

Oak Creek Community Development District

Board of Supervisors

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

Meeting Agenda July 17, 2023 – 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. Acceptance of Fiscal Year 2024 Annual Meeting Schedule [Page 2]
5. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Public Hearing of Fiscal Year 2023/2024 Final Budget [Page 3]
 - a. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2023/2024 Budget [Page 22]
 - ii. Public Hearing to Consider Levy of 2023/2024 Assessments
 - a. Consideration of Resolution 2023-06 Levying Assessments [Page 25]
 - D. Aquatics Report
 - i. May and June 2023 [Page 28]
 - ii. Midge Fly Inspection Reports [Page 50]
 - iii. Blue Water FY 2023/2024 Contract Increase [Page 54]
6. **Old Business**
7. **Supervisor Requests and Comments**
8. **Adjournment**

Next Meeting September 18, 2023

**Meeting Location:
5827 Dean Dairy Road
Zephyrhills, FL 33541**

www.oakcreekcdd.org

**Oak Creek Community Development District
Notice of FY 2024 Meeting Dates**

The Board of Supervisors of the Oak Creek Community Development District will hold their meetings for Fiscal Year 2024 at at the Lions Club, 5827 Dean Dairy Road, Zephyrhills, Florida at 6:00 p.m. on the third Monday monthly unless indicated otherwise:

Regular Meeting Dates

October 16, 2023	
December 18, 2023	Budget Amendment & Closeout FY2023 & Budget Planning/First Budget Presentation
February 19, 2024	Accept Tentative Budget
March 18, 2024	Budget Workshop
April 15, 2024	Budget Workshop
May 20, 2024	Adopt Budget
September 16, 2024	

Meetings may be continued in progress without additional notice to a time, date, and location stated on the record. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega
District Manager

OAK CREEK

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2024**

Version 4 - Modified Tentative Budget

(Printed - 06/27/23 @ 4:00 PM)

Prepared by:



Oak Creek
Community Development District

Operating Budget
Fiscal Year 2024

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Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	AMENDED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	JUN-	PROJECTED	BUDGET
			FY 2023	MAY-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 300	1129	\$ 300	\$ 5,337	\$ 2,669	\$ 8,006	\$ 300
Other Grants	500	-	-	-	-	-	-
Interest - Tax Collector	3	1	100	193	-	193	100
Special Assmnts- Tax Collector	507,936	598,231	598,231	594,546	3,685	598,231	598,231
Special Assmnts- Discounts	(19,699)	(23,131)	(23,929)	(22,986)	-	(22,986)	(23,929)
Other Miscellaneous Revenues	316	1,274	-	36,861	-	36,861	-
Access Cards	975	510	249	406	203	609	250
TOTAL REVENUES	490,331	578,014	574,951	614,357	6,557	620,914	574,952
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	9,400	6,400	10,000	6,000	4,000	10,000	10,000
FICA Taxes	719	516	765	547	305	852	765
ProfServ-Arbitrage Rebate	1,200	600	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	43,370	19,040	30,000	11,801	19,404	31,205	30,000
ProfServ-Legal Services	9,444	3,440	13,000	2,249	4,193	6,442	13,000
ProfServ-Mgmt Consulting Serv	44,805	46,149	47,533	31,689	15,844	47,533	47,533
ProfServ-Property Appraiser	150	150	150	150	-	150	150
ProfServ-Trustee Fees	3,233	3,233	3,233	3,610	-	3,610	3,233
ProfServ-Web Site Maintenance	4,726	3,861	3,224	2,334	890	3,224	3,224
Auditing Services	3,600	3,325	3,000	3,325	-	3,325	3,000
Postage and Freight	453	179	200	134	67	201	200
Rentals & Leases	500	-	500	-	500	500	500
Public Officials Insurance	1,695	2,430	2,729	2,729	-	2,729	3,000
Printing and Binding	165	46	500	3	103	106	500
Legal Advertising	1,118	1,814	1,000	-	1,000	1,000	1,000
Misc-Assessmnt Collection Cost	8,263	9,425	11,965	11,431	534	11,965	11,965
Misc-Contingency	22	141	50	67	34	101	50
Office Supplies	525	-	125	-	263	263	125
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	134,563	101,924	129,749	76,244	48,736	124,980	130,020
<i>Public Safety</i>							
Contracts-Security Services	3,612	3,696	3,696	2,464	1,232	3,696	3,696
Total Public Safety	3,612	3,696	3,696	2,464	1,232	3,696	3,696
<i>Electric Utility Services</i>							
Electricity - Streetlighting	20,581	23,946	23,000	16,357	8,179	24,536	24,200
Utility Services	10,822	13,970	10,000	7,764	3,882	11,646	10,000
Total Electric Utility Services	31,403	37,916	33,000	24,121	12,061	36,182	34,200
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	698	751	761	444	317	761	761
Solid Waste Disposal Assessm.	785	824	825	908	-	908	825
Total Garbage/Solid Waste Services	1,483	1,575	1,586	1,352	317	1,669	1,586

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	AMENDED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	JUN-	PROJECTED	BUDGET
			FY 2023	MAY-2023	SEP-2023	FY 2023	FY 2024
Water-Sewer Comb Services							
Utility Services	8,930	12,167	10,000	7,265	3,284	10,549	11,000
Total Water-Sewer Comb Services	8,930	12,167	10,000	7,265	3,284	10,549	11,000
Flood Control/Stormwater Mgmt							
Contracts-Aquatic Control	24,660	21,355	24,660	14,822	8,220	23,042	24,660
Contracts-Aquatic Midge Mgmt	-	-	5,187	2,611	-	2,611	-
Stormwater Assessment	894	885	894	885	-	885	894
R&M-Storm Water - Pond	2,195	21,608	8,000	7,694	-	7,694	8,000
Total Flood Control/Stormwater Mgmt	27,749	43,848	38,741	26,012	8,220	34,232	33,554
Other Physical Environment							
Contracts-Landscape	84,000	84,630	88,200	59,201	29,601	88,802	92,610
Liability/Property Insurance	8,647	8,174	9,176	8,807	-	8,807	9,176
R&M-Entry Feature	-	-	20,000	-	10,000	10,000	11,390
R&M-Irrigation	1,643	1,048	7,000	1,457	5,543	7,000	7,000
R&M-Mulch	-	13,320	13,320	1,440	11,880	13,320	13,320
R&M-Dog Park	-	-	-	-	-	-	1,500
R&M-Plant&Tree Replacement	200	2,150	8,693	4,207	4,486	8,693	20,000
Total Other Physical Environment	94,490	109,322	146,389	75,112	61,510	136,622	154,996
Capital Expenditures & Projects							
Misc-Holiday Lighting	-	13,600	6,800	-	6,800	6,800	6,800
Misc-Contingency	3,867	7,677	12,254	714	5,058	5,772	9,284
Capital Improvements	53,850	-	-	-	-	-	-
Total Capital Expenditures & Projects	57,717	21,277	19,054	714	11,858	12,572	16,084
Road and Street Facilities							
R&M-Bike Paths & Asphalt	-	-	1,200	-	1,200	1,200	1,200
R&M-Parking Lots	-	-	1,200	-	1,200	1,200	1,200
R&M-Sidewalks	-	1,470.00	15,000	-	15,000	15,000	15,000
R&M-Pressure Washing	-	11,845.00	12,000	5,924	-	5,924	12,000
Total Road and Street Facilities	-	13,315	29,400	5,924	17,400	23,324	29,400
Clubhouse Parks and Recreation							
ProfServ-Field Management	7,680	7,680	7,680	5,120	2,560	7,680	7,680
Contracts-Mgmt Services	10,296	10,296	10,296	6,864	3,432	10,296	10,296
Contract-Pools	9,540	10,410	11,460	7,960	3,980	11,940	12,000
Contractual Maint. Services	45,597	31,846	45,000	19,891	9,946	29,837	41,140
Telephone/Fax/Internet Services	1,823	2,031	1,800	1,503	752	2,255	2,200
R&M-Facility	1,950	3,565	2,500	1,688	812	2,500	2,500
R&M-Pools	12,824	7,289	7,000	8,654	1,500	10,154	7,000
R&M Basketball Courts	236	-	7,000	-	7,000	7,000	7,000
R&M-Playground	263	2,685	1,000	565	435	1,000	1,000
Op Supplies - General	6,091	3,802	4,500	1,700	850	2,550	4,500
Total Clubhouse Parks and Recreation	96,300	79,604	98,236	53,945	31,266	85,211	95,316

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	AMENDED BUDGET FY 2023	ACTUAL THRU MAY-2023	PROJECTED JUN- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<i>Reserves</i>							
Reserve - Other	-		65,100	-	-	-	65,100
Total Reserves	-	-	65,100	-	-	-	65,100
TOTAL EXPENDITURES & RESERVES	456,247	424,644	574,951	273,153	195,882	469,035	574,952
Net change in fund balance	34,084	153,370	-	341,204	(189,326)	151,879	-
FUND BALANCE, BEGINNING	157,295	191,381	345,997	345,997	-	345,997	497,876
FUND BALANCE, ENDING	\$ 191,381	\$ 345,997	\$ 345,997	\$ 687,201	\$ (189,326)	\$ 497,876	\$ 497,876

Budget Narrative
Fiscal Year 2024

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 2024

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 2024

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 2024

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 2024

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 2024	\$ 497,876
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	65,100
Total Estimated Funds - 9/30/2024	562,976

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	4,600
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Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	127,463 ⁽¹⁾
Reserves - Other (PY)	120,125 (2)
Reserves - Other FY 2023	65,100
Reserves - Other FY 2024	<u>65,100</u>
	250,325

Total Allocation of Available Funds	382,388
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Total Unassigned (undesignated) Cash	\$ 180,588
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Notes

- (1) Represents approximately 3 months of operating expenditures for first Quarter.
- (2) Per Motion to assign Fund Balance as of 9/30/2022

Oak Creek

Community Development District

Debt Service Budget

Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	AMENDED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	JUN-	PROJECTED	BUDGET
			FY 2023	MAY-2023	SEP-2023	FY 2023	FY 2024
Interest - Investments	\$ 21	18	\$ 25	\$ 2,133	\$ 1,067	\$ 3,200	\$ 25
Special Assmnts- Tax Collector	437,163	437,162	437,163	434,470	2,693	\$ 437,163	437,163
Special Assmnts- Discounts	(16,954)	(16,903)	(17,487)	(16,797)	-	(16,797)	(17,487)
TOTAL REVENUES	420,230	420,277	419,701	419,806	3,760	423,566	419,701
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	7,112	6,887	8,743	8,353	390	8,743	8,743
Total Administrative	7,112	6,887	8,743	8,353	390	8,743	8,743
<i>Debt Service</i>							
Principal Debt Retirement Series A-1	165,000	170,000	180,000	180,000	-	180,000	185,000
Principal Debt Retirement Series A-2	45,000	50,000	50,000	50,000	-	50,000	55,000
Principal Prepayment Series A-1	5,000	10,000	-	10,000	-	10,000	-
Interest Expense Series A-1	140,688	135,738	130,128	130,128	-	130,128	123,828
Interest Expense Series A-2	53,944	51,450	48,825	48,300	-	48,300	45,675
Total Debt Service	409,632	417,188	408,953	418,428	-	418,428	409,503
TOTAL EXPENDITURES	416,744	424,075	417,696	426,781	390	427,171	418,246
Excess (deficiency) of revenues							
Over (under) expenditures	3,486	(3,798)	2,005	(6,975)	3,370	(3,606)	1,455
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	3,486	-	2,005	-	-	-	1,455
TOTAL OTHER SOURCES (USES)	3,486	-	2,005	-	-	-	1,455
Net change in fund balance	3,486	(3,798)	2,005	(6,975)	3,370	(3,606)	1,455
FUND BALANCE, BEGINNING	318,887	322,372	322,372	318,574	-	318,574	314,969
FUND BALANCE, ENDING	\$ 322,372	\$ 318,574	\$ 324,377	\$ 311,599	\$ 3,370	\$ 314,969	\$ 316,424

Budget Narrative
Fiscal Year 2024

REVENUES

Special Assessment – Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the debt service expenditures of the Series 2015 Special Assessments Revenue Refunding Bond during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

Misc – Assessment Collection Cost

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt of the Series 2015 Revenue Refunding Bonds.

Interest Expense

The District pays interest expense on the outstanding debt twice during the fiscal year.

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS - 2015 Series A-1

Period Ending	Total Outstanding Par Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2023	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
		2,845,000			889,193	3,734,193	3,979,256

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
11/1/2023	870,000				22,838	22,838	
5/1/2024	870,000	55,000		5.25%	22,838	77,838	100,675
11/1/2024	815,000				21,394	21,394	
5/1/2025	815,000	55,000		5.25%	21,394	76,394	97,788
11/1/2025	760,000				19,950	19,950	
5/1/2026	760,000	60,000		5.25%	19,950	79,950	99,900
11/1/2026	700,000				18,375	18,375	
5/1/2027	700,000	65,000		5.25%	18,375	83,375	101,750
11/1/2027	635,000				16,669	16,669	
5/1/2028	635,000	65,000		5.25%	16,669	81,669	98,338
11/1/2028	570,000				14,963	14,963	
5/1/2029	570,000	70,000		5.25%	14,963	84,963	99,925
11/1/2029	500,000				13,125	13,125	
5/1/2030	500,000	75,000		5.25%	13,125	88,125	101,250
11/1/2030	425,000				11,156	11,156	
5/1/2031	425,000	75,000		5.25%	11,156	86,156	97,313
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
		870,000			324,188	1,194,188	1,194,188

Oak Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2024

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023**

Product	General Fund 001			2015A DS Per Unit			Total Assessments per Unit			O&M	Bond	Prepaid
	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	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

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Oak Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Oak

Creek Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund <i>[if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 17, 2023.

Attested By:

**Oak Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Adopted Budget

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Oak Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 17, 2023.

Attested By:

**Oak Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Budget

Chris Thompson

Blue Water Aquatics, Inc.

5/31/2023 | 17 Photos



Oak Creek CDD



Monthly Report

May started dry but we received a significant amount of rain toward the end of the month. There was approximately 3.5" to 6.30" of rainfall in East Pasco according to the SWFWMD Regional Rain Summary report. The temperature high was 87* and the low was 69*. Water levels across Pasco County are elevating in the neighborhoods east of 75. This is good news because we will be able to apply more product to treat for algae now that the water volume has gone up in the ponds. Algae continues to be a problem on pond 6, 12 and 22. Algae will continue to be treated as needed when it blooms. The two water control structures on pond 22 were raked free of algae but will need occasional raking to keep the water flowing between our twice monthly visits. The littoral shelves are greening up nicely and starting to bloom.



POND 8A

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Date: 5/31/2023, 10:53am



POND 8B

We treated for: Alligator weed, torpedo grass and water primrose. Routine spot spraying for nuisance and non-native vegetation will continue.

Date: 5/31/2023, 10:54am



POND 8B

The drain is in good condition and free of excess vegetation that could slow drainage. Doggie poop bags continue to end up in the drain which causes significant clogs. Please remind residents to dispose of their pet waste in the appropriate manner. Tossing waste bags into storm drains along the streets puts excess nutrients into the...

Date: 5/31/2023, 10:55am



POND 18

A littoral zone helps improve water quality by fostering beneficial plants that consume excess nutrients that contribute to excessive algae and invasive aquatic weed growth. The littoral shelf helps filter phosphorous from the water before it can accumulate to excessive levels. Littoral shelves also help maintain the shoreline and pre...

Date: 5/31/2023, 11:00am

5



POND 18

We treated for: Alligator weed, torpedo grass and water primrose. Routine spot spraying for nuisance and non-native vegetation will continue.

Date: 5/31/2023, 11:01am

6



POND 1

Algae was heavier than usual; however, it is dissipating after treatment. The rains will help to break it apart and cause it to sink. The rains also flush nutrients back into the water which lead to algae blooms, it is a tough cycle to break.

We treated for: Alligator weed, torpedo grass and water...

Date: 5/31/2023, 11:03am

7



POND 20

Twenty looks great.

We treated for: Alligator weed, torpedo grass and water primrose. Routine spot spraying for nuisance and non-native vegetation will continue. Routine spot spraying for nuisance and non-native vegetation will continue.

Date: 5/31/2023, 11:18am

8



POND 21

We treated for: Alligator weed, torpedo grass and water primrose. Routine spot spraying for nuisance and non-native vegetation will continue. Routine spot spraying for nuisance and non-native vegetation will continue.

Date: 5/31/2023, 11:20am

9



POND 25

Water levels rose nicely and covered the exposed shoreline.

Date: 5/31/2023, 11:23am

10



POND 26

Some grasses were treated along the shoreline. The Water levels have covered up the exposed shoreline.

Date: 5/31/2023, 11:24am

11



POND 26

Date: 5/31/2023, 11:24am

12



POND 24

Jointed spike rush will continue to be sprayed as it pops up. This native plant will continue to grow unless treated.

Date: 5/31/2023, 11:26am

13



POND 15

15 continues to look great. This pond holds several large bass, tilapia and plecos.

We treated for: Alligator weed, torpedo grass and water primrose. Routine spot spraying for nuisance and non-native vegetation will continue. Routine spot spraying for nuisance and non-native vegetation will continue.

Date: 5/31/2023, 11:28am

14



POND 15

Date: 5/31/2023, 11:28am

15



POND 12

Algae was minimal this month, but some recent algae has floated to the surface as of today's report.

We treated for: Alligator weed, torpedo grass and water primrose. Routine spot spraying for nuisance and non-native vegetation will continue. Routine spot spraying for nuisance and non-native vegetation will continue.

Date: 5/31/2023, 11:37am

16



POND 12

Sporadic filamentous algae blooming along the east end.

Date: 5/31/2023, 11:41am

17



POND 12

Date: 5/31/2023, 11:41am

Chris Thompson

Blue Water Aquatics, Inc.

6/29/2023 | 13 Photos



Oak Creek CDD



June Inspection Report

According to the South West Florida Water Management District's monthly rainfall summary, there has been 5.5 inches of rain in Pasco County as of June 28th. Temperatures ranged from a high of 91 degrees to a low of 76 degrees. Water levels across the tri-county area are returning to normal. The sandy shorelines are no longer exposed on most ponds. With heavy rain comes nutrient runoff and potential algae blooms. We will focus on algae control for the next few months. May and June are alligator mating season, remain vigilant near the shoreline. Nesting females can be aggressive if provoked.



Pond 6

We noticed the only two of the three diffusers were working this month. **Call your aeration vendor for service.** There was very little algae this month.

Date: 6/29/2023, 10:10am



Pond 8A

Your Fire flag and jointed Spike rush are flourishing. Here is proof that dead plants from winter will green up under summer conditions. No algae this months. Routine spot spraying will continue.

Date: 6/29/2023, 10:07am



Pond 11A

10 feet is the minimum distance fertilizer should be applied near ponds. Further is always preferred, especially in densely populated housing developments.

Date: 6/29/2023, 10:01am



Pond 11A

A filamentous algae bloom along the shoreline was treated with copper sulfate. We treated for: Alligator weed and Torpedo grass. Routine spot spraying for nuisance and non-native vegetation will continue.

Date: 6/29/2023, 10:01am

5



Pond 25

We treated for: Alligator weed, torpedo grass and water primrose. Routine spot spraying for nuisance and non-native vegetation will continue.

Date: 6/29/2023, 10:46am

6



Sump J1

No issues. Holding water as designed.

Date: 6/29/2023, 10:12am

7



Sump J2

No issues. The water control structure is in good condition and free of excess vegetation that could slow drainage.

Date: 6/29/2023, 10:13am

8



Sump J3

No issues. Holding water as designed.

Date: 6/29/2023, 10:13am



9

Sump A1

Duck potato and Jointed spike rush are filling the sumps nicely. We treated a very small amount of Duck weed and algae along the edges.

Date: 6/29/2023, 10:28am



10

Sump A1

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Date: 6/29/2023, 10:28am



11

Pond 22

Excessive algae continues to be an issue on this pond. We will collect a water sample to test for total phosphorous levels. Excessive nutrients from water runoff may be fueling the algae blooms. There is only so much copper sulfate we can put in the water to treat algae before exceeding safe levels. Copper is a purely reactive remedy to algae....

Date: 6/29/2023, 10:48am



12

Pond 22

We cleared algae blocking the drain and removed it off-site

Date: 6/29/2023, 10:48am

13



Pond 26

No issues this month. Routine spot spraying will continue.

Date: 6/29/2023, 10:47am

Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	5/4/2023
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	4
Temperature	84
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	All sites treated for invasive growth

2 of 2

Pond Numbers	22, 1, 6, 12, 11B, 11A, 457
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None



Aquatic Services Report

Observations/Recommendations

Sites treated for algae



Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652
 (727)842-2100 www.BluewaterAquaticsinc.com

Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	5/17/2023
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	2 SW
Temperature	92
Multiple Sites Treated	Yes

 **Ponds Treated Information** Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	All sites treated for invasive growth

2 of 2

Pond Numbers	1 6 22 457
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None



Aquatic Services Report

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	6/5/2023
Customer	Oak Creek CDD
Weather Conditions	Partly Cloudy
Wind	6-7sw
Temperature	86
Multiple Sites Treated	Yes

Ponds Treated Information Repeatable - 4 Count

1 of 4

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	All sites treated for invasive growth

2 of 4

Pond Numbers	457 1 23 11a 11b 12 9
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	High
Restrictions	None



Aquatic Services Report

Observations/Recommendations	Sites treated for algae
3 of 4	
Pond Numbers	6
Service Performed	Inspection
D/Oxygen	Low
Water Level	High
Observations/Recommendations	Site has algae but was not treated due to low oxygen levels and dead fish from substantial rain filling pond to quickly
4 of 4	
Pond Numbers	Creek
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium
Restrictions	None
Observations/Recommendations	Site treated for invasive growth



Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652
 (727)842-2100 www.BluewaterAquaticsinc.com

Order report

Service details	
Technician:	Client:
Doug Fitzhenry	Oak Creek CDD
Service Date	6/5/2023
Request Warranted	Yes
Action Taken	C leaned off grates
Service Date	6/5/2023
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	2sw
Temperature	86
Multiple Sites Treated	No
Pond Number	22
Service Performed	Inspection
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> Backpack
Water Level	High
Restrictions	None
Observations/Recommendations	Algae cleaned off grate

Aquatic Services Report

Technician
 Doug Fitzhenry

Job Details

Service Date	6/22/2023
Customer	Oak Creek CDD
Weather Conditions	Sunny
Wind	2SW
Temperature	86
Multiple Sites Treated	Yes

 **Ponds Treated Information** Repeatable - 2 Count
 1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	All sites treated for invasive growth

2 of 2

Pond Numbers	1 6 22 457 s1 11a 11b 12
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	High
Restrictions	None

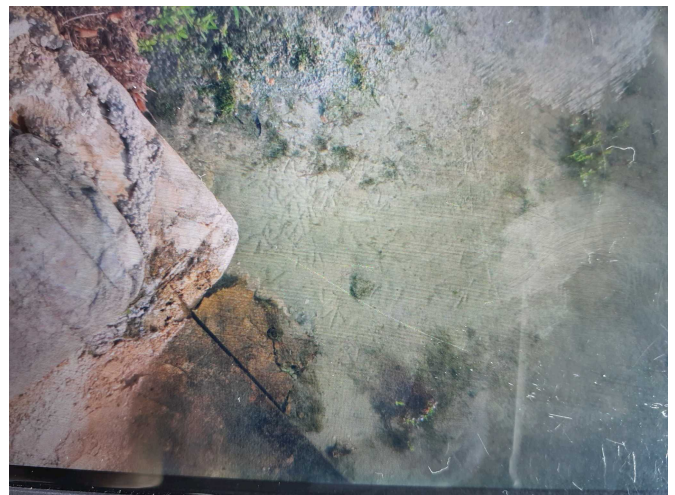
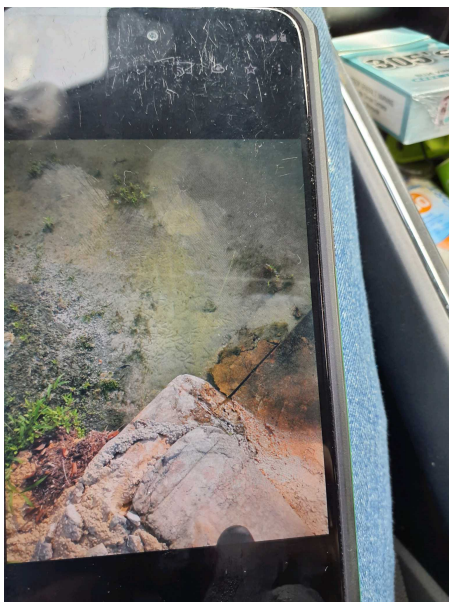


Aquatic Services Report

Observations/Recommendations

Sites treated for algae. Noted that there is a breach in the overflow structure between 11B & 12 causing 11B to have a lower water level. Reported to office.

Pictures of Work Completed



Aquatic Services Report

Technician
 Chris Thompson

Job Details

Service Date	5/31/2023
Customer	Oak Creek CDD
Weather Conditions	Partly Cloudy
Wind	SW @ 3-5 mph
Temperature	82
Multiple Sites Treated	No
Pond Number	11A,11B,12
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Midge Fly / Mosquito Control
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
D/Oxygen	n/a
Water Level	Medium
Restrictions	None
Observations/Recommendations	<p>Today we treated for midge flies along the shorelines and around the park near pond 12. We applied larviciding oil to the ponds and an adulticide to grasses around the ponds and to the trees in the park. The Pond Pines are holding some flying adults as are as some yards with high grass along the east side of pond 11B. We have not received permission from home owners to treat their screened enclosures. Treating the screens would increase the effectiveness of our control over the midge population. We added an additional trap underneath the trees in the park.</p>

Pictures of Work Completed



Aquatic Services Report



Trap 1

Aquatic Services Report

Technician

Chris Thompson

Job Details

Service Date	6/29/2023
Customer	Oak Creek CDD
Weather Conditions	Partly Cloudy
Wind	0
Temperature	82
Multiple Sites Treated	No
Pond Number	11A, 11B, 12
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Midge Fly / Mosquito Control
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
D/Oxygen	NA
Water Level	Medium
Restrictions	None
Observations/Recommendations	<p>Today we applied 8 lbs of Altosid larviciding pellets to the water along the east shoreline. We sprayed Skeeter larviciding oil across the surface of all three ponds. We sprayed the pine trees in the park along pond 12. There were numerous adult midges resting in the upper branches. Both traps captured a large number of female mosquitos and midges. Some homeowners have let their grass get very tall which will encourage midges to populate in that area. We recommend regular mowing to discourage this.</p>

Pictures of Work Completed

Aquatic Services Report



Trap 1



Trap 2



Some homeowners are letting their grass get very tall. Regular mowing will help to keep the mosquito and midge population down.

Third Party Fees: Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals. Customer agrees to reimburse Blue Water Aquatics for any Waiver of Subordination fees.

Payment of Services: Customer agrees to pay Blue Water Aquatics within forty-five (45) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Money Order, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

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.

Automatic Renewal: This agreement shall automatically renew for a term equal to its original term unless written notice of termination has been received. **Auto-Escalation:** 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. 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.

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. Upon termination of this Agreement, Blue Water Aquatics shall be entitled to payment for all work and/or services rendered up until the effective termination date of the Agreement.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers’ Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as “Additional Insured” may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

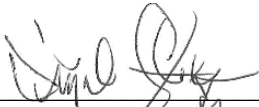
E-Verify: Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

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 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 Signature

Printed Name & Title

05/26/2023

Date

Date

**Survey Sheet
OAK CREEK CDD
GEP Surveyed**

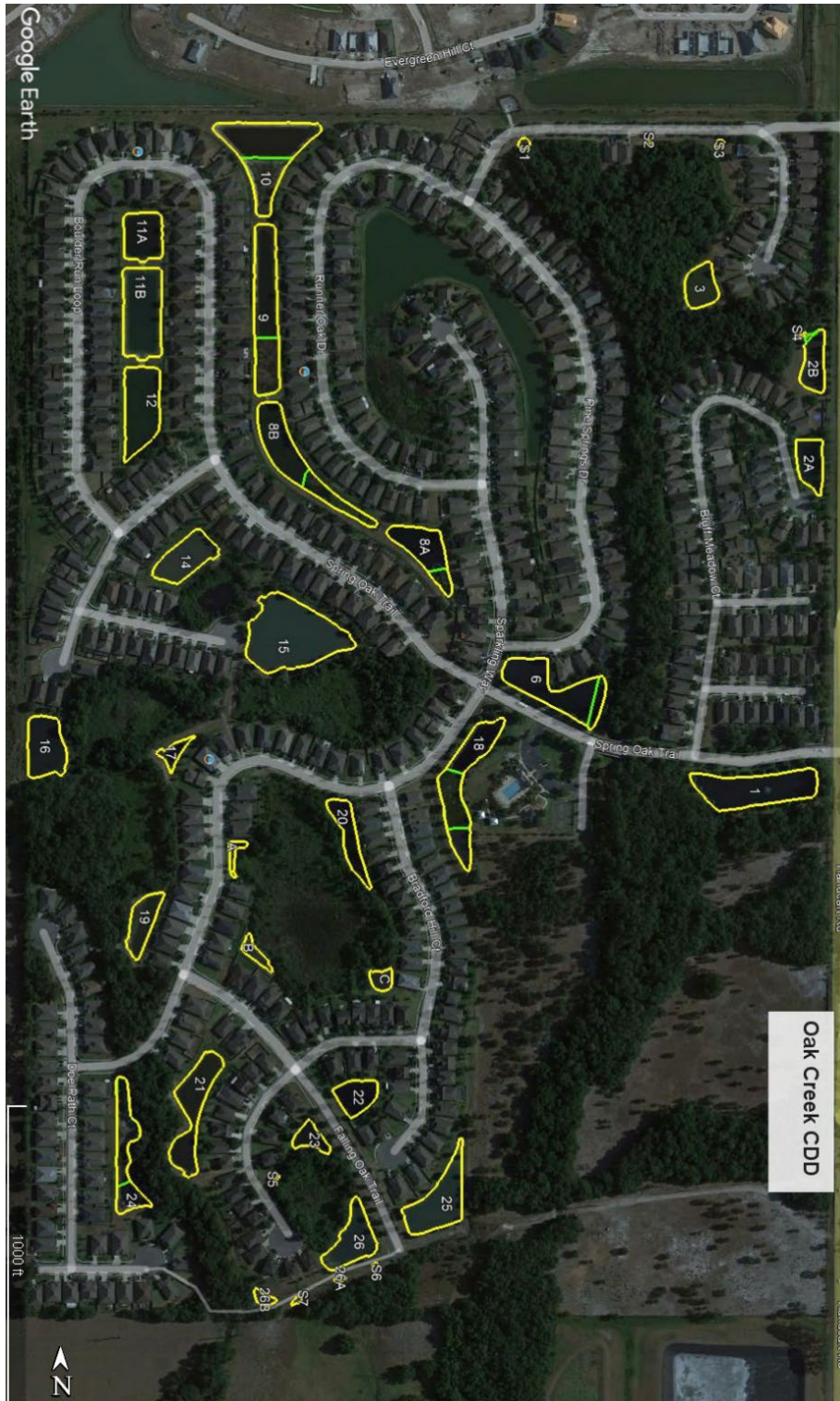
<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>	<u>Sump</u>	<u>Littoral Shelf</u>
1	1,005	0.90	N/A	N/A
2A	500	0.30	N/A	N/A
2B	530	0.31	0.30	0.01
S4	80	0.01	0.01	N/A
3	435	0.30	N/A	N/A
S3	90	0.01	0.01	N/A
S2	60	0.001	0.001	N/A
S1	120	0.03	0.03	N/A
6	1,035	0.86	0.74	0.12
8A	725	0.52	0.43	0.09
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 10-01-2023

**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

Site Map - OAK CREEK CDD



Oak Creek CDD WWM 10-01-2023

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