

# Oak Creek Community Development District

## Board of Supervisors

- |   |   |
|---|---|
| <input type="checkbox"/> David Gerald, Chairman               | <input type="checkbox"/> Mark Vega, District Manager      |
| <input type="checkbox"/> Sam Watson, Vice Chairman            | <input type="checkbox"/> Vivek Babbar, District Counsel   |
| <input type="checkbox"/> Ryan Gilbertsen, Assistant Secretary | <input type="checkbox"/> Robert Dvorak, District Engineer |
| <input type="checkbox"/> Adam Silva, Assistant Secretary      |   |
| <input type="checkbox"/> Lisa Vaile, Assistant Secretary      |   |

## Meeting Agenda February 21, 2022 – 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 17, 2022 Audit Committee and Meeting [Page 4]
  - B. Acceptance of the Financial Report [Page 10]
  - C. Ratification of FY 2021 Audit Engagement [Page 25]
5. **Staff Reports**
  - A. District Counsel
  - B. District Engineer
    - i. Discussion of Stormwater Needs Analysis
  - C. District Manager
    - i. Preliminary FY 2023 Budget [Page 39]
6. **Supervisor Requests and Comments**
7. **Adjournment**

**Next Meeting March 21, 2022**

**Meeting Location at District Office:**  
2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, FL 33544

[www.oakcreekcdd.org](http://www.oakcreekcdd.org)

# **Fourth Order of Business**

**4A.**

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

The Audit Committee meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, January 17, 2022 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
-----------	------------------

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Ranking of Audit Proposals**

- The Committee recommends Berger, Toombs, Elam, Gaines and Frank.

**THIRD ORDER OF BUSINESS**

**Adjournment**

With there being no other business, the meeting was adjourned.

---

Mark Vega, Secretary

# MINUTES

**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 17, 2022 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
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**

- Comments were received.

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

**A. Minutes of November 15, 2021 Audit Committee and Regular Meeting**  
**B. Acceptance of the Financial Report**

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

**FIFTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

- None.

**B. District Engineer**

- None.

**C. District Manager**

**i. Audit Ranking Recommendations**

- The Audit Committee recommends Berger, Toombs, Elam, Gaines and Frank.

**ii. Authorization to Enter into a Three-Year Contract with the Selected Audit Firm**

- Provide quotes for root barrier and to remove Oak trees on Cliff Creek.

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, authorization to enter into a three-year contract with Berger, Toombs, Elam, Gaines and Frank at \$9,975 for the three years, \$3,325 per year, was approved. 5/0

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

- Mr. Watson noted IMP to fill hole under sidewalk by Nature Park by table in the woods.
- Need to contract the County to repair a hold in the County swale along to the handcart.
- Discussion ensued on the share a book library.

On MOTION by Mr. Gerald seconded by Mr. Watson, to match the light by the playground to be installed was approved. 5/0

- Mr. Vega to discuss the light with the District Engineer.
- Ms. Vaile addressed the dog station at Spring Lake.
- Mr. Silva addressed the library install location and discussion ensued.
- Mr. Gilbertsen inquired where they are with the trash pickup. Discussion ensued and the topic died.
- Mr. Watson wants to confirm the new pool vendor price increase and inquired if it is fixed for a year.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

With there being no other business,

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

---

Mark Vega, Secretary



**4B**

**Oak Creek  
Community Development District**

*Financial Report*

*December 31, 2021*

**Prepared by:**



Table of Contents

**FINANCIAL STATEMENTS**

Balance Sheet - All Funds .....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund .....	Page 2 - 4
Debt Service Fund .....	Page 5

**SUPPORTING SCHEDULES**

Non-Ad Valorem Special Assessments .....	Page 6
Cash and Investment Report .....	Page 7
Bank Reconciliation .....	Page 8
Check Register .....	Page 9 - 10

---

**Oak Creek  
Community Development District**

**Financial Statements**

**(Unaudited)**

**December 31, 2021**

**Balance Sheet**  
December 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 983,678	\$ -	\$ 983,678
Due From Other Funds	-	393,922	393,922
Investments:			
Money Market Account	17,461	-	17,461
Acquisition Fund	-	7,911	7,911
Prepayment Fund (A-2)	-	13,592	13,592
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,979	51,979
Prepaid Items	151	-	151
Deposits	3,055	-	3,055
<b>TOTAL ASSETS</b>	<b>\$ 1,004,345</b>	<b>\$ 621,331</b>	<b>\$ 1,625,676</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 2,732	\$ -	\$ 2,732
Due To Other Funds	393,922	-	393,922
<b>TOTAL LIABILITIES</b>	<b>396,654</b>	<b>-</b>	<b>396,654</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	151	-	151
Deposits	3,055	-	3,055
<b>Restricted for:</b>			
Debt Service	-	621,331	621,331
<b>Assigned to:</b>			
Operating Reserves	73,245	-	73,245
Reserves-A/C	1,000	-	1,000
Reserves - Other	46,025	-	46,025
Reserves-Path	4,000	-	4,000
Reserves - Pools	4,000	-	4,000
<b>Unassigned:</b>	<b>476,215</b>	<b>-</b>	<b>476,215</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 607,691</b>	<b>\$ 621,331</b>	<b>\$ 1,229,022</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,004,345</b>	<b>\$ 621,331</b>	<b>\$ 1,625,676</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 300	\$ 9	3.00%	\$ 2
Interest - Tax Collector	100	-	0.00%	-
Special Assmnts- Tax Collector	598,231	571,003	95.45%	528,986
Special Assmnts- Discounts	(23,929)	(22,859)	95.53%	(21,130)
Other Miscellaneous Revenues	-	1,184	0.00%	1,184
Access Cards	250	15	6.00%	-
<b>TOTAL REVENUES</b>	<b>574,952</b>	<b>549,352</b>	<b>95.55%</b>	<b>509,042</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	10,000	800	8.00%	-
FICA Taxes	765	61	7.97%	-
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	30,000	1,183	3.94%	1,183
ProfServ-Legal Services	13,000	467	3.59%	-
ProfServ-Mgmt Consulting	46,149	11,537	25.00%	3,846
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Trustee Fees	3,233	3,233	100.00%	-
ProfServ-Web Site Maintenance	3,392	1,845	54.39%	98
Auditing Services	3,000	-	0.00%	-
Postage and Freight	200	45	22.50%	10
Rentals & Leases	500	-	0.00%	-
Public Officials Insurance	2,729	2,430	89.04%	-
Printing and Binding	500	-	0.00%	-
Legal Advertising	1,000	102	10.20%	102
Misc-Assessment Collection Cost	11,965	10,963	91.63%	10,157
Misc-Contingency	50	-	0.00%	-
Office Supplies	125	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>128,533</b>	<b>32,841</b>	<b>25.55%</b>	<b>15,396</b>
<b><u>Public Safety</u></b>				
Contracts-Security Services	3,696	924	25.00%	308
<b>Total Public Safety</b>	<b>3,696</b>	<b>924</b>	<b>25.00%</b>	<b>308</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	23,000	5,779	25.13%	1,926
Utility Services	10,000	2,603	26.03%	901
<b>Total Electric Utility Services</b>	<b>33,000</b>	<b>8,382</b>	<b>25.40%</b>	<b>2,827</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 ACTUAL
<b><u>Garbage/Solid Waste Services</u></b>				
Utility - Refuse Removal	698	180	25.79%	63
Solid Waste Disposal Assessm.	680	824	121.18%	-
<b>Total Garbage/Solid Waste Services</b>	<b>1,378</b>	<b>1,004</b>	<b>72.86%</b>	<b>63</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	10,000	2,557	25.57%	1,002
<b>Total Water-Sewer Comb Services</b>	<b>10,000</b>	<b>2,557</b>	<b>25.57%</b>	<b>1,002</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	24,660	6,165	25.00%	2,055
Stormwater Assessment	894	885	98.99%	-
R&M-Storm Water - Pond	8,000	369	4.61%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>33,554</b>	<b>7,419</b>	<b>22.11%</b>	<b>2,055</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	84,000	21,000	25.00%	7,000
Liability/Property Insurance	9,176	8,174	89.08%	-
R&M-Entry Feature	20,000	-	0.00%	-
R&M-Irrigation	7,000	-	0.00%	-
R&M-Mulch	13,320	13,320	100.00%	-
R&M-Plant&Tree Replacement	20,000	150	0.75%	150
<b>Total Other Physical Environment</b>	<b>153,496</b>	<b>42,644</b>	<b>27.78%</b>	<b>7,150</b>
<b><u>Capital Expenditures &amp; Projects</u></b>				
Misc-Holiday Lighting	6,800	6,800	100.00%	6,800
Misc-Contingency	13,680	19,395	141.78%	15,700
<b>Total Capital Expenditures &amp; Projects</b>	<b>20,480</b>	<b>26,195</b>	<b>127.91%</b>	<b>22,500</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Bike Paths & Asphalt	1,200	-	0.00%	-
R&M-Parking Lots	1,200	-	0.00%	-
R&M-Sidewalks	15,000	-	0.00%	-
R&M-Pressure Washing	12,000	-	0.00%	-
<b>Total Road and Street Facilities</b>	<b>29,400</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Clubhouse, Parks and Recreation</u></b>				
ProfServ-Field Management	7,680	1,920	25.00%	640
Contracts-Mgmt Services	10,296	2,574	25.00%	858
Contracts-Pools	9,540	2,385	25.00%	795
Contractual Maint. Services	45,000	2,908	6.46%	1,607

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 ACTUAL
Telephone/Fax/Internet Services	1,800	453	25.17%	151
R&M-Facility	2,500	-	0.00%	-
R&M-Pools	7,000	412	5.89%	278
R&M Basketball Courts	7,000	-	0.00%	-
R&M-Playground	1,000	-	0.00%	-
Op Supplies - General	4,500	1,211	26.91%	900
<b>Total Clubhouse, Parks and Recreation</b>	<b>96,316</b>	<b>11,863</b>	<b>12.32%</b>	<b>5,229</b>
<b><u>Reserves</u></b>				
Reserve - Other	65,100	-	0.00%	-
<b>Total Reserves</b>	<b>65,100</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>574,953</b>	<b>133,829</b>	<b>23.28%</b>	<b>56,530</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1)	415,523		452,512
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(1)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (1)	\$ 415,523		\$ 452,512
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>192,168</b>	<b>192,168</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 192,167</b>	<b>\$ 607,691</b>		



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 25	\$ 4	16.00%	\$ 1
Special Assmnts- Tax Collector	437,163	417,265	95.45%	386,561
Special Assmnts- Discounts	(17,487)	(16,705)	95.53%	(15,441)
<b>TOTAL REVENUES</b>	<b>419,701</b>	<b>400,564</b>	<b>95.44%</b>	<b>371,121</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	8,743	8,011	91.63%	7,422
<b>Total Administration</b>	<b>8,743</b>	<b>8,011</b>	<b>91.63%</b>	<b>7,422</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	170,000	-	0.00%	-
Principal Debt Retirement A-2	50,000	-	0.00%	-
Interest Expense Series A-1	135,738	67,869	50.00%	-
Interest Expense Series A-2	51,450	25,725	50.00%	-
<b>Total Debt Service</b>	<b>407,188</b>	<b>93,594</b>	<b>22.99%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>415,931</b>	<b>101,605</b>	<b>24.43%</b>	<b>7,422</b>
Excess (deficiency) of revenues Over (under) expenditures	3,770	298,959		363,699
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	3,770	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,770</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 3,770	\$ 298,959		\$ 363,699
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>322,372</b>	<b>322,372</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 326,142</b>	<b>\$ 621,331</b>		

**Oak Creek  
Community Development District**

**Supporting Schedules**

**December 31, 2021**

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2022**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
<b>Assessments Levied FY 2022</b>				\$ 1,035,395	\$ 598,232	\$ 437,163
<b>Allocation %</b>				100%	58%	42%
11/04/21	\$ 6,313	\$ 357	\$ 129	\$ 6,799	\$ 3,928	\$ 2,871
11/12/21	34,133	1,451	697	36,280	20,962	15,318
11/19/21	27,887	1,186	569	29,642	17,126	12,515
12/02/21	777,635	33,027	15,870	826,532	477,555	348,977
12/09/21	56,640	2,408	1,156	60,204	34,785	25,419
12/17/21	27,123	1,135	554	28,811	16,647	12,165
<b>TOTAL</b>	<b>\$ 929,729.60</b>	<b>\$ 39,564</b>	<b>\$ 18,974</b>	<b>\$ 988,268</b>	<b>\$ 571,003</b>	<b>\$ 417,265</b>
<b>% COLLECTED</b>				95%	95%	95%
<b>TOTAL O/S</b>				<b>\$ 47,127</b>	<b>\$ 27,229</b>	<b>\$ 19,898</b>

**Cash and Investment Report**  
**December 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	BankUnited	Checking	n/a	0.00%	983,678 <b>(1)</b>
Public Funds Money Market	BankUnited	Money Market	n/a	0.25%	17,461
<b>Subtotal-General Fund</b>					<u><u>\$1,001,139</u></u>
<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%	13,592
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%	51,979
<b>Subtotal-Debt Service Fund</b>					<u><u>\$227,409</u></u>
<b>Total - All Funds</b>					<u><u><b>\$1,228,548</b></u></u>

(1) \$393K was transferred to US Bank & \$430K was transferred to MM in January.

# Oak Creek CDD

Bank Reconciliation

Agenda Page #21

Bank Account No. 0130 Bank United GF  
Statement No. 12-21A  
Statement Date 12/31/2021

G/L Balance (LCY)	983,677.63	Statement Balance	984,349.04
G/L Balance	983,677.63	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	984,349.04
Subtotal	983,677.63	Outstanding Checks	671.41
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	983,677.63	Ending Balance	983,677.63
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
11/16/2021	Payment	493	SAMUEL E. WATSON, JR	184.70	0.00	184.70
12/21/2021	Payment	511	COMPLETE I.T. SERVICE & SOLUTIONS	97.65	0.00	97.65
12/22/2021	Payment	DD3607	BANK UNITED CREDIT CARD	238.08	0.00	238.08
12/27/2021	Payment	DD3610	FRONTIER FLORIDA, LLC	150.98	0.00	150.98
Total Outstanding Checks.....				671.41		671.41

**OAK CREEK**

Community Development District

**Payment Register by Fund  
For the Period from 12/01/21 to 12/31/21  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b><u>GENERAL FUND - 001</u></b>							
<b>CHECK # 502</b>							
001	12/02/21	LANDSCAPE MAINTENANCE PROFESSIONALS	164430	MONTHLY GROUND MAINT	Contracts-Landscape	534050-53908	\$7,000.00
<b>CHECK # 503</b>							
001	12/02/21	GOLDEN EYE TECHNOLOGY, LLC	19221DEC	DEC 21 MONITORING SERVICES	Contracts-Security Services	534037-52001	\$308.00
001	12/02/21	GOLDEN EYE TECHNOLOGY, LLC	112321A	OUTDOOR CAMERA/MOUNT/LABOR	Contracts-Security Services	534037-52001	\$695.00
<b>Check Total</b>							<b>\$1,003.00</b>
<b>CHECK # 504</b>							
001	12/02/21	FEDEX	7-574-60519	REIMBURSEMENT	Postage and Freight	541006-51301	\$24.56
<b>CHECK # 505</b>							
001	12/08/21	AQUA TRIANGLE 1 CORP	6482	PREMIUM MONTHLY POOL CLEANING	Contracts-Pools	534078-57231	\$795.00
<b>CHECK # 506</b>							
001	12/08/21	STRALEY & ROBIN	20725	SERVICES THRU 11/15/21	ProfServ-Legal Services	531023-51401	\$466.50
<b>CHECK # 507</b>							
001	12/21/21	TAMPA BAY TIMES	0000198498	RFP FOR AUDITING SERVICES FY21	Legal Advertising	548002-51301	\$102.40
<b>CHECK # 508</b>							
001	12/21/21	INFRAMARK, LLC	71091	DEC 21- MGMT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,845.75
001	12/21/21	INFRAMARK, LLC	71091	DEC 21- MGMT SERVICES	Postage and Freight	541006-51301	\$10.07
001	12/21/21	INFRAMARK, LLC	71091	DEC 21- MGMT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	12/21/21	INFRAMARK, LLC	71091	DEC 21- MGMT SERVICES	ProfServ-Field Management	531016-57231	\$640.00
<b>Check Total</b>							<b>\$5,353.82</b>
<b>CHECK # 509</b>							
001	12/21/21	LANDSCAPE MAINTENANCE PROFESSIONALS	164807	FLUSH CUT DEAD PALM TREE - POOL AREA	R&M-Plant&Tree Replacement	546170-53908	\$150.00
<b>CHECK # 510</b>							
001	12/21/21	SITE MASTERS OF FLORIDA, LLC	120721-4	CLIFFCREEK SUMP DISCHARGE SWALE	Misc-Contingency	549900-53918	\$4,500.00
001	12/21/21	SITE MASTERS OF FLORIDA, LLC	120721-5	POND 11B OUTFALL WEIR REPAIR	Misc-Contingency	549900-53918	\$11,200.00
<b>Check Total</b>							<b>\$15,700.00</b>
<b>CHECK # 511</b>							
001	12/21/21	COMPLETE I.T. SERVICE & SOLUTIONS	7822	GOOGLE BUSINESS EMAIL	ProfServ-Web Site Maintenance	531094-51301	\$97.65
<b>CHECK # 512</b>							
001	12/21/21	AQUA TRIANGLE 1 CORP	103479	NEW FLOOR/FACE PLATE GRATE	Contracts-Pools	534078-57231	\$185.80
<b>CHECK # 513</b>							
001	12/21/21	SOLITUDE LAKE MANAGEMENT	PI-A00723760	DEC 21- LAKE & POND MGMT	Contracts-Aquatic Control	534067-53801	\$2,055.00
<b>CHECK # DD3597</b>							
001	12/09/21	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	111821 ACH	PASCO CO UTILITIES 10/06-11/05	Utility Services	543063-53601	\$1,001.96
<b>CHECK # DD3599</b>							
001	12/10/21	INNOVATIVE EMPLOYER SOLUTIONS-ACH	202125-INIT	GROSS WAGES W/E 12/04/21	415-202025	534378-57231	\$540.79

**OAK CREEK**

Community Development District

**Payment Register by Fund  
For the Period from 12/01/21 to 12/31/21  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # DD3600</b>							
001	12/30/21	WITHLACOOCHEE RIVER ELECTRIC - ACH	121421 ACH	UTILITIES- SVC DATES 11/08/21-12/09/21	Electricity - Streetlighting	543013-53100	\$1,926.17
001	12/30/21	WITHLACOOCHEE RIVER ELECTRIC - ACH	121421 ACH	UTILITIES- SVC DATES 11/08/21-12/09/21	Utility Services	543063-53100	\$900.56
<b>Check Total</b>							<b>\$2,826.73</b>
<b>CHECK # DD3601</b>							
001	12/30/21	WASTE CONNECTIONS OF FLORIDA - ACH	1071755 ACH	LOCK/SERVICE CHARGE SVC 01/01/22-01/31/22	Prepaid Items	155000-53401	\$63.42
<b>CHECK # DD3602</b>							
001	12/30/21	INNOVATIVE EMPLOYER SOLUTIONS-ACH	202126-INIT	GROSS WAGES- 12/18/21	415-202025	534378-57231	\$1,065.88
<b>CHECK # DD3607</b>							
001	12/22/21	Cardmember Service	112421-3321 ACH	HOME DEPOT/LOWES/WALMART	Op Supplies - General	552001-57231	\$238.08
<b>CHECK # DD3610</b>							
001	12/27/21	FRONTIER FLORIDA LLC - ACH	23175-120121	DECEMBER SERVICE - A/C #8137790368	Telephone/Fax/Internet Services	541009-57231	\$150.98
<b>Fund Total</b>							<b>\$38,821.57</b>

<b>Total Checks Paid</b>	<b>\$38,821.57</b>
--------------------------	--------------------

**4C**





# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

January 19, 2022

Oak Creek Community Development District  
Inframark Infrastructure Management Services  
210 North University Drive, Suite 702  
Coral Springs, FL 33071

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Oak Creek Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the years ended September 30, 2021, 2022, and 2023, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the years ending September 30, 2021, 2022, and 2023.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Oak Creek Community Development District  
January 19, 2022  
Page 2

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.

Oak Creek Community Development District  
January 19, 2022  
Page 3

## **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;

Oak Creek Community Development District  
January 19, 2022  
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

## **Reporting**

We will issue a written report upon completion of our audit of Oak Creek Community Development District's financial statements. Our report will be addressed to the Board of Oak Creek Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Oak Creek Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with an Inframark Accountant. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

## **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.



Oak Creek Community Development District  
January 19, 2022  
Page 5

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2021, 2022, and 2023 will not exceed \$3,325, unless the scope of the engagement is changed, the assistance which of Oak Creek Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of Oak Creek Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Oak Creek Community Development District, of Oak Creek Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Oak Creek Community Development District  
January 19, 2022  
Page 6

### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Oak Creek Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Oak Creek Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Oak Creek Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Oak Creek Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, of Oak Creek Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Oak Creek Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Oak Creek Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Oak Creek Community Development District  
January 19, 2022  
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

*Mark A. Vega*

January 26, 2022

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL

and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs PA*  
**BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA**  
Signed Electronically by Baggett, Reutimann & Associates, CPAs PA. U.N. 38161 email [jbaggett@baggett.com](mailto:jbaggett@baggett.com)



**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND OAK CREEK COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED JANUARY 19, 2022)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**INFRAMARK  
INFRASTRUCTURE MANAGEMENT SERVICES  
210 NORTH UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FL 33071  
TELEPHONE: 954-603-0033  
EMAIL: [publicrecords@inframark.com](mailto:publicrecords@inframark.com)**

**E-VERIFY REQUIREMENTS.** Auditor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Auditor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Auditor has knowingly violated Section 448.091, Florida Statutes.

If the Auditor anticipates entering into agreements with a subcontractor for the Work, Auditor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Auditor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Auditor has otherwise complied with its obligations hereunder, the District shall promptly notify the Auditor. The Auditor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Auditor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Auditor represents that no public employer has terminated a contract with the Auditor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**Auditor: J.W. Gaines**

By: \_\_\_\_\_

Title: Director

Date: January 19, 2022



**District: Oak Creek CDD**

By: Mark A. Vega

Title: Mark A. Vega Oak Creek CDD, Secretary

Date: January 26, 2022

# **Fifth Order of Business**

**5C**

**5Ci.**

# **OAK CREEK**

Community Development District

## ***Annual Operating and Debt Service Budget*** **Fiscal Year 2023**

Version 1 - Proposed Budget  
(Printed - 02/09/22 @ 3:30 PM)

Prepared by:



**Table of Contents**

	<u>Page</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1-3
Budget Narrative .....	4-8
Exhibit A - Allocation of Fund Balances .....	9
<b><u>DEBT SERVICE BUDGET</u></b>	
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	10
Budget Narrative .....	11
Amortization Schedule .....	12-13
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2023-2022 Non-Ad Valorem Assessment Summary.....	14

---



**Oak Creek**  
Community Development District

**Operating Budget**  
Fiscal Year 2023

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU DEC-2021	PROJECTED JAN- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 1,137	300	\$ 300	\$ 9	\$ 27	\$ 36	\$ 300
Other Grants	-	500	-	-	-	-	-
Interest - Tax Collector	54	3	100	-	-	-	100
Special Assmnts- Tax Collector	480,392	507,936	598,231	571,003	27,228	598,231	598,231
Special Assmnts- Discounts	(18,413)	(19,699)	(23,929)	(22,859)	(1,070)	(23,929)	(23,929)
Other Miscellaneous Revenues	2,279	316	-	1,184	-	1,184	-
Access Cards	705	975	250	15	45	60	250
<b>TOTAL REVENUES</b>	<b>466,154</b>	<b>490,331</b>	<b>574,952</b>	<b>549,352</b>	<b>26,230</b>	<b>575,582</b>	<b>574,952</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	6,600	9,400	10,000	800	9,200	10,000	10,000
FICA Taxes	824	719	765	61	702	763	765
ProfServ-Arbitrage Rebate	600	1,200	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	19,233	43,370	30,000	1,183	30,119	31,302	30,000
ProfServ-Legal Services	12,431	9,444	13,000	467	10,471	10,938	13,000
ProfServ-Mgmt Consulting Serv	44,805	44,805	46,149	11,537	34,612	46,149	47,533
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Trustee Fees	3,233	3,233	3,233	3,233	-	3,233	3,233
ProfServ-Web Site Maintenance	4,049	4,726	3,392	1,845	2,543	4,388	3,224
Auditing Services	3,500	3,600	3,000	-	3,000	3,000	3,000
Postage and Freight	834	453	200	45	135	180	200
Rentals & Leases	100	500	500	-	500	500	500
Public Officials Insurance	355	1,695	2,729	2,430	-	2,430	2,729
Printing and Binding	230	165	500	-	500	500	500
Legal Advertising	2,754	1,118	1,000	102	898	1,000	1,000
Misc-Assessmnt Collection Cost	7,371	8,263	11,965	10,963	545	11,508	11,965
Misc-Contingency	8	22	50	-	50	50	50
Office Supplies	-	525	125	-	125	125	125
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>108,252</b>	<b>134,563</b>	<b>128,533</b>	<b>32,841</b>	<b>95,148</b>	<b>127,989</b>	<b>129,749</b>
<i>Public Safety</i>							
Contracts-Security Services	4,870	3,612	3,696	924	2,772	3,696	3,696
<b>Total Public Safety</b>	<b>4,870</b>	<b>3,612</b>	<b>3,696</b>	<b>924</b>	<b>2,772</b>	<b>3,696</b>	<b>3,696</b>
<i>Electric Utility Services</i>							
Electricity - Streetlighting	22,347	20,581	23,000	5,779	17,337	23,116	23,000
Utility Services	10,884	10,034	10,000	2,603	7,809	10,412	10,000
<b>Total Electric Utility Services</b>	<b>33,231</b>	<b>30,615</b>	<b>33,000</b>	<b>8,382</b>	<b>25,146</b>	<b>33,528</b>	<b>33,000</b>
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	807	698	698	180	518	698	698
Solid Waste Disposal Assessm.	677	785	680	824	-	824	825
<b>Total Garbage/Solid Waste Services</b>	<b>1,484</b>	<b>1,483</b>	<b>1,378</b>	<b>1,004</b>	<b>518</b>	<b>1,522</b>	<b>1,523</b>

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

Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU DEC-2021	PROJECTED JAN- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2023
<b>Water-Sewer Comb Services</b>							
Utility Services	9,793	8,930	10,000	2,557	7,671	10,228	10,000
<b>Total Water-Sewer Comb Services</b>	<b>9,793</b>	<b>8,930</b>	<b>10,000</b>	<b>2,557</b>	<b>7,671</b>	<b>10,228</b>	<b>10,000</b>
<b>Flood Control/Stormwater Mgmt</b>							
Contracts-Aquatic Control	24,486	24,660	24,660	6,165	18,495	24,660	24,660
Stormwater Assessment	894	894	894	885	-	885	894
R&M-Storm Water - Pond	19,494	2,195	8,000	369	7,631	8,000	8,000
<b>Total Flood Control/Stormwater Mgmt</b>	<b>44,874</b>	<b>27,749</b>	<b>33,554</b>	<b>7,419</b>	<b>26,126</b>	<b>33,545</b>	<b>33,554</b>
<b>Other Physical Environment</b>							
Contracts-Landscape	84,000	84,000	84,000	21,000	63,000	84,000	84,000
Liability/Property Insurance	9,876	8,647	9,176	8,174	-	8,174	9,176
R&M-Entry Feature	-	-	20,000	-	20,000	20,000	20,000
R&M-Irrigation	6,551	1,643	7,000	-	4,097	4,097	7,000
R&M-Mulch	6,978	-	13,320	13,320	-	13,320	13,320
R&M-Plant&Tree Replacement	3,357	200	20,000	150	1,629	1,779	20,000
<b>Total Other Physical Environment</b>	<b>110,762</b>	<b>94,490</b>	<b>153,496</b>	<b>42,644</b>	<b>88,726</b>	<b>131,370</b>	<b>153,496</b>
<b>Capital Expenditures &amp; Projects</b>							
Misc-Holiday Lighting	13,400	-	6,800	6,800	-	6,800	6,800
Misc-Contingency	-	3,867	13,680	19,395	5,000	24,395	12,317
Capital Improvements	35,580	53,850	-	-	-	-	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>48,980</b>	<b>57,717</b>	<b>20,480</b>	<b>26,195</b>	<b>5,000</b>	<b>31,195</b>	<b>19,117</b>
<b>Road and Street Facilities</b>							
R&M-Bike Paths & Asphalt	-	-	1,200	-	-	-	1,200
R&M-Parking Lots	-	-	1,200	-	-	-	1,200
R&M-Sidewalks	8,380	-	15,000	-	-	-	15,000
R&M-Pressure Washing	-	-	12,000	-	-	-	12,000
<b>Total Road and Street Facilities</b>	<b>8,380</b>	<b>-</b>	<b>29,400</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>29,400</b>
<b>Parks and Recreation</b>							
ProfServ-Field Management	2,560	7,680	7,680	1,920	5,760	7,680	7,680
Contracts-Mgmt Services	10,296	10,296	10,296	2,574	7,722	10,296	10,296
Contract-Pools	9,257	9,540	9,540	2,385	7,155	9,540	9,540
Contractual Maint. Services	54,208	45,597	45,000	2,908	8,724	11,632	45,000
Telephone/Fax/Internet Services	1,812	1,823	1,800	453	1,359	1,812	1,800
R&M-Facility	13,319	1,950	2,500	-	2,500	2,500	2,500
R&M-Pools	12,633	12,824	7,000	412	6,588	7,000	7,000
R&M Basketball Courts	-	236	7,000	-	7,000	7,000	7,000
R&M-Playground	3,526	263	1,000	-	1,000	1,000	1,000
Op Supplies - General	5,235	6,091	4,500	1,211	3,633	4,844	4,500
<b>Total Parks and Recreation</b>	<b>112,846</b>	<b>96,300</b>	<b>96,316</b>	<b>11,863</b>	<b>51,441</b>	<b>63,304</b>	<b>96,316</b>

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

Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU DEC-2021	PROJECTED JAN- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2023
<b>Reserves</b>							
Reserve - Other	-		65,100	-	-	-	65,100
<b>Total Reserves</b>	-	-	<b>65,100</b>	-	-	-	<b>65,100</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>483,472</b>	<b>455,459</b>	<b>574,953</b>	<b>133,829</b>	<b>302,547</b>	<b>436,376</b>	<b>574,952</b>
Net change in fund balance	(17,318)	34,872	(1)	415,523	(276,317)	139,206	-
<b>FUND BALANCE, BEGINNING</b>	174,613	157,295	192,167	192,168	-	192,167	331,374
<b>FUND BALANCE, ENDING</b>	<b>\$ 157,295</b>	<b>\$ 192,167</b>	<b>\$ 192,167</b>	<b>\$ 607,691</b>	<b>\$ (276,317)</b>	<b>\$ 331,374</b>	<b>\$ 331,374</b>

**Budget Narrative**  
Fiscal Year 2023

**REVENUES**

**Interest Income (Investments)**

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

**Interest Tax Collector**

Interest earned from Assessment collections.

**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".

**Budget Narrative**  
Fiscal Year 2023

Expenditures - Administrative (continued)
---

**Professional Services-Property Appraiser**

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

**Professional Services-Trustee Fees**

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

**Professional Service-Web Site Development**

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

**Budget Narrative**  
Fiscal Year 2023**Expenditures - Administrative (continued)****Annual District Filing Fee**

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

**Expenditures – Public Safety****Contracts – Security Services**

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

**Expenditures – Electric Utility Services****Electricity - Streetlighting**

Services provided by Withlacoochee Electric for streetlighting.

**Utility Services**

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

**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.

**Budget Narrative**  
Fiscal Year 2023

**Expenditures – Other Physical Environment (continued)**

**Liability/Property Insurance**

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

**R&M-Entry Feature**

Includes expenses incurred for the maintenance of entry walls.

**R&M-Irrigation**

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

**R&M-Mulch**

The District has an agreement with LMP to 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.

**Expenditures – Roads & Street Facilities**

**R&M Bike Paths & Asphalt**

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

**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-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 2023

**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 – Other**

Funds set aside for the District's Amenities.

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

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Anticipated Beginning Fund Balance - Fiscal Year 2023	\$ 331,374
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	65,100
<b>Total Estimated Funds - 9/30/2023</b>	<b>396,474</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

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

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	127,463 <sup>(1)</sup>
Reserves - Other (PY)	120,125
Reserves - Other FY 2023	65,100
	<u>185,225</u>

<b>Total Allocation of Available Funds</b>	<b>315,743</b>
--	----------------

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 80,731</b>
---	------------------

**Notes**

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

## **Oak Creek**

Community Development District

### **Debt Service Budget**

Fiscal Year 2023

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU DEC-2021	PROJECTED JAN- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2023
Interest - Investments	\$ 222	21	\$ 25	\$ 4	\$ 12	\$ 16	\$ 25
Special Assmnts- Tax Collector	437,163	437,163	437,163	417,265	19,898	\$ 437,163	437,163
Special Assmnts- Discounts	(16,756)	(16,954)	(17,487)	(16,705)	(782)	(17,487)	(17,487)
<b>TOTAL REVENUES</b>	<b>420,629</b>	<b>420,230</b>	<b>419,701</b>	<b>400,564</b>	<b>19,128</b>	<b>419,692</b>	<b>419,701</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	6,707	7,112.00	8,743	8,011	398	8,409	8,743
<b>Total Administrative</b>	<b>6,707</b>	<b>7,112</b>	<b>8,743</b>	<b>8,011</b>	<b>398</b>	<b>8,409</b>	<b>8,743</b>
<i>Debt Service</i>							
Principal Debt Retirement Series A-1	165,000	165,000	170,000	-	170,000	170,000	180,000
Principal Debt Retirement Series A-2	45,000	45,000	50,000	-	50,000	50,000	50,000
Principal Prepayment Series A-1	10,000	5,000	-	-	-	-	-
Interest Expense Series A-1	145,019	140,688	135,738	67,869	67,869	135,738	130,128
Interest Expense Series A-2	56,963	53,944	51,450	25,725	25,725	51,450	48,825
<b>Total Debt Service</b>	<b>421,982</b>	<b>409,632</b>	<b>407,188</b>	<b>93,594</b>	<b>313,594</b>	<b>407,188</b>	<b>408,953</b>
<b>TOTAL EXPENDITURES</b>	<b>428,689</b>	<b>416,744</b>	<b>415,931</b>	<b>101,605</b>	<b>313,992</b>	<b>415,597</b>	<b>417,696</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(8,060)	3,486	3,770	298,959	(294,864)	4,095	2,005
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	(8,060)	-	3,770	-	-	-	2,005
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(8,060)</b>	<b>-</b>	<b>3,770</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,005</b>
Net change in fund balance	(8,060)	3,486	3,770	298,959	(294,864)	4,095	2,005
<b>FUND BALANCE, BEGINNING</b>	<b>326,947</b>	<b>318,887</b>	<b>318,887</b>	<b>322,372</b>	<b>-</b>	<b>322,373</b>	<b>326,467</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 318,887</b>	<b>\$ 322,373</b>	<b>\$ 322,657</b>	<b>\$ 621,331</b>	<b>\$ (294,864)</b>	<b>\$ 326,467</b>	<b>\$ 328,473</b>

**Budget Narrative**  
Fiscal Year 2023

**REVENUES**

**Interest - Investment**

Interest earned on investments.

**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
11/1/2022	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
		3,025,000			1,019,320	4,044,320	4,282,189

**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
11/1/2022	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	-						
		930,000			375,638	1,305,638	1,305,638

## **Oak Creek**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2023



**Comparison of Non-Ad Valorem Assessment Rates  
Fiscal Year 2023 vs. Fiscal Year 2022**

Product	General Fund 001			2015A DS Per Unit			Total Assessments per Unit			O&M	Bond	Prepaid
	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	Units	Units 2015	Units
50' lot	\$987.83	\$987.83	0.0%	\$730.20	\$730.20	0.0%	\$1,718.03	\$1,718.03	0.0%	272	270	0
60' lot	\$1,185.40	\$1,185.40	0.0%	\$863.34	\$863.34	0.0%	\$2,048.74	\$2,048.74	0.0%	278	278	0
										<b>550</b>	<b>548</b>	<b>0</b>