

Oak Creek Community Development District

Board of Supervisors

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

Meeting Agenda March 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 February 21, 2022 Meeting [Page 4]
 - B. Acceptance of the Financial Report [Page 7]
 - C. GE Resolution 2022-2 [Page 22]
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Presentation of Proposed Budget for Fiscal Year 2022/2023 [Page 27]
 - a. Consideration of Resolution 2022-3, Approving Proposed Budget for Fiscal Year 2022/2023 and Setting the Public Hearing [Page 47]
 - ii. Proposals
 - a. Blue Water Aquatic Management Agreement [Page 51]
 - b. LMP #76491 – Bahia Sod at Dog Park [Page 57]
 - c. LMP # 76538 – Cleanup Wood Line in Common Area [Page 59]
 - d. Miracle – Playground Stairs and Swing [Page 61]
 - e. Miracle – Playground Parts [Page 64]
- 6. Supervisor Requests and Comments**
- 7. Adjournment**

Next Meeting May 16, 2022

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

Fourth Order of Business

4A.

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

The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, February 21, 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
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 January 17, 2022 Audit Committee and Regular Meeting
- B. Acceptance of the Financial Report

On MOTION by Mr. Gerald seconded by Mr. Silva, with all in favor, the Consent Agenda was approved as amended. 4/0

FIFTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel
- None.

B. District Engineer

i. Discussion of Stormwater Needs Analysis

- None.

C. District Manager

i. Preliminary FY 2023 Budget

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Mr. Watson requested they look at the Oak trees on Spring Oak Trail and determine if they can remove and replace the trees.
- Mr. Silva inquired where they are with replacing the playground deck, swing sets and chains.
- Ms. Vaile noted Wild Elm has two benches and a trash can that need to be cleaned.
 - Mr. Vega will convey this to Bruce.
- Ms. Vaile addressed the landscape around the basketball court and the landscape around Pickford Court.
- Mr. Gerald noted LMP needs to fill in under the sidewalk on Spring Oak Trail.
- Move the two benches on Wild Elm to under the trees by the playground.
- The Engineer is getting proposal to repair the outfall on the back of Pond 1.
- Add a poop station in the small dog park.
- Discuss at March meeting possibly putting more sod in the dog park.

SEVENTH ORDER OF BUSINESS

Adjournment

With there being no other business,

On MOTION by Mr. Gerald seconded by Mr. Silva, with all in favor, the meeting was adjourned. 4/0

Mark Vega, Secretary

4B.

**Oak Creek
Community Development District**

Financial Report

January 31, 2022

Prepared by:



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**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

January 31, 2022

Balance Sheet
January 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 147,339	\$ -	\$ 147,339
Due From Other Funds	-	5,485	5,485
Investments:			
Money Market Account	447,515	-	447,515
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)	-	51,978	51,978
Revenue Fund A	-	393,924	393,924
Prepaid Items	151	-	151
Deposits	3,055	-	3,055
TOTAL ASSETS	\$ 598,060	\$ 626,817	\$ 1,224,877
LIABILITIES			
Accounts Payable	\$ 1,156	\$ -	\$ 1,156
Accrued Expenses	1,095	-	1,095
Due To Other Funds	5,485	-	5,485
TOTAL LIABILITIES	7,736	-	7,736
FUND BALANCES			
Nonspendable:			
Prepaid Items	151	-	151
Deposits	3,055	-	3,055
Restricted for:			
Debt Service	-	626,817	626,817
Assigned to:			
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
Unassigned:	458,848	-	458,848
TOTAL FUND BALANCES	\$ 590,324	\$ 626,817	\$ 1,217,141
TOTAL LIABILITIES & FUND BALANCES	\$ 598,060	\$ 626,817	\$ 1,224,877

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-22 ACTUAL
REVENUES				
Interest - Investments	\$ 300	\$ 60	20.00%	\$ 53
Interest - Tax Collector	100	1	1.00%	1
Special Assmnts- Tax Collector	598,231	578,899	96.77%	7,896
Special Assmnts- Discounts	(23,929)	(23,096)	96.52%	(237)
Other Miscellaneous Revenues	-	1,184	0.00%	-
Access Cards	250	30	12.00%	15
TOTAL REVENUES	574,952	557,078	96.89%	7,728

EXPENDITURES

Administration

P/R-Board of Supervisors	10,000	1,800	18.00%	1,000
FICA Taxes	765	138	18.04%	77
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	30,000	1,598	5.33%	415
ProfServ-Legal Services	13,000	647	4.98%	181
ProfServ-Mgmt Consulting	46,149	15,383	33.33%	3,846
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Trustee Fees	3,233	3,233	100.00%	-
ProfServ-Web Site Maintenance	3,392	1,943	57.28%	98
Auditing Services	3,000	-	0.00%	-
Postage and Freight	200	50	25.00%	5
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%	-
Misc-Assessment Collection Cost	11,965	11,116	92.90%	153
Misc-Contingency	50	-	0.00%	-
Office Supplies	125	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	128,533	38,615	30.04%	5,775

Public Safety

Contracts-Security Services	3,696	1,232	33.33%	308
Total Public Safety	3,696	1,232	33.33%	308

Electric Utility Services

Electricity - Streetlights	23,000	7,705	33.50%	1,926
Utility Services	10,000	2,754	27.54%	939
Total Electric Utility Services	33,000	10,459	31.69%	2,865

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-22 ACTUAL</u>
<u>Garbage/Solid Waste Services</u>				
Utility - Refuse Removal	698	243	34.81%	63
Solid Waste Disposal Assessm.	680	824	121.18%	-
Total Garbage/Solid Waste Services	1,378	1,067	77.43%	63
<u>Water-Sewer Comb Services</u>				
Utility Services	10,000	3,516	35.16%	960
Total Water-Sewer Comb Services	10,000	3,516	35.16%	960
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	24,660	8,220	33.33%	2,055
Stormwater Assessment	894	885	98.99%	-
R&M-Storm Water - Pond	8,000	16,069	200.86%	15,700
Total Flood Control/Stormwater Mgmt	33,554	25,174	75.03%	17,755
<u>Other Physical Environment</u>				
Contracts-Landscape	84,000	28,000	33.33%	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	550	2.75%	400
Total Other Physical Environment	153,496	50,044	32.60%	7,400
<u>Capital Expenditures & Projects</u>				
Misc-Holiday Lighting	6,800	6,800	100.00%	-
Misc-Contingency	13,680	3,000	21.93%	(16,395)
Total Capital Expenditures & Projects	20,480	9,800	47.85%	(16,395)
<u>Road and Street Facilities</u>				
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%	-
Total Road and Street Facilities	29,400	-	0.00%	-
<u>Clubhouse, Parks and Recreation</u>				
ProfServ-Field Management	7,680	2,560	33.33%	640
Contracts-Mgmt Services	10,296	3,432	33.33%	858
Contracts-Pools	9,540	3,230	33.86%	845
Contractual Maint. Services	45,000	5,070	11.27%	2,162
Telephone/Fax/Internet Services	1,800	604	33.56%	151

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-22 ACTUAL
R&M-Facility	2,500	695	27.80%	695
R&M-Pools	7,000	809	11.56%	398
R&M Basketball Courts	7,000	-	0.00%	-
R&M-Playground	1,000	-	0.00%	-
Op Supplies - General	4,500	1,827	40.60%	616
Total Clubhouse, Parks and Recreation	96,316	18,227	18.92%	6,365
<u>Reserves</u>				
Reserve - Other	65,100	-	0.00%	-
Total Reserves	65,100	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	574,953	158,134	27.50%	25,096
Excess (deficiency) of revenues Over (under) expenditures	(1)	398,944		(17,368)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(1)	-	0.00%	-
Net change in fund balance	\$ (1)	\$ 398,944		\$ (17,368)
FUND BALANCE, BEGINNING (OCT 1, 2021)	191,380	191,380		
FUND BALANCE, ENDING	\$ 191,379	\$ 590,324		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-22 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 25	\$ 5	20.00%	\$ 1
Special Assmnts- Tax Collector	437,163	423,035	96.77%	5,770
Special Assmnts- Discounts	(17,487)	(16,878)	96.52%	(173)
TOTAL REVENUES	419,701	406,162	96.77%	5,598
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	8,743	8,123	92.91%	112
Total Administration	8,743	8,123	92.91%	112
<u>Debt Service</u>				
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%	-
Total Debt Service	407,188	93,594	22.99%	-
TOTAL EXPENDITURES	415,931	101,717	24.46%	112
Excess (deficiency) of revenues				
Over (under) expenditures	3,770	304,445		5,486
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,770	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	3,770	-	0.00%	-
Net change in fund balance	\$ 3,770	\$ 304,445		\$ 5,486
FUND BALANCE, BEGINNING (OCT 1, 2021)	322,372	322,372		
FUND BALANCE, ENDING	\$ 326,142	\$ 626,817		

**Oak Creek
Community Development District**

Supporting Schedules

January 31, 2022

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied FY 2022				\$ 1,035,395	\$ 598,232	\$ 437,163
Allocation %				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
01/07/21	12,991	410	265	13,666	7,896	5,770
TOTAL	\$ 942,720.27	\$ 39,974	\$ 19,239	\$ 1,001,934	\$ 578,899	\$ 423,035
% COLLECTED				97%	97%	97%
TOTAL O/S				\$ 33,461	\$ 19,333	\$ 14,128

Cash and Investment Report
January 31, 2022

<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	BankUnited	Checking	n/a	0.00%	147,339
Public Funds Money Market	BankUnited	Money Market	n/a	0.25%	447,515
				Subtotal-General Fund	<u>\$594,854</u>
<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%	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%	51,978
Series 2015 Revenue Account	US Bank	Open Ended Comm. Paper	n/a	0.02%	393,924
				Subtotal-Debt Service Fund	<u>\$621,332</u>
				Total - All Funds	<u><u>\$1,216,186</u></u>

Oak Creek CDD

Bank Reconciliation

Bank Account No. 0130 Bank United GF
 Statement No. 01-22
 Statement Date 1/31/2022

G/L Balance (LCY)	147,339.40	Statement Balance	557,682.17
G/L Balance	147,339.40	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	147,339.40	Subtotal	557,682.17
Negative Adjustments	0.00	Outstanding Checks	410,342.77
	<hr/>	Differences	0.00
Ending G/L Balance	147,339.40	Ending Balance	147,339.40
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/21/2022	Payment	518	SAMUEL E. WATSON, JR	184.70	0.00	184.70
1/21/2022	Payment	521	RYAN M. GILBERTSEN	184.70	0.00	184.70
1/25/2022	Payment	DD3608	FRONTIER FLORIDA, LLC	150.98	0.00	150.98
1/28/2022	Payment	522	INFRAMARK, LLC	5,349.05	0.00	5,349.05
1/28/2022	Payment	523	LANDSCAPE MAINTENANCE	7,400.00	0.00	7,400.00
1/28/2022	Payment	524	OAK CREEK C/O US BANK	393,921.79	0.00	393,921.79
1/28/2022	Payment	525	COMPLETE I.T. SERVICE & SOLUTIONS	97.65	0.00	97.65
1/28/2022	Payment	526	AQUA TRIANGLE 1 CORP	998.90	0.00	998.90
1/28/2022	Payment	527	SOLITUDE LAKE MANAGEMENT	2,055.00	0.00	2,055.00
Total Outstanding Checks.....				410,342.77		410,342.77

OAK CREEK

Community Development District

**Payment Register by Fund
For the Period from 01/01/22 to 01/31/22
(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 # 514								
001	01/03/22	GOLDEN EYE TECHNOLOGY, LLC	19222JAN	JAN 21- MONITORING SERVICES	Contracts-Security Services	534037-52001	\$308.00	
CHECK # 515								
001	01/03/22	AQUA TRIANGLE 1 CORP	102735	COAST GUARD/THROW LINE LIFE RING	R&M-Pools	546074-57231	\$91.90	
CHECK # 516								
001	01/03/22	JMT	37-183003	PROF SERVICES 09/26/21-11/2021	ProfServ-Engineering	531013-51501	\$1,182.50	
CHECK # 522								
001	01/28/22	INFRAMARK, LLC	72184	JAN 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,845.75	
001	01/28/22	INFRAMARK, LLC	72184	JAN 2022 MGMT FEES	Postage and Freight	541006-51301	\$5.30	
001	01/28/22	INFRAMARK, LLC	72184	JAN 2022 MGMT FEES	Contracts-Mgmt Services	534001-57231	\$858.00	
001	01/28/22	INFRAMARK, LLC	72184	JAN 2022 MGMT FEES	ProfServ-Field Management	531016-57231	\$640.00	
							Check Total	\$5,349.05
CHECK # 523								
001	01/28/22	LANDSCAPE MAINTENANCE PROFESSIONALS	165037	JAN 22- GROUND MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00	
001	01/28/22	LANDSCAPE MAINTENANCE PROFESSIONALS	165300	400 SQFT OF BAHIA SOD - DOG PARK	R&M-Plant&Tree Replacement	546170-53908	\$400.00	
							Check Total	\$7,400.00
CHECK # 525								
001	01/28/22	COMPLETE I.T. SERVICE & SOLUTIONS	7976	GOOGLE BUSINESS EMAIL ACCOUNTS	ProfServ-Web Site Maintenance	531094-51301	\$97.65	
CHECK # 526								
001	01/28/22	AQUA TRIANGLE 1 CORP	9712	MONTHLY CLEANING SERVICES	Contracts-Pools	534078-57231	\$795.00	
001	01/28/22	AQUA TRIANGLE 1 CORP	103995	REPAIRED BLEACH STENNER FEEDER	Contracts-Pools	534078-57231	\$203.90	
							Check Total	\$998.90
CHECK # 527								
001	01/28/22	SOLITUDE LAKE MANAGEMENT	PI-A00739593	JAN 22- LAKE & POND MGMT	Contracts-Aquatic Control	534067-53801	\$2,055.00	
CHECK # DD3603								
001	01/06/22	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	122021 ACH	UTILITY SVCS 11/05-12/07/21	Utility Services	543063-53601	\$959.72	
CHECK # DD3604								
001	01/07/22	INNOVATIVE EMPLOYER SOLUTIONS-ACH	20221-INIT	GROSS WAGES- 01/01/22	415-202025	534378-57231	\$1,112.58	
CHECK # DD3605								
001	01/21/22	INNOVATIVE EMPLOYER SOLUTIONS-ACH	20222-INIT ACH	PAY PERIOD ENDING 1/15/22	415-20222	534378-57231	\$1,049.21	
CHECK # DD3608								
001	01/25/22	FRONTIER FLORIDA LLC - ACH	23175-010122	JANUARY SERVICE - A/C #8137790368	Telephone/Fax/Internet Services	541009-57231	\$150.98	
CHECK # DD3611								
001	01/28/22	WITHLACOOCHEE RIVER ELECTRIC - ACH	011422 ACH	UTILITIES- SVC DATES 12/09/21-01/11/22	Electricity - Streetlighting	543013-53100	\$1,926.17	
001	01/28/22	WITHLACOOCHEE RIVER ELECTRIC - ACH	011422 ACH	UTILITIES- SVC DATES 12/09/21-01/11/22	Utility Services	543063-53100	\$938.92	
							Check Total	\$2,865.09

OAK CREEK

Community Development District

**Payment Register by Fund
For the Period from 01/01/22 to 01/31/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD3612							
001	01/28/22	WASTE CONNECTIONS OF FLORIDA - ACH	1106077W426 ACH	LOCK/SERVICE CHARGE SVC 02/01/22-02/28/22	Utility - Refuse Removal	543020-53401	\$63.42
CHECK # DD3613							
001	01/22/22	Cardmember Service	122421-3321 ACH	HOME DEPOT/PINCHAPENNY/WAL-MART	Op Supplies - General	552001-57231	\$662.14
CHECK # 517							
001	01/21/22	LISA M. VAILE	PAYROLL	January 21, 2022 Payroll Posting			\$184.70
CHECK # 518							
001	01/21/22	SAMUEL E. WATSON, JR	PAYROLL	January 21, 2022 Payroll Posting			\$184.70
CHECK # 519							
001	01/21/22	ADAM T. SILVA	PAYROLL	January 21, 2022 Payroll Posting			\$184.70
CHECK # 520							
001	01/21/22	DAVID J. GERALD	PAYROLL	January 21, 2022 Payroll Posting			\$184.70
CHECK # 521							
001	01/21/22	RYAN M. GILBERTSEN	PAYROLL	January 21, 2022 Payroll Posting			\$184.70
Fund Total							\$25,269.64

SERIES 2015 DEBT SERVICE FUND - 202

CHECK # 524							
202	01/28/22	OAK CREEK C/O US BANK	01032022-SERIES2015	TRANSFER FY22 ASSESSMENTS	Due from other funds	131000	\$393,921.79
Fund Total							\$393,921.79

Total Checks Paid	\$419,191.43
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4C.

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the Oak Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the Oak Creek Community Development District (hereinafter the “Board”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Pasco County Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections; and

WHEREAS, the Supervisor has requested the District adopt a Resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Lisa Vaile, Ryan Gilbertsen, Adam Silva, Sam Watson and David Gerald.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Lisa Vaile	Seat 1	four year – expires 11/2022
Supervisor Ryan Gilbertsen	Seat 2	four year – expires 11/2022
Supervisor Adam Silva	Seat 3	four year – expires 11/2022
Supervisor Sam Watson	Seat 4	four year – expires 11/2024
Supervisor David Gerald	Seat 5	four year – expires 11/2024

Section 3. Seat 1 currently held by Lisa Vaile, Seat 2 held by Ryan Gilbertsen and Seat 3 currently held by Adam Silva are scheduled for the General Election in November 2022.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2022 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 21st DAY OF MARCH 2022.

ATTEST:

**OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Mark Vega
Secretary

David Gerald
Chairman

Fifth Order of Business

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OAK CREEK

Community Development District

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

Version 2 - Proposed Budget
(Printed - 03/11/22 @ 1:00 PM)

Prepared by:



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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	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	FEB-	PROJECTED	BUDGET
			FY 2022	JAN-2022	SEP-2022	FY 2022	FY 2023
REVENUES							
Interest - Investments	\$ 1,137	300	\$ 300	\$ 60	\$ 120	\$ 180	\$ 300
Other Grants	-	500	-	-	-	-	-
Interest - Tax Collector	54	3	100	1	-	1	100
Special Assmnts- Tax Collector	480,392	507,936	598,231	578,899	19,332	598,231	598,231
Special Assmnts- Discounts	(18,413)	(19,699)	(23,929)	(23,096)	(833)	(23,929)	(23,929)
Other Miscellaneous Revenues	2,279	316	-	1,184	-	1,184	-
Access Cards	705	975	250	30	60	90	250
TOTAL REVENUES	466,154	490,331	574,952	557,078	18,679	575,757	574,952
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	6,600	9,400	10,000	1,800	8,200	10,000	10,000
FICA Taxes	824	719	765	138	625	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	1,598	29,704	31,302	30,000
ProfServ-Legal Services	12,431	9,444	13,000	647	10,291	10,938	13,000
ProfServ-Mgmt Consulting Serv	44,805	44,805	46,149	15,383	30,766	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	1,943	2,445	4,388	3,224
Auditing Services	3,500	3,600	3,000	-	3,000	3,000	3,000
Postage and Freight	834	453	200	50	100	150	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	11,116	387	11,503	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
Total Administrative	108,252	134,563	128,533	38,615	89,339	127,954	129,749
<i>Public Safety</i>							
Contracts-Security Services	4,870	3,612	3,696	1,232	2,464	3,696	3,696
Total Public Safety	4,870	3,612	3,696	1,232	2,464	3,696	3,696
<i>Electric Utility Services</i>							
Electricity - Streetlighting	22,347	20,581	23,000	7,705	15,410	23,115	23,000
Utility Services	10,884	10,822	10,000	2,754	5,508	8,262	10,000
Total Electric Utility Services	33,231	31,403	33,000	10,459	20,918	31,377	33,000
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	807	698	698	243	455	698	698
Solid Waste Disposal Assessm.	677	785	680	824	-	824	825
Total Garbage/Solid Waste Services	1,484	1,483	1,378	1,067	455	1,522	1,523

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	THRU JAN-2022	FEB- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
Water-Sewer Comb Services							
Utility Services	9,793	8,930	10,000	3,516	7,032	10,548	10,000
Total Water-Sewer Comb Services	9,793	8,930	10,000	3,516	7,032	10,548	10,000
Flood Control/Stormwater Mgmt							
Contracts-Aquatic Control	24,486	24,660	24,660	8,220	16,440	24,660	24,660
Stormwater Assessment	894	894	894	885	-	885	894
R&M-Storm Water - Pond	19,494	2,195	8,000	16,069	(8,069)	8,000	8,000
Total Flood Control/Stormwater Mgmt	44,874	27,749	33,554	25,174	8,371	33,545	33,554
Other Physical Environment							
Contracts-Landscape	84,000	84,000	84,000	28,000	56,000	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	550	1,229	1,779	20,000
Total Other Physical Environment	110,762	94,490	153,496	50,044	81,326	131,370	153,496
Capital Expenditures & Projects							
Misc-Holiday Lighting	13,400	-	6,800	6,800	-	6,800	6,800
Misc-Contingency	-	3,867	13,680	3,000	5,000	8,000	12,317
Capital Improvements	35,580	53,850	-	-	-	-	-
Total Capital Expenditures & Projects	48,980	57,717	20,480	9,800	5,000	14,800	19,117
Road and Street Facilities							
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
Total Road and Street Facilities	8,380	-	29,400	-	-	-	29,400
Parks and Recreation							
ProfServ-Field Management	2,560	7,680	7,680	2,560	5,120	7,680	7,680
Contracts-Mgmt Services	10,296	10,296	10,296	3,432	6,864	10,296	10,296
Contract-Pools	9,257	9,540	9,540	3,230	6,310	9,540	9,540
Contractual Maint. Services	54,208	45,597	45,000	5,070	10,140	15,210	45,000
Telephone/Fax/Internet Services	1,812	1,823	1,800	604	1,208	1,812	1,800
R&M-Facility	13,319	1,950	2,500	695	1,805	2,500	2,500
R&M-Pools	12,633	12,824	7,000	809	6,191	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	1,827	3,654	5,481	4,500
Total Parks and Recreation	112,846	96,300	96,316	18,227	49,292	67,519	96,316

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 JAN-2022	PROJECTED FEB- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<i>Reserves</i>							
Reserve - Other	-		65,100	-	-	-	65,100
Total Reserves	-	-	65,100	-	-	-	65,100
TOTAL EXPENDITURES & RESERVES	483,472	456,247	574,953	158,134	264,197	422,331	574,952
Net change in fund balance	(17,318)	34,084	(1)	398,944	(245,518)	153,426	-
FUND BALANCE, BEGINNING	174,613	157,295	191,380	191,380	-	191,380	344,807
FUND BALANCE, ENDING	\$ 157,295	\$ 191,380	\$ 191,380	\$ 590,324	\$ (245,518)	\$ 344,807	\$ 344,807

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.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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.

Budget Narrative
Fiscal Year 2023

Expenditures - Administrative (continued)

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.

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.

Budget Narrative
Fiscal Year 2023

Expenditures - Administrative (continued)

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.

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.

Budget Narrative
Fiscal Year 2023

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.

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

	<u>Amount</u>
Anticipated Beginning Fund Balance - Fiscal Year 2023	\$ 344,807
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	65,100
Total Estimated Funds - 9/30/2023	409,907

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	3,055
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Assigned Fund Balance

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

Total Allocation of Available Funds	315,743
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Total Unassigned (undesignated) Cash	\$ 94,164
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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	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	FEB-	PROJECTED	BUDGET
			FY 2022	JAN-2022	SEP-2022	FY 2022	FY 2023
Interest - Investments	\$ 222	21	\$ 25	\$ 5	\$ 10	\$ 15	\$ 25
Special Assmnts- Tax Collector	437,163	437,163	437,163	423,035	14,128	\$ 437,163	437,163
Special Assmnts- Discounts	(16,756)	(16,954)	(17,487)	(16,878)	(609)	(17,487)	(17,487)
TOTAL REVENUES	420,629	420,230	419,701	406,162	13,529	419,691	419,701
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	6,707	7,112.00	8,743	8,123	283	8,406	8,743
Total Administrative	6,707	7,112	8,743	8,123	283	8,406	8,743
<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
Total Debt Service	421,982	409,632	407,188	93,594	313,594	407,188	408,953
TOTAL EXPENDITURES	428,689	416,744	415,931	101,717	313,876	415,593	417,696
Excess (deficiency) of revenues							
Over (under) expenditures	(8,060)	3,486	3,770	304,445	(300,347)	4,098	2,005
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(8,060)	-	3,770	-	-	-	2,005
TOTAL OTHER SOURCES (USES)	(8,060)	-	3,770	-	-	-	2,005
Net change in fund balance	(8,060)	3,486	3,770	304,445	(300,347)	4,098	2,005
FUND BALANCE, BEGINNING	326,947	318,887	318,887	322,372	-	322,372	326,469
FUND BALANCE, ENDING	\$ 318,887	\$ 322,372	\$ 322,657	\$ 626,817	\$ (300,347)	\$ 326,469	\$ 328,474

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
										550	548	0

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RESOLUTION 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Oak Creek Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 15, 2022

HOUR: 6:00 p.m.

LOCATION: Inframark
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, Florida

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

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

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

PASSED AND ADOPTED ON MARCH 21, 2022.

Attest:

**Oak Creek Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

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In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Early Termination: In the event that either party believes the other party has materially breached any obligations under this Agreement (except for failing to pay an invoice when due), such party shall so notify the breaching party in writing of such breach. The breaching party shall have thirty (30) days from the receipt of notice to cure the alleged breach and to notify the non-breaching party in writing that cure has been affected. If the breach is not cured within the stated period, the non-breaching party shall have the right to terminate the Agreement without further notice.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty.

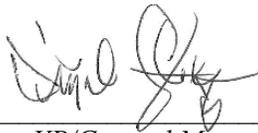
Automatic Renewal: This agreement shall automatically renew for a term equal to its original term unless written notice of termination has been received. **Annual Increase:** Beginning on the first anniversary of the contract commencement date and annually thereafter on each anniversary, the contract price shall be adjusted by a percentage equal to the percentage increase in the Consumer Price Index for such year, but not to exceed a maximum of 5% per year in the aggregate. The Consumer Price Index (all goods and services, all urban consumers, U.S. City Average) published by the United States Department of Labor Bureau of Labor Statistics ("CPI-U") shall be the index for adjustment.

Written Notice: All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

Addenda: See attached map, survey, and report (where applicable).

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as extra trash clean-up, physical cutting and / or plant removal and other manual maintenance can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

Aquatics Consulting: Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.



*Virgil Stoltz, VP/General Manager
Blue Water Aquatics, Inc.*

Customer

03/10/2022

Date

Date

**Survey Sheet
OAK CREEK CDD
GEP Surveyed**

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>	<u>Sump</u>	<u>Littoral Shelf</u>
1	1,005	0.90	N/A	N/A
2A	500	0.30	N/A	N/A
2B	530	0.31	0.30	0.01
S4	80	0.01	0.01	N/A
3	435	0.30	N/A	N/A
S3	90	0.01	0.01	N/A
S2	60	0.001	0.001	N/A
S1	120	0.03	0.03	N/A
6	1,035	0.86	0.74	0.12
8A	725	0.52	0.43	0.09
8B	1,245	0.82	0.57	0.25
9	1,255	0.99	0.65	0.34
10	1,115	1.16	0.76	0.40
11A	550	0.45	N/A	N/A
11B	850	0.87	N/A	N/A
12	800	0.72	N/A	N/A
14	610	0.49	N/A	N/A
15	1,040	1.41	N/A	N/A
16	610	0.52	N/A	N/A
17	405	0.11	N/A	N/A
18	1,250	1.87	1.54	0.33
19	565	0.33	N/A	N/A
20	725	0.33	N/A	N/A
21	1,050	0.68	N/A	N/A
22	435	0.29	N/A	N/A

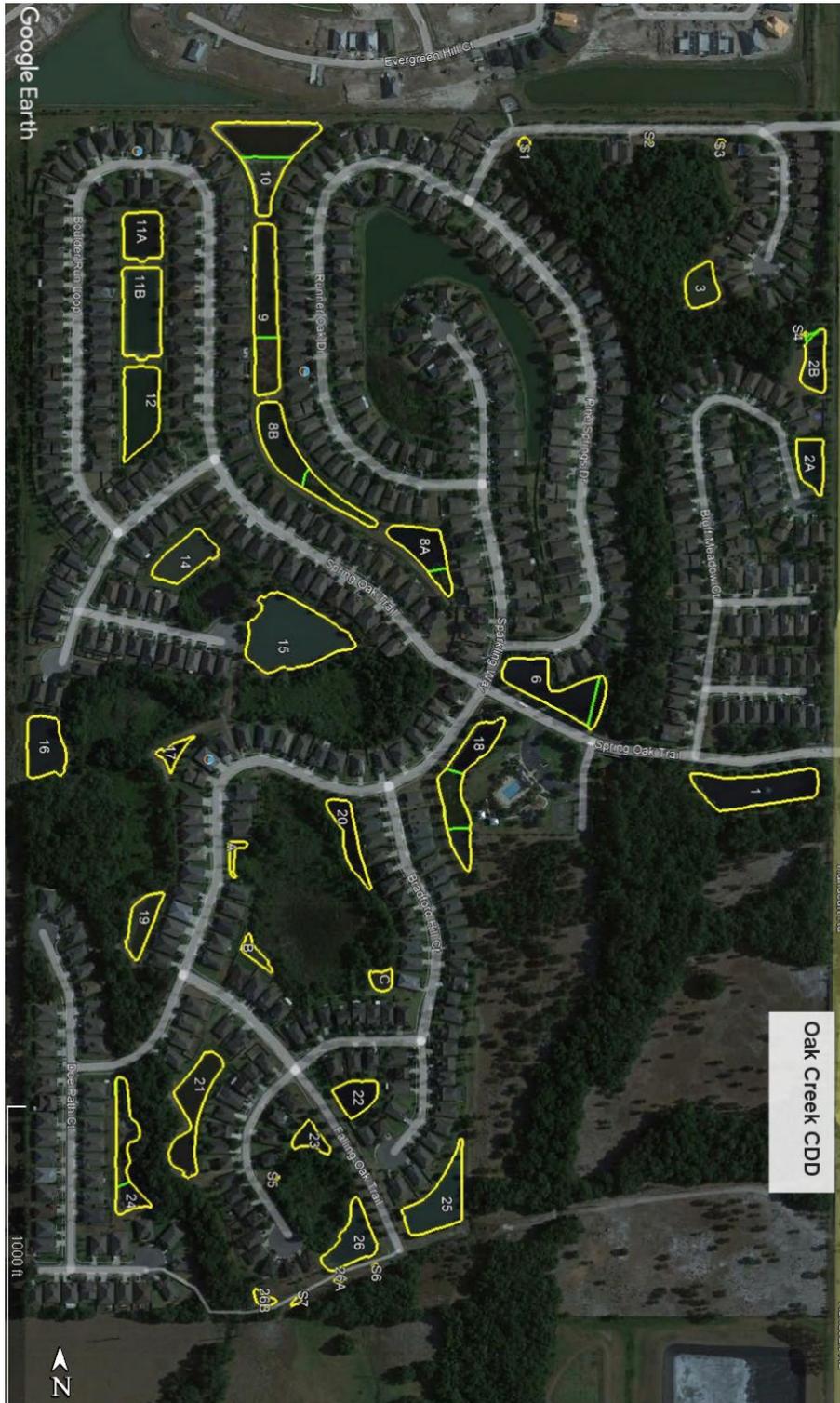
Oak Creek CDD WWM 03-10-2022

Survey Sheet (Continued)
OAK CREEK CDD
GEP Surveyed

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>	<u>Sump</u>	<u>Littoral Shelf</u>
23	380	0.16	N/A	N/A
24	1,105	0.57	0.19	0.38
25	870	0.66	N/A	N/A
26	680	0.48	N/A	N/A
26A	100	0.10	N/A	N/A
26B	200	0.05	N/A	N/A
S5	80	0.01	0.01	N/A
S6	75	0.07	0.07	N/A
S7	105	0.01	0.01	N/A
A	340	0.07	N/A	N/A
B	350	0.10	N/A	N/A
C	270	0.10	N/A	N/A
Total	2,640	16.601	5.26	1.92

Oak Creek CDD WWM 03-10-2022

Site Map - OAK CREEK CDD



Oak Creek CDD WWM 03-10-2022

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
 Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

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PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Oak Creek CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	3/7/2022
Estimate #	76491
LMP REPRESENTATIVE	
FCL	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Install 800 sqft of Bahia sod at the dog park.			
Sod - Bahia 800 sq ft	800	1.00	800.00

TERMS AND CONDITIONS:

TOTAL	\$800.00
--------------	-----------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE

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PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Oak Creek CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	3/9/2022
Estimate #	76538
LMP REPRESENTATIVE	
FCL	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Clean up wood line in the common area at Pickford Ct .			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Vegetative removal/ clean-up	1	1,600.00	1,600.00

TERMS AND CONDITIONS:

TOTAL	\$1,600.00
--------------	-------------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE

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Miracle Recreation Equip. Co.
 878 E. US Hwy 60
 Monett, MO 65708
 1-888-458-2752

QUOTE: R0093228046

Prepared For:

MARK VEGA

OAK CREEK CDD
 INFRAMARK
 210 N UNIVERSITY DRIVE, STE 702
 CORAL SPRINGS, FL 33071
 954+603-0033 (phone)
 mark.vega@inframark.com

Project Name & Location:

Attn: OAK CREEK CDD
 34300 SPRING OAK TRAIL
 WESLEY CHAPEL, FL 33545

Prepared by:

MILLER RECREATION EQUIPMENT
 & DESIGN

16 CORRINE PLACE
 KEY LARGO, FL 33037
 (941)792-4580 (phone)
 mrecfla@gmail.com

Ship To Address:

BRUCE VASQUEZ
 OAK CREEK CDD
 34300 SPRING OAK TRAIL
 WESLEY CHAPEL, FL 33545
 813+469-5609 (phone)
 staff@oakcreekcdd.org

End User:

MARK VEGA
 OAK CREEK CDD
 INFRAMARK
 210 N UNIVERSITY DRIVE,
 STE 702
 CORAL SPRINGS, FL 33071
 954+603-0033 (phone)
 mark.vega@inframark.com

Quote Number: R0093228046
 Quote Date: 3/11/2022
 Valid For: 30 Days From Quote Date

PlayArea_Q1

Product line: Freestanding
 Age group:

Components

Part Number	Description	Qty	Weight	Unit Price	Total
2840	SWG PART SLASH PROOF SEAT W/CHAIN (8' TR)	2	10.00	137.00	274.00
2990	SWG PART TOT SEAT 360 DEG W/CHAIN (8' TR)	1	15.00	202.00	202.00
851121	5/16" "S" HOOK 7901735	6	0.25	2.04	12.24
990057HG	PVC DECK-TRANSFER POINT HG	1	36.70	370.00	370.00
990072	PARTS CARTON-KC SQ.TRANSFER POINT	1	2.00	128.00	128.00
990465HG	PVC STAIR-3' SQUARE TRANSFER POINT HG	1	61.10	686.00	686.00
AW2811	ANTI-WRAP (1) HANGER 3 1/2" OD TOP RAIL	6	6.00	135.00	810.00

Additional Items

Part Number	Description	Qty	Weight	Unit Price	Total
925961	THUMB DRIVE 2GB - MREC	1	0.00	0.00	0.00

926021	MREC CARD F/THUMB DRIVE	1	0.00	0.00	0.00
INSTALL	INSTALL BOOK FOR PP ORDERS	1	0.00	0.00	0.00
BOOK					

Totals:

Equipment Weight:	172.30 lbs
Equipment List:	\$2,482.24
Equipment Price:	\$2,482.24
Freight:	\$202.87
SubTotal:	\$2,685.11
Grand Total:	\$2,685.11

Notes:

PRICE DOES NOT INCLUDE INSTALLATION. PLEASE INCLUDE TAX EXEMPT CERTIFICATE WITH ORDER.

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Miracle Recreation Equip. Co.
878 E. US Hwy 60
Monett, MO 65708
1-888-458-2752

QUOTE: R0093228047

Project: R0093_44630420045_02

Prepared For:

MARK VEGA

OAK CREEK CDD
INFRAMARK
210 N UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071
954+603-0033 (phone)
mark.vega@inframark.com

Project Name & Location:

Attn: OAK CREEK CDD
34300 SPRING OAK TRAIL
WESLEY CHAPEL, FL 33545

Prepared by:

MILLER RECREATION EQUIPMENT
& DESIGN

16 CORRINE PLACE
KEY LARGO, FL 33037
(941)792-4580 (phone)
mrecfla@gmail.com

Ship To Address:

BRUCE VASQUEZ
OAK CREEK CDD
34300 SPRING OAK TRAIL
WESLEY CHAPEL, FL 33545
813+469-5609 (phone)
staff@oakcreekcdd.org

End User:

MARK VEGA
OAK CREEK CDD
INFRAMARK
210 N UNIVERSITY DRIVE,
STE 702
CORAL SPRINGS, FL 33071
954+603-0033 (phone)
mark.vega@inframark.com

Quote Number: R0093228047
Quote Date: 3/11/2022
Valid For: 30 Days From Quote Date

PlayArea_1

Product line: Freestanding
Age group: 5-12

Components

Part Number	Description	Qty	Weight	Unit Price	Total
2840	SWG PART SLASH PROOF SEAT W/CHAIN (8' TR)	2	10.00	137.00	274.00
2990	SWG PART TOT SEAT 360 DEG W/CHAIN (8' TR)	1	15.00	202.00	202.00
851121	5/16" "S" HOOK 7901735	6	0.25	2.04	12.24
AW2811	ANTI-WRAP (1) HANGER 3 1/2" OD TOP RAIL	6	6.00	135.00	810.00

Additional Items

Part Number	Description	Qty	Weight	Unit Price	Total
925961	THUMB DRIVE 2GB - MREC	1	0.00	0.00	0.00
926021	MREC CARD F/THUMB DRIVE	1	0.00	0.00	0.00
INSTALL BOOK	INSTALL BOOK FOR PP ORDERS	1	0.00	0.00	0.00

Totals:

Equipment Weight:	72.50 lbs
Equipment List:	\$1,298.24
Equipment Price:	\$1,298.24
Freight:	\$41.00 Code: Needed
SubTotal:	\$1,339.24
Grand Total:	\$1,339.24

Notes:

PRICE DOES NOT INCLUDE INSTALLATION.