

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

- ☐ David Gerald, Chairperson
- ☐ Lisa Vaile, Vice Chairperson
- ☐ Ryan Gilbertsen, Assistant Secretary
- ☐ Michael Rudman, Assistant Secretary
- ☐ Sam Watson, Assistant Secretary
- ☐ Lisa Castoria, District Manager
- ☐ Cari Allen Webster, District Counsel
- ☐ Robert Dvorak, District Engineer

Regular Meeting Agenda

Monday, August 11, 2025 – 6:00 P.M.

[Teams Meeting Information](#)

Meeting ID: 231 071 929 622 Passcode: eraLpq

Dial-in by phone +1 646-838-1601 Phone conference ID: 650 458 735#

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments (3) Minute Time Limit**
4. **Public Hearing for Adoption of the Fiscal Year 2026 Budget**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-04; Adopting Final Budget for FY 2025-2026
 - E. Consideration of Resolution 2025-05; Levying O&M Assessment for FY 2025-2026
 - F. Close Public Hearing
5. **Consent Agenda**
 - A. Approval of Minutes for July 14, 2025, Regular Meeting
 - B. Acceptance of the 2nd Quarterly Website Audit
 - C. Ratification of Dog Park Fountain Repair
6. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Onsite Management Report (*under separate cover*)
 - D. Aquatics Report
7. **Business**
 - A. Discussion on On-Site Termination
 - B. Consideration of Resolution 2025-06; Setting Fiscal Year 2026 Annual Meeting Schedule
 - C. Consideration of ADA-Compliant Mulch for Swing Sets (*under separate cover*)
 - D. Discussion on Hurricane Preparedness
8. **Supervisors' Requests and Comments**
9. **Adjournment**

****The next regular meeting will be held on Monday, September 8, 2025, at 6:00 P.M.****

Monday, August 11, 2025

**Meeting Location: Watergrass Clubhouse
32711 Windelstraw Dr.
Wesley Chapel, FL 33545
www.oakcreekcdd.org**

Fourth Order of Business

4D.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; 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 2024-2025 and/or revised projections for Fiscal Year 2025-2026.
- 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, 2025, and Ending September 30, 2026.”

- 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, 2025, and ending September 30, 2026, 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	\$_____
<i>Total Reserve Fund [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 THIS 11TH DAY OF AUGUST 2025.

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 2025-2026 Adopted Budget

OAK CREEK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Proposed Budget

Prepared by:



Oak Creek
Community Development District

Budget Overview
Fiscal Year 2026

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Oak Creek
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	FY 2024	BUDGET 2025	THRU 6/30/2025	July-9/30/2025	PROJECTED 2025	BUDGET 2026
REVENUES							
Interest - Investments	\$ 14,444	\$ 14,230	\$ 300	\$ 10,541	\$ -	\$ 10,541	\$ -
Other Grants	-	-	-	-	-	-	-
Interest - Tax Collector	193	61	100	1,033	-	1,033	-
Special Assmnts- Tax Collector	598,231	599,305	628,016	619,744	8,272	628,016	841,347
Special Assmnts- Discounts	(22,875)	(23,464)	(25,121)	(24,109)	-	(24,109)	(33,654)
Other Miscellaneous Revenues	36,861	14,816	-	-	-	-	-
Access Cards	811	480	250	90	160	250	-
TOTAL REVENUES	627,665	605,428	603,546	607,299	8,432	615,731	807,693
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	8,600	8,912	12,000	10,833	1,167	12,000	20,000
FICA Taxes	746	627	765	857	89	946	1,530
ProfServ-Arbitrage Rebate	600	-	600	600	-	600	600
ProfServ-Dissemination Agent	-	-	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	19,369	27,435	28,000	21,702	7,420	29,122	32,000
ProfServ-Legal Services	2,682	3,218	8,000	12,940	4,424	17,364	15,000
ProfServ-Mgmt Consulting Serv	47,533	47,533	47,533	35,650	11,883	47,533	48,959
ProfServ-Property Appraiser	150	-	150	150	-	150	150
ProfServ-Trustee Fees	3,610	3,610	3,610	4,010	-	4,010	4,010
ProfServ-Web Site Maintenance	3,351	3,907	3,226	24,406	-	24,406	1,552
Auditing Services	3,325	3,325	3,325	3,525	-	3,525	3,525
Postage and Freight	177	237	200	331	-	331	200
Rentals & Leases	-	-	500	-	500	500	500
Public Officials Insurance	2,729	3,000	3,000	2,441	-	2,441	2,746
Printing and Binding	3	21	500	-	500	500	-
Legal Advertising	1,585	2,264	1,000	239	761	1,000	1,000
Misc-Bank Charges	15	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	11,605	9,731	12,560	11,913	647	12,560	24,000
Misc-Contingency	100	850	49	3,579	-	3,579	-
Office Supplies	-	27	125	-	125	125	126
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	106,355	114,872	126,318	133,351	28,517	161,868	157,073
<i>Public Safety</i>							
Contracts-Security Services	3,696	12,146	3,696	6,750	2,250	9,000	10,000
Misc-Contingency	-	-	28,000	10,118	17,882	28,000	30,500
Total Public Safety	3,696	12,146	31,696	16,868	20,132	37,000	40,500
<i>Electric Utility Services</i>							
Electricity - Streetlighting	22,023	23,031	24,200	10,369	3,545	13,914	25,000
Utility Services	12,972	15,833	10,000	9,901	99	10,000	10,000
Total Electric Utility Services	34,995	38,864	34,200	20,270	3,644	23,914	35,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED 2025	ANNUAL BUDGET 2026
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	761	733	761	720	246	966	1,000
Solid Waste Disposal Assessm.	908	958	825	-	825	825	1,000
<i>Total Garbage/Solid Waste Services</i>	1,669	1,691	1,586	720	1,071	1,791	2,000
<i>Water-Sewer Comb Services</i>							
Utility Services	12,430	8,814	11,000	9,173	3,136	12,309	13,000
<i>Total Water-Sewer Comb Services</i>	12,430	8,814	11,000	9,173	3,136	12,309	13,000
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Aquatic Control	23,534	24,132	22,740	17,141	5,599	22,740	22,740
Contracts-Aquatic Midge Mgmt	2,611	-	-	-	-	-	-
Stormwater Assessment	885	1,806	894	885	9	894	894
R&M-Storm Water - Pond	8,076	8,200	8,000	27,634	-	27,634	99,000
Contracts - Aerator	-	-	3,000	7,250	-	7,250	3,000
<i>Total Flood Control/Stormwater Mgmt</i>	35,106	34,138	34,634	52,910	5,608	58,518	125,634
<i>Other Physical Environment</i>							
Contracts-Landscape	89,476	88,751	97,241	69,458	27,783	97,241	107,000
Liability/Property Insurance	8,807	11,355	9,176	13,543	-	13,543	15,291
R&M-Entry Feature	-	-	11,390	-	11,390	11,390	11,390
R&M-Irrigation	3,807	6,979	7,000	4,614	2,386	7,000	7,000
R&M-Mulch	1,440	-	19,000	-	19,000	19,000	19,000
R&M-Dog Park	-	-	1,500	-	1,500	1,500	10,000
R&M-Plant&Tree Replacement	5,694	-	20,000	21,545	-	21,545	20,000
<i>Total Other Physical Environment</i>	109,224	107,085	165,307	109,160	62,059	171,219	189,681
<i>Capital Expenditures & Projects</i>							
Misc-Holiday Lighting	6,800	6,800	8,000	6,800	1,200	8,000	9,000
Misc-Contingency	714	26,549	989	-	989	989	-
<i>Total Capital Expenditures & Projects</i>	7,514	33,349	8,989	6,800	2,189	8,989	9,000
<i>Road and Street Facilities</i>							
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	-	-	15,000	18,332	-	18,332	20,000
R&M-Pressure Washing	6,749	160	12,000	11,000	1,000	12,000	12,000
<i>Total Road and Street Facilities</i>	6,749	160	29,400	29,332	3,400	32,732	34,400
<i>Clubhouse Parks and Recreation</i>							
ProfServ-Field Management	7,040	6,400	7,680	4,480	3,200	7,680	
Contracts-Mgmt Services	10,296	10,944	10,296	7,722	2,574	10,296	10,605
Contract-Pools	9,950	13,335	12,000	8,250	3,750	12,000	16,000
Contractual Maint. Services	42,086	45,719	41,140	45,981	32,844	78,825	85,000
Telephone/Fax/Internet Services	2,309	2,107	2,200	1,686	514	2,200	2,200
R&M-Facility	3,756	7,000	2,500	40,411	-	40,411	2,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	FY 2024	BUDGET	THRU	July-	PROJECTED	BUDGET
			2025	6/30/2025	9/30/2025	2025	2026
R&M-Pools	10,237	10,300	7,000	6,419	581	7,000	7,000
R&M Basketball Courts	-	9,762	7,000	-	7,000	7,000	7,000
R&M-Playground	565	36	1,000	4,306	-	4,306	1,000
Op Supplies - General	2,118	2,187	4,500	2,545	1,955	4,500	4,500
Misc-Contingency	222	-	-	-	-	-	-
Op Supplies - Clubhouse	2,500	-	-	-	-	-	-
<i>Total Clubhouse Parks and Recreation</i>	91,079	107,790	95,316	121,800	52,418	174,218	135,805

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	FY 2024	BUDGET	THRU	July-	PROJECTED	BUDGET
			2025	6/30/2025	9/30/2025	2025	2026
Reserves							
Reserve - Other	-		65,100	-	-	-	65,600
Total Reserves	-	-	65,100	-	-	-	65,600
TOTAL EXPENDITURES & RESERVES	408,817	458,909	603,546	500,384	182,174	682,558	807,693
Net change in fund balance	218,848	146,519	(1)	106,915	(173,742)	(66,827)	-
FUND BALANCE, BEGINNING	344,752	563,600	710,119	710,118	-	710,118	643,291
FUND BALANCE, ENDING	\$ 563,600	\$ 710,119	\$ 710,118	\$ 817,033	\$ (173,742)	\$ 643,291	\$ 643,291

Budget Narrative
Fiscal Year 2026**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 2026**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.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2026**Expenditures – Public Safety****Contracts – Security Services**

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

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

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

Services provided by Withlacoochee Electric for streetlighting.

Utility Services

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

Expenditures – Garbage/Solid Waste Services**Utility – Refuse Removal**

Refuse removal for District facilities provided by Waste Connections of Florida.

Solid Waste Disposal Assessments

An annual assessment by the Board of County Commissioners as it relates to the District's waste disposal.

Expenditures – Water-Sewer Combined Services**Utility Services**

Water irrigation usage for District facilities and assets as calculated by Pasco County Utilities.

Expenditures – Flood Control/Stormwater Mgmt**Contracts-Aquatic Control**

The District has contracted with Aquatic Systems Inc for monthly lake and wetland services.

Stormwater Assessment

Pasco County Non-Ad Valorem Stormwater annual assessment.

R&M-Storm Water-Pond

Includes expenses incurred for the maintenance of drainage ponds.

Expenditures – Other Physical Environment**Contracts-Landscape**

The District has contracted with Landscape Maintenance Professionals to provide landscaping services for the District.

Liability/Property Insurance

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

Budget Narrative
Fiscal Year 2026**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.

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.

Budget Narrative

Fiscal Year 2026

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.

Oak Creek
Community Development District

Debt Service Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED 2025	ANNUAL BUDGET 2026
Interest - Investments	\$ 25	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	437,163	-	437,163	\$ 437,163	-
Special Assmnts- Discounts	(17,487)	-	-	-	-
TOTAL REVENUES	402,215	-	437,163	437,163	-
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	8,743	-	8,743	8,743	-
Total Administrative	8,743	-	8,743	8,743	-
<i>Debt Service</i>					
Principal Debt Retirement Series A-1	185,000	-	-	-	-
Principal Debt Retirement Series A-2	55,000	-	-	-	-
Principal Prepayment Series A-1			-	-	-
Interest Expense Series A-1	123,828	-	-	-	-
Interest Expense Series A-2	45,675	-	-	-	-
Total Debt Service	409,503	-	-	-	-
TOTAL EXPENDITURES	418,246	-	8,743	8,743	-
Excess (deficiency) of revenues					
Over (under) expenditures	(16,031)	-	428,420	428,420	-
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(16,031)	-	-	-	-
TOTAL OTHER SOURCES (USES)	(16,031)	-	-	-	-
Net change in fund balance	(16,031)	-	428,420	428,420	-
FUND BALANCE, BEGINNING	318,886	318,886	-	318,886	747,306
FUND BALANCE, ENDING	\$ 302,855	\$ 318,886	\$ 428,420	\$ 747,306	\$ 747,306

Budget Narrative
Fiscal Year 2026**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
11/1/2024	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
		2,660,000			765,365	3,425,365	3,672,279

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
11/1/2015	1,260,000				6,615.00	6,615.00	
5/1/2016	1,260,000	35,000		5.250%	33,075.00	68,075.00	74,690.00
11/1/2016	1,225,000				32,156.25	32,156.25	
5/1/2017	1,225,000	40,000	5,000	5.250%	32,156.25	77,156.25	104,312.50
11/1/2017	1,180,000				30,975.00	30,975.00	
5/1/2018	1,180,000	40,000	10,000	5.250%	30,975.00	80,975.00	101,950.00
11/1/2018	1,130,000				29,662.50	29,662.50	
5/1/2019	1,130,000	45,000		5.250%	29,662.50	74,662.50	104,325.00
11/1/2019	1,085,000				28,481.25	28,481.25	
5/1/2020	1,085,000	45,000	10,000	5.250%	28,481.25	83,481.25	101,962.50
11/1/2020	1,030,000		5,000		27,038	32,038	
5/1/2021	1,025,000	45,000		5.25%	26,906	71,906	98,944
11/1/2021	980,000				25,725	25,725	
5/1/2022	980,000	50,000	10,000	5.25%	25,725	85,725	101,450
11/1/2022	920,000				24,150	24,150	
5/1/2023	920,000	50,000	10,000	5.25%	24,150	84,150	98,300
11/1/2023	860,000		5,000		22,575	27,575	
5/1/2024	855,000	50,000		5.25%	22,444	72,444	95,019
11/1/2024	805,000				21,131	21,131	
5/1/2025	805,000	55,000		5.25%	21,131	76,131	97,263
11/1/2025	750,000				19,688	19,688	
5/1/2026	750,000	60,000		5.25%	19,688	79,688	99,375
11/1/2026	690,000				18,113	18,113	
5/1/2027	690,000	60,000		5.25%	18,113	78,113	96,225
11/1/2027	630,000				16,538	16,538	
5/1/2028	630,000	65,000		5.25%	16,538	81,538	98,075
11/1/2028	565,000				14,831	14,831	
5/1/2029	565,000	70,000		5.25%	14,831	84,831	99,663
11/1/2029	495,000				12,994	12,994	
5/1/2030	495,000	70,000		5.25%	12,994	82,994	95,988
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
		805,000			276,150	1,081,150	1,081,150

Oak Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Oak Creek

Community Development District

Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025

Product	General Fund 001					2015A DS Per Unit			Total Assessments per Unit				O&M	Bond	Prepaid
	FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	Units	Units 2015	Units
50' lot	\$1,389.28	\$1,037.02	\$352.26	\$29.35	34.0%	\$730.20	\$730.20	0.0%	\$2,119.48	\$1,767.22	\$352.26	19.9%	272	270	0
60' lot	\$1,667.13	\$1,244.42	\$422.71	\$35.23	34.0%	\$863.34	\$863.34	0.0%	\$2,530.47	\$2,107.76	\$422.71	20.1%	278	278	0
													550	548	0

4E.

RESOLUTION 2025-05

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 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 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 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 THIS 11TH DAY OF AUGUST 2025.

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 2025-2026 Budget

Fifth Order of Business

5A

**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, July 14, 2025, and called to order at 6:03 p.m. located at the Watergrass Clubhouse, 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

Present and constituting a quorum were:

David Gerald	Chairperson
Lisa Vaile	Vice Chairperson
Ryan Gilbertsen	Assistant Secretary (<i>via conference call</i>)
Sam Watson	Assistant Secretary

Also, present:

Lisa Castoria	District Manager
Cari Webster	District Counsel
Robert Dvorak	District Engineer
Carlos Santana	Onsite
Bruce Vasquez	Onsite
Angel Montagna	Inframark
Residents	

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

FIRST ORDER OF BUSINESS **Call to Order / Roll Call**

Ms. Castoria 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	Audience Comments (3) Minute Time Limit
-------------------------	---

There were comments received by residents regarding aerator repair requests.

FOURTH ORDER OF BUSINESS Consent Agenda

- A. Acceptance of the Financial Report as of March 2025**
B. Approval of Minutes for May 10, 2025, Workshop & May 12, 2025, Regular Meeting

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the consent agenda with proposal ratifications of increase from Fountain Kings formerly approved of \$618 and installation from Complete I.T. surge protection of \$990, were approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

An update on business item 6A was discussed.

On MOTION by Mr. Gilbertsen seconded by Mr. Watson voting AYE, Mr. Gerald and Ms. Vaile voting NAY to direct the District Manager to hire and terminate on site employees, motion failed. 2-2

On MOTION by Mr. Gerald seconded by Mr. Watson, Ms. Vaile voted AYE, and Mr. Gilbertsen vote NAY to bring termination recommendation to the Board, was approved. 3-1

B. District Engineer

Mr. Dvorak updated the Board regarding the pool area flooding, pond 10, and pond 1, pond 24 structures.

C. District Manager

i. Onsite Management Report

There being none, the next item followed.

D. Aquatics Report

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Business

A. Discussion of On-Site Employee Termination

This item was discussed on business item 5A.

B. Consideration of Pressure Washing Services

On MOTION by Mr. Gerald seconded by Mr. Watson, with all in favor, the proposal by *Magic Bubbles* for \$10,250 pressure washing, was approved. 4-0

Mr. Santana will work with a vendor to determine the best time for the project to commence.

C. Consideration of Bridge Maintenance

On MOTION by Mr. Gilbertsen seconded by Mr. Gerald, with all in favor, the proposal by *LRI* s for \$2,400 bridge maintenance was approved. 4-0

D. Consideration of Installing Electricity in the Shed

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the proposal by *Louis Smith* to install electricity in the shed, was approved. 4-0

E. Consideration of Ground Repairs at the Dog Park

On MOTION by Mr. Gerald seconded by Ms. Vaile, with all in favor, proposal by *Next Ridge Line Over* for ground repairs \$14,460 and swing set \$250, was approved. 4-0

F. Consideration of ADA-Compliant Mulch for Swing Sets

The mulch proposal was not received, add to the August agenda.

G. Consideration of Installing a Swing Set on Boulder Run

This item was discussed and approved on business item 6E.

H. Consideration of Painting the Restroom Doors at the Community Pool

On MOTION by Mr. Gerald seconded by Mr. Watson, with all in favor, proposal by *Inframark* to paint restroom \$422.50, was approved. 4-0

I. Discussion Transfer Operating Account to Valley Bank/ Closing Bank United Account

On MOTION by Ms. Vaile seconded by Mr. Watson, with all in favor, transfer operating account to Valley National Bank, was approved. 4-0

J. Discussion of Fiscal Year 2026 Meeting Dates

A discussion ensued regarding Fiscal Year 2026 meeting dates as follows:

- Meetings on the 2nd Monday of each month
- A total of 11 workshops on Saturdays before the regular meetings, no workshop in January

UNDER SEPARATE COVER

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the proposal by *Fields Sign* for pool sign \$750, was approved 4-0

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

The Board and/or member commented or requested the following:

- Agrees to new financial delivery process.
- Ms. Castoria discussed on benches around ponds, water fountain in dog park for dogs, bats under bridge, and ants.
- Request proposals for pest control, tree trimming and irrigation maintenance.
- Requests for a fence power wash proposal from Magic Bubbles.

EIGHTH ORDER OF BUSINESS

Adjournment

With there being no other business,

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the meeting was adjourned at 8:17 p.m. 4-0

Lisa Castoria, Secretary

5B



Quarterly Compliance Audit Report

Oak Creek

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

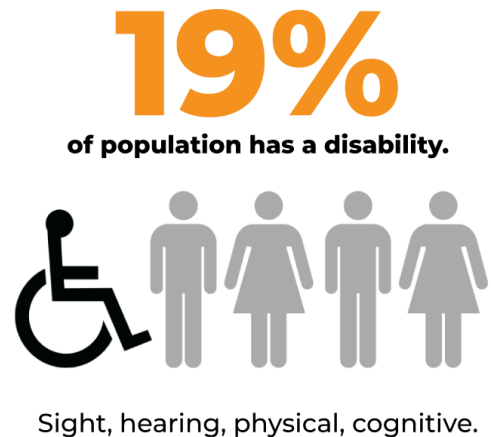
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Seventh Order of Business

7B.

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND
LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS
FOR THE FISCAL YEAR 2026, AND PROVIDING FOR AN EFFECTIVE DATE
HEREOF**

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2026, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Pasco County a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2025.

**OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRPERSON\ VICE-CHAIRPERSON

ATTEST:

ASSISSTANT SECRETARY

EXHIBIT A

NOTICE OF MEETINGS OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189 Florida Statutes, notice is being given that the Board of Supervisors of the Oak Creek Community Development District will hold their regular meetings for Fiscal Year 2026 on the **second Monday of every month at 6:00 p.m.** and the Workshops on the **first Saturday of every month at 10:00 a.m.** at the **Watergrass Clubhouse** located at **32711 Windelstraw Dr., Wesley Chapel, FL 33545.**

FISCAL YEAR 2026

MEETINGS

October 13, 2025

November 10, 2025

December 8, 2025

January 12, 2026

February 9, 2026

March 9, 2026

April 13, 2026 **Budget Workshop**

May 11, 2026

June 8, 2026 **Budget Approval Meeting**

July 13, 2026

August 10, 2026 **Public Hearing for Budget Adoption**

September 14, 2026

WORKSHOPS

October 4, 2025

November 1, 2025

December 6, 2025

February 7, 2026

March 7, 2026

April 4, 2025

May 2, 2026

June 6, 2026

July 11, 2026 (**Second
Saturday Due to Holiday**)

August 1, 2026

September 5, 2026

* = Meetings may be subject to change location depending on meeting facility availability.

7D.



Dear Property Owners & Representatives,

At LMP, A Juniper Company, we take pride in our ability to respond swiftly and effectively to storms. We understand the complexities that arise after such events, which is why we have developed a comprehensive Storm Readiness Plan to help you prepare as well.

Our plan is a pre-executed agreement that commits both personnel and equipment, allowing us to dispatch resources quickly before and after the storm. Below, you will find a list of our updated rates for the year, along with a summary of the scope of work.

We recommend setting an adequate "not-to-exceed" budget based on historical data to ensure that work can proceed smoothly without delays. After the storm, our team will assist in adjusting the budget after a post-storm damage assessment and will provide weekly expense tracking in collaboration with your authorized representative.

We are committed to ensuring seamless and efficient storm recovery for your property.

Storm Response Rates:

- **\$72.50/hour (All non-arborist functions)**
- **\$350.00/truck for debris hauling***
- **\$110.00/hour for all LMP owned equipment**Includes operator.**
- **\$75.00/tree staking kit (Standard)**
- **\$100.00/tree staking kit (Large)*****
- **\$2,900.00/day for arbor crew (5-person crew)**

Debris hauling based on a LMP service truck. With larger cleanup efforts we can deploy larger debris hauling trucks to reduce expenses. **This rate is for standard loader, skid steer, chipper or bucket truck. If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. *In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit.*

Pre-Storm Procedures:

1. Stage equipment on site (if applicable)
2. Appoint LMP first responders (NEW TAMPA BRANCH)
 1. Bill Conrad – 813-365-8551
 2. Anthony Vega – 813-392-9920
 3. Kevin Pajala – 813-597-6250
 4. Felix LaPorte – 813-326-5739
 5. Scott Carlson – 813-784-7990

Post-Storm Procedures:

1. Clearing roadways, exits and any obstructions preventing residents from leaving
2. Clearing debris off homes or property
3. Saving, re-standing and staking downed trees starting with the highest value specimens
4. Clearing debris off common spaces
5. Loss assessment, restoration planning and budgeting

Authorization & Agreement

By signing below, you acknowledge and agree to the pricing and procedures outlined above for storm response. You authorize Juniper to proceed with storm-related efforts when conditions are deemed safe, without requiring further approval.

You also agree that a LMP and / or Juniper representative, along with any affiliated storm response personnel, will have full access to the community to perform necessary operations.

Please note that storm-related billing will be issued on a weekly basis, as outlined below, not exceeding NTE amount, rather than upon the full completion of storm cleanup. Weekly invoices will be due NET 30 upon receipt.

Executing this plan in advance ensures your property receives dedicated resources immediately after the storm, once it is safe to do so. Failure to execute the plan may impact response times.

Property Name:			
Not to Exceed Amount:	\$ 10 K.		
Minimum Equipment Allocation:			
Minimum Labor Allocation:			
Management Company Name:			
Billing Address:			
Phone Number:			
Authorized Representative Name:		Date:	
Authorized Signature:	X [Signature]		
LMP Representative Name:		Date:	
LMP Signature:			

Weekly Log:

Date	Hrs \$72. 50	Debris \$350	Equipment \$110	Sm Tree Stake \$75	Lq Tree Stake \$100	Arbor Crew Rate \$2,900	Completed Value	Owner Initials	Juniper Initials