FY2021 Budget Amendment Resolution 2021-04..Page 30
    - ii. Discussion of FY 2022 Budget
- 6. Supervisor Requests and Comments**
- 7. Adjournment**

**Next Meeting May 10, 2021**

**District Office:**  
 2654 Cypress Ridge Road, Suite 101  
 Wesley Chapel, FL 33544

**Meeting Location:**  
 Country Walk Clubhouse  
 30400 Country Point Blvd.  
 Wesley Chapel, FL 33544

# **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, January 11, 2021 at 6:00 p.m. in the Inframark Office, 2654 Cypress Ridge Road, Suite 101, Wesley Chapel, Florida.

Present and constituting a quorum were:

David Gerald	Chairman
Sam Watson	Vice Chairman
Ryan Gilbertsen	Assistant Secretary
Adam Silva	Assistant Secretary
Lisa Vaile	Assistant Secretary

Also present:

Mark Vega	District Manager
Robert Dvorak	JMT
Lindsey Whelan (via telephone)	District Counsel
Residents	

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

**FIRST ORDER OF BUSINESS**

**Call to Order / Roll Call**

- Mr. Vega called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

- The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items (3)  
Minute Time Limit**

- Audience comments were received.

**FOURTH ORDER OF BUSINESS**

**Election of Officers After the General  
Election**

**A. Oath of Office**

- The oath of office was administered to the newly elected Board members, Mr. Gerard and Mr. Watson.

**B. Resolution 2021-03, Designation of Officers**

On MOTION by Mr. Gilbertsen seconded by Mr. Gerald with all in favor Resolution 2021-03, Designation of Officers was adopted keeping Mr. Gerald as Chairman, Mr Watson as Vice Chairman, Mr. Gilbertsen as Assistant Secretary, Mr. Silva as Assitant Secretary and Ms. Vaile as Assistant Secretary. 5-0.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of the November 9, 2020 Meeting**
- B. Acceptance of the Financial Report**

Mr. Watson MOVED to approve the Consent Agenda and Mr. Gerald seconded the motion. 5-0

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

- There being no report, the next item followed.
- Ms. Whelan explained an invoice change transitioning to her as District Counsel.
- Mr. Gerald requested clarification of Board members using social media for CDD business. It was advised that no Board members post CDD business to any social media.
- Ms. Whelan advised the Board to only state facts, not feelings or personal reasons, if asked a question by a resident outside of an official CDD meeting.

**B. District Engineer**

**i. North Boundary / Cliff Creek Drainage Project**

- Mr. Dvorak explained the drainage issue on lot 125 and what could be done to remedy the issue. A discussion ensued and estimates will be obtained.

**ii. Trails Proposal**

- Mr. Dvorak provide drawings on possible trails. A discussion ensued.

**C. District Manager**

**i. Discussion on Five-Year Plan**

- Mr. Vega noted that there is no discussion on the Five-Year Plan as there are no funds and no clear direction at this time how to proceed, as such the Five-Year Plan is dissolved.

**ii. Discussion of Proposed Budget Amendment**

- A discussion ensued regarding reserves. Mr. Vega suggested a name change on the line item of the Budget from Reserve Clubhouse to Reserve Capitol. A Budget amendment will be brought to the Board at the March meeting.

**iii. Follow Up**

- Mr. Vega stated that flexible bollards were suggested by the insurance company and were used. These bollards are anchored with strong adhesive. Two hundred dollars (\$200) was spent and there is an extra bollard, if needed.
- No trespassing signs were placed on all ponds, except ponds #1, #6, and #18. Statutes state that these signs must be at the edge of the property because they are on vacant land. In some places, double sided signs were used.
- Mr. Vega stated pool tiles, coping and pool pavers were the biggest trouble for the District due to settling. All issues were addressed and repaired.
- Mr. Vega stated the playground decks are on order and should be in by April.
- Mr. Vega noted the pool gate had been repositioned, the mag lock was lowered to the center of the gate. A discussion ensued regarding installing a dead bolt lock instead of using a large chain during power outages.
- Mr. Vega stated that there has not been any paperwork back from Withlacoochee, as of yet, concerning the light poles. A suggested cost-effective proposal is thirty (30) concrete poles, 400-watt equivalent, \$30 a month lease and \$65 each pole for installation. A discussion ensued and Mr. Dvorak will be brought in on this project for more information.
- Mr. Vega stated that the blank line on the Field Service Report, FY 20-21 Capital Budget Improvement is to be filled in with the \$36,000 estimated cost of the drainage project. Mr. Vega reviewed a list of improvements that are possibilities through year 2024. The 2020 Proposed Budget Amendment will be done at the March meeting.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

- Mr. Gerald requested:
- a construction attorney review construction contracts.
- an update on the dog park. Mr. Vega recited fence proposal pricing

On MOTION by Mr. Silva seconded by Mr. Watson with all in favor installation of a black, 4-foot, chain link fence with a not-to-exceed limit of \$2300 in the existing dog park next to the pool was approved. 5-0.

- input on a curb cut at Oak Shadow Road and Spring Oak Trail with a cross walk. Mr. Dvorak will speak with the traffic engineers at his firm.

*Ms. Vaile has exited the meeting.*

- research being done for a permanent pole with a flashing light to slow traffic. A discussion ensued.

*Ms. Vaile has entered the meeting.*

- Mr. Silva requested that the loitering, profanity and littering at the basketball court be on the Board's radar. A discussion ensued.
- Ms. Vaile requested:
  - an open box with wires showing, where a light pole was moved at the north side of the entrance, be covered or taken care of.
  - that the dog park shade be adjusted to be higher. Mr. Vega will have LMP trim the bushes first to see if that helps.
  - that the sound/alarm coming from the pole by the dog park and ladies restroom at the pool be checked. The sound continues to go off and is a nuisance.
- Ms. Vaile stated the bushes on the South side of the bridge look diseased. Mr. Vega informed her a truck ran over them and they are being replaced.
- Ms. Vaile requested:
  - the ten (10) green boxes by the pool have bushes planted to hide them. Because of high voltage no plantings can be done, however, a call to Withlacoochee to come to clean and paint them will be made.
  - the landscaping on Pickford Court, on the North side, be cleaned up beside the sidewalk so the water and wetlands can be seen and have better visual appeal.
  - a recycling bin for the community.
  - input for Bridge damage prevention. A discussion ensued and adding a board to the bridge should work.
- Ms. Vaile is concerned about cleaning the signs within the District.
- Ms. Vaile stated she is concerned about the cost of attorney's fees for the District being

too high.

- Mr. Gilbertson requested an update on resident Mr. Gonzales’ fence approval. Mr. Vega will follow up on the agreement to be signed.
- Ms. Vaile stated he would like to see a little library on CDD property.
- Mr. Watson expressed his concern of all the little charges from District Counsel’s office.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments on other Items (3)  
Minute Time Limit**

- Audience comments were received.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Vaile seconded by Mr. Watson with all in favor the meeting was adjourned at 8:40 p.m.

\_\_\_\_\_  
Mark Vega, Secretary



**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, February 8, 2021 at 6:03 p.m. in the Inframark Office, 2654 Cypress Ridge Road, Suite 101, Wesley Chapel, Florida.

Present and constituting a quorum were:

David Gerald	Chairman
Sam Watson	Vice Chairman
Ryan Gilbertsen	Assistant Secretary
Adam Silva	Assistant Secretary
Lisa Vaile	Assistant Secretary

Also present:

Mark Vega	District Manager
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*The following is a summary of the minutes and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order / Roll Call**

- Mr. Vega called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Presentations for New District Counsel Representative**

- The Presentations for new District Counsel representation ensued by Ms. Uliano, Mr. Babbar, Mr. Jackson, and Ms. McCormick.

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items (3)  
Minute Time Limit**

- None.

**FOURTH ORDER OF BUSINESS**

**Acceptance of District Counsel Resignation**

On MOTION by Mr. Silva seconded by Mr. Vaile with all in favor the mutual termination date of February 11, 2021 for Ms. Whelan, from Hopping Green and Sams, current District Counsel, was approved. 5/0

**FIFTH ORDER OF BUSINESS**

**Motion for New District Counsel Representation**

On MOTION by Mr. Silva seconded by Mr. Watson with all in favor the new District Counsel representative, Mr. Babbar, from Straley Robin Vericker, was approved. 5/0

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Vega adjourned the meeting at 7:57 p.m.

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Mark Vega, Secretary

**4B**

**Oak Creek  
Community Development District**

*Financial Report*

*January 31, 2021*

**Prepared by:**



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**Oak Creek  
Community Development District**

**Financial Statements**

(Unaudited)

**January 31, 2021**

**Balance Sheet**  
January 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 274,313	\$ -	\$ 274,313
Due From Other Funds	-	19,278	19,278
Investments:			
Money Market Account	237,216	-	237,216
Acquisition Fund	-	7,911	7,911
Prepayment Fund (A-2)	-	917	917
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	382,862	382,862
Deposits	3,055	-	3,055
<b>TOTAL ASSETS</b>	<b>\$ 514,584</b>	<b>\$ 616,873</b>	<b>\$ 1,131,457</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 10,907	\$ -	\$ 10,907
Accrued Expenses	3,743	-	3,743
Due To Other Funds	19,278	-	19,278
<b>TOTAL LIABILITIES</b>	<b>33,928</b>	<b>-</b>	<b>33,928</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	3,055	-	3,055
<b>Restricted for:</b>			
Debt Service	-	616,873	616,873
<b>Assigned to:</b>			
Operating Reserves	73,611	-	73,611
Reserves - Clubhouse	45,025	-	45,025
<b>Unassigned:</b>	358,965	-	358,965
<b>TOTAL FUND BALANCES</b>	<b>\$ 480,656</b>	<b>\$ 616,873</b>	<b>\$ 1,097,529</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 514,584</b>	<b>\$ 616,873</b>	<b>\$ 1,131,457</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

<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>JAN-21 ACTUAL</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1,500	\$ 65	4.33%	\$ 50
Other Grants	-	500	0.00%	-
Interest - Tax Collector	100	3	3.00%	3
Special Assmnts- Tax Collector	507,936	494,389	97.33%	4,656
Special Assmnts- Discounts	(20,317)	(19,718)	97.05%	(140)
Access Cards	250	-	0.00%	-
<b>TOTAL REVENUES</b>	<b>489,469</b>	<b>475,239</b>	<b>97.09%</b>	<b>4,569</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	1,600	13.33%	-
FICA Taxes	918	122	13.29%	-
ProfServ-Arbitrage Rebate	1,200	600	50.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	25,000	16,553	66.21%	-
ProfServ-Legal Services	23,000	3,270	14.22%	-
ProfServ-Mgmt Consulting Serv	44,805	14,935	33.33%	3,734
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Trustee Fees	3,536	3,233	91.43%	-
ProfServ-Web Site Maintenance	2,772	2,434	87.81%	112
Auditing Services	3,500	-	0.00%	-
Postage and Freight	250	49	19.60%	3
Rentals & Leases	600	-	0.00%	-
Public Officials Insurance	2,729	1,695	62.11%	-
Printing and Binding	500	-	0.00%	-
Legal Advertising	1,000	-	0.00%	-
Misc-Assessmnt Collection Cost	10,159	9,493	93.44%	90
Misc-Contingency	50	-	0.00%	-
Office Supplies	250	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>137,594</b>	<b>54,159</b>	<b>39.36%</b>	<b>3,939</b>
<b><u>Public Safety</u></b>				
Contracts-Security Services	3,360	1,148	34.17%	-
<b>Total Public Safety</b>	<b>3,360</b>	<b>1,148</b>	<b>34.17%</b>	<b>-</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlighting	23,000	7,447	32.38%	1,860
Utility Services	12,000	3,876	32.30%	976
<b>Total Electric Utility Services</b>	<b>35,000</b>	<b>11,323</b>	<b>32.35%</b>	<b>2,836</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

<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>JAN-21 ACTUAL</u>
<b><u>Garbage/Solid Waste Services</u></b>				
Utility - Refuse Removal	698	233	33.38%	58
Solid Waste Disposal Assessm.	680	-	0.00%	-
<b>Total Garbage/Solid Waste Services</b>	<b>1,378</b>	<b>233</b>	<b>16.91%</b>	<b>58</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	7,000	3,485	49.79%	907
<b>Total Water-Sewer Comb Services</b>	<b>7,000</b>	<b>3,485</b>	<b>49.79%</b>	<b>907</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	24,660	8,220	33.33%	2,055
Stormwater Assessment	894	894	100.00%	-
R&M-Storm Water - Pond	15,000	974	6.49%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>40,554</b>	<b>10,088</b>	<b>24.88%</b>	<b>2,055</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	84,000	28,000	33.33%	7,000
Liability/Property Insurance	8,647	8,647	100.00%	-
R&M-Entry Feature	1,500	-	0.00%	-
R&M-Irrigation	9,000	481	5.34%	481
R&M-Mulch	15,000	-	0.00%	-
R&M-Plant&Tree Replacement	6,500	-	0.00%	-
<b>Total Other Physical Environment</b>	<b>124,647</b>	<b>37,128</b>	<b>29.79%</b>	<b>7,481</b>
<b><u>Capital Expenditures &amp; Projects</u></b>				
Misc-Holiday Lighting	13,400	-	0.00%	-
Misc-Contingency	8,000	-	0.00%	-
Capital Improvements	32,000	-	0.00%	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>53,400</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Bike Paths & Asphalt	1,500	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Sidewalks	5,000	-	0.00%	-
R&M-Streetlights	1,000	-	0.00%	-
<b>Total Road and Street Facilities</b>	<b>9,000</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Clubhouse, Parks and Recreation</u></b>				
ProfServ-Field Management	-	2,560	0.00%	640
Contracts-Mgmt Services	10,296	3,432	33.33%	858
Contracts-Pools	9,540	3,180	33.33%	795

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

<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>JAN-21 ACTUAL</u>
Contractual Maint. Services	40,000	16,027	40.07%	4,192
Telephone/Fax/Internet Services	1,800	615	34.17%	151
R&M-Facility	2,500	250	10.00%	-
R&M-Pools	400	4,679	1169.75%	374
R&M Basketball Courts	1,500	-	0.00%	-
R&M-Playground	5,000	-	0.00%	-
Op Supplies - General	5,500	1,661	30.20%	218
<b>Total Clubhouse, Parks and Recreation</b>	<b>76,536</b>	<b>32,404</b>	<b>42.34%</b>	<b>7,228</b>
<b><u>Reserves</u></b>				
Reserve - Clubhouse	1,000	-	0.00%	-
<b>Total Reserves</b>	<b>1,000</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>489,469</b>	<b>149,968</b>	<b>30.64%</b>	<b>24,504</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	325,271	0.00%	(19,935)
Net change in fund balance	\$ -	\$ 325,271	0.00%	\$ (19,935)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>155,385</b>	<b>155,385</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 155,385</b>	<b>\$ 480,656</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 400	\$ 7	1.75%	\$ 1
Special Assmnts- Tax Collector	437,163	425,503	97.33%	4,007
Special Assmnts- Discounts	(17,487)	(16,971)	97.05%	(120)
<b>TOTAL REVENUES</b>	<b>420,076</b>	<b>408,539</b>	<b>97.25%</b>	<b>3,888</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	8,743	8,171	93.46%	78
<b>Total Administration</b>	<b>8,743</b>	<b>8,171</b>	<b>93.46%</b>	<b>78</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	165,000	-	0.00%	-
Principal Debt Retirement A-2	45,000	-	0.00%	-
Prepayments Series A-2	-	5,000	0.00%	-
Interest Expense Series A-1	140,688	70,344	50.00%	-
Interest Expense Series A-2	54,076	27,038	50.00%	-
<b>Total Debt Service</b>	<b>404,764</b>	<b>102,382</b>	<b>25.29%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>413,507</b>	<b>110,553</b>	<b>26.74%</b>	<b>78</b>
Excess (deficiency) of revenues Over (under) expenditures	6,569	297,986		3,810
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	6,569	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>6,569</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 6,569	\$ 297,986		\$ 3,810
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>318,887</b>	<b>318,887</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 325,456</b>	<b>\$ 616,873</b>		

**Oak Creek  
Community Development District**

**Supporting Schedules**

**January 31, 2021**

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2021**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
<b>Assessments Levied FY 2021</b>				\$ 945,099	\$ 507,936	\$ 437,163
<b>Allocation %</b>				100%	54%	46%
11/16/20	\$ 40,864	\$ 1,737	\$ 834	\$ 43,436	\$ 23,344	\$ 20,092
11/25/20	35,021	1,489	715	37,224	20,006	17,218
11/12/20	4,352	246	89	4,687	2,519	2,168
12/02/20	608,718	25,881	12,423	647,022	347,737	299,285
12/09/20	134,907	5,736	2,753	143,396	77,067	66,329
12/18/20	27,093	1,132	553	28,778	15,467	13,312
12/30/20	6,350	207	130	6,687	3,594	3,093
01/11/21	8,234	260	168	8,662	4,656	4,007
<b>TOTAL</b>	<b>\$ 865,539.72</b>	<b>\$ 36,689</b>	<b>\$ 17,664</b>	<b>\$ 919,893</b>	<b>\$ 494,389</b>	<b>\$ 425,503</b>
<b>% COLLECTED</b>				97%	97%	97%
<b>TOTAL O/S</b>				<b>\$ 25,206</b>	<b>\$ 13,547</b>	<b>\$ 11,659</b>

**Cash and Investment Report**  
*January 31, 2021*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b><u>GENERAL FUND</u></b>					
Checking Account - Operating	Synovus	Public Funds Checking	n/a	0.00%	\$45,397
Checking Account - Operating	BankUnited	Checking	n/a	0.00%	\$218,395
Checking Account - Operating	BB&T	Checking	n/a	0.00%	10,521
<b>Subtotal - Operating</b>					<b>274,313</b>
Public Funds Money Market	BankUnited	Money Market #0623	n/a	0.25%	237,216
<b>Subtotal-General Fund</b>					<b>\$511,529</b>
<b><u>DEBT SERVICE FUND</u></b>					
Series 2015 Acquisition Fund	US Bank	Open Ended Comm. Paper	n/a	0.02%	\$7,911
Series 2015 Prepayment A-2	US Bank	Open Ended Comm. Paper	n/a	0.02%	917
Series 2015 Reserve Fund A-1	US Bank	Open Ended Comm. Paper	n/a	0.02%	153,927
Series 2015 Reserve Fund A-2	US Bank	Open Ended Comm. Paper	n/a	0.02%	51,978
Series 2015 Revenue Account	US Bank	Open Ended Comm. Paper	n/a	0.02%	382,862
<b>Subtotal-Debt Service Fund</b>					<b>\$597,595</b>
<b>Total - All Funds</b>					<b>\$1,109,124</b>

**Oak Creek CDD**

Bank Reconciliation

Bank Account No. 0130 Bank United GF  
 Statement No. 01-21  
 Statement Date 1/31/2021

<b>G/L Balance (LCY)</b>	218,395.26	<b>Statement Balance</b>	223,894.71
<b>G/L Balance</b>	218,395.26	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	218,395.26	<b>Subtotal</b>	223,894.71
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	5,499.45
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	218,395.26	<b>Ending Balance</b>	218,395.26
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
1/28/2021	Payment	327	INFRAMARK, LLC	5,234.55	0.00	5,234.55
1/28/2021	Payment	329	AQUA TRIANGLE 1 CORP	264.90	0.00	264.90
<b>Total Outstanding Checks.....</b>				<b>5,499.45</b>		<b>5,499.45</b>

**Oak Creek CDD**

Bank Reconciliation

**Bank Account No.** 4502 SYNOVUS GF  
**Statement No.** 01-21  
**Statement Date** 2/11/2021

<b>G/L Balance (LCY)</b>	45,396.71	<b>Statement Balance</b>	45,396.71
<b>G/L Balance</b>	45,396.71	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	45,396.71	<b>Subtotal</b>	45,396.71
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	45,396.71	<b>Ending Balance</b>	45,396.71
<b>Difference</b>	0.00		

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
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## OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 12/1/2020 to 1/31/2021**  
**(Sorted by Payee)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 306</b>							
001	12/10/20	AQUA TRIANGLE 1 CORP	9483	OCT POOL SERVICE	Contracts-Pools	534078-57231	\$795.00
001	12/10/20	AQUA TRIANGLE 1 CORP	88403	REPAIR ACID STENNER FEEDER	R&M-Pools	546074-57231	\$250.35
001	12/10/20	AQUA TRIANGLE 1 CORP	1614	NOV POOL SERVICE	Contracts-Pools	534078-57231	\$795.00
001	12/10/20	AQUA TRIANGLE 1 CORP	92273	INSTALLED NEW FLOW METER	R&M-Pools	546074-57231	\$315.95
<b>Check Total</b>							<b>\$2,156.30</b>
<b>CHECK # 318</b>							
001	01/05/21	AQUA TRIANGLE 1 CORP	2705	DEC POOL SERVICE	Contracts-Pools	534078-57231	\$795.00
<b>CHECK # 329</b>							
001	01/28/21	AQUA TRIANGLE 1 CORP	93481	REPLACE VALVE ASSEMBLY FOR POOL	R&M-Pools	546074-57231	\$264.90
<b>CHECK # 305</b>							
001	12/10/20	COMPLETE I.T. SERVICE & SOLUTIONS	6037	GOOGLE FOR BUSINESS EMAIL ACCOUNTS	ProfServ-Web Site Maintenance	531094-51301	\$111.60
001	12/10/20	COMPLETE I.T. SERVICE & SOLUTIONS	6078	TECH LABOR FOR CAMERAS ACS	ProfServ-Web Site Maintenance	531094-51301	\$247.50
<b>Check Total</b>							<b>\$359.10</b>
<b>CHECK # 313</b>							
001	12/22/20	COMPLETE I.T. SERVICE & SOLUTIONS	6162	GOOGLE FOR BUSINESS EMAIL ACCOUNTS	ProfServ-Web Site Maintenance	531094-51301	\$111.60
<b>CHECK # 324</b>							
001	01/21/21	COMPLETE I.T. SERVICE & SOLUTIONS	6273	GOOGLE FOR BUSINESS EMAIL ACCOUNTS	ProfServ-Web Site Maintenance	531094-51301	\$111.60
<b>CHECK # 314</b>							
001	12/22/20	ERIC'S LAWN CARE & PRESSURE WASHING	121020	MOVE DIRT TO BACK PROPERTY - FILL HOLES	R&M - Facility	546024-57231	\$250.00
<b>CHECK # 311</b>							
001	12/22/20	FEDEX	7-206-63093	CREDIT CARD - BB&T	Postage and Freight	541006-51301	\$21.24
<b>CHECK # 304</b>							
001	12/10/20	GOLDEN EYE TECHNOLOGY, LLC	19220DEC	DECEMBER MONITORING	Contracts-Security Services	534037-52001	\$280.00
<b>CHECK # 323</b>							
001	01/21/21	GOLDEN EYE TECHNOLOGY, LLC	19221JAN	JANUARY MONITORING	Contracts-Security Services	534037-52001	\$308.00
<b>CHECK # 301</b>							
001	12/10/20	HOPPING GREEN & SAMS	118674	QUORUM REQUIREMENTS	ProfServ-Legal Services	531023-51401	\$1,855.00
<b>CHECK # 321</b>							
001	01/21/21	HOPPING GREEN & SAMS	119500	BOARD MTG/ELECTION RESULTS/CONTRACTS	ProfServ-Legal Services	531023-51401	\$1,273.50
<b>CHECK # 302</b>							
001	12/10/20	INFRAMARK, LLC	57412	NOV MGNT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	12/10/20	INFRAMARK, LLC	57412	NOV MGNT SRVCS	Postage and Freight	541006-51301	\$7.00
001	12/10/20	INFRAMARK, LLC	57412	NOV MGNT SRVCS	Contracts-Mgmt Services	534001-57231	\$858.00
001	12/10/20	INFRAMARK, LLC	57412	NOV MGNT SRVCS	ProfServ-Field Management	531016-57231	\$640.00
<b>Check Total</b>							<b>\$5,238.75</b>
<b>CHECK # 316</b>							
001	01/05/21	INFRAMARK, LLC	58565	DEC MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	01/05/21	INFRAMARK, LLC	58565	DEC MANAGEMENT SERVICES	Postage and Freight	541006-51301	\$12.40

## OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund  
For the Period from 12/1/2020 to 1/31/2021  
(Sorted by Payee)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	01/05/21	INFRAMARK, LLC	58565	DEC MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	01/05/21	INFRAMARK, LLC	58565	DEC MANAGEMENT SERVICES	ProfServ-Field Management	531016-57231	\$640.00
<b>Check Total</b>							<b>\$5,244.15</b>
<b>CHECK # 327</b>							
001	01/28/21	INFRAMARK, LLC	59502	JAN MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	01/28/21	INFRAMARK, LLC	59502	JAN MANAGEMENT SERVICES	Postage and Freight	541006-51301	\$2.80
001	01/28/21	INFRAMARK, LLC	59502	JAN MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	01/28/21	INFRAMARK, LLC	59502	JAN MANAGEMENT SERVICES	ProfServ-Field Management	531016-57231	\$640.00
<b>Check Total</b>							<b>\$5,234.55</b>
<b>CHECK # 307</b>							
001	12/10/20	JMT	25-165909	SIDEWALK/CLIFFCREEK/ENTRANCE PROJECT	ProfServ-Engineering	531013-51501	\$6,765.00
<b>CHECK # 319</b>							
001	01/05/21	JMT	26-167554	BRD MTG/FLOODING ISSUE/TRAIL PROJECTS	ProfServ-Engineering	531013-51501	\$1,535.00
<b>CHECK # 303</b>							
001	12/10/20	LANDSCAPE MAINTENANCE PROFESSIONALS	156508	DEC GROUNDS MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
<b>CHECK # 317</b>							
001	01/05/21	LANDSCAPE MAINTENANCE PROFESSIONALS	157088	JAN GROUNDS MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
<b>CHECK # 322</b>							
001	01/21/21	LANDSCAPE MAINTENANCE PROFESSIONALS	157359	REPLACE IRR CONTROL VALVE	R&M-Irrigation	546041-53908	\$481.48
<b>CHECK # 315</b>							
001	12/29/20	OAK CREEK CDD	121520	XFER FUNDS TO BU - MMA	Due from other funds	131000	\$225,000.00
<b>CHECK # 3504</b>							
001	12/18/20	WASTE CONNECTIONS OF FLORIDA - ACH	836828 ACH	DEC REFUSE REMOVAL	Utility - Refuse Removal	543020-53401	\$58.20
<b>CHECK # DD308</b>							
001	12/09/20	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	11/18/20	10/07/20-11/06/20 WATER UTILITY	Utility Services	543063-53601	\$930.64
<b>CHECK # DD309</b>							
001	12/22/20	BB&T	112520-6264 ACH	HOME DEPOT / WALMART SUPPLIES	Op Supplies - General	552001-57231	\$250.59
<b>CHECK # 3505</b>							
001	12/18/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	080240	PAYROLL FOR WE 12/05/20 415-202025	415-202025	534378-57231	\$1,622.77
<b>CHECK # 3507</b>							
001	12/28/20	FRONTIER FLORIDA LLC	120120-3175	12/01-12/31/20 8137790368	Telephone/Fax/Internet Services	541009-57231	\$150.98
<b>CHECK # 3508</b>							
001	12/31/20	WITHLACOOCHEE RIVER ELECTRIC - ACH	121420 ACH	11/09-12/09/20 ELECTRIC UTILITY	Utility Services	543063-53100	\$917.88
001	12/31/20	WITHLACOOCHEE RIVER ELECTRIC - ACH	121420 ACH	11/09-12/09/20 ELECTRIC UTILITY	Electricity - Streetlighting	543013-53100	\$1,863.30
<b>Check Total</b>							<b>\$2,781.18</b>
<b>CHECK # 3510</b>							
001	12/31/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	080613	PAYROLL FOR WE 12/19/20 415-202026	415-202025	534378-57231	\$1,563.55
<b>CHECK # DD311</b>							
001	01/29/21	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	121720 ACH	11/06/20-12/08/20 WATER UTILITY	Utility Services	543063-53601	\$906.87
<b>CHECK # 3509</b>							

## OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 12/1/2020 to 1/31/2021**  
**(Sorted by Payee)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	12/31/20	WASTE CONNECTIONS OF FLORIDA - ACH	852756 ACH	JAN REFUSE REMOVAL	Utility - Refuse Removal	543020-53401	\$58.20
<b>CHECK # DD310</b>							
001	01/27/21	BB&T	12282-6264	CONCRETE/BLEACH/VARIOUS SUPPLIES	Op Supplies - General	552001-57231	\$534.31
<b>CHECK # 3512</b>							
001	01/27/21	INNOVATIVE EMPLOYER SOLUTIONS-ACH	080964 ACH	PAYROLL FOR WE 01/02/21 415-202011	415-202025	534378-57231	\$1,542.38
<b>CHECK # 3514</b>							
001	01/29/21	FRONTIER FLORIDA LLC	010121-3175 ACH	1/01-01/31/21 8137790368	Telephone/Fax/Internet Services	541009-57231	\$150.98
<b>CHECK # 3513</b>							
001	01/27/21	INNOVATIVE EMPLOYER SOLUTIONS-ACH	081296 ACH	PAYROLL FOR WE 01/16/21 415-202012	415-202025	534378-57231	\$1,258.86
<b>CHECK # 3515</b>							
001	01/29/21	WITHLACOOCHEE RIVER ELECTRIC - ACH	011521 ACH	12/09-01/12/21 ELECTRIC UTILITY	Utility Services	543063-53100	\$975.51
001	01/29/21	WITHLACOOCHEE RIVER ELECTRIC - ACH	011521 ACH	12/09-01/12/21 ELECTRIC UTILITY	Electricity - Streetlighting	543013-53100	\$1,860.16
<b>Check Total</b>							<b>\$2,835.67</b>
<b>CHECK # 320</b>							
001	01/05/21	POOLS NEXTDOOR, LLC	8183	POOL PAVERS/TILE REPAIRS	Contracts-Pools	534078-57231	\$3,739.10
<b>CHECK # 308</b>							
001	12/10/20	SOLITUDE LAKE MANAGEMENT	PI-A00505201	NOV AQUATIC MAINT	Contracts-Aquatic Control	534067-53801	\$2,055.00
<b>CHECK # 310</b>							
001	12/16/20	SOLITUDE LAKE MANAGEMENT	PI-A00520127	DEC AQUATIC MAINT	Contracts-Aquatic Control	534067-53801	\$2,055.00
<b>CHECK # 325</b>							
001	01/21/21	SOLITUDE LAKE MANAGEMENT	PI-A00535641	JAN AQUATIC MAINT	Contracts-Aquatic Control	534067-53801	\$2,055.00
<b>Fund Total</b>							<b>\$295,834.45</b>

### **SERIES 2015 DEBT SERVICE FUND - 202**

<b>CHECK # 312</b>							
202	12/22/20	OAK CREEK C/O US BANK	12152020-SERIES2015	TRANSFER FY21 ASSESSMENTS TO US BANK	Due from other funds	131000	\$382,858.75
<b>Check Total</b>							<b>\$382,858.75</b>
<b>Fund Total</b>							<b>\$382,858.75</b>

<b>Total Checks Paid</b>	<b>\$678,693.20</b>
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## **Fifth Order of Business**

**5Ci.**

**RESOLUTION 2021-04**

**A RESOLUTION AMENDING THE OAK CREEK COMMUNITY  
DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR  
FISCAL YEAR 2021**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the “Board”, of the Oak Creek Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2021 and

**WHEREAS**, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 8th day of March 2021 and be reflected in the monthly and Fiscal Year End September 30, 2021 Financial Statements and Audit Report of the District

*Oak Creek Community Development District*

by:

\_\_\_\_\_  
Chairperson

Attest:

by:

\_\_\_\_\_  
Secretary