

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
June 14, 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 May 10, 2021 Meeting.....Page 2
 - B. Acceptance of the Financial Report.....Page 6
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Discussion of Fiscal Year 2022 Modified Tentative Budget.....Page 21
- 6. Supervisor Requests and Comments**
- 7. Adjournment**

Next Meeting August 9, 2021

District Office:
 2654 Cypress Ridge Road, Suite 101
 Wesley Chapel, FL 33544
 Call In: 1-646-838-1601 Conference ID:894524555

Meeting Location:
 Country Walk Clubhouse
 30400 Country Point Blvd.
 Wesley Chapel, FL 33543

**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 10, 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 |
| Adam Silva | Assistant Secretary |
| Lisa Vaile | Assistant Secretary |
| Ryan Gilbertsen | Assistant Secretary |

Also present:

| | |
|---------------|-----------------------------------|
| Mark Vega | District Manager |
| Vivek Babbar | District Counsel |
| Robert Dvorak | District Engineer (via telephone) |

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 heard.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. **Minutes of March 8, 2021**
- B. **Acceptance of the Financial Report**
- C. **Acceptance of Fiscal Year 2020 Audit Report**

On MOTION by Mr. Gerald seconded by Mr. Silva with all in favor the Consent Agenda, was approved. 5/0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- Mr. Babbar stated House Bill 35 passed the House and went to the Senate where some changes were made, one requiring the Newspaper to advertise online. The Governor has not signed the Bill, as of yet.
- House Bill 1103 passed and would go into effect October 1, 2021, if signed by the Governor. This Bill includes minor modifications to what shows in an Annual Audit.
- Senate Bill 72 was signed by the Governor and was in effect immediately. This Bill addresses lawsuits with regard to Covid 19, putting a high burden of proof on the Plaintiff.

B. District Engineer

- Not present

C. District Manager

- i. Consideration of Fiscal Year 2021 Budget Amendment Resolution 2021-04
- Reserve Paths \$4000, Reserve Pool \$4000, Reserve Air Conditioner \$1000 and changing the name of Reserve – Clubhouse to Reserve - Amenities.

On MOTION by Mr. Gerald seconded by Ms. Vaile with all in favor Resolution 2021-04, Fiscal Year 2021 Budget Amendment, was adopted. 4/0

ii. Discussion of Fiscal Year 2022 Budget

- The Board will discuss the Fiscal Year 2022 Budget at the next workshop, May 8, 2021 at 9:00 a.m.
- A discussion on the Cliff Creek Drainage Project ensued.

On MOTION by Mr. Silva seconded by Mr. Watson with all in favor a not to exceed amount of \$30,000 for the Cliff Creek Project, was approved. 4/0

Let the record show Mr. Baldwin left the meeting.

- A discussion ensued on the Pool Salt System.

On MOTION by Mr. Silva seconded by Mr. Watson with all in favor a \$7,600 not to exceed amount for the pool salt system was approved. 4/0

- Fencing will be installed on March 22, 2021.
- Mr. Vega is waiting to hear back from the manufacturer of the playground decks that are under warranty. An interim repair will be done.
- \$250 for bushes to fill in the basketball court bushes.
- \$200 for a tree to be cut down, in the wetlands that continues to get washed out. It will then be laid in the wetland.
- Mr. Babbar will draft a letter to send to the resident at 34434 Windknob Court for realignment of their fencing out of the CDD easement.
- SWFMD sent a violation letter to 6637 Pine Springs.
- SWFMD is currently working on a violation at 6719 Bluff Meadow Ct.
- \$600 to clean up the Pickford Court area.
- i. Monuments at Cliff Creek will be redone to look like the monuments at the main entrance.

Let the record show Mr. Babbar left the meeting.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Ms. Vaile requested pressure washing more often. A discussion ensued.
- Ms. Vaile stated the alarm on the side of the building still goes off in the mornings.
- Mr. Silva requested an update on sidewalk grinding. A discussion ensued.
- Mr. Silva requested an update on the Withlacoochee light pole additions. A discussion ensued and will resume at the next workshop.
- Mr. Silva requested a maintenance schedule for the District.
- Mr. Silva stated there are nonresidents of Oak Creek using the basketball court interfering with residents wanting to use it. A discussion will take place at the next workshop.
- Mr. Watson requested Mr. Vega get back with him on the fence on Blue Ash.
- Mr. Watson requested the Board be prepared when coming to the next workshop to discuss the budget.

SEVENTH ORDER OF BUSINESS

Adjournment

With there being no other business,

On MOTION by Mr. Gerald seconded by Mr. Watson with all in favor the meeting was adjourned at approximately 7:14 p.m.

Mark Vega, Secretary

Oak Creek
Community Development District

Financial Report

April 30, 2021

Prepared by:



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FINANCIAL STATEMENTS

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Oak Creek
Community Development District

Financial Statements

(Unaudited)

April 30, 2021

Balance Sheet
April 30, 2021

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2015 DEBT SERVICE FUND | TOTAL |
|--|-------------------|-------------------------------------|---------------------|
| <u>ASSETS</u> | | | |
| Cash - Checking Account | \$ 198,727 | \$ - | \$ 198,727 |
| Due From Other Funds | - | 8,008 | 8,008 |
| Investments: | | | |
| Money Market Account | 187,338 | - | 187,338 |
| 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 | - | 402,147 | 402,147 |
| Prepaid Items | 6,800 | - | 6,800 |
| Deposits | 3,055 | - | 3,055 |
| TOTAL ASSETS | \$ 395,920 | \$ 624,888 | \$ 1,020,808 |
| <u>LIABILITIES</u> | | | |
| Accounts Payable | \$ 12,719 | \$ - | \$ 12,719 |
| Accrued Expenses | 4,172 | - | 4,172 |
| Due To Other Funds | 8,008 | - | 8,008 |
| TOTAL LIABILITIES | 24,899 | - | 24,899 |
| <u>FUND BALANCES</u> | | | |
| Nonspendable: | | | |
| Prepaid Items | 6,800 | - | 6,800 |
| Deposits | 3,055 | - | 3,055 |
| Restricted for: | | | |
| Debt Service | - | 624,888 | 624,888 |
| Assigned to: | | | |
| Operating Reserves | 73,611 | - | 73,611 |
| Reserves - Clubhouse | 45,025 | - | 45,025 |
| Unassigned: | 242,530 | - | 242,530 |
| TOTAL FUND BALANCES | \$ 371,021 | \$ 624,888 | \$ 995,909 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 395,920 | \$ 624,888 | \$ 1,020,808 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>APR-21 ACTUAL</u> |
|---|--------------------------------------|--------------------------------|---|--------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 1,500 | \$ 185 | 12.33% | \$ 37 |
| Other Grants | - | 500 | 0.00% | - |
| Interest - Tax Collector | 100 | 3 | 3.00% | - |
| Special Assmnts- Tax Collector | 507,936 | 503,983 | 99.22% | 4,379 |
| Special Assmnts- Discounts | (20,317) | (19,818) | 97.54% | - |
| Access Cards | 250 | 225 | 90.00% | 120 |
| TOTAL REVENUES | 489,469 | 485,078 | 99.10% | 4,536 |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| P/R-Board of Supervisors | 12,000 | 4,400 | 36.67% | - |
| FICA Taxes | 918 | 337 | 36.71% | - |
| ProfServ-Arbitrage Rebate | 1,200 | 600 | 50.00% | - |
| ProfServ-Dissemination Agent | 5,000 | - | 0.00% | - |
| ProfServ-Engineering | 25,000 | 31,578 | 126.31% | 2,430 |
| ProfServ-Legal Services | 23,000 | 4,896 | 21.29% | 75 |
| ProfServ-Mgmt Consulting Serv | 44,805 | 26,136 | 58.33% | 3,734 |
| ProfServ-Property Appraiser | 150 | - | 0.00% | - |
| ProfServ-Trustee Fees | 3,536 | 3,233 | 91.43% | - |
| ProfServ-Web Site Maintenance | 2,772 | 2,880 | 103.90% | 98 |
| Auditing Services | 3,500 | 3,600 | 102.86% | 600 |
| Postage and Freight | 250 | 105 | 42.00% | 10 |
| Rentals & Leases | 600 | 125 | 20.83% | - |
| Public Officials Insurance | 2,729 | 1,695 | 62.11% | - |
| Printing and Binding | 500 | - | 0.00% | - |
| Legal Advertising | 1,000 | 76 | 7.60% | - |
| Misc-Assessmnt Collection Cost | 10,159 | 9,683 | 95.31% | 88 |
| Misc-Contingency | 50 | - | 0.00% | - |
| Office Supplies | 250 | - | 0.00% | - |
| Annual District Filing Fee | 175 | 175 | 100.00% | - |
| Total Administration | 137,594 | 89,519 | 65.06% | 7,035 |
| <u>Public Safety</u> | | | | |
| Contracts-Security Services | 3,360 | 2,072 | 61.67% | 308 |
| Total Public Safety | 3,360 | 2,072 | 61.67% | 308 |
| <u>Electric Utility Services</u> | | | | |
| Electricity - Streetlighting | 23,000 | 13,028 | 56.64% | 1,860 |
| Utility Services | 12,000 | 6,426 | 53.55% | 1,063 |
| Total Electric Utility Services | 35,000 | 19,454 | 55.58% | 2,923 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>APR-21 ACTUAL</u> |
|---|--------------------------------------|--------------------------------|---|--------------------------|
| <u>Garbage/Solid Waste Services</u> | | | | |
| Utility - Refuse Removal | 698 | 407 | 58.31% | 58 |
| Solid Waste Disposal Assessm. | 680 | 785 | 115.44% | 785 |
| Total Garbage/Solid Waste Services | 1,378 | 1,192 | 86.50% | 843 |
| <u>Water-Sewer Comb Services</u> | | | | |
| Utility Services | 7,000 | 6,356 | 90.80% | 1,046 |
| Total Water-Sewer Comb Services | 7,000 | 6,356 | 90.80% | 1,046 |
| <u>Flood Control/Stormwater Mgmt</u> | | | | |
| Contracts-Aquatic Control | 24,660 | 14,385 | 58.33% | 2,055 |
| Stormwater Assessment | 894 | 894 | 100.00% | - |
| R&M-Storm Water - Pond | 15,000 | 1,331 | 8.87% | 357 |
| Total Flood Control/Stormwater Mgmt | 40,554 | 16,610 | 40.96% | 2,412 |
| <u>Other Physical Environment</u> | | | | |
| Contracts-Landscape | 84,000 | 49,000 | 58.33% | 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% | - |
| R&M-Mulch | 15,000 | - | 0.00% | - |
| R&M-Plant&Tree Replacement | 6,500 | 200 | 3.08% | - |
| Total Other Physical Environment | 124,647 | 58,328 | 46.79% | 7,000 |
| <u>Capital Expenditures & Projects</u> | | | | |
| Misc-Holiday Lighting | 13,400 | - | 0.00% | - |
| Misc-Contingency | 8,000 | 2,917 | 36.46% | - |
| Capital Improvements | 23,000 | 16,000 | 69.57% | 8,000 |
| Total Capital Expenditures & Projects | 44,400 | 18,917 | 42.61% | 8,000 |
| <u>Road and Street Facilities</u> | | | | |
| 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% | - |
| Total Road and Street Facilities | 9,000 | - | 0.00% | - |
| <u>Clubhouse, Parks and Recreation</u> | | | | |
| ProfServ-Field Management | - | 4,480 | 0.00% | 640 |
| Contracts-Mgmt Services | 10,296 | 6,006 | 58.33% | 858 |
| Contracts-Pools | 9,540 | 5,565 | 58.33% | 795 |
| Contractual Maint. Services | 40,000 | 25,248 | 63.12% | 2,701 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>APR-21 ACTUAL</u> |
|--|--------------------------------------|--------------------------------|---|--------------------------|
| Telephone/Fax/Internet Services | 1,800 | 1,068 | 59.33% | 151 |
| R&M-Facility | 2,500 | 1,625 | 65.00% | - |
| R&M-Pools | 400 | 12,061 | 3015.25% | 7,264 |
| R&M Basketball Courts | 1,500 | 236 | 15.73% | 236 |
| R&M-Playground | 5,000 | - | 0.00% | - |
| Op Supplies - General | 5,500 | 2,615 | 47.55% | 301 |
| Total Clubhouse, Parks and Recreation | 76,536 | 58,904 | 76.96% | 12,946 |
| Reserves | | | | |
| Reserve - Court Amenities | 1,000 | - | 0.00% | - |
| Reserves- A/C | 1,000 | - | 0.00% | - |
| Reserves- Path | 4,000 | - | 0.00% | - |
| Reserves-Pool Equipment | 4,000 | - | 0.00% | - |
| Total Reserves | 10,000 | - | 0.00% | - |
| TOTAL EXPENDITURES & RESERVES | 489,469 | 271,352 | 55.44% | 42,513 |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 213,726 | 0.00% | (37,977) |
| Net change in fund balance | \$ - | \$ 213,726 | 0.00% | \$ (37,977) |
| FUND BALANCE, BEGINNING (OCT 1, 2020) | 157,295 | 157,295 | | |
| FUND BALANCE, ENDING | \$ 157,295 | \$ 371,021 | | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2021

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | APR-21 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| REVENUES | | | | |
| Interest - Investments | \$ 400 | \$ 13 | 3.25% | \$ 3 |
| Special Assmnts- Tax Collector | 437,163 | 433,760 | 99.22% | 3,769 |
| Special Assmnts- Discounts | (17,487) | (17,056) | 97.54% | - |
| TOTAL REVENUES | 420,076 | 416,717 | 99.20% | 3,772 |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessmnt Collection Cost | 8,743 | 8,334 | 95.32% | 75 |
| Total Administration | 8,743 | 8,334 | 95.32% | 75 |
| Debt Service | | | | |
| 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% | - |
| Total Debt Service | 404,764 | 102,382 | 25.29% | - |
| TOTAL EXPENDITURES | 413,507 | 110,716 | 26.77% | 75 |
| Excess (deficiency) of revenues Over (under) expenditures | 6,569 | 306,001 | | 3,697 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Contribution to (Use of) Fund Balance | 6,569 | - | 0.00% | - |
| TOTAL FINANCING SOURCES (USES) | 6,569 | - | 0.00% | - |
| Net change in fund balance | \$ 6,569 | \$ 306,001 | | \$ 3,697 |
| FUND BALANCE, BEGINNING (OCT 1, 2020) | 318,887 | 318,887 | | |
| FUND BALANCE, ENDING | \$ 325,456 | \$ 624,888 | | |

Oak Creek
Community Development District

Supporting Schedules

April 30, 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 |
| Assessments Levied FY 2021 | | | | \$ 945,099 | \$ 507,936 | \$ 437,163 |
| Allocation % | | | | 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 |
| 02/09/21 | 7,513 | 166 | 153 | 7,832 | 4,209 | 3,623 |
| 03/09/21 | 1,814 | 19 | 37 | 1,870 | 1,005 | 865 |
| 04/07/21 | 7,985 | 0 | 163 | 8,148 | 4,379 | 3,769 |
| TOTAL | \$ 882,851.52 | \$ 36,874 | \$ 18,017 | \$ 937,743 | \$ 503,983 | \$ 433,760 |
| % COLLECTED | | | | 99% | 99% | 99% |
| TOTAL O/S | | | | \$ 7,356 | \$ 3,953 | \$ 3,402 |

Cash and Investment Report
April 30, 2021

| <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 | Synovus | Public Funds Checking | n/a | 0.00% | \$44,525 |
| Checking Account - Operating | BankUnited | Checking | n/a | 0.00% | 143,682 |
| Checking Account - Operating | BB&T | Checking | n/a | 0.00% | 10,520 |
| Subtotal - Operating | | | | | 198,727 |
| Public Funds Money Market | BankUnited | Money Market #0623 | n/a | 0.25% | 187,338 |
| Subtotal-General Fund | | | | | \$386,065 |
| <u>DEBT SERVICE FUND</u> | | | | | |
| 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% | 402,147 |
| Subtotal-Debt Service Fund | | | | | \$616,880 |
| Total - All Funds | | | | | \$1,002,945 |

Oak Creek CDD

Bank Reconciliation

Bank Account No. 0130 Bank United GF
 Statement No. 04-21A
 Statement Date 4/30/2021

| | | | |
|-----------------------------|------------|-----------------------------|------------|
| G/L Balance (LCY) | 143,681.75 | Statement Balance | 143,806.75 |
| G/L Balance | 143,681.75 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | <hr/> | Subtotal | 143,806.75 |
| Subtotal | 143,681.75 | Outstanding Checks | 125.00 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | <hr/> | | |
| Ending G/L Balance | 143,681.75 | Ending Balance | 143,681.75 |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------------------------------|---------------|--------------|------------------|---------------|----------------|---------------|
| Outstanding Checks | | | | | | |
| 4/20/2021 | Payment | 383 | COUNTRY WALK CDD | 125.00 | 0.00 | 125.00 |
| Total Outstanding Checks..... | | | | 125.00 | | 125.00 |

Oak Creek CDD

Bank Reconciliation

Bank Account No. 4502 SYNOVUS GF
 Statement No. 04-21
 Statement Date 4/30/2021

| | | | |
|-----------------------------|-----------|-----------------------------|-----------|
| G/L Balance (LCY) | 44,524.99 | Statement Balance | 44,524.99 |
| G/L Balance | 44,524.99 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | <hr/> | Subtotal | 44,524.99 |
| Subtotal | 44,524.99 | Outstanding Checks | 0.00 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | <hr/> | | |
| Ending G/L Balance | 44,524.99 | Ending Balance | 44,524.99 |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------|---------------|--------------|-------------|--------|----------------|------------|
|--------------|---------------|--------------|-------------|--------|----------------|------------|

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 04/1/2021 to 4/30/2021
(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid | |
|---------------------------|----------|--|-----------------|---|---------------------------------|---------------|--------------------|-------------------|
| GENERAL FUND - 001 | | | | | | | | |
| CHECK # 3532 | | | | | | | | |
| 001 | 04/06/21 | WASTE CONNECTIONS OF FLORIDA - ACH | 917238 ACH | MARCH REFUSE REMOVAL | Utility - Refuse Removal | 543020-53401 | \$58.20 | |
| CHECK # 3533 | | | | | | | | |
| 001 | 04/16/21 | INNOVATIVE EMPLOYER SOLUTIONS-ACH | 083070 | PAYROLL FOR WE 03/27/21 415-202016 | 415-202025 | 534378-57231 | \$2,203.26 | |
| CHECK # 3536 | | | | | | | | |
| 001 | 04/22/21 | INNOVATIVE EMPLOYER SOLUTIONS-ACH | 083400 | PAYROLL FOR WE 04/10/21 415-202018 | 415-202025 | 534378-57231 | \$1,351.00 | |
| CHECK # 3537 | | | | | | | | |
| 001 | 04/22/21 | FRONTIER FLORIDA LLC | 040121-3175 ACH | 4/01-04/30/21 A/C #8137790368 | Telephone/Fax/Internet Services | 541009-57231 | \$150.98 | |
| CHECK # 3541 | | | | | | | | |
| 001 | 04/30/21 | INNOVATIVE EMPLOYER SOLUTIONS-ACH | 083752 | PAYROLL FOR WE 04/24/21 415-20219 | 415-202025 | 534378-57231 | \$1,349.86 | |
| CHECK # 3542 | | | | | | | | |
| 001 | 04/30/21 | PASCO COUNTY UTILITIES SERVICES BRANCH - ACH | 031821 ACH | 02/08/21-03/08/21 WATER UTILITY | Utility Services | 543063-53601 | \$683.68 | |
| 001 | 04/30/21 | PASCO COUNTY UTILITIES SERVICES BRANCH - ACH | CM 031821 ACH | BANK WITHDREW DIFF AMOUNT | | 543063-53601 | (\$33.11) | |
| | | | | | | | Check Total | \$650.57 |
| CHECK # 3543 | | | | | | | | |
| 001 | 04/30/21 | WITHLACOOCHEE RIVER ELECTRIC - ACH | 041521 ACH | 03/09-04/12/21 ELECTRIC UTILITY | Utility Services | 543063-53100 | \$944.67 | |
| 001 | 04/30/21 | WITHLACOOCHEE RIVER ELECTRIC - ACH | 041521 ACH | 03/09-04/12/21 ELECTRIC UTILITY | Electricity - Streetlighting | 543013-53100 | \$1,860.16 | |
| | | | | | | | Check Total | \$2,804.83 |
| CHECK # 376 | | | | | | | | |
| 001 | 04/06/21 | LANDSCAPE MAINTENANCE PROFESSIONALS | 159098 | APRIL GROUNDS MAINTENANCE | Contracts-Landscape | 534050-53908 | \$7,000.00 | |
| 001 | 04/06/21 | LANDSCAPE MAINTENANCE PROFESSIONALS | 159221 | TREE REMOVAL - 6719 BLUFF MEADOW CT. | R&M-Plant&Tree Replacement | 546170-53908 | \$200.00 | |
| | | | | | | | Check Total | \$7,200.00 |
| CHECK # 377 | | | | | | | | |
| 001 | 04/06/21 | GOLDEN EYE TECHNOLOGY, LLC | 19221APR | APRIL MONITORING | Contracts-Security Services | 534037-52001 | \$308.00 | |
| CHECK # 378 | | | | | | | | |
| 001 | 04/06/21 | STRALEY & ROBIN | 19639 | AGENDA PACKAGES / BOARD MEETINGS | ProfServ-Legal Services | 531023-51401 | \$370.50 | |
| CHECK # 379 | | | | | | | | |
| 001 | 04/15/21 | GRAU AND ASSOCIATES | 20798 | FYE 2020 AUDIT FEE | Auditing Services | 532002-51301 | \$600.00 | |
| CHECK # 380 | | | | | | | | |
| 001 | 04/15/21 | AQUA TRIANGLE 1 CORP | 6015 | MARCH POOL SERVICE | Contracts-Pools | 534078-57231 | \$795.00 | |
| CHECK # 381 | | | | | | | | |
| 001 | 04/15/21 | SOLITUDE LAKE MANAGEMENT | PI-A00577939 | 04/1/21-9/30/21 BI ANNUAL AERATOR MAINT | R&M-Storm Water - Pond | 546086-53801 | \$357.00 | |
| 001 | 04/15/21 | SOLITUDE LAKE MANAGEMENT | PI-A00579060 | APRIL AQUATIC MAINT | Contracts-Aquatic Control | 534067-53801 | \$2,055.00 | |
| | | | | | | | Check Total | \$2,412.00 |

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 04/1/2021 to 4/30/2021
(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|----------------------|----------|---|-----------------|------------------------------------|-------------------------------|---------------|--------------------|
| CHECK # 382 | | | | | | | |
| 001 | 04/15/21 | ROYCE BRAVO SECURITY AND ACCESS CONTROL LLC | 32715033021 | 4'H CHAIN LINK FENCE 2" MASH GAUGE | Misc-Contingency | 549900-53918 | \$2,292.00 |
| CHECK # 383 | | | | | | | |
| 001 | 04/20/21 | COUNTRY WALK CDD | 030921 | MARCH 2021 ROOM RENTAL | RENTALS & LEASES | 544025-51301 | \$125.00 |
| CHECK # 384 | | | | | | | |
| 001 | 04/22/21 | INFRAMARK, LLC | 62627 | APRIL MANAGEMENT SERVICES | ProfServ-Mgmt Consulting Serv | 531027-51201 | \$3,733.75 |
| 001 | 04/22/21 | INFRAMARK, LLC | 62627 | APRIL MANAGEMENT SERVICES | Postage and Freight | 541006-51301 | \$9.69 |
| 001 | 04/22/21 | INFRAMARK, LLC | 62627 | APRIL MANAGEMENT SERVICES | Contracts-Mgmt Services | 534001-57231 | \$858.00 |
| 001 | 04/22/21 | INFRAMARK, LLC | 62627 | APRIL MANAGEMENT SERVICES | ProfServ-Field Management | 531016-57231 | \$640.00 |
| Check Total | | | | | | | \$5,241.44 |
| CHECK # 385 | | | | | | | |
| 001 | 04/22/21 | AQUA TRIANGLE 1 CORP | 94572 | INSTALLED NEW CONTROL BOARD | R&M-Pools | 546074-57231 | \$5,295.95 |
| 001 | 04/22/21 | AQUA TRIANGLE 1 CORP | 94571 | LIGHTED FLOW CELL ASSEMBLY | R&M-Pools | 546074-57231 | \$1,773.00 |
| 001 | 04/22/21 | AQUA TRIANGLE 1 CORP | 95993 | REPAIRED BLEACH STENNER FEEDER | R&M-Pools | 546074-57231 | \$195.40 |
| Check Total | | | | | | | \$7,264.35 |
| CHECK # 386 | | | | | | | |
| 001 | 04/22/21 | JMT | 30-172016 | ENGINEER'S REPORT/FLOODING ISSUES | ProfServ-Engineering | 531013-51501 | \$2,415.00 |
| CHECK # DD314 | | | | | | | |
| 001 | 04/16/21 | BB&T | 032521-6264 ACH | HOME DEPOT/WALMART/BIG JOHN | Op Supplies - General | 552001-57231 | \$120.76 |
| CHECK # 372 | | | | | | | |
| 001 | 04/01/21 | LISA M. VAILE | PAYROLL | April 01, 2021 Payroll Posting | | | \$184.70 |
| CHECK # 373 | | | | | | | |
| 001 | 04/01/21 | SAMUEL E. WATSON, JR | PAYROLL | April 01, 2021 Payroll Posting | | | \$184.70 |
| CHECK # 374 | | | | | | | |
| 001 | 04/01/21 | ADAM T. SILVA | PAYROLL | April 01, 2021 Payroll Posting | | | \$184.70 |
| CHECK # 375 | | | | | | | |
| 001 | 04/01/21 | DAVID J. GERALD | PAYROLL | April 01, 2021 Payroll Posting | | | \$184.70 |
| Fund Total | | | | | | | \$38,451.55 |

| | |
|--------------------------|--------------------|
| Total Checks Paid | \$38,451.55 |
|--------------------------|--------------------|

OAK CREEK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2022

Version 3 - Modified Tentative Budget
(Printed - 06/01/21 @ 4:00 PM)

Prepared by:



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Oak Creek

Community Development District

Operating Budget

Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Modified Tentative Budget

| ACCOUNT DESCRIPTION | ACTUAL | ACTUAL | ADOPTED | ACTUAL | PROJECTED | TOTAL | ANNUAL |
|---|----------------|----------------|-------------------|------------------|------------------|----------------------|-------------------|
| | FY 2019 | FY 2020 | BUDGET FY 2021 | THRU APR-2021 | MAY- SEP-2021 | PROJECTED FY 2021 | BUDGET FY 2022 |
| REVENUES | | | | | | | |
| Interest - Investments | \$ 4,988 | \$ 1,136 | \$ 1,500 | \$ 185 | \$ 132 | \$ 317 | \$ 300 |
| Other Grants | - | - | - | 500 | - | 500 | - |
| Interest - Tax Collector | 114 | 54 | 100 | 3 | 2 | 5 | 100 |
| Special Assmnts- Tax Collector | 480,392 | 480,392 | 507,936 | 503,983 | 3,953 | 507,936 | 628,608 |
| Special Assmnts- Discounts | (18,299) | (18,413) | (20,317) | (19,818) | - | (19,818) | (25,144) |
| Other Miscellaneous Revenues | 33,994 | 2,279 | - | - | - | - | - |
| Access Cards | 375 | 705 | 250 | 225 | 161 | 386 | 250 |
| TOTAL REVENUES | 501,564 | 466,153 | 489,469 | 485,078 | 4,248 | 489,326 | 604,113 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| P/R-Board of Supervisors | 18,600 | 6,600 | 12,000 | 4,400 | 7,600 | 12,000 | 12,000 |
| FICA Taxes | 581 | 824 | 918 | 337 | 152 | 489 | 918 |
| ProfServ-Arbitrage Rebate | 600 | 600 | 1,200 | 600 | - | 600 | 600 |
| ProfServ-Dissemination Agent | 1,000 | 1,000 | 5,000 | - | 5,000 | 5,000 | 5,000 |
| ProfServ-Engineering | 64,687 | 19,233 | 25,000 | 31,578 | 10,382 | 41,960 | 40,000 |
| ProfServ-Legal Services | 13,016 | 12,431 | 23,000 | 4,896 | 7,828 | 12,724 | 13,000 |
| ProfServ-Mgmt Consulting Serv | 44,805 | 44,805 | 44,805 | 26,136 | 18,669 | 44,805 | 46,149 |
| ProfServ-Property Appraiser | 150 | 150 | 150 | - | 150 | 150 | 150 |
| ProfServ-Trustee Fees | 3,433 | 3,233 | 3,536 | 3,233 | - | 3,233 | 3,233 |
| ProfServ-Web Site Maintenance | 4,581 | 4,049 | 2,772 | 2,880 | 2,057 | 4,937 | 3,392 |
| Auditing Services | 3,500 | 3,500 | 3,500 | 3,600 | - | 3,600 | 3,000 |
| Postage and Freight | 733 | 834 | 250 | 105 | 75 | 180 | 200 |
| Rentals & Leases | 600 | 100 | 600 | 125 | 375 | 500 | 500 |
| Public Officials Insurance | 2,255 | 355 | 2,729 | 1,695 | 1,034 | 2,729 | 2,729 |
| Printing and Binding | 632 | 230 | 500 | - | 357 | 357 | 500 |
| Legal Advertising | 971 | 2,754 | 1,000 | 76 | 924 | 1,000 | 1,000 |
| Misc-Assessmnt Collection Cost | 8,550 | 7,371 | 10,159 | 9,683 | 79 | 9,762 | 12,572 |
| Misc-Contingency | 230 | 8 | 50 | - | - | - | 50 |
| Office Supplies | 2,433 | - | 250 | - | 125 | 125 | 125 |
| Annual District Filing Fee | 175 | 175 | 175 | 175 | - | 175 | 175 |
| Total Administrative | 171,532 | 108,252 | 137,594 | 89,519 | 54,807 | 144,326 | 145,293 |
| <i>Public Safety</i> | | | | | | | |
| Contracts-Security Services | 3,360 | 4,870 | 3,360 | 2,072 | 1,540 | 3,612 | 3,696 |
| Total Public Safety | 3,360 | 4,870 | 3,360 | 2,072 | 1,540 | 3,612 | 3,696 |
| <i>Electric Utility Services</i> | | | | | | | |
| Electricity - Streetlighting | 22,233 | 22,347 | 23,000 | 13,028 | 9,306 | 22,334 | 23,000 |
| Utility Services | 14,547 | 10,884 | 12,000 | 6,426 | 4,590 | 11,016 | 10,000 |
| Total Electric Utility Services | 36,780 | 33,231 | 35,000 | 19,454 | 13,896 | 33,350 | 33,000 |
| <i>Garbage/Solid Waste Services</i> | | | | | | | |
| Utility - Refuse Removal | 698 | 807 | 698 | 407 | 291 | 698 | 698 |
| Solid Waste Disposal Assessm. | 623 | 677 | 680 | 785 | - | 785 | 680 |
| Total Garbage/Solid Waste Services | 1,321 | 1,484 | 1,378 | 1,192 | 291 | 1,483 | 1,378 |

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Modified Tentative Budget

| ACCOUNT DESCRIPTION | ACTUAL | ACTUAL | ADOPTED | ACTUAL | PROJECTED | TOTAL | ANNUAL |
|--|----------------|----------------|-------------------|------------------|------------------|----------------------|-------------------|
| | FY 2019 | FY 2020 | BUDGET FY 2021 | THRU APR-2021 | MAY- SEP-2021 | PROJECTED FY 2021 | BUDGET FY 2022 |
| Water-Sewer Comb Services | | | | | | | |
| Utility Services | 7,115 | 9,793 | 7,000 | 6,356 | 4,540 | 10,896 | 10,000 |
| Total Water-Sewer Comb Services | 7,115 | 9,793 | 7,000 | 6,356 | 4,540 | 10,896 | 10,000 |
| Flood Control/Stormwater Mgmt | | | | | | | |
| Contracts-Aquatic Control | 22,893 | 24,486 | 24,660 | 14,385 | 10,275 | 24,660 | 24,660 |
| Stormwater Assessment | 885 | 894 | 894 | 894 | - | 894 | 894 |
| R&M-Storm Water - Pond | 714 | 19,494 | 15,000 | 1,331 | 8,773 | 10,104 | 10,000 |
| Total Flood Control/Stormwater Mgmt | 24,492 | 44,874 | 40,554 | 16,610 | 19,048 | 35,658 | 35,554 |
| Other Physical Environment | | | | | | | |
| Contracts-Landscape | 84,000 | 84,000 | 84,000 | 49,000 | 35,000 | 84,000 | 84,000 |
| Liability/Property Insurance | 6,986 | 9,876 | 8,647 | 8,647 | - | 8,647 | 9,176 |
| R&M-Entry Feature | - | - | 1,500 | - | 1,500 | 1,500 | 20,000 |
| R&M-Irrigation | 7,770 | 6,551 | 9,000 | 481 | 6,680 | 7,161 | 7,000 |
| R&M-Mulch | 455 | 6,978 | 15,000 | - | 7,500 | 7,500 | 15,000 |
| R&M-Plant&Tree Replacement | 53,732 | 3,357 | 6,500 | 200 | 143 | 343 | 26,700 |
| Total Other Physical Environment | 152,943 | 110,762 | 124,647 | 58,328 | 50,822 | 109,150 | 161,876 |
| Capital Expenditures & Projects | | | | | | | |
| Misc-Holiday Lighting | - | 13,400 | 13,400 | - | 6,800 | 6,800 | 6,800 |
| Misc-Contingency | 9,140 | - | 8,000 | 2,917 | 1,653 | 4,570 | 5,000 |
| Capital Improvements | 126,808 | 35,580 | 23,000 | 16,000 | - | 16,000 | 5,000 |
| Total Capital Expenditures & Projects | 135,948 | 48,980 | 44,400 | 18,917 | 8,453 | 27,370 | 16,800 |
| 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 | - | 8,380 | 5,000 | - | - | - | 15,000 |
| R&M-Streetlights | - | - | 1,000 | - | - | - | 1,000 |
| R&M-Pressure Washing | - | - | - | - | - | - | 20,000 |
| Total Road and Street Facilities | 3,595 | 8,380 | 9,000 | - | - | - | 39,000 |
| Parks and Recreation | | | | | | | |
| ProfServ-Field Management | - | 2,560 | - | 4,480 | 3,200 | 7,680 | 7,680 |
| Contracts-Mgmt Services | 10,296 | 10,296 | 10,296 | 6,006 | 4,290 | 10,296 | 10,296 |
| Contract-Pools | 9,540 | 9,257 | 9,540 | 5,565 | 3,975 | 9,540 | 9,540 |
| Contractual Maint. Services | 37,970 | 54,208 | 40,000 | 25,248 | 18,034 | 43,282 | 45,000 |
| Telephone/Fax/Internet Services | 1,925 | 1,812 | 1,800 | 1,068 | 763 | 1,831 | 1,800 |
| R&M-Facility | 39,542 | 13,319 | 2,500 | 1,625 | 1,161 | 2,786 | 3,000 |
| R&M-Pools | 1,171 | 12,633 | 400 | 12,061 | - | 12,061 | 10,000 |
| R&M Basketball Courts | 8,044 | - | 1,500 | 236 | - | 236 | 10,000 |
| R&M-Playground | 3,772 | 3,526 | 5,000 | - | 5,000 | 5,000 | 1,000 |
| Op Supplies - General | 8,268 | 5,235 | 5,500 | 2,615 | 1,868 | 4,483 | 4,500 |
| Total Parks and Recreation | 120,528 | 112,846 | 76,536 | 58,904 | 38,291 | 97,195 | 102,816 |

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Modified Tentative Budget

| ACCOUNT DESCRIPTION | ACTUAL | ACTUAL | ADOPTED | ACTUAL | PROJECTED | TOTAL | ANNUAL |
|--|-------------------|-------------------|-------------------|-------------------|---------------------|----------------------|-------------------|
| | FY 2019 | FY 2020 | BUDGET FY 2021 | THRU APR-2021 | MAY- SEP-2021 | PROJECTED FY 2021 | BUDGET FY 2022 |
| Reserves | | | | | | | |
| Reserve - Amenities | - | - | 1,000 | - | - | - | 20,000 |
| Reserves - Path | - | - | 4,000 | - | - | - | 4,000 |
| Reserves - Pool Equipment | - | - | 4,000 | - | - | - | 13,654 |
| Reserves - A/C | - | - | 1,000 | - | - | - | 1,000 |
| Reserves - Reserve Study | - | - | - | - | - | - | 1,500 |
| Reserves - Property | - | - | - | - | - | - | 14,546 |
| Total Reserves | - | - | 10,000 | - | - | - | 54,700 |
| TOTAL EXPENDITURES & RESERVES | 657,614 | 483,472 | 489,469 | 271,352 | 191,688 | 463,040 | 604,113 |
| Net change in fund balance | (156,050) | (17,319) | - | 213,726 | (187,440) | 26,286 | - |
| FUND BALANCE, BEGINNING | 577,590 | 174,614 | 157,295 | 157,295 | - | 157,295 | 183,581 |
| FUND BALANCE, ENDING | \$ 174,614 | \$ 157,295 | \$ 157,295 | \$ 371,021 | \$ (187,440) | \$ 183,581 | \$ 183,581 |

Budget Narrative
Fiscal Year 2022

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.

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 2022

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 \$125 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.

Misc-Contingency

This represents any additional unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

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 2022

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 2022

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 – Holiday Lighting

The District designates funds for annual holiday Lighting.

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 Bike Paths & Asphalt

The District designates funds for maintaining the bike paths & Asphalt.

R&M-Sidewalks

Includes expenses incurred for the maintenance of District sidewalks.

R&M-Streetlights

Includes expenses incurred for the maintenance of District streetlights

R&M-Pressure Washing

Includes expenses incurred for the maintenance of the sidewalks, driveways etc.

Expenditures – Clubhouse, Parks & Recreation

ProfServ – Field Management

Inframark provides field services for the District.

Budget Narrative
Fiscal Year 2022

Expenditures – Clubhouse, Parks & Recreation (continued)

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.

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.

Contractual Maintenance 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.

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-Pools

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

R&M-Basketball Court

Includes expenses incurred for the maintenance of District's basketball courts 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.

Reserves

Reserve – Amenities

Funds set aside for the Amenities.

Reserves – Path

Funds set aside for the upkeep of the Paths.

Reserves - Pool Equipment

Funds set aside for the upkeep of the Pools.

Reserves - A/C

Funds set aside for the A/C System.

Reserves - Reserve Study

Funds set aside for future Reserve Studies.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|---|----------------------|
| Anticipated Beginning Fund Balance - Fiscal Year 2022 | \$ 183,581 |
| Net Change in Fund Balance - Fiscal Year 2022 | - |
| Reserves - Fiscal Year 2022 Additions | 54,700 |
| Total Estimated Funds - 9/30/2022 | 238,281 |

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

| | |
|----------|-------|
| Deposits | 3,055 |
|----------|-------|

Assigned Fund Balance

| | | |
|---|---------------|------------------------|
| Operating Reserve - First Quarter Operating Capital | | 120,353 ⁽¹⁾ |
| Reserves - Amenities (PY) | 45,025 | |
| Reserves - Amenities FY 2021 | 1,000 | |
| Reserves - Amenities FY 2022 | <u>20,000</u> | 66,025 |
| Reserves - Path (PY) | 4,000 | |
| Reserves - Path FY 2022 | <u>4,000</u> | 8,000 |
| Reserves - Pool Equipment (PY) | 4,000 | |
| Reserves - Pool Equipment FY 2022 | <u>13,654</u> | 17,654 |
| Reserves - A/C (PY) | 1,000 | |
| Reserves - A/C FY 2022 | <u>1,000</u> | 2,000 |
| Reserve Study FY 2022 | | 1,500 |
| Reserves - Property FY 2022 | | 14,546 |

| | |
|--|----------------|
| Total Allocation of Available Funds | 233,133 |
|--|----------------|

| | |
|---|-----------------|
| Total Unassigned (undesignated) Cash | \$ 5,148 |
|---|-----------------|

Notes

(1) Represents approximately 3 months of operating expenditures for first Quarter.

Oak Creek

Community Development District

Debt Service Budget

Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Modified Tentative Budget

| ACCOUNT DESCRIPTION | ACTUAL | ACTUAL | ADOPTED | ACTUAL | PROJECTED | TOTAL | ANNUAL |
|---------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------------|-------------------|
| | FY 2019 | FY 2020 | BUDGET | THRU | MAY- | PROJECTED | BUDGET |
| | | | FY 2021 | APR-2021 | SEP-2021 | FY 2021 | FY 2022 |
| Interest - Investments | \$ 984 | \$ 222 | \$ 400 | \$ 13 | \$ 9 | \$ 22 | \$ 25 |
| Special Assmnts- Tax Collector | 437,163 | 437,163 | 437,163 | 433,760 | 3,403 | \$ 437,163 | 437,163 |
| Special Assmnts- Discounts | (16,652) | (16,756) | (17,487) | (17,056) | - | (17,056) | (17,487) |
| TOTAL REVENUES | 421,495 | 420,629 | 420,076 | 416,717 | 3,412 | 420,129 | 419,701 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 7,781 | 6,707 | 8,743 | 8,334 | 68 | 8,402 | 8,743 |
| Total Administrative | 7,781 | 6,707 | 8,743 | 8,334 | 68 | 8,402 | 8,743 |
| <i>Debt Service</i> | | | | | | | |
| Principal Debt Retirement Series A-1 | 160,000 | 165,000 | 165,000 | - | 165,000 | 165,000 | 170,000 |
| Principal Debt Retirement Series A-2 | 45,000 | 45,000 | 45,000 | - | 45,000 | 45,000 | 50,000 |
| Principal Prepayment Series A-1 | - | 10,000 | - | 5,000 | - | 5,000 | - |
| Interest Expense Series A-1 | 148,699 | 145,019 | 140,688 | 70,344 | 70,344 | 140,688 | 135,738 |
| Interest Expense Series A-2 | 59,325 | 56,963 | 54,076 | 27,038 | 26,906 | 53,944 | 51,450 |
| Total Debt Service | 413,024 | 421,982 | 404,764 | 102,382 | 307,250 | 409,632 | 407,188 |
| TOTAL EXPENDITURES | 420,805 | 428,689 | 413,507 | 110,716 | 307,318 | 418,034 | 415,931 |
| Excess (deficiency) of revenues | | | | | | | |
| Over (under) expenditures | 690 | (8,060) | 6,569 | 306,001 | (303,906) | 2,095 | 3,770 |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | (8,060) | 6,569 | - | - | - | 3,770 |
| TOTAL OTHER SOURCES (USES) | - | (8,060) | 6,569 | - | - | - | 3,770 |
| Net change in fund balance | 690 | (8,060) | 6,569 | 306,001 | (303,906) | 2,095 | 3,770 |
| FUND BALANCE, BEGINNING | 326,257 | 326,947 | 318,887 | 318,887 | - | 318,887 | 320,982 |
| FUND BALANCE, ENDING | \$ 326,947 | \$ 318,887 | \$ 325,456 | \$ 624,888 | \$ (303,906) | \$ 320,982 | \$ 324,752 |

Budget Narrative
Fiscal Year 2022

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 - 2015 Series A-1

| Period Ending | Total Outstanding Par Balance | Principal | Extraordinary Redemption | Coupon | Interest | Debt Service | Annual Debt Service |
|----------------------|--------------------------------------|------------------|---------------------------------|---------------|-----------------|---------------------|----------------------------|
| 11/1/2021 | 3,195,000 | | | | 67,869 | 67,869 | 303,213 |
| 5/1/2022 | 3,195,000 | 170,000 | | 3.3% | 67,869 | 237,869 | |
| 11/1/2022 | 3,025,000 | | | | 65,064 | 65,064 | 302,933 |
| 5/1/2023 | 3,025,000 | 180,000 | | 3.5% | 65,064 | 245,064 | |
| 11/1/2023 | 2,845,000 | | | | 61,914 | 61,914 | 306,978 |
| 5/1/2024 | 2,845,000 | 185,000 | | 3.8% | 61,914 | 246,914 | |
| 11/1/2024 | 2,660,000 | | | | 58,445 | 58,445 | 305,359 |
| 5/1/2025 | 2,660,000 | 190,000 | | 3.9% | 58,445 | 248,445 | |
| 11/1/2025 | 2,470,000 | | | | 54,788 | 54,788 | 303,233 |
| 5/1/2026 | 2,470,000 | 200,000 | | 4.0% | 54,788 | 254,788 | |
| 11/1/2026 | 2,270,000 | | | | 50,788 | 50,788 | 305,575 |
| 5/1/2027 | 2,270,000 | 210,000 | | 4.5% | 50,788 | 260,788 | |
| 11/1/2027 | 2,060,000 | | | | 46,115 | 46,115 | 306,903 |
| 5/1/2028 | 2,060,000 | 220,000 | | 4.5% | 46,115 | 266,115 | |
| 11/1/2028 | 1,840,000 | | | | 41,220 | 41,220 | 307,335 |
| 5/1/2029 | 1,840,000 | 230,000 | | 4.5% | 41,220 | 271,220 | |
| 11/1/2029 | 1,610,000 | | | | 36,103 | 36,103 | 307,323 |
| 5/1/2030 | 1,610,000 | 240,000 | | 4.5% | 36,103 | 276,103 | |
| 11/1/2030 | 1,370,000 | | | | 30,763 | 30,763 | 306,865 |
| 5/1/2031 | 1,370,000 | 250,000 | | 4.5% | 30,763 | 280,763 | |
| 11/1/2031 | 1,120,000 | | | | 25,200 | 25,200 | 305,963 |
| 5/1/2032 | 1,120,000 | 260,000 | | 4.5% | 25,200 | 285,200 | |
| 11/1/2032 | 860,000 | | | | 19,350 | 19,350 | 304,550 |
| 5/1/2033 | 860,000 | 275,000 | | 4.5% | 19,350 | 294,350 | |
| 11/1/2033 | 585,000 | | | | 13,163 | 13,163 | 307,513 |
| 5/1/2034 | 585,000 | 285,000 | | 4.5% | 13,163 | 298,163 | |
| 11/1/2034 | 300,000 | | | | 6,750 | 6,750 | 304,913 |
| 5/1/2035 | 300,000 | 300,000 | | 4.5% | 6,750 | 306,750 | |
| 11/1/2035 | | | | | | | 306,750 |
| | | 3,195,000 | | | 1,155,058 | 4,350,058 | 4,585,401 |

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS - 2015 Series A-2

| Period Ending | Total Outstanding Par Balance | Principal | Extraordinary Redemption | Coupon | Interest | Debt Service | Annual Debt Service |
|---------------|-------------------------------|-----------|--------------------------|--------|----------|--------------|---------------------|
| 11/1/2021 | 980,000 | | | | 25,725 | 25,725 | |
| 5/1/2022 | 980,000 | 50,000 | | 5.25% | 25,725 | 75,725 | 101,450 |
| 11/1/2022 | 930,000 | | | | 24,413 | 24,413 | |
| 5/1/2023 | 930,000 | 50,000 | | 5.25% | 24,413 | 74,413 | 98,825 |
| 11/1/2023 | 880,000 | | | | 23,100 | 23,100 | |
| 5/1/2024 | 880,000 | 55,000 | | 5.25% | 23,100 | 78,100 | 101,200 |
| 11/1/2024 | 825,000 | | | | 21,656 | 21,656 | |
| 5/1/2025 | 825,000 | 60,000 | | 5.25% | 21,656 | 81,656 | 103,313 |
| 11/1/2025 | 765,000 | | | | 20,081 | 20,081 | |
| 5/1/2026 | 765,000 | 60,000 | | 5.25% | 20,081 | 80,081 | 100,163 |
| 11/1/2026 | 705,000 | | | | 18,506 | 18,506 | |
| 5/1/2027 | 705,000 | 65,000 | | 5.25% | 18,506 | 83,506 | 102,013 |
| 11/1/2027 | 640,000 | | | | 16,800 | 16,800 | |
| 5/1/2028 | 640,000 | 65,000 | | 5.25% | 16,800 | 81,800 | 98,600 |
| 11/1/2028 | 575,000 | | | | 15,094 | 15,094 | |
| 5/1/2029 | 575,000 | 70,000 | | 5.25% | 15,094 | 85,094 | 100,188 |
| 11/1/2029 | 505,000 | | | | 13,256 | 13,256 | |
| 5/1/2030 | 505,000 | 75,000 | | 5.25% | 13,256 | 88,256 | 101,513 |
| 11/1/2030 | 430,000 | | | | 11,288 | 11,288 | |
| 5/1/2031 | 430,000 | 80,000 | | 5.25% | 11,288 | 91,288 | 102,575 |
| 11/1/2031 | 350,000 | | | | 9,188 | 9,188 | |
| 5/1/2032 | 350,000 | 80,000 | | 5.25% | 9,188 | 89,188 | 98,375 |
| 11/1/2032 | 270,000 | | | | 7,088 | 7,088 | |
| 5/1/2033 | 270,000 | 85,000 | | 5.25% | 7,088 | 92,088 | 99,175 |
| 11/1/2033 | 185,000 | | | | 4,856 | 4,856 | |
| 5/1/2034 | 185,000 | 90,000 | | 5.25% | 4,856 | 94,856 | 99,713 |
| 11/1/2034 | 95,000 | | | | 2,494 | 2,494 | |
| 5/1/2035 | 95,000 | 95,000 | | 5.25% | 2,494 | 97,494 | 99,988 |
| 11/1/2035 | - | | | | | | |
| | | 980,000 | | | 427,088 | 1,407,088 | 1,407,088 |

Oak Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2022

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2022 vs. Fiscal Year 2021**

| Product | General Fund 001 | | | 2015A DS Per Unit | | | Total Assessments per Unit | | | O&M | Bond | Prepaid |
|---------|------------------|------------|----------------|-------------------|----------|----------------|----------------------------|------------|----------------|------------|------------|----------|
| | FY 2022 | FY 2021 | Percent Change | FY 2022 | FY 2021 | Percent Change | FY 2022 | FY 2021 | Percent Change | Units | Units 2015 | Units |
| 50' lot | \$1,037.99 | \$838.73 | 23.8% | \$730.20 | \$730.20 | 0.0% | \$1,768.19 | \$1,568.93 | 12.7% | 272 | 270 | 0 |
| 60' lot | \$1,245.59 | \$1,006.48 | 23.8% | \$863.34 | \$863.34 | 0.0% | \$2,108.93 | \$1,869.82 | 12.8% | 278 | 278 | 0 |
| | | | | | | | | | | 550 | 548 | 0 |