

# *Oak Creek Community Development District*

**June 8, 2026**

## **Agenda Package**

### **TEAMS MEETING INFORMATION**

**MEETING ID: 231 071 929 622    PASSCODE: eraLpq**

[Join the meeting now](#)

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

## **CLEAR PARTNERSHIPS**



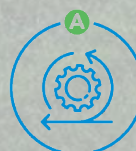
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Oak Creek Community Development District

## Board of Supervisors

Sam Watson, Chairman  
Michael Rudman, Vice Chairperson  
Ryan Gilbertsen, Assistant Secretary  
Lisa Vaile, Assistant Secretary  
David Gerald, Assistant Secretary

## District Staff

Christina Newsome, District Manager  
Cari Allen Webster, District Counsel  
Robert Dvorak, District Engineer  
Carlos Santana, On-Site Manager  
Christian Haller, District Accountant  
Diana Kapatsyna, District Admin

## Regular Meeting Agenda

Monday June 8, 2026, at 6:00 p.m.

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The Regular Meeting of the **Oak Creek Community Development District** will be held on Monday June 8, 2026, at 6:00 p.m. at the Watergrass Clubhouse, at 32711 Windelstraw Dr., Wesley Chapel, FL 33545. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

**Meeting ID:** 231 071 929 622      **Passcode:** eraLpq

**Dial-in by Phone:** +16468381601      **Pin:** 650458735#

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 5. STAFF REPORTS

- A. District Accountant
  - i. Review of Financials
  - ii. Review of Financial Snapshot
- B. District Counsel
- C. District Engineer
- D. District Manager
  - i. Reminder of Form 1 Submission Requirements
  - ii. Discussion of Phase 3
- E. Field Manager Report
  - i. Consideration of Mike's Signs No Trespassing Sign Proposal
  - ii. Consideration of Concreate Repairs Proposal
  - iii. Consideration of ACPLM Sidewalk Repair Proposal
- F. Aquatics Report
- G. Landscape Report

**6. BUSINESS ITEM**

A. Consideration of Resolution 2026-07; Approving Proposed Budget and Setting Public Hearing

**7. BUSINESS ADMINISTRATION**

A. Consideration of Minutes from the Meeting held May 11, 2026

**8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**9. ADJOURNMENT**

*Oak Creek  
Community  
Development  
District*

*Financial Report*

*April 30, 2026*

**CLEAR PARTNERSHIPS**



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**Oak Creek  
Community Development District**

**Financial Statements**

(Unaudited)

**April 30, 2026**

**Balance Sheet**  
April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 590,995	\$ -	\$ 590,995
Accounts Receivable	107	-	107
Due From Other Funds	-	5,724	5,724
Investments:			
Money Market Account	379,669	-	379,669
Acquisition & Construction Account	-	9,062	9,062
Prepayment Fund (A-1)	-	5,378	5,378
Prepayment Fund (A-2)	-	3,369	3,369
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	389,033	389,033
Deposits	16,579	-	16,579
<b>TOTAL ASSETS</b>	<b>\$ 987,350</b>	<b>\$ 618,471</b>	<b>\$ 1,605,821</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 1,976	\$ -	\$ 1,976
Due To Other Funds	5,724	-	5,724
<b>TOTAL LIABILITIES</b>	<b>7,700</b>	<b>-</b>	<b>7,700</b>
<b>FUND BALANCES</b>			
<b>Nonspendable:</b>			
Deposits	16,579	-	16,579
<b>Restricted for:</b>			
Debt Service	-	618,471	618,471
<b>Assigned to:</b>			
Operating Reserves	174,569	-	174,569
Reserves - Other	315,425	-	315,425
<b>Unassigned:</b>	<b>473,077</b>	<b>-</b>	<b>473,077</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 979,650</b>	<b>\$ 618,471</b>	<b>\$ 1,598,121</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 987,350</b>	<b>\$ 618,471</b>	<b>\$ 1,605,821</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 21,442	\$ 21,442
Interest - Tax Collector	-	-	966	966
Special Assmnts- Tax Collector	795,705	795,705	786,006	(9,699)
Special Assmnts- Discounts	(31,828)	(31,828)	(30,531)	1,297
Other Miscellaneous Revenues	-	-	6,734	6,734
<b>TOTAL REVENUES</b>	<b>763,877</b>	<b>763,877</b>	<b>784,617</b>	<b>20,740</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	20,000	10,000	12,800	(2,800)
FICA Taxes	800	400	444	(44)
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	28,000	16,333	14,615	1,718
ProfServ-Legal Services	8,000	4,667	3,788	879
ProfServ-Mgmt Consulting	48,959	28,559	28,560	(1)
ProfServ-Property Appraiser	150	150	150	-
ProfServ-Trustee Fees	4,010	4,010	3,810	200
ProfServ-Web Site Maintenance	1,552	905	3,553	(2,648)
Auditing Services	3,525	3,525	-	3,525
Postage and Freight	200	117	214	(97)
Rentals & Leases	500	292	750	(458)
Public Officials Insurance	2,746	2,746	2,587	159
Legal Advertising	1,000	583	-	583
Misc-Assessment Collection Cost	15,914	15,914	15,110	804
Misc-Contingency	-	-	349	(349)
Office Supplies	126	74	-	74
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>137,257</b>	<b>89,050</b>	<b>87,505</b>	<b>1,545</b>
<b>Public Safety</b>				
Contracts-Security Services	10,000	5,833	4,500	1,333
Misc-Contingency	31,500	18,375	18,445	(70)
<b>Total Public Safety</b>	<b>41,500</b>	<b>24,208</b>	<b>22,945</b>	<b>1,263</b>
<b>Electric Utility Services</b>				
Electricity - Streetlights	25,000	14,583	15,566	(983)
Utility Services	10,000	5,833	8,327	(2,494)
<b>Total Electric Utility Services</b>	<b>35,000</b>	<b>20,416</b>	<b>23,893</b>	<b>(3,477)</b>
<b>Garbage/Solid Waste Services</b>				
Utility - Refuse Removal	1,000	583	622	(39)
Solid Waste Disposal Assessm.	1,000	1,000	1,072	(72)
<b>Total Garbage/Solid Waste Services</b>	<b>2,000</b>	<b>1,583</b>	<b>1,694</b>	<b>(111)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	13,000	7,583	6,131	1,452
<b>Total Water-Sewer Comb Services</b>	<b>13,000</b>	<b>7,583</b>	<b>6,131</b>	<b>1,452</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	22,740	13,265	13,265	-
Contracts-Aerator Maintenance	3,000	1,750	-	1,750
Stormwater Assessment	894	894	885	9
R&M-Storm Water - Pond	74,000	43,167	54,400	(11,233)
<b>Total Flood Control/Stormwater Mgmt</b>	<b>100,634</b>	<b>59,076</b>	<b>68,550</b>	<b>(9,474)</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	107,000	62,417	54,254	8,163
Liability/Property Insurance	15,291	15,291	14,507	784
R&M-Entry Feature	9,390	5,478	-	5,478
R&M-Irrigation	7,000	4,083	889	3,194
R&M-Mulch	19,000	19,000	1,319	17,681
R&M-Plant&Tree Replacement	17,000	9,917	1,250	8,667
R&M-Dog Park	17,000	9,917	32,859	(22,942)
<b>Total Other Physical Environment</b>	<b>191,681</b>	<b>126,103</b>	<b>105,078</b>	<b>21,025</b>
<b><u>Capital Expenditures &amp; Projects</u></b>				
Misc-Holiday Lighting	7,000	7,000	6,800	200
<b>Total Capital Expenditures &amp; Projects</b>	<b>7,000</b>	<b>7,000</b>	<b>6,800</b>	<b>200</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Bike Paths & Asphalt	1,200	700	-	700
R&M-Parking Lots	1,200	700	-	700
R&M-Sidewalks	20,000	11,667	2,600	9,067
R&M-Pressure Washing	12,000	7,000	6,445	555
<b>Total Road and Street Facilities</b>	<b>34,400</b>	<b>20,067</b>	<b>9,045</b>	<b>11,022</b>
<b><u>Clubhouse, Parks and Recreation</u></b>				
ProfServ-Field Management	95,605	55,770	55,770	-
Contracts-Pools	16,000	9,333	4,930	4,403
Telephone/Fax/Internet Services	2,200	1,283	942	341
R&M-Facility	2,500	1,458	2,617	(1,159)
R&M-Pools	7,000	4,083	13,966	(9,883)
R&M Basketball Courts	7,000	4,083	-	4,083
R&M-Playground	1,000	583	-	583
Op Supplies - General	4,500	2,625	4,219	(1,594)
<b>Total Clubhouse, Parks and Recreation</b>	<b>135,805</b>	<b>79,218</b>	<b>82,444</b>	<b>(3,226)</b>
<b><u>Reserves</u></b>				
Reserve - Other	65,600	65,600	41,834	23,766
<b>Total Reserves</b>	<b>65,600</b>	<b>65,600</b>	<b>41,834</b>	<b>23,766</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>763,877</b>	<b>499,904</b>	<b>455,919</b>	<b>43,985</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	263,973	328,698	64,725
Net change in fund balance	\$ -	\$ 263,973	\$ 328,698	\$ 64,725
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>650,870</b>	<b>650,870</b>	<b>650,870</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 650,870</b>	<b>\$ 914,843</b>	<b>\$ 979,568</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 7,534	\$ 7,534
Special Assmnts- Tax Collector	437,163	437,163	431,834	(5,329)
Special Assmnts- Prepayment	-	-	5,378	5,378
Special Assmnts- Discounts	(17,487)	(17,487)	(16,774)	713
<b>TOTAL REVENUES</b>	<b>419,676</b>	<b>419,676</b>	<b>427,972</b>	<b>8,296</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	8,743	8,743	8,301	442
<b>Total Administration</b>	<b>8,743</b>	<b>8,743</b>	<b>8,301</b>	<b>442</b>
<b>Debt Service</b>				
Principal Debt Retirement A-1	200,000	-	-	-
Principal Debt Retirement A-2	60,000	-	-	-
Interest Expense Series A-1	105,575	54,788	54,788	-
Interest Expense Series A-2	37,800	18,900	17,194	1,706
<b>Total Debt Service</b>	<b>403,375</b>	<b>73,688</b>	<b>71,982</b>	<b>1,706</b>
<b>TOTAL EXPENDITURES</b>	<b>412,118</b>	<b>82,431</b>	<b>80,283</b>	<b>2,148</b>
Excess (deficiency) of revenues Over (under) expenditures	7,558	337,245	347,689	10,444
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	7,558	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>7,558</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 7,558	\$ 337,245	\$ 347,689	\$ 10,444
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>270,782</b>	<b>270,782</b>	<b>270,782</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 278,340</b>	<b>\$ 608,027</b>	<b>\$ 618,471</b>	

**Oak Creek  
Community Development District**

Supporting Schedules

April 30, 2026

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
<b>Assessments Levied FY 2026</b>				\$ 1,232,868	\$ 795,705	\$ 437,163
<b>Allocation %</b>				100%	65%	35%
11/06/25	14,333	730	293	15,355	9,910	5,445
11/14/25	61,296	2,606	1,251	65,153	42,051	23,103
11/20/25	23,017	979	470	24,465	15,790	8,675
11/26/25	34,494	1,467	704	36,665	23,664	13,001
12/05/25	899,128	38,228	18,350	955,706	616,822	338,884
12/11/25	53,939	2,274	1,101	57,314	36,991	20,323
12/18/25	1,025	32	21	1,078	696	382
01/09/26	16,895	533	345	17,772	11,471	6,302
02/11/26	13,300	277	271	13,848	8,938	4,910
03/12/26	13,556	155	277	13,987	9,027	4,960
04/09/26	16,142	24	329	16,496	10,647	5,849
<b>TOTAL</b>	<b>\$ 1,147,125</b>	<b>\$ 47,304</b>	<b>\$ 23,411</b>	<b>\$ 1,217,840</b>	<b>\$ 786,006</b>	<b>\$ 431,834</b>
<b>% COLLECTED</b>				99%	99%	99%
<b>TOTAL O/S</b>				<b>\$ 15,028</b>	<b>\$ 9,699</b>	<b>\$ 5,329</b>

**Cash and Investment Report**  
*April 30, 2026*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b><u>GENERAL FUND</u></b>					
Checking Account - Operating	Valley Bank	Interest Checking	n/a	3.56%	590,995
Public Funds Money Market	BankUnited	Money Market	n/a	3.40%	379,669
				<b>Subtotal-General Fund</b>	<u>\$970,663</u>
<b><u>DEBT SERVICE FUND</u></b>					
Series 2015 Acquisition Fund	US Bank	Commercial Paper	n/a	3.50%	9,062
Series 2015 Prepayment A-1	US Bank	Commercial Paper	n/a	3.50%	5,378
Series 2015 Prepayment A-2	US Bank	Commercial Paper	n/a	3.50%	3,369
Series 2015 Reserve Fund A-1	US Bank	Commercial Paper	n/a	3.50%	153,927
Series 2015 Reserve Fund A-2	US Bank	Commercial Paper	n/a	3.50%	51,978
Series 2015 Revenue Fund A	US Bank	Commercial Paper	n/a	3.50%	389,033
				<b>Subtotal-Debt Service Fund</b>	<u>\$612,747</u>
				<b>Total - All Funds</b>	<u><u>\$1,583,410</u></u>

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 4/01/2026 to 4/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100044	04/09/26	DYNAMIC HEATING & COOLING	17740	AC Install	Misc-Contingency	549900-52001	\$8,700.00
001	100045	04/09/26	LOUIS SMITH	4483-2	LV Cables, Electrical Cords	Misc-Contingency	549900-52001	\$3,410.00
001	100046	04/09/26	BLUE WATER AQUATICS, INC	35261	AQUATIC SERVICE MAR 26	Monthly Maintenance-Pond	534067-53801	\$1,895.00
001	100047	04/09/26	STRALEY & ROBIN	28098	LEGAL SERVICES THROUGH 2/28/26	LEGAL SERVICES	531023-51401	\$963.00
001	100048	04/17/26	BRLETIC DVORAK, INC	2377	DISTRICT ENGINEER MAR 26	ENGINEERING SERV	531013-51501	\$525.00
001	100049	04/17/26	INFRAMARK LLC	175383	DISTRICT MANAGEMENT APR 2026	April 2026	531016-57231	\$7,967.08
001	100049	04/17/26	INFRAMARK LLC	175383	DISTRICT MANAGEMENT APR 2026	April 2026	531027-51201	\$4,080.00
001	100049	04/17/26	INFRAMARK LLC	175383	DISTRICT MANAGEMENT APR 2026	April 2026	549900-51301	\$8.33
001	100050	04/17/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	390919	APR 2026 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53908	\$7,949.03
001	100051	04/24/26	THE POOL WORKS OF FLORIDA, INC	8161	COMPLETION OF CHANGE ORDER - FINAL PAYMENT	R&M POOLS	546074-57231	\$12,658.40
001	100052	04/29/26	LOUIS SMITH	4484-	Misc. Electric Repairs 4/9/26	Misc Electric Repairs	546024-57231	\$1,008.00
001	100053	04/29/26	INFRAMARK LLC	177158	Postage	Postage and Freight	541006-51301	\$5.18
001	100054	04/29/26	STRALEY & ROBIN	28189	LEGAL SERVICES THROUH 3/31/26	Legal Services	531023-51401	\$2,157.50
001	100055	04/29/26	WATERGRASS CDD2	07289	Meeting Room Rental	Misc-Contingency	549900-51301	\$125.00
001	100056	04/29/26	COMPLETE I.T. SERVICE & SOLUTIONS	19747	GOOGLE FOR BUSINESS EMAIL 04/12/26	Google for Business Email	531094-51301	\$132.00
001	100056	04/29/26	COMPLETE I.T. SERVICE & SOLUTIONS	19762	MONTHLY DATA PLAN APR 26	Monthly Data Plan	531094-51301	\$130.00
001	15033	04/29/26	AQUA TRIANGLE 1 CORP	925646	POOL MAINTENANCE MAR 2026	Contracts-Pools	534078-57231	\$1,265.00
001	15034	04/29/26	AQUA TRIANGLE 1 CORP	32123026	Clean and degrease filter system	R&M-Pools	546074-57231	\$175.00
001	15035	04/29/26	AQUA TRIANGLE 1 CORP	32123493	POOL MAINTENANCE FEB 2026	Contracts-Pools	534078-57231	\$1,265.00
001	15036	04/29/26	CUSHION SOLUTIONS	40479	Umbrella Purchase	R&M-Facility	546024-57231	\$314.33
001	300023	04/06/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626	Service Date 2/4/26-3/6/26	Utility Services	543063-53601	\$628.81
001	300024	04/20/26	VALLEY BANK CREDIT CARD	033126-7599	Valley Statement 03/31/26	CC PAYMENT	552001-57231	\$822.27
001	300025	04/24/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	041526-8367-ACH	Service Date 03/10/26-04/10/26	SERVICE DATE 03/10-04/10/26	543063-53100	\$40.48
001	300026	04/27/26	FRONTIER FLORIDA LLC - ACH	040126-3175 ACH	Billing Period: Apr 01 - Apr 30 2026	Telephone/Fax/Internet Services	541009-57231	\$74.49
001	300027	04/24/26	WASTE CONNECTIONS OF FLORIDA - ACH	2169935W426	MAY 2026 SERVICE	MAY 2026 SERVICES	543020-53401	\$88.82
001	300028	04/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	041526-8370-ACH	Service Date 3/10/26-04/10/16	SERVICE DATE 03/10/26-04/10/26	543063-53100	\$135.26
001	300029	04/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	041526-8366-ACH	Service Date 3/10/26-04/10/26	SERVICE DATE 03/10/26-04/10/26	543063-53100	\$41.34
001	300030	04/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	041526-8371-ACH	Service Date 3/10/26-04/10/26	SERVICE DATE 03/10/26-04/10/26	543063-53100	\$40.81
001	300031	04/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	041526-8372-ACH	Service Date 3/10/26-04/10/26	SERVICE DATE 03/10/26-04/10/26	543063-53100	\$40.16
001	300032	04/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	041526-8369-ACH	Service Date 03/10/26-04/10/26	Utility Services	543063-53100	\$79.45
001	300033	04/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	041526-8363-ACH	Service Date 3/10/26-04/10/16	SERVICE DATE 03/10/26-04/10/26	543063-53100	\$184.95
001	300034	04/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	041526-8364-ACH	Service Date 3/10/26-04/10/26	Utility Services	543063-53100	\$220.26
001	300035	04/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	041526-8365-ACH	Service Date 03/10/26-04/10/26	Utility Services	543063-53100	\$413.14
001	300036	04/30/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	041526-8362-ACH	Service Date 03/10/26-04/10/26	Electricity - Streetlights	543013-53100	\$2,230.79
<b>Fund Total</b>								<b>\$59,773.88</b>

**SERIES 2015 DEBT SERVICE FUND - 202**

202	15032	04/08/26	OAK CREEK C/O US BANK	033126-SERIES2015	Trsf FY 2026 Assessment	Trsf FY 26 Assessments	131000	\$4,806.69
<b>Fund Total</b>								<b>\$4,806.69</b>

<b>Total Checks Paid</b>	<b>\$64,580.57</b>
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# OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot June 1, 2026

- **Current Cash Balances:**
  - Valley National Bank: \$530,621.75
  - Bank United Money Market: \$381,221.55
  - BankUnited MM: \$1,553,356.94
- **Assessment collections:**
  - We received a tax distribution of \$1,760.44 on 5/11/26
  - We are 100% fully collected on the tax roll
- **Audit – FY 2025:**
  - The FY2025 Audit was finalized on March 31, 2026
- **Expenses:**
  - Current expenses make up 65% of the annual budget through the end of April 2026
  - Total expenses for the first 7 months are \$494,904. This puts your average monthly burn rate of approximately \$71,500 per month.
  - May financials will be distributed to the board by June 20<sup>th</sup>

## Inframark Monthly Manager's Report

Amenities & Entertainment  
34300 Spring Oak Trail  
Wesley Chapel, FL 33545

### Operations/Maintenance Updates: May 2026

#### Everyday Tasks

- Oversaw daily pool and amenity operations to help ensure community facilities were maintained and operating efficiently.
- Responded to resident emails, phone calls, and general community inquiries in a timely manner.
- Assisted residents with key fob onboarding, registration, and amenity access requests.
- Continued updating and organizing the community vendor contact list.
- Coordinated with vendors regarding ongoing maintenance and operational needs throughout the community.
- Hired and trained new pool monitors for resident safety and pool operations.
- Performed routine inspections of pool facilities, amenities, and common areas.
- Cleaned and maintained the community pool restrooms as needed.
- Removed trash and debris throughout common areas to help maintain community appearance.
- Monitored pond and landscaping vendors to ensure maintenance services were completed properly and in a timely manner.
- Conducted regular walkthroughs of community facilities and reported maintenance concerns as needed.
- Assisted with maintaining a safe, clean, and welcoming environment for residents and guests.

#### Projects

##### Operations / Maintenance Updates

#### Operations Report

This month, multiple maintenance, landscaping, and facility improvement projects were completed throughout the community in coordination with contractors, vendors, and district service providers.

#### Fire Safety & Compliance

- Spoke with Pasco County Fire Inspector TJ Fiscarelli regarding CDD-maintained roadway trees throughout Oak Creek. The District was confirmed to be in compliance at this time.

## **1. Facility Maintenance & Security**

- The fountain at the front entrance of Oak Creek was fully repaired following breaker replacement and electrical servicing and is now operating normally.
- Inframark Maintenance completed repairs to the damaged pavers at the front pool gate. Replacement parts for the gate closer are still pending in order to complete the remaining repairs.
- The electrician who previously installed the new marquee light on Spring Oak Trail returned to repair a loose wire causing the light outage. The issue was resolved and was unrelated to the fountain repairs.
- The golf cart experienced a flat tire. The damaged tire was replaced with the spare, and the damaged tire was transported to Pasco Turf for replacement.
- The sign vendor installed new amenity signage at the basketball court and playground area.

## **2. Pool Operations**

- Performed daily swimming pool cleaning and maintenance.

## **3. Upcoming Projects & Quotes**

- Quotes were obtained for the concrete slab replacement project on Pickford Court.
- Completed an inventory count for new Oak Creek CDD “No Trespassing” signs needed throughout common areas and pond banks. The sign vendor was contacted to provide a quote.

## **4. Landscaping**

- Met with the new Juniper landscaping account manager to review all Oak Creek common areas and discuss maintenance expectations and community standards.
- Coordinated with Juniper regarding the easement area behind Runner Oak Drive, which had been missed on multiple occasions during previous maintenance services.
- Reviewed the turfstone area near the dog park after concerns regarding dying grass were observed. Juniper advised that the growth within the turfstone primarily consists of weeds rather than grass due to the surface functioning more as a sidewalk-style application. Dry weeds in the area are scheduled for removal.
- Followed up with Juniper regarding tree pruning within common areas and CDD-owned trees near roadways. Oak Creek remains on Juniper’s waiting list, and no confirmed service date has been provided at this time.
- Juniper removed the tree on Pond 22 that was interfering with a resident’s fence line.

**Rentals Access Cards and Event Fees.**

Rentals	0	0	0
Access Cards	2	\$30	\$30
Special Meeting	0	0	0
<b>Deposit</b>	0	0	0
<b>Total</b>			<b>\$30</b>
Refunded			\$30

# ESTIMATE

Fields Consulting Group, LLC  
(dba. Mike's Signs)  
11749 Crestridge Loop  
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.com  
m  
+1 (727) 480-6514



## Meritus

**Bill to**  
Inframark  
Oakcreek CDD  
Attn: Carlos Santana  
2005 Pan Am Circle #300  
Tampa, FL 33607

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### Estimate details

Sales Rep: Mike Fields

Estimate no.: 1886  
Estimate date: 05/28/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Install (Signage)</b>	Custom "No Trespassing" (24x12) metal sign with 3M IJ180 print vinyl + gloss laminate. No install. Includes new hex bolt hardware (2" hex bolts, nuts, washers).	10	\$62.50	\$625.00
2.	<b>Shipping</b>	Shipping	1	\$35.00	\$35.00
				<b>Total</b>	<b>\$660.00</b>

---

Accepted date

Accepted by

**NO  
TRESPASSING  
OAK CREEK CDD**



7825 Depot Lane  
Tampa, FL 33637  
Phone: 813-985-9970  
Fax: 813-985-9974

**PROPOSAL #26113DF**

**5/22/26**

**CLIENT:**

Inframark - Oak Creek CDD  
Attn: Carlos Santana  
(M) 656.257.0913 |  
34300 Spring Oak Trail | Wesley Chapel, FL 33545  
csantana@inframark.com

**SITE LOCATION:**

Same

**Proposal Includes the Following:**

***Concrete Repairs – using 3000 PSI concrete reinforced with fiber mesh***

**Area One** - 34052 Pickford Court – 4 x 8.5 sidewalk replacement at 4” depth – cut existing roots to 2” below grade prior to pour

**Area Two** – near 34300 Spring Oak Trail (south side of bridge) – 4 x 5 sidewalk replacement at 7” depth

**Area Three** - near 34300 Spring Oak Trail (south side of bridge) – 1 x 5 concrete edge – 5’ x 1’ x 1’ (average)

All areas – smooth finish, control joints if required, two day cure before use

**Proposal Price for this Work: \$4,190.00**

**NOTES:**

1. **AZZARELLI WILL PROVIDE BARRICADES/CONES TO ENSURE THE SAFETY OF ALL.**
2. **WE CANNOT BE HELD RESPONSIBLE FOR FIXING LANDSCAPING DAMAGE CAUSED BY TIRES OR WORK RELATED ACTIVITY. WE WILL BE AS CAREFUL AS POSSIBLE.**
3. **WE ARE NOT RESPONSIBLE FOR INJURY OR PROPERTY LIABILITY RESULTING FROM PERSONS OR VEHICLES ENTERING CLOSED OFF WORK AREAS, NOR FOR THE TRACKING OF WET CONCRETE OR FOR THE WRITING ON WET CONCRETE, OR FOR ANY PROPERTY DAMAGE OR INJURY RESULTING FROM PERSONS ENTERING BARRICADED WORK AREAS.**
4. **DUE TO CURRENT ELEVATIONS AND POTENTIAL FOR CONTINUED WASHOUT, WE CANNOT GUARANTEE THE LONGEVITY OF BRIDGE REPAIRS OVER TIME.**
5. **THIS PROPOSAL IS BASED ON ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL REQUIRE NEGOTIATION OF PRICE.**
6. **IF REQUIRED, THE COST FOR A PERMIT AND PERMIT RELATED FEES WILL BE ADDED TO THE FINAL INVOICE.**
7. **DUE TO THE POTENTIAL OF EXTENSIVE FLEXING OF THE SUB BASE IN THE FLORIDA REGION DUE TO HIGH WATER TABLES AND HYDROSTATIC PRESSURE, NEW CONCRETE MAY EXPERIENCE CRACKING AT ANY POINT AFTER CURING BEYOND OUR CONTROL. PREMATURE CRACKING IS NOT REFLECTIVE OF MATERIAL DEFECT AND/OR POOR WORKMANSHIP.**
8. **AZZARELLI CANNOT GUARANTEE THE SURVIVABILITY OF ANY TREE AS A RESULT OF CUTTING AWAY ROOTS NOR FOR THE REGROWTH OF EXISTING ROOTS OVER TIME.**

**THE PRICES ON THIS QUOTATION ARE FIRM FOR 30 DAYS FROM THE DATE OF THIS QUOTE.**

**THERE IS A ONE-YEAR GUARANTEE ON ALL LABOR AND MATERIALS. THIS INCLUDES DAMAGE TO THE SURFACE DUE TO DEFICIENT SURFACE PREPARATION, DEFECTS IN LAYING OF THE PAVEMENT, CHEMICAL INADEQUACIES OF THE PAVEMENT ITSELF OR PROVEN GROSS NEGLIGENCE OF THE COMPANY OR ITS AGENTS. THIS DOES NOT INCLUDE DAMAGE DUE TO HURRICANES, FLOODS, NATURAL DISASTERS, OTHER ACTS OF GOD, NOR DELIBERATE DAMAGE OR GROSS NEGLIGENCE CAUSED BY OWNER OR OWNER’S FAMILY, TENANTS, AGENTS, OR INVITEES.**

<p><b>ACCEPTED:</b></p> <p>THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED.</p> <p><b>BUYER:</b> _____</p> <p><b>SIGNATURE:</b> _____</p> <p><b>DATE:</b> _____</p>	<p><b>CONFIRMED:</b></p> <p><b>Precision Paving of Tampa, Inc.</b> <b>D/B/A Azzarelli Paving and Site Development</b></p> <p><b>SIGNATURE:</b> <i>David C Fenton</i> 5/22/26</p> <p><b>DIRECTOR OF SALES: David Fenton</b> <b>(813)-593-5672    david@azzpsd.com</b></p>
--	--

**WWW.AZZPSD.COM**

**POOL  
AND  
PARKING  
LOT**

**AREA #2**

**AREA #3**

**AREA #1**

**ENTRANCE**

**SCOPE**

Concrete Repairs – using 3000 PSI concrete reinforced with fiber mesh

Area One - 34052 Pickford Court –  
4 x 8.5 sidewalk replacement at 4" depth  
– cut existing roots to 2" below grade  
prior to pour

Area Two – near 34300 Spring Oak Trail  
(south side of bridge) –  
4 x 5 sidewalk replacement at 7" depth

Area Three - near 34300 Spring Oak  
Trail (south side of bridge) –  
1 x 5 concrete edge – 5' x 1' x 1'  
(average)

*All areas – smooth finish, control  
joints if required, two day cure before  
use*



June 01, 2026

Proposal #20055626

Contact

Carlos Santana  
Phone: 656-257-0913  
csantana@inframark.com

Customer

Oak Creek HOA  
34300 Spring Oak Trail  
Wesley Chapel, Florida 33545

Job

Oak Creek  
34300 Spring Oak Trail  
Wesley Chapel, Florida 33545

**PROPERTY IMPROVEMENTS**

**Sidewalk Repairs**

**Scope of work:**

1. Secure the jobsite for the safety of the crew and of the public using cones and/or barricades.
2. Demo 2 areas of concrete sidewalk approximately 60 square feet of sidewalk
3. Haul debris from site.
4. Form and pour 2 areas of concrete sidewalk approximately 60 square feet at 4".
5. Clean up the job site.

**Labor and Materials for Concrete Curb - \$4,986.00**

**Option 1:**

**Add D Curb: Must be done in conjunction with sidewalk for this pricing**

Add D curb alongside sidewalk at front of neighborhood to prevent washout under sidewalk totaling approximately 25 Linear Feet with 3,000 PSI concrete. Add \$272.00.

**Please circle . . . . . YES . . . . . / . . . . . NO . . . . . and initial \_\_\_\_\_**

**PROPERTY IMPROVEMENTS**

**Notes:**

\*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.

\*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.

\*WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.



Office: 813.633.0548  
Fax: 813.634.2686



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**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY CUSTOMER.
- \*PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, PRIMING/SANDING, TACK, TESTING, FLAGMAN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT TO DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.
- \*DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*DUE TO THE SURROUNDING ELEVATIONS IN THE WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN 1/4 OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER.



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**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*IF PROBLEMS WITH THE SUBBASE ARE DISCOVERED DURING REPAIR AND INSTALLATION OPERATIONS, E.G. CONTAMINATED SUBBASE, SATURATED SUBBASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT’S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- \*CONCRETE THICKER THAN THE PROPOSED THICKNESS WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.
- \*ADDITIONAL CONCRETE USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON CONCRETE DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF \$656.00 PER LEVELING CUBIC YARD.
- \*ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER REPAIRS ARE COMPLETE.
- \*IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.
- \*CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*BECAUSE OF THE POTENTIAL FOR FLEXING OF THE SUB BASE IN THE FLORIDA REGION, NEW CONCRETE MAY EXPERIENCE PREMATURE CRACKING AT ANY POINT AFTER CURING BEYOND OUR CONTROL. PREMATURE CRACKING IS NOT REFLECTIVE OF POOR QUALITY OF MATERIAL OR INFERIOR WORKMANSHIP.
- \*THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- \*CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- \*PRIOR TO OUR ARRIVAL, THE CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS, TRUCKS AND TRAILERS FROM THE WORK AREAS.



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June 01, 2026

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Wesley Chapel, Florida 33545

**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*IT IS THE CUSTOMER’S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- \*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- \*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- \*90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- \*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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**PROPERTY IMPROVEMENTS**

## Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

**The terms of your contract are:**

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

**Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.**

**Bill To Name and Address:**

**Job Site Name and Address:**

**Billing Contact Name:**

**Billing Phone Number:**

**Email Address:**

**Billing instructions:**



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Fax: 813.634.2686



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**PROPERTY IMPROVEMENTS**

**Terms: Net Upon Substantial Completion**

**If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due**

ACPLM Authorized Signature Andrew Clonts  
Andrew Clonts  
Cell: 813 895-6043 aclonts@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance \_\_\_\_\_

Customer’s Authorized Signature \_\_\_\_\_

**Terms and Conditions:** Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this Agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. The customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

**Proposal Amount - \$4,986.00**



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Fax: 813.634.2686



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2010 S 51st Street,  
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**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Oak Creek Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Monday, August 10, 2026, at 6:00 p.m. at the Watergrass Clubhouse, at 32711 Windelstraw Dr., Wesley Chapel, FL 33545
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted on June 8, 2026.**

**Attest:**

**Oak Creek Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**

*Oak Creek*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**  
**DATE JUNE 1, 2026**

**CLEAR PARTNERSHIPS**





**Oak Creek**

Community Development District

**Operating Budget**

FY 2027



**Summary of Revenues Expenditures and Changes in Fund Balance**  
 Fiscal Year 2027 Budget  
 General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$21,442.00	\$0.00	\$21,442.00	0%	\$15,000.00
Interest - Tax Collector	\$0.00	\$966.00	\$0.00	\$966.00	0%	\$0.00
Special Assmnts- Tax Collector	\$795,705.00	\$786,006.00	\$9,699.00	\$795,705.00	0%	\$857,031.12
Special Assmnts- Discounts	-\$31,828.00	-\$30,531.00	\$0.00	-\$30,531.00	-4%	-\$34,281.24
Other Miscellaneous Revenues	\$0.00	\$6,734.00	\$0.00	\$6,734.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$763,877.00</b>	<b>\$784,617.00</b>	<b>\$9,699.00</b>	<b>\$794,316.00</b>	<b>4%</b>	<b>\$837,749.87</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	\$20,000.00	\$12,800.00	\$7,200.00	\$20,000.00	0%	\$20,000.00
FICA Taxes	\$800.00	\$444.00	\$356.00	\$800.00	0%	\$1,530.00
ProfServ-Arbitrage Rebate	\$600.00	\$600.00	\$0.00	\$600.00	0%	\$600.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$28,000.00	\$14,615.00	\$13,385.00	\$28,000.00	0%	\$28,000.00
ProfServ-Legal Services	\$8,000.00	\$3,788.00	\$4,212.00	\$8,000.00	0%	\$16,000.00
ProfServ-Mgmt Consulting	\$48,959.00	\$28,560.00	\$20,399.00	\$48,959.00	0%	\$51,407.00
ProfServ-Property Appraiser	\$150.00	\$150.00	\$0.00	\$150.00	0%	\$150.00
ProfServ-Trustee Fees	\$4,010.00	\$3,810.00	\$200.00	\$4,010.00	0%	\$4,010.00
ProfServ-Web Site Maintenance	\$1,552.00	\$3,553.00	\$0.00	\$3,553.00	129%	\$4,000.00
Auditing Services	\$3,525.00	\$0.00	\$3,525.00	\$3,525.00	0%	\$3,525.00
Postage and Freight	\$200.00	\$214.00	\$0.00	\$214.00	7%	\$500.00
Rentals & Leases	\$500.00	\$750.00	\$0.00	\$750.00	50%	\$1,500.00
Insurance - General Liability	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
Public Officials Insurance	\$2,746.00	\$2,587.00	\$159.00	\$2,746.00	0%	\$3,500.00
Legal Advertising	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Misc-Assessment Collection Cost	\$15,914.00	\$15,110.00	\$804.00	\$15,914.00	0%	\$17,140.62
Office Supplies	\$126.00	\$0.00	\$126.00	\$126.00	0%	\$126.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
<b>Total Administrative</b>	<b>\$137,257.00</b>	<b>\$87,156.00</b>	<b>\$52,366.00</b>	<b>\$139,522.00</b>	<b>2%</b>	<b>\$159,163.62</b>
<i>Public Safety</i>						
Contracts-Security Services	\$10,000.00	\$4,500.00	\$5,500.00	\$10,000.00	0%	\$10,000.00
Misc-Contingency	\$31,500.00	\$18,794.00	\$12,706.00	\$31,500.00	0%	\$40,000.00
<b>Total Public Safety</b>	<b>\$41,500.00</b>	<b>\$23,294.00</b>	<b>\$18,206.00</b>	<b>\$41,500.00</b>	<b>0%</b>	<b>\$50,000.00</b>
<i>Electric Utility Services</i>						
Electricity - Streetlights	\$25,000.00	\$15,566.00	\$9,434.00	\$25,000.00	0%	\$35,000.00
Utility Services	\$10,000.00	\$8,327.00	\$1,673.00	\$10,000.00	0%	\$14,500.00
<b>Total Electric Utility Services</b>	<b>\$35,000.00</b>	<b>\$23,893.00</b>	<b>\$11,107.00</b>	<b>\$35,000.00</b>	<b>0%</b>	<b>\$49,500.00</b>
<i>Garbage/Solid Waste Services</i>						
Utility - Refuse Removal	\$1,000.00	\$622.00	\$378.00	\$1,000.00	0%	\$1,200.00
Solid Waste Disposal Assessm.	\$1,000.00	\$1,072.00	\$0.00	\$1,072.00	7%	\$1,860.00
<b>Total Garbage/Solid Waste Services</b>	<b>\$2,000.00</b>	<b>\$1,694.00</b>	<b>\$378.00</b>	<b>\$2,072.00</b>	<b>4%</b>	<b>\$3,060.00</b>

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>Water-Sewer Comb Services</b>						
Utility Services	\$13,000.00	\$6,131.00	\$6,869.00	\$13,000.00	0%	\$13,000.00
<b>Total Water-Sewer Comb Services</b>	<b>\$13,000.00</b>	<b>\$6,131.00</b>	<b>\$6,869.00</b>	<b>\$13,000.00</b>	<b>0%</b>	<b>\$13,000.00</b>
<b>Flood Control/Stormwater Mgmt</b>						
Contracts-Aquatic Control	\$22,740.00	\$13,265.00	\$9,475.00	\$22,740.00	0%	\$22,740.00
Contracts-Aquatic Midge Mgmt	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
Stormwater Assessment	\$894.00	\$885.00	\$9.00	\$894.00	0%	\$1,520.00
R&M-Storm Water - Pond	\$74,000.00	\$54,400.00	\$19,600.00	\$74,000.00	0%	\$80,000.00
<b>Total Flood Control/Stormwater Mgmt</b>	<b>\$100,634.00</b>	<b>\$68,550.00</b>	<b>\$32,084.00</b>	<b>\$100,634.00</b>	<b>0%</b>	<b>\$107,260.00</b>
<b>Other Physical Environment</b>						
Contracts-Landscape	\$107,000.00	\$54,254.00	\$52,746.00	\$107,000.00	0%	\$107,000.00
Liability/Property Insurance	\$15,291.00	\$14,507.00	\$784.00	\$15,291.00	0%	\$15,291.00
R&M-Entry Feature	\$9,390.00	\$0.00	\$9,390.00	\$9,390.00	0%	\$9,390.00
R&M-Irrigation	\$7,000.00	\$889.00	\$6,111.00	\$7,000.00	0%	\$7,000.00
R&M-Mulch	\$19,000.00	\$1,319.00	\$17,681.00	\$19,000.00	0%	\$19,000.00
R&M-Dog Park	\$17,000.00	\$32,859.00	\$0.00	\$32,859.00	93%	\$20,000.00
R&M-Plant&Tree Replacement	\$17,000.00	\$1,250.00	\$15,750.00	\$17,000.00	0%	\$20,000.00
<b>Total Other Physical Environment</b>	<b>\$191,681.00</b>	<b>\$105,078.00</b>	<b>\$102,462.00</b>	<b>\$207,540.00</b>	<b>8%</b>	<b>\$197,681.00</b>
<b>Capital Expenditures &amp; Projects</b>						
Misc-Holiday Lighting	\$7,000.00	\$6,800.00	\$200.00	\$7,000.00	0%	\$7,000.00
<b>Total Capital Expenditures &amp; Projects</b>	<b>\$7,000.00</b>	<b>\$6,800.00</b>	<b>\$200.00</b>	<b>\$7,000.00</b>	<b>0%</b>	<b>\$7,000.00</b>
<b>Road and Street Facilities</b>						
R&M-Bike Paths & Asphalt	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$1,200.00
R&M-Parking Lots	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$1,200.00
R&M-Sidewalks	\$20,000.00	\$2,600.00	\$17,400.00	\$20,000.00	0%	\$20,000.00
R&M-Pressure Washing	\$12,000.00	\$6,445.00	\$5,555.00	\$12,000.00	0%	\$12,000.00
<b>Total Road and Street Facilities</b>	<b>\$34,400.00</b>	<b>\$9,045.00</b>	<b>\$25,355.00</b>	<b>\$34,400.00</b>	<b>0%</b>	<b>\$34,400.00</b>
<b>Clubhouse Parks and Recreation</b>						
ProfServ-Field Management	\$95,605.00	\$55,770.00	\$39,835.00	\$95,605.00	0%	\$100,385.25
Contract-Pools	\$16,000.00	\$4,930.00	\$11,070.00	\$16,000.00	0%	\$16,000.00
Telephone/Fax/Internet Services	\$2,200.00	\$942.00	\$1,258.00	\$2,200.00	0%	\$2,200.00
R&M-Facility	\$2,500.00	\$2,617.00	\$0.00	\$2,617.00	5%	\$10,000.00
R&M-Pools	\$7,000.00	\$13,966.00	\$0.00	\$13,966.00	100%	\$10,000.00
R&M Basketball Courts	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$7,000.00
R&M-Playground	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Op Supplies - General	\$4,500.00	\$4,219.00	\$281.00	\$4,500.00	0%	\$4,500.00
<b>Total Clubhouse Parks and Recreation</b>	<b>\$135,805.00</b>	<b>\$82,444.00</b>	<b>\$60,444.00</b>	<b>\$142,888.00</b>	<b>5%</b>	<b>\$151,085.25</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$698,277.00</b>	<b>\$414,085.00</b>	<b>\$309,471.00</b>	<b>\$723,556.00</b>	<b>4%</b>	<b>\$772,149.87</b>
<b>Reserves</b>						
Reserve - Other	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Reserves</b>	<b>\$65,600.00</b>	<b>\$41,834.00</b>	<b>\$23,766.00</b>	<b>\$65,600.00</b>	<b>0%</b>	<b>\$65,600.00</b>

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
<b>TOTAL EXPENDITURES</b>	<b>\$763,877.00</b>	<b>\$455,919.00</b>	<b>\$333,237.00</b>	<b>\$789,156.00</b>	<b>3%</b>	<b>\$837,749.87</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$328,698.00	-\$323,538.00	\$5,160.00	0%	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$328,698.00	-\$323,538.00	\$5,160.00	0%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$5,160.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$328,698.00</b>	<b>-\$323,538.00</b>	<b>\$5,160.00</b>	<b>0%</b>	<b>\$5,160.00</b>

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

**FISCAL YEAR 2026 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$0.00
<b>Estimated Funds Available - 9/30/2026</b>	<b>\$0.00</b>

**FISCAL YEAR 2027 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$0.00
Less: First Quarter Operating Reserve	-\$204,197.30
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
<b>Estimated Remaining Undesignated Cash as of 9/30/2027</b>	<b>-\$204,197.30</b>

**Notes**

(1) Represents approximately 3 months of operating expenditures



**Oak Creek**

Community Development District

**Debt Service Budget**

FY 2027



**Summary of Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2027 Budget

Series 2015 A-1 Bonds

Series 2015 A-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$7,354.00	\$0.00	\$7,354.00	0%	\$0.00
Special Assmnts- Tax Collector	\$437,163.00	\$431,834.00	\$5,329.00	\$437,163.00	0%	\$437,162.52
Special Assmnts- Discounts	\$0.00	\$5,378.00	\$0.00	\$5,378.00	0%	-\$17,486.50
Special Assmnts- Prepayment	-\$17,487.00	-\$16,774.00	\$0.00	-\$16,774.00	-4%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$419,676.00</b>	<b>\$427,792.00</b>	<b>\$5,329.00</b>	<b>\$433,121.00</b>	<b>3%</b>	<b>\$419,676.02</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$8,743.00	\$8,301.00	\$442.00	\$8,743.00	0%	\$8,743.25
<b>Total Administrative</b>	<b>\$8,743.00</b>	<b>\$8,301.00</b>	<b>\$442.00</b>	<b>\$8,743.00</b>	<b>0%</b>	<b>\$8,743.25</b>
<i>Debt Service</i>						
Principal Debt Retirement Series A-1	\$200,000.00	\$0.00	\$200,000.00	\$200,000.00	0%	\$210,000.00
Principal Debt Retirement Series A-2	\$60,000.00	\$0.00	\$60,000.00	\$60,000.00	0%	\$60,000.00
Interest Expense Series A-1	\$105,575.00	\$54,788.00	\$50,787.00	\$105,575.00	0%	\$101,575.00
Interest Expense Series A-2	\$37,800.00	\$17,194.00	\$20,606.00	\$37,800.00	0%	\$36,225.00
<b>Total Debt Service</b>	<b>\$403,375.00</b>	<b>\$71,982.00</b>	<b>\$331,393.00</b>	<b>\$403,375.00</b>	<b>0%</b>	<b>\$407,800.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$412,118.00</b>	<b>\$80,283.00</b>	<b>\$331,835.00</b>	<b>\$412,118.00</b>		<b>\$416,543.25</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$7,558.00	\$347,509.00	-\$326,506.00	\$21,003.00	178%	\$3,132.77
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$347,509.00	-\$326,506.00	\$21,003.00	0%	\$3,132.77
<b>FUND BALANCE, BEGINNING</b>		\$0.00	\$0.00	\$0.00	0%	\$21,003.00
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$347,509.00</b>	<b>-\$326,506.00</b>	<b>\$21,003.00</b>	<b>0%</b>	<b>\$24,135.77</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2015 A-1 Bonds	\$2,660,000.00	\$2,470,000.00	\$2,270,000.00	\$2,060,000.00

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027

**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
11/1/2015	\$4,140,000.00				\$15,893.63	\$15,893.63	\$15,893.63
5/1/2016	\$4,140,000.00	\$150,000.00		2.25%	\$79,468.13	\$229,468.13	
11/1/2016	\$3,990,000.00				\$77,780.63	\$77,780.63	\$307,248.76
5/1/2017	\$3,990,000.00	\$150,000.00		2.25%	\$77,780.63	\$227,780.63	
11/1/2017	\$3,840,000.00				\$76,093.13	\$76,093.13	\$303,873.76
5/1/2018	\$3,840,000.00	\$155,000.00		2.25%	\$76,093.13	\$231,093.13	
11/1/2018	\$3,685,000.00				\$74,349.38	\$74,349.38	\$305,442.51
5/1/2019	\$3,685,000.00	\$160,000.00		2.30%	\$74,349.38	\$234,349.38	
11/1/2019	\$3,525,000.00				\$72,509.38	\$72,509.38	\$306,858.76
5/1/2020	\$3,525,000.00	\$165,000.00		2.63%	\$72,509.38	\$237,509.38	
11/1/2020	\$3,360,000.00				\$70,343.75	\$70,343.75	\$307,853.13
5/1/2021	\$3,360,000.00	\$165,000.00		3.00%	\$70,343.75	\$235,343.75	
11/1/2021	\$3,195,000.00				\$67,868.75	\$67,868.75	\$303,212.50
5/1/2022	\$3,195,000.00	\$170,000.00		3.30%	\$67,868.75	\$237,868.75	
11/1/2022	\$3,025,000.00				\$65,063.75	\$65,063.75	\$302,932.50
5/1/2023	\$3,025,000.00	\$180,000.00		3.50%	\$65,063.75	\$245,063.75	
11/1/2023	\$2,845,000.00				\$61,913.75	\$61,913.75	\$306,977.50
5/1/2024	\$2,845,000.00	\$185,000.00		3.75%	\$61,913.75	\$246,913.75	
11/1/2024	\$2,660,000.00				\$58,445.00	\$58,445.00	\$305,358.75
5/1/2025	\$2,660,000.00	\$190,000.00		3.85%	\$58,445.00	\$248,445.00	
11/1/2025	\$2,470,000.00				\$54,787.50	\$54,787.50	\$303,232.50
5/1/2026	\$2,470,000.00	\$200,000.00		4.00%	\$54,787.50	\$254,787.50	
11/1/2026	\$2,270,000.00				\$50,787.50	\$50,787.50	\$305,575.00
5/1/2027	\$2,270,000.00	\$210,000.00		4.45%	\$50,787.50	\$260,787.50	
11/1/2027	\$2,060,000.00				\$46,115.00	\$46,115.00	\$306,902.50
5/1/2028	\$2,060,000.00	\$220,000.00		4.45%	\$46,115.00	\$266,115.00	
11/1/2028	\$1,840,000.00				\$41,220.00	\$41,220.00	\$307,335.00
5/1/2029	\$1,840,000.00	\$230,000.00		4.45%	\$41,220.00	\$271,220.00	
11/1/2029	\$1,610,000.00				\$36,102.50	\$36,102.50	\$307,322.50
5/1/2030	\$1,610,000.00	\$240,000.00		4.45%	\$36,102.50	\$276,102.50	
11/1/2030	\$1,370,000.00				\$30,762.50	\$30,762.50	\$306,865.00
5/1/2031	\$1,370,000.00	\$250,000.00		4.45%	\$30,762.50	\$280,762.50	
11/1/2031	\$1,120,000.00				\$25,200.00	\$25,200.00	\$305,962.50
5/1/2032	\$1,120,000.00	\$260,000.00		4.50%	\$25,200.00	\$285,200.00	
11/1/2032	\$860,000.00				\$19,350.00	\$19,350.00	\$304,550.00
5/1/2033	\$860,000.00	\$275,000.00		4.50%	\$19,350.00	\$294,350.00	
11/1/2033	\$585,000.00				\$13,162.50	\$13,162.50	\$307,512.50
5/1/2034	\$585,000.00	\$285,000.00		4.50%	\$13,162.50	\$298,162.50	
11/1/2034	\$300,000.00				\$6,750.00	\$6,750.00	\$304,912.50
5/1/2035	\$300,000.00	\$300,000.00		4.50%	\$6,750.00	\$306,750.00	
11/1/2035							\$306,750.00
		\$4,140,000.00			\$1,992,571.80	\$6,132,571.80	\$6,132,571.80

**AMORTIZATION SCHEDULE**

SPECIAL ASSESSMENT REFUNDING BONDS - 2015 Series A-2

<b>Period Ending</b>	<b>Total Outstanding Par Balance</b>	<b>Principal</b>	<b>Extraordinary Redemption</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2015	\$1,260,000.00				\$6,615.00	\$6,615.00	
5/1/2016	\$1,260,000.00	\$35,000.00		5.250%	\$33,075.00	\$68,075.00	\$74,690.00
11/1/2016	\$1,225,000.00				\$32,156.25	\$32,156.25	
5/1/2017	\$1,225,000.00	\$40,000.00	\$5,000.00	5.250%	\$32,156.25	\$77,156.25	\$104,312.50
11/1/2017	\$1,180,000.00				\$30,975.00	\$30,975.00	
5/1/2018	\$1,180,000.00	\$40,000.00	\$10,000.00	5.250%	\$30,975.00	\$80,975.00	\$101,950.00
11/1/2018	\$1,130,000.00				\$29,662.50	\$29,662.50	
5/1/2019	\$1,130,000.00	\$45,000.00		5.250%	\$29,662.50	\$74,662.50	\$104,325.00
11/1/2019	\$1,085,000.00				\$28,481.25	\$28,481.25	
5/1/2020	\$1,085,000.00	\$45,000.00	\$10,000.00	5.250%	\$28,481.25	\$83,481.25	\$101,962.50
11/1/2020	\$1,030,000.00		\$5,000.00		\$27,037.50	\$32,037.50	
5/1/2021	\$1,025,000.00	\$45,000.00		5.25%	\$26,906.25	\$71,906.25	\$98,943.75
11/1/2021	\$980,000.00				\$25,725.00	\$25,725.00	
5/1/2022	\$980,000.00	\$50,000.00	\$10,000.00	5.25%	\$25,725.00	\$85,725.00	\$101,450.00
11/1/2022	\$920,000.00				\$24,150.00	\$24,150.00	
5/1/2023	\$920,000.00	\$50,000.00	\$10,000.00	5.25%	\$24,150.00	\$84,150.00	\$98,300.00
11/1/2023	\$860,000.00		\$5,000.00		\$22,575.00	\$27,575.00	
5/1/2024	\$855,000.00	\$50,000.00		5.25%	\$22,443.75	\$72,443.75	\$95,018.75
11/1/2024	\$805,000.00				\$21,131.25	\$21,131.25	
5/1/2025	\$805,000.00	\$55,000.00		5.25%	\$21,131.25	\$76,131.25	\$97,262.50
11/1/2025	\$750,000.00				\$19,687.50	\$19,687.50	
5/1/2026	\$750,000.00	\$60,000.00		5.25%	\$19,687.50	\$79,687.50	\$99,375.00
11/1/2026	\$690,000.00				\$18,112.50	\$18,112.50	
5/1/2027	\$690,000.00	\$60,000.00		5.25%	\$18,112.50	\$78,112.50	\$96,225.00
11/1/2027	\$630,000.00				\$16,537.50	\$16,537.50	
5/1/2028	\$630,000.00	\$65,000.00		5.25%	\$16,537.50	\$81,537.50	\$98,075.00
11/1/2028	\$565,000.00				\$14,831.25	\$14,831.25	
5/1/2029	\$565,000.00	\$70,000.00		5.25%	\$14,831.25	\$84,831.25	\$99,662.50
11/1/2029	\$495,000.00				\$12,993.75	\$12,993.75	
5/1/2030	\$495,000.00	\$70,000.00		5.25%	\$12,993.75	\$82,993.75	\$95,987.50
11/1/2030	\$425,000.00				\$11,156.25	\$11,156.25	
5/1/2031	\$425,000.00	\$75,000.00		5.25%	\$11,156.25	\$86,156.25	\$97,312.50
11/1/2031	\$350,000.00				\$9,187.50	\$9,187.50	
5/1/2032	\$350,000.00	\$80,000.00		5.25%	\$9,187.50	\$89,187.50	\$98,375.00
11/1/2032	\$270,000.00				\$7,087.50	\$7,087.50	
5/1/2033	\$270,000.00	\$85,000.00		5.25%	\$7,087.50	\$92,087.50	\$99,175.00
11/1/2033	\$185,000.00				\$4,856.25	\$4,856.25	
5/1/2034	\$185,000.00	\$90,000.00		5.25%	\$4,856.25	\$94,856.25	\$99,712.50
11/1/2034	\$95,000.00				\$2,493.75	\$2,493.75	
5/1/2035	\$95,000.00	\$95,000.00		5.25%	\$2,493.75	\$97,493.75	\$99,987.50
<b>Total</b>		<b>\$805,000.00</b>			<b>\$276,150.00</b>	<b>\$1,081,150.00</b>	<b>\$1,081,150.00</b>



**Oak Creek**

Community Development District

**Supporting Budget Schedule**

FY 2027



**Comparison of Non-Ad Valorem Assessment Rates  
Fiscal Year 2027 vs. Fiscal Year 2026**

Product	General Fund 001			2015A DS Per Unit			Total Assessments per Unit				O&M	Bond	Prepaid
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	Units	Units 2015	Units
50' lot	\$1,415.18	\$1,313.91	7.7%	\$730.20	\$730.20	0.0%	\$2,145.38	\$2,044.11	\$101.27	5.0%	272	270	0
60' lot	\$1,698.21	\$1,576.69	7.7%	\$863.34	\$863.34	0.0%	\$2,561.55	\$2,440.03	\$121.52	5.0%	278	278	0
											<b>550</b>	<b>548</b>	<b>0</b>

ASSESSMENT INCREASE ANALYSIS			
Product	Assessment Increase		\$ -
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
SF 55'	\$0.00	0%	\$0
SF 60'	\$0.00	0%	\$0

Total \$0.00 *Collection costs included*

ASSESSMENT TREND ANALYSIS - GENERAL FUND				
FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
\$1,415.18	\$1,313.91	\$987.83	\$987.83	\$838.73
\$1,698.21	\$1,576.69	\$1,185.40	\$1,185.40	\$1,006.48

1 **MINUTES OF MEETING**  
2 **OAK CREEK**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 The regular meeting of the Board of Supervisors of the Oak Creek Community Development  
6 District was held on Monday, May 11, 2026, and called to order at 6:00 p.m. located at the  
7 Watergrass Clubhouse, 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

8 Present and constituting a quorum were:

9 Sam Watson	Chairperson
10 Michael Rudman	Vice Chairperson
11 Ryan Gilbertsen	Assistant Secretary
12 Lisa Vaile	Assistant Secretary
13 David Gerald	Assistant Secretary

14 Also present, either in person or via communication media technology, were:

15 Christina Newsome	District Manager, Inframark
17 Robert Dvorak	District Engineer, JMT
18 Carlos Santana	Field Manager, Inframark
19 Residents	

20  
21 *This is not a certified or verbatim transcript but rather represents the context and summary of the*  
22 *meeting. The full meeting is available in audio format upon request. Contact the District Office*  
23 *for any related costs for an audio copy.*

24  
25 **FIRST ORDER OF BUSINESS** **Call to Order / Roll Call**

26 Ms. Newsome called the meeting to order and a quorum was established.

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28 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

29 The Pledge of Allegiance was recited.

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31 **THIRD ORDER OF BUSINESS** **Approval of Agenda**

32 The Board approved the agenda.

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34 **FOURTH ORDER OF BUSINESS** **Audience Comments**

35 There were no audience comments.

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

38 **A. District Accountant**

39 **i. Review of Financial Snapshot**

40 The Board reviewed the financials snapshot.

41 **B. District Counsel**

42 Ms. Newsome provided an update report on PDT and related processes.

43 **C. District Engineer**

44 None.

45 **D. District Manager**

46 **i. Announcing the Number of Qualified Registered Voters in the District (1,038)**  
47 Ms. Newsome presented the register voter count for the district. Ms. Newsome noted that the  
48 next regular Board meeting will be held on Monday, June 8, 2026, at 6:00 p.m.

49 Ms. Newsome provided updates regarding open proposals.

50 Discussion ensued regarding Estimate #1120 in the amount of \$2,010.

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On MOTION by Mr. Watson, seconded by Mr. Gerald, with all in favor,  
the Board approved Proposal #1120. (5-0)

55 **E. Field Manager Report**

56 Mr. Santana provided his report and answered questions from the Board.

57 **i. Consideration of Triangle Pool Services for Pool Salt System Repairs Proposal**

58 The Board discussed the cell housing proposal in the amount of \$11,949.90.

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On MOTION by Mr. Rudman, seconded by Mr. Gerald, with all in favor,  
the Board approved the cell housing proposal in the amount of  
\$11,949.90. (5-0)

64 **ii. Consideration of Mike's Signs Amenity Center Hours Signage Proposal**

65 The Board discussed Mike's Signs Amenity Center Hours Signage Proposal in the amount of \$200.

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On MOTION by Mr. Watson, seconded by Mr. Gerald, with all in favor,  
the Board approved Mike's Signs Amenity Center Hours Signage  
Proposal in the amount of \$200. (5-0)

71 **iii. Discussion of Trash Can Lid Replacement at Amenity Center Options**

- 72  Bonnet Top – \$275 (plus shipping)  
73  Dome – \$325 (plus shipping)  
74  Dome with Ash Urn – \$365 (plus shipping)

75 The Board discussed the trash can proposal in the amount of \$325 for two cans.

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On MOTION by Mr. Gilbertsen, seconded by Mr. Gerald, with all in  
favor, the Board approved the Dome proposal in the amount of \$325 for  
two cans. (5-0)

81 **F. Aquatics Report**

82 The were no Board question.

83 **G. Landscape Report**

84 Anthony and Angel with Juniper Landscaping presented the Landscape Report and Proposal No.  
85 398976 in the amount of \$576.21.

86 A request was made to move landscape-related items higher on future meeting agendas.

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88 **SIXTH ORDER OF BUSINESS** **Business Administration**

89 **A. Consideration of Minutes from the Meeting Held April 13, 2026**

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On MOTION by Mr. Watson, seconded by Mr. Gerald, with all in favor, 92 the minutes of the meeting held April 13, 2026, were approved. (5-0)
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94 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests and Comments**

95 Audience comments were received regarding Pond 24 and related maintenance concerns.

96 Discussion ensued regarding the requirement to post information on the District website  
97 concerning the general election process for registered voters.

98 Comments were made regarding the Board's use of iPads for meeting materials and District  
99 operations.

100 Residents noted that the pond signs were deteriorating and should be refreshed. Possible color  
101 changes and stone enhancements were also discussed.

102 Discussion ensued regarding upcoming FY27 budget costs and potential assessment impacts.

103 Additional comments were made regarding District security matters.

104 The Board discussed Pond 24 and the placement of audience comments within meeting  
105 procedures.

106 The Board expressed appreciation for the monthly accounting snapshot reports and  
107 acknowledged the accounting team for providing timely financial information and updates.

108 Mr. Gilbertson requested pricing related to the Pond 24 breaker and noted the fuse may have  
109 been overloaded, potentially requiring a higher amp breaker.

110 Ms. Vaile mentioned that field management line items do not match the budget and  
111 miscellaneous contract-related matters.

112 Mr. Gilbertsen discussed interest in an Eagle Scout community box project.

113 Mr. Watson discussed a tree that had been struck by a vehicle and stated the tree should be  
114 removed due to deterioration and rotting conditions.

115 **EIGHTH ORDER OF BUSINESS** **Adjournment**

116 With there being no other business,

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On MOTION by Mr. Gilbertson, seconded by Mr. Watson, with all in favor, the meeting was adjourned at 7:38 p.m. (5-0)

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Sam Watson, Chairman