

Oak Creek Community Development District

July 13, 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 July 13, 2026, at 6:00 p.m.

The Regular Meeting of the **Oak Creek Community Development District** will be held on Monday July 13, 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

- i. Discussion of Board Ethics

C. District Engineer

D. District Manager Report

E. Field Manager Report

- i. Consideration of Jupiter Landscaping Storm Readiness Letter
- ii. Discussion of Jupiter Landscaping Drought Conditions Letter
- iii. Consideration of Jupiter Landscaping Tree Removal Proposal
- iv. Consideration of Jupiter Landscaping Handcart Road Main Line Proposal

- v. Consideration of Jupiter Landscaping Controller #4, #7 and #12 Replacement Proposals
- vi. Consideration of CCTV Wire Replacement Proposal
- vii. Presentation of Sidewalk Visual Inspection Report
- viii. Consideration of Sidewalk Replacement Proposal
- ix. Consideration of Aeration System Proposal

F. Aquatics Report

G. Landscape Report

6. BUSINESS ITEM

7. BUSINESS ADMINISTRATION

- A. Consideration of Minutes from the Meeting held June 8, 2026

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

*Oak Creek
Community
Development
District*

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



Table of Contents

FINANCIAL STATEMENTS

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

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	Page 6
Cash and Investment Report	Page 7
Check Register	Page 8

**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

May 31, 2026

Balance Sheet
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 525,523	\$ -	\$ 525,523
Accounts Receivable	107	-	107
Due From Other Funds	-	960	960
Investments:			
Money Market Account	380,747	-	380,747
Acquisition & Construction Account	-	9,088	9,088
Prepayment Fund (A-1)	-	378	378
Prepayment Fund (A-2)	-	3,378	3,378
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	74,478	74,478
Prepaid Items	1,200	-	1,200
Deposits	16,579	-	16,579
TOTAL ASSETS	\$ 924,156	\$ 294,187	\$ 1,218,343
LIABILITIES			
Accounts Payable	\$ 10,985	\$ -	\$ 10,985
Due To Other Funds	960	-	960
TOTAL LIABILITIES	11,945	-	11,945
FUND BALANCES			
Nonspendable:			
Prepaid Items	1,200	-	1,200
Deposits	16,579	-	16,579
Restricted for:			
Debt Service	-	294,187	294,187
Assigned to:			
Operating Reserves	174,569	-	174,569
Reserves - Other	315,425	-	315,425
Unassigned:			
	404,438	-	404,438
TOTAL FUND BALANCES	\$ 912,211	\$ 294,187	\$ 1,206,398
TOTAL LIABILITIES & FUND BALANCES	\$ 924,156	\$ 294,187	\$ 1,218,343

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 24,207	\$ 24,207
Interest - Tax Collector	-	-	966	966
Special Assmnts- Tax Collector	795,705	795,705	787,749	(7,956)
Special Assmnts- Discounts	(31,828)	(31,828)	(30,491)	1,337
Other Miscellaneous Revenues	-	-	6,734	6,734
TOTAL REVENUES	763,877	763,877	789,165	25,288
EXPENDITURES				
Administration				
P/R-Board of Supervisors	20,000	13,333	13,800	(467)
FICA Taxes	800	533	444	89
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	28,000	18,667	15,140	3,527
ProfServ-Legal Services	8,000	5,333	4,734	599
ProfServ-Mgmt Consulting	48,959	32,639	32,640	(1)
ProfServ-Property Appraiser	150	150	150	-
ProfServ-Trustee Fees	4,010	4,010	3,810	200
ProfServ-Web Site Maintenance	1,552	1,035	3,815	(2,780)
Auditing Services	3,525	3,525	3,690	(165)
Postage and Freight	200	133	233	(100)
Rentals & Leases	500	333	875	(542)
Public Officials Insurance	2,746	2,746	2,587	159
Legal Advertising	1,000	667	-	667
Misc-Assessment Collection Cost	15,914	15,914	15,145	769
Misc-Contingency	-	-	391	(391)
Office Supplies	126	84	-	84
Annual District Filing Fee	175	175	175	-
Total Administration	137,257	99,877	98,229	1,648
Public Safety				
Contracts-Security Services	10,000	6,667	5,100	1,567
Misc-Contingency	31,500	21,000	19,525	1,475
Total Public Safety	41,500	27,667	24,625	3,042
Electric Utility Services				
Electricity - Streetlights	25,000	16,667	17,797	(1,130)
Utility Services	10,000	6,667	9,767	(3,100)
Total Electric Utility Services	35,000	23,334	27,564	(4,230)
Garbage/Solid Waste Services				
Utility - Refuse Removal	1,000	667	711	(44)
Solid Waste Disposal Assessm.	1,000	1,000	1,072	(72)
Total Garbage/Solid Waste Services	2,000	1,667	1,783	(116)
Water-Sewer Comb Services				
Utility Services	13,000	8,667	8,685	(18)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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>
Total Water-Sewer Comb Services	13,000	8,667	8,685	(18)
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	22,740	15,160	15,160	-
Contracts-Aerator Maintenance	3,000	2,000	-	2,000
Stormwater Assessment	894	894	885	9
R&M-Storm Water - Pond	74,000	49,333	55,810	(6,477)
Total Flood Control/Stormwater Mgmt	<u>100,634</u>	<u>67,387</u>	<u>71,855</u>	<u>(4,468)</u>
<u>Other Physical Environment</u>				
Contracts-Landscape	107,000	71,333	62,203	9,130
Liability/Property Insurance	15,291	15,291	14,507	784
R&M-Entry Feature	9,390	6,260	-	6,260
R&M-Irrigation	7,000	4,667	4,076	591
R&M-Mulch	19,000	19,000	1,319	17,681
R&M-Plant&Tree Replacement	17,000	11,333	4,090	7,243
R&M-Dog Park	17,000	11,333	32,859	(21,526)
Total Other Physical Environment	<u>191,681</u>	<u>139,217</u>	<u>119,054</u>	<u>20,163</u>
<u>Capital Expenditures & Projects</u>				
Misc-Holiday Lighting	7,000	7,000	6,800	200
Total Capital Expenditures & Projects	<u>7,000</u>	<u>7,000</u>	<u>6,800</u>	<u>200</u>
<u>Road and Street Facilities</u>				
R&M-Bike Paths & Asphalt	1,200	800	-	800
R&M-Parking Lots	1,200	800	-	800
R&M-Sidewalks	20,000	13,333	2,600	10,733
R&M-Pressure Washing	12,000	8,000	11,045	(3,045)
Total Road and Street Facilities	<u>34,400</u>	<u>22,933</u>	<u>13,645</u>	<u>9,288</u>
<u>Clubhouse, Parks and Recreation</u>				
ProfServ-Field Management	95,605	63,737	63,737	-
Contracts-Pools	16,000	10,667	9,925	742
Telephone/Fax/Internet Services	2,200	1,467	1,016	451
R&M-Facility	2,500	1,667	17,769	(16,102)
R&M-Pools	7,000	4,667	14,229	(9,562)
R&M Basketball Courts	7,000	4,667	-	4,667
R&M-Playground	1,000	667	-	667
Op Supplies - General	4,500	3,000	7,074	(4,074)
Total Clubhouse, Parks and Recreation	<u>135,805</u>	<u>90,539</u>	<u>113,750</u>	<u>(23,211)</u>
<u>Reserves</u>				
Reserve - Other	65,600	65,600	41,834	23,766
Total Reserves	<u>65,600</u>	<u>65,600</u>	<u>41,834</u>	<u>23,766</u>

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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>
TOTAL EXPENDITURES & RESERVES	763,877	553,888	527,824	26,064
Excess (deficiency) of revenues Over (under) expenditures	-	209,989	261,341	51,352
Net change in fund balance	\$ -	\$ 209,989	\$ 261,341	\$ 51,352
FUND BALANCE, BEGINNING (OCT 1, 2025)	650,870	650,870	650,870	
FUND BALANCE, ENDING	\$ 650,870	\$ 860,859	\$ 912,211	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 9,272	\$ 9,272
Special Assmnts- Tax Collector	437,163	437,163	432,791	(4,372)
Special Assmnts- Prepayment	-	-	5,378	5,378
Special Assmnts- Discounts	(17,487)	(17,487)	(16,752)	735
TOTAL REVENUES	419,676	419,676	430,689	11,013
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,743	8,743	8,321	422
Total Administration	8,743	8,743	8,321	422
Debt Service				
Principal Debt Retirement A-1	200,000	200,000	200,000	-
Principal Debt Retirement A-2	60,000	60,000	50,000	10,000
Prepayments Series A-1	-	-	5,000	(5,000)
Interest Expense Series A-1	105,575	105,575	109,575	(4,000)
Interest Expense Series A-2	37,800	37,800	34,388	3,412
Total Debt Service	403,375	403,375	398,963	4,412
TOTAL EXPENDITURES	412,118	412,118	407,284	4,834
Excess (deficiency) of revenues Over (under) expenditures	7,558	7,558	23,405	15,847
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	7,558	-	-	-
TOTAL FINANCING SOURCES (USES)	7,558	-	-	-
Net change in fund balance	\$ 7,558	\$ 7,558	\$ 23,405	\$ 15,847
FUND BALANCE, BEGINNING (OCT 1, 2025)	270,782	270,782	270,782	
FUND BALANCE, ENDING	\$ 278,340	\$ 278,340	\$ 294,187	

**Oak Creek
Community Development District**

Supporting Schedules

May 31, 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
Assessments Levied FY 2026				\$ 1,232,868	\$ 795,705	\$ 437,163
Allocation %				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
05/12/26	2,707	(61)	55	2,701	1,743	958
TOTAL	\$ 1,149,832	\$ 47,243	\$ 23,466	\$ 1,220,541	\$ 787,749	\$ 432,791
% COLLECTED				99%	99%	99%
TOTAL O/S				\$ 12,327	\$ 7,956	\$ 4,371

Cash and Investment Report
May 31, 2026

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>GENERAL FUND</u>					
Checking Account - Operating	Valley Bank	Interest Checking	n/a	3.56%	525,523
Public Funds Money Market	BankUnited	Money Market	n/a	3.40%	380,747
				Subtotal-General Fund	<u>\$906,271</u>
<u>DEBT SERVICE FUND</u>					
Series 2015 Acquisition Fund	US Bank	Commercial Paper	n/a	3.50%	9,088
Series 2015 Prepayment A-1	US Bank	Commercial Paper	n/a	3.50%	378
Series 2015 Prepayment A-2	US Bank	Commercial Paper	n/a	3.50%	3,378
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%	74,478
				Subtotal-Debt Service Fund	<u>\$293,227</u>
				Total - All Funds	<u><u>\$1,199,497</u></u>

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/01/2026 to 5/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100057	05/04/26	GOLDEN EYE TECHNOLOGY, LLC	192MJJ26	EXTERIOR NIGHTLY MINITORING MAY-JUL	Contracts-Security Services	534037-52001	\$600.00
001	100057	05/04/26	GOLDEN EYE TECHNOLOGY, LLC	192MJJ26	EXTERIOR NIGHTLY MINITORING MAY-JUL	EXT NIGHTLY MONITORING	155000-52001	\$1,200.00
001	100058	05/04/26	BLUE WATER AQUATICS, INC	35342	AQUATIC SERVICES APR 26	Contracts-Aquatic Control	534067-53801	\$1,895.00
001	100059	05/13/26	AQUA TRIANGLE 1 CORP	01124-64-7	POOL MAINTENANCE DEC 2025	Contracts-Pools	534078-57231	\$1,200.00
001	100059	05/13/26	AQUA TRIANGLE 1 CORP	529372412	Pool Service Call 4/13/26	R&M-Pools	546074-57231	\$262.50
001	100059	05/13/26	AQUA TRIANGLE 1 CORP	5294037	POOL MAINTENANCE JAN 2026	Contracts-Pools	534078-57231	\$1,265.00
001	100059	05/13/26	AQUA TRIANGLE 1 CORP	87333554	POOL MAINTENANCE APR 2026	Contracts-Pools	534078-57231	\$1,265.00
001	100059	05/13/26	AQUA TRIANGLE 1 CORP	432010	POOL MAINTENANCE MAY 2026	Contracts-Pools	534078-57231	\$1,265.00
001	100060	05/13/26	LOUIS SMITH	4490	Marquee Light install	R&M-Facility	546024-57231	\$2,225.00
001	100061	05/13/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	394406	MAY 2026 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53908	\$7,949.02
001	100062	05/13/26	PASKERT DIVERS THOMPSON, P.A.	96779	LEGAL SERVICES THROUGH 3/31/26	ProfServ-Legal Services	531023-51401	\$82.50
001	100062	05/13/26	PASKERT DIVERS THOMPSON, P.A.	95130	LEGAL SERVICES THROUGH 12/31/25	ProfServ-Legal Services	531023-51401	\$275.00
001	100063	05/13/26	COMPLETE I.T. SERVICE & SOLUTIONS	20014	Key Fob Purchase	Op Supplies - General	552001-57231	\$350.00
001	100064	05/13/26	INFRAMARK LLC	178424	DISTRICT MANAGEMENT MAY 2026	Personnel Services	531016-57231	\$7,967.08
001	100064	05/13/26	INFRAMARK LLC	178424	DISTRICT MANAGEMENT MAY 2026	May 2026	531027-51201	\$4,080.00
001	100064	05/13/26	INFRAMARK LLC	178424	DISTRICT MANAGEMENT MAY 2026	RECORDS STORAGE	549900-51301	\$8.33
001	100065	05/13/26	BERGER, TOOMBS, ELAM & FRANK	375509	Audit FYE 09/30/2025	Auditing Services	532002-51301	\$3,690.00
001	100066	05/22/26	STRALEY & ROBIN	28426	LEGAL SERVICES THROUGH 04/30/26	ProfServ-Legal Services	531023-51401	\$671.00
001	100067	05/22/26	BRLETIC DVORAK, INC	2435	DISTRICT ENGINEER APR 26	Engineer Services	531013-51501	\$525.00
001	100068	05/22/26	WATERGRASS CDD2	07312	Meeting Room Rental May 2026	Rentals & Leases	544025-51301	\$125.00
001	100069	05/22/26	KEVIN J. PRINCE	INV-000417	Pressure Washing 4/28/26	Pressure Washing	546171-54101	\$4,600.00
001	100070	05/22/26	REP SERVICES, INC	22561.01.99	Receptacle Lid 5/15/26	Receptacle Lid	549900-52001	\$1,079.80
001	100071	05/22/26	FIELDS CONSULTING GROUP, LLC	3806	Sign Install 5/12/26	R&M-Facility	546024-57231	\$200.00
001	100072	05/22/26	INFRAMARK LLC	179205	Postage	Postage and Freight	541006-51301	\$18.70
001	100073	05/22/26	COMPLETE I.T. SERVICE & SOLUTIONS	20051	GOOGLE FOR BUSINESS EMAIL 5/12/26	Google for Business Email	531094-51301	\$132.00
001	100073	05/22/26	COMPLETE I.T. SERVICE & SOLUTIONS	20066	MONTHLY DATA PLAN MAY 26	ProfServ-Web Site Maintenance	531094-51301	\$130.00
001	100074	05/22/26	FOUNTAIN KINGS INC	INV-1232	Fountain Repair 5/18/26	R&M-Storm Water - Pond	546086-53801	\$360.00
001	100075	05/26/26	PRESTO PAINTING/IRON SILVERMAN	3193-1	Exterior Painting	R&M-Facility	546024-57231	\$8,675.00
001	15037	05/12/26	RealEx Construction	RX-2026-0317-01	CONCRETE ACCESS RAMP INSTALLATION	R&M-Facility	546024-57231	\$3,700.00
001	300037	05/08/26	VALLEY BANK CREDIT CARD	043026-7599	Valley Statement 04/30/2026	Op Supplies - General	552001-57231	\$1,485.40
001	300038	05/27/26	FRONTIER FLORIDA LLC - ACH	050126-2317-ACH	Billing Period: May 01 - May 31, 2026	SERVICE DATE 5/1-31/26	541009-57231	\$74.49
001	300039	05/21/26	WASTE CONNECTIONS OF FLORIDA - ACH	2191316W426-ACH	MAY 2026 SERVICE	Utility - Refuse Removal	543020-53401	\$88.82
001	300051	05/04/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626-2315-ACH	03/6-04/06/26	service date 03/06-04/06/26	543063-53601	\$36.25
001	300052	05/04/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626-2325-ACH	03/6-04/06/26	service date 03/6-04/06/26	543063-53601	\$77.89
001	300053	05/04/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626-2310-ACH	03/6-04/06/26	service date 03/6-04/06/26	543063-53601	\$45.70
001	300056	05/04/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626-4855-ACH	03/6-04/06/26	service date 03/6-04/06/26	543063-53601	\$31.82
001	300058A	05/04/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626-6520-ACH	03/6-04/06/26	service date 03/6-04/06/26	543063-53601	\$17.94
001	300059	05/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	051426-38369-CH	SERVICE DATE 04/10/26-05/11/26	SERVICE DATE Service Date 04/10/26-05/11/26	543063-53100	\$94.80
001	300060	05/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	051426-8367-ACH	SERVICE DATE 04/10/26-05/11/26	SERVICE DATE 04/10/26-05/11/26	543063-53100	\$40.48
001	300061	05/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	051426-8365-ACH	SERVICE DATE 04/10/26-05/11/26	SERVICE DATE 09/10-10/7/24	543063-53100	\$568.46
001	300062	05/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	051426-8364-ACH	SERVICE DATE 04/10/26-05/11/26	SERVICE DATE 09/10-10/7/24	543063-53100	\$313.11
001	300063	05/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	051426-8363-ACH	SERVICE DATE 04/10/26-05/11/26	SERVICE DATE 04/10/26-05/11/26	543063-53100	\$165.63
001	300064	05/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	051426-8362-ACH	SERVICE DATE 04/10/26-05/11/26	SERVICE DATE 04/10/26-05/11/26	543013-53100	\$2,230.79
001	300065	05/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	051426-8366-ACH	04/10-05/11/26	SERVICE DATE 04/10-05/11/26	543063-53100	\$42.32
001	300066	05/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	051426-8371-ACH	04/10-05/11/26	SERVICE DATE 4/10-5/11/26	543063-53100	\$40.81
001	DD1025	05/06/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626-6435-ACH	03/6-04/06/26	service date 03/06-04/06/26	543063-53601	\$11.00
001	DD1026	05/06/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626-4525-ACH	03/6-04/06/26	service date 03/06-04/06/26	543063-53601	\$80.40
001	DD1027	05/06/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626-5520-ACH	03/6-04/06/26	service date 03/06-04/06/26	543063-53601	\$108.48
001	DD1028	05/06/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626-2305-ACH	03/6-04/06/26	service date 03/06-04/06/26	543063-53601	\$1,453.52
001	DD1029	05/06/26	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	040626-2320-ACH	03/6-04/06/26	service date 03/06-04/06/26	543063-53601	\$129.94
001	DD1030	05/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	051426-370-ACH	Service Dates 04/10/26-05/11/26	Utility Services	543063-53100	\$134.30
001	DD1031	05/29/26	WITHLACOOCHEE RIVER ELECTRIC - ACH	051426-8372-ACH	Service Date 04/10/26-05/11/26	Utility Services	543063-53100	\$40.16

Fund Total \$63,108.44

SERIES 2015 DEBT SERVICE FUND - 202

202	15038	05/12/26	OAK CREEK C/O US BANK	050626-SERIES2015	Transfer FY26 Assessments	Due From Other Funds	131000	\$5,723.94
-----	-------	----------	-----------------------	-------------------	---------------------------	----------------------	--------	------------

Fund Total \$5,723.94

Total Checks Paid \$68,832.38

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 8, 2026

- **Current Cash Balances:**
 - Valley Operating: \$523,590.94.
 - BankUnited MM: \$380,747.43.
- **Assessment collections:**
 - We received a tax distribution of \$2,706.83 on 5/12/26.
 - We are 99% collected on the tax roll.
- **Expenses:**
 - Current expenses make up 69% of the annual budget through the end of May 2026.
 - Total expenses for the first 8 months are approximately \$527,824. This puts your average monthly burn rate of approximately \$65,978 per month.
 - May financials will be distributed to the board by June 20th.

Oak Creek Community Development District

District Manager Report –July 2026

Elections Information:

- Seats 1, 2 and 3 are up for the 2026 Elections

Community Updates:

- I reached out to the HOA manager about doing the joint sidewalk project and she informed me that the sidewalks are the responsibility of the homeowners, I am unsure on whether she shared that information with the HOA Board. After some additional review I think that it would be best to bring in a engineer to do the review of the sidewalks.
- After being informed of the fire at the dumpster I reached out to the vendor to see if the dumpster is insured and what needs to be done, as I don't want the district to have to put in another insurance claim.

Upcoming Meetings:

- Regular:
 - August 10, 2026-Public Hearing Adopting FY 2027 Budget
- Workshop:
 - August 8, 2026-Workshop for FY 2027 Budget

Form 1 was due to by July 1, 2026, Late Fees (\$25 a day) begin on Sept 1, 2026.

CLEAR PARTNERSHIPS



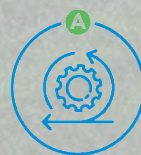
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Inframark Monthly Manager's Report

Amenities & Entertainment
2005 Pan Am Circle
Tampa FL 33607

Prepared by: Carlos Santana, Onsite CDD Manager

Operations/Maintenance Updates: June 2026

Everyday Tasks

Everyday Tasks

- Cleaned pool restrooms, wiped pool tables, and arranged lounge chairs throughout the amenity area.
- Checked and emptied all amenity trash receptacles.
- Checked and emptied all dog waste stations.
- Responded to resident emails and returned phone calls.
- Continued updating the community vendor list.
- Coordinated and updated the summer pool monitor schedule to ensure proper staffing coverage throughout the pool season.
- Posted the Pasco County Sheriff's Office "No Trespassing" notice on the community bulletin board for resident awareness.
- Uploaded the Pasco County Sheriff's Office "No Trespassing" notice to the Oak Creek CDD website for public access.

Operations Report

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

1. Facility Maintenance & Security

- Drywall installation on the office side of the maintenance shed was completed on June 15.
- Performed a thorough cleaning of the maintenance shed to remove drywall dust and construction debris following completion of the project.
- Repaired the broken lock at the community dog park to restore proper access and security.

- Painted the office side of the maintenance shed.
 - Pressure washed the dog park shade canopy to remove dirt and mildew buildup.
 - Pressure washed the community gazebo as part of routine community maintenance.
 - Replaced ten (10) Oak Creek CDD "No Trespassing" signs throughout common areas and pond banks.
 - Attempted to install fork latches on the dog park gates; however, the existing gate clearance was insufficient to accommodate the new hardware. Alternative latch options are currently being evaluated.
-

2. Pool Operations

- Performed daily swimming pool cleaning and maintenance.
 - Coordinated with CES to replace the failed community pool control power supply under warranty after the existing unit malfunctioned.
-

3. Upcoming Projects & Quotes

- Met with the community camera vendor after the dog park surveillance cameras became inoperable. During the inspection, it was determined that the underground communication wire had failed. A proposal was received for the necessary repairs.
 - Coordinated with Complete IT after the backup battery in the IT room failed, causing all community surveillance cameras to go offline on June 25. A proposal was received for replacement of the backup battery system.
 - Continued working with vendors to identify a digital sign solution compatible with the Oak Creek entrance marquees.
-

4. Landscaping

- Met with Angel from Juniper Landscaping to review previously overlooked landscaping items and discuss corrective actions throughout the community.
 - Coordinated with Fountain King after the aerators serving Ponds 11A and 11B stopped operating. The system was inspected, and it was determined that the controller had tripped. Service was completed, restoring normal aerator operation.
 - Observed the turfstone grass in the dog park beginning to die. Notified Juniper Landscaping and requested recommendations for a long-term solution. Currently awaiting their response.
-

5. Infrastructure

- Conducted a comprehensive sidewalk inspection throughout the community with Inframark 6/23.

- Completed a detailed sidewalk assessment report documenting damaged sidewalk panels requiring future grinding or replacement to assist with long-term capital planning.

Rentals Access Cards and Event Fees.

Rentals	0	0	0
Access Cards	2	\$30	\$30
Special Meeting	0	\$0	\$0
Deposit	2	\$0	\$0
Total			\$30
Refunded		\$0	\$0



Dear Property Owners & Representatives,

At Juniper, 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:

- **\$95.00/hour (All non-arborist functions)**
- **\$425.00/truck for debris hauling***
- **\$130.00/hour for all Juniper owned equipment**Includes operator.**
- **\$72.00/tree staking kit (Standard)**
- **\$100.00/tree staking kit (Large)*****
- **\$7,500.00/day for arbor crew (5-person crew w/ all necessary arbor equipment)**

Debris hauling based on a Juniper service truck. With larger cleanup efforts we can deploy larger debris hauling trucks to reduce expenses. **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 Juniper first responders

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 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 "7" 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:		\$
Minimum Equipment Allocation:		
Minimum Labor Allocation:		
Management Company Name:		
Billing Address:		
Phone Number:		
Authorized Representative Name:		Date:
Authorized Signature:		
Juniper Representative Name:		Date:
Juniper Signature:		

Weekly Log:

<u>Date</u>	<u>Hrs</u> \$95	<u>Debris</u> \$425	<u>Equipment</u> \$130	<u>Sm Tree</u> <u>Stake</u> \$72	<u>Lq Tree</u> <u>Stake</u> \$100	<u>Arbor</u> <u>Crew Rate</u> \$7,500	<u>Completed</u> <u>Value</u>	<u>Owner</u> <u>Initials</u>	<u>Juniper</u> <u>Initials</u>



Valued Clients,

I wanted to provide a brief update regarding the ongoing drought conditions affecting Sarasota, Manatee, and surrounding West Central Florida counties.

Many communities throughout our service area remain under irrigation restrictions that currently allow watering only one day per week. While these restrictions are necessary for water conservation, they can significantly impact the appearance and overall performance of turfgrass and landscape plants during extended periods of below-average rainfall.

One of the most important factors to understand is that irrigation is intended to supplement natural rainfall, not replace it. Even a properly functioning irrigation system cannot fully compensate for prolonged drought conditions when rainfall remains below seasonal averages.

In addition to limited irrigation opportunities, our region is currently experiencing high evaporation rates due to elevated temperatures, extended sunlight exposure, and seasonal wind patterns. Much of the water applied through irrigation is quickly lost through evaporation and plant transpiration before it can provide lasting soil moisture. As a result, many landscapes are exhibiting drought-related stress despite irrigation systems operating according to local restrictions.

Common symptoms being observed throughout the region include:

- Turf thinning and discoloration
- Wilting or curled leaf blades
- Delayed recovery from foot traffic
- Increased weed pressure in stressed areas
- Reduced growth and vigor of ornamental plants
- Premature leaf yellowing or drop
- Increased susceptibility to insect and disease activity

These conditions are not necessarily indicative of irrigation system failures or maintenance deficiencies. In most cases, they are directly related to the environmental stresses associated with prolonged drought and restricted watering schedules.

Florida's rainy season has been slow to begin so far, but consistent rainfall will greatly improve soil moisture levels and overall plant health. Warm-season turf species such as St. Augustine grass typically recover well once adequate rainfall returns and environmental stress is reduced. Zoysia grass will be slow to recover compared to St. Augustine grass (and will go dormant and turn brown without water)

Our teams will continue monitoring property conditions, irrigation performance, insect activity, and disease pressure throughout the summer months. Recommendations will be made as needed to help preserve the long-term health and appearance of your landscape.

Below is the updated Drought Index;

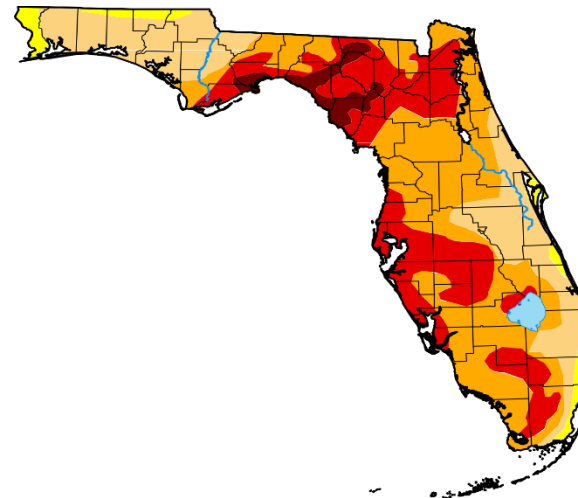
June 9, 2026

(Released Thursday, Jun. 11, 2026)

Valid 8 a.m. EDT

Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	0.01	99.99	95.11	69.79	31.12	3.90
Last Week <i>06-02-2026</i>	0.00	100.00	98.63	81.14	53.10	9.98
3 Months Ago <i>03-10-2026</i>	0.00	100.00	100.00	90.90	72.90	0.00
Start of Calendar Year <i>01-06-2026</i>	0.17	99.83	86.95	38.02	3.55	0.00
Start of Water Year <i>09-30-2025</i>	42.27	57.73	30.65	6.18	0.00	0.00
One Year Ago <i>06-10-2025</i>	35.45	64.55	41.34	27.79	3.74	0.00



Intensity:



We appreciate your patience and understanding during these challenging environmental conditions. Should you have any questions regarding your property, please feel free to contact us.

Best Regards,

Jayne Atchley
Regional Agronomy Manager
CPCO # JF154449

C | (843) 816-4008

E | jayne.atchley@juniperlandscaping.com

Juniper

Proposal

Proposal No.: 403188

Proposed Date: 06/15/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Christina Newsome 34300 Spring Oak Trail Wesley Chapel, FL 33545	Tree Removal - Oak Creek

Scope of work

The tree shown in the attached photo, located on Spring Oak Trail on the left side before Bluff Meadow Ct., has been identified as a safety hazard.

The tree will be removed with a flush cut. Stump grinding is not included but can be provided as an optional service if required.



ITEM	QTY	UOM	TOTAL
Tree Removal			
Landscape Material			\$600.00
Tree Removal (Flush Cut)	1.00	CT	
Total:			\$600.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Angel Quinones

06/24/2026

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 407355

Proposed Date: 07/02/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Christina Newsome 34300 Spring Oak Trail Wesley Chapel, FL 33545	July 2026 Irrigation Repair-Handcart Road-Main Line

Handcart Road, Between White Fence and Ditch- Repair broken main line.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$672.28
Irrigation Tech Labor	12.00	HR	\$45.00	\$540.00	
NDS Pro-Span PVC Expansion Repair Coupling 3 in. Socket x Spigot SLIP FIX	1.00	EA	\$86.76	\$86.76	
Sch 40 PVC Coupling 3 in. Socket	2.00	EA	\$12.01	\$24.02	

PVC Pipe 3 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	2.00	FT	\$10.75	\$21.50	
Fuel Surcharge 5%					\$33.61
Fuel Surcharge	672.28	EA	\$0.05	\$33.61	
				Total:	\$705.89

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

7/2/2026

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 404740

Proposed Date: 06/16/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Lisa Castoria 34300 Spring Oak Trail Wesley Chapel, FL 33545	June 2026 Irrigation Repair-Controller 7- Controller

Controller #7, Hawk Grove/Falling Oak- Replace controller due to not sending signal to activate zones.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Control Components					\$1,110.63
Irrigation Tech Labor	3.00	HR	\$45.00	\$135.00	
Hunter Battery Op Controller XC Hybrid 12 Station	1.00	EA	\$577.14	\$577.14	
Hunter Solar Panel Kit for XC Hybrid Controller	1.00	EA	\$398.49	\$398.49	
Fuel Surcharge 5%					\$55.53
Fuel Surcharge	1110.63	EA	\$0.05	\$55.53	

Total: \$1,166.16

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

6/16/2026

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 404745

Proposed Date: 06/16/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Lisa Castoria 34300 Spring Oak Trail Wesley Chapel, FL 33545	June 2026 Irrigation Repair-Controller 4- Controller

Controller #4, Sparkling Way, Front of 6455- Replace malfunctioning irrigation controller.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Control Components					\$1,049.94
Irrigation Tech Labor	4.00	HR	\$45.00	\$180.00	
Hunter Solar Panel Kit for XC Hybrid Controller	1.00	EA	\$398.49	\$398.49	
Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall (for Conduit Mount)	1.00	EA	\$72.99	\$72.99	

Hunter Battery Operated Controller XC Hybrid Fixed Indoor/Outdoor 6 Station	1.00	EA	\$398.46	\$398.46	
Fuel Surcharge 5%					\$52.50
Fuel Surcharge	1049.94	EA	\$0.05	\$52.50	
				Total:	\$1,102.44

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

6/16/2026

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 404748

Proposed Date: 06/16/26

PROPERTY:	FOR:
Oak Creek CDD (Includes Add. #1) Lisa Castoria 34300 Spring Oak Trail Wesley Chapel, FL 33545	June 2026 Irrigation Repair-Controller 12- Controller

Controller #12, Hawk Grove Ct, Left of 6201- Replace malfunctioning irrigation controller.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Control Components					\$1,049.94
Irrigation Tech Labor	4.00	HR	\$45.00	\$180.00	
Hunter Solar Panel Kit for XC Hybrid Controller	1.00	EA	\$398.49	\$398.49	

Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall (for Conduit Mount)	1.00	EA	\$72.99	\$72.99	
Hunter Battery Operated Controller XC Hybrid Fixed Indoor/Outdoor 6 Station	1.00	EA	\$398.46	\$398.46	
Fuel Surcharge 5%					\$52.50
Fuel Surcharge	1049.94	EA	\$0.05	\$52.50	
				Total:	\$1,102.44

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

6/16/2026

Signature - Representative

Date

GOLDEN EYE TECHNOLOGY, LLC

Intelligent Technology & Surveillance



INVOICE

Date: June 29th, 2026

Attention: Oakcreek

Project title: Replace Burial Wire for CCTV

Invoice Number: 2389

Terms: Due

DESCRIPTION	QUANTITY	EACH	NEW PRICE
Outdoor 4k Camera	1	\$ 395.00	\$ 0.00
Camera Power PoE switch (above restroom)	1	\$ 165.00	\$ 0.00
Direct Burial Wire	1	\$ 225.00	\$ 225.00
Labor (two techs required for digging etc)	8	\$ 180.00	\$ 1,440.00
Total			\$ 1,665.00

Please make checks payable to - Golden Eye Technology.

Oakcreek Signature

27127 Coral Springs Drive, Wesley Chapel, FL 33544

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

SIDEWALK VISUAL INSPECTION REPORT

Prepared for:
Board of Supervisors

Prepared by:
Carlos Santana
Onsite Manager

Inspection Date:
June 23, 2026

PURPOSE

At the request of the Board of Supervisors, I conducted a visual inspection of the district sidewalks to identify areas that may require future maintenance or repair.

The purpose of this report is to document sidewalk locations that showed visible cracking, settlement, uplift, displacement, or other conditions that may warrant further review. Photographs were taken and organized by street location to assist with contractor evaluations and proposal development.

This report is based on visual observations only and is not intended to serve as an engineering assessment. Final repair recommendations should be determined by qualified contractors or licensed engineers.

LEGEND

Orange Dot

Sidewalk Replacement Location

Orange Line

Sidewalk Grinding Location

Orange markings shown in the photographs were applied during the inspection to identify sidewalk sections for further evaluation. **Final repair recommendations should be determined by qualified contractors or licensed engineers.**

INSPECTION METHOD

On June 23, 2026, district sidewalks were visually inspected throughout Oak Creek CDD. Locations exhibiting visible defects, uneven surfaces, or potential trip hazards were photographed and documented.

Photographs are organized by street location and are intended to assist the Board of Supervisors, contractors, and consultants in reviewing sidewalk conditions and preparing repair proposals.

DISTRICT-WIDE SUMMARY

Street Name	Potential Replacements	Potential Grinding Locations
Spring Oak Trail	11	15
Bluff Meadow	0	2
Cliff Creek Court	7	13
Pine Spring Drive	0	1
Runner Oak Drive	2	0
Sparkling Way	4	1
Falling Oak Trail	9	4
Wild Elm Court	0	3
Pickford Court	2	5
Oak Center Drive	0	2
TOTAL	35	46

Notes

- **Counts are based on visual observations made during the inspection.**
- **Final quantities may vary following contractor evaluation.**
- **This report is intended to assist with budgeting and proposal development.**
- **Repair recommendations should be confirmed by qualified contractors or engineers.**

SPRING OAK TRAIL

Potential Replacement Locations: 11

Potential Grinding Locations: 15

Inspection Date: June 23, 2026

The following photographs document sidewalk locations identified during the visual inspection for further evaluation and potential repair.

Jun 23, 2026 at 10:06:54 AM
+28.253156,-82.246107



Jun 23, 2026 at 10:07:47 AM
+28.253132,-82.246500



Jun 23, 2026 at 10:10:22 AM
+28.253244, -82.248225



Jun 23, 2026 at 10:11:54 AM
+28.253541,-82.248973



Jun 23, 2026 at 10:12:45 AM
+28.253699,-82.249174



Jun 23, 2026 at 10:13:32 AM
+28.253791,-82.249546



Jun. 23, 2026 at 10:13:59 AM
+28.253871,-82.249631



Jun 23, 2026 at 10:14:17 AM
+28.253877,-82.249679





Jun 23, 2026 at 10:15:03 AM
+28.253926,-82.249778









Jun 23, 2026 at 10:18:02 AM
+28.253826,-82.249190



Jun 23, 2026 at 10:18:49 AM
+28.253559,-82.248655



Jun 23, 2026 at 10:20:10 AM
+28.253276,-82.247726



Jun 23, 2026 at 10:20:35 AM
+28.253329,-82.247587





Jun 23, 2026 at 10:21:20 AM
+28.253154,-82.247185





BLUFF MEADOW

Potential Replacement Locations: 0

Potential Grinding Locations: 2

Inspection Date: June 23, 2026

The following photographs document sidewalk locations identified during the visual inspection for further evaluation and potential repair.

Jun 23, 2026 at 10:28:52 AM
+28.255520,-82.246000



Jun 23, 2026 at 10:26:56 AM
+28.256341, -82.246754



CLIFF CREEK COURT

Potential Replacement Locations: 7

Potential Grinding Locations: 13

Inspection Date: June 23, 2026

The following photographs document sidewalk locations identified during the visual inspection for further evaluation and potential repair.

Jun 23, 2026 at 10:35:22 AM
+28.259023,-82.246965



Jun 23, 2026 at 10:35:52 AM
+28.259016,-82.247238



Jun 23, 2026 at 10:36:11 AM
+28.259013,-82.247291



Jun 23, 2026 at 10:36:32 AM
+28.259008,-82.247389



Jun 23, 2026 at 10:36:50 AM
+28.259005,-82.247512



Jun 23, 2026 at 10:36:55 AM
+28.258999 -82.247533





Jun 23, 2026 at 10:37:26 AM
+28.259017,-82.247745



Jun 23, 2026 at 10:37:45 AM
+28.259009, -82.247849





Jun 23, 2026 at 10:38:14 AM
+28.259011,-82.248235

Jun 23, 2026 at 10:39:06 AM
+28.259019,-82.248860



Jun 23, 2026 at 10:39:24 AM
+28.259008 -82.249015





Jun 23, 2026 at 10:41:38 AM
+28.258896,-82.247863







Jun 23, 2026 at 10:43:01 AM
+28.258804,-82.246864



Jun 23, 2026 at 10:43:10 AM
+28.258892, -82.246958

PINE SPRINGS DRIVE

Potential Replacement Locations: 0

Potential Grinding Locations: 1

Inspection Date: June 23, 2026

The following photographs document sidewalk locations identified during the visual inspection for further evaluation and potential repair.

Jun 23, 2026 at 10:44:52 AM
+28.258352,-82.249626



RUNNER OAK DRIVE

Potential Replacement Locations: 2

Potential Grinding Locations: 0

Inspection Date: June 23, 2026

The following photographs document sidewalk locations identified during the visual inspection for further evaluation and potential repair.

Jun 23, 2026 at 10:47:34 AM
+28.255629,-82.249967



SPARKLING WAY

Potential Replacement Locations: 4

Potential Grinding Locations: 1

Inspection Date: June 23, 2026

The following photographs document sidewalk locations identified during the visual inspection for further evaluation and potential repair.

Jun 23, 2026 at 10:50:28 AM
+28.252808,-82.250700



Jun 23, 2026 at 10:54:17 AM
+28.250996,-82.252436





FALLING OAK TRAIL

Potential Replacement Locations: 9

Potential Grinding Locations: 4

Inspection Date: June 23, 2026

The following photographs document sidewalk locations identified during the visual inspection for further evaluation and potential repair.

Jun 23, 2026 at 10:54:17 AM
+28.250996,-82.252436





Jun 23, 2026 at 10:58:02 AM
+28.250029,-82.251160



Jun 23, 2026 at 10:59:05 AM
+28 248638-82.250363

Jun 23, 2026 at 11:00:15 AM
+28.248995 -82.250357



Jun 23, 2026 at 11:00:52 AM
+28.249227,-82.250442



Jun 23, 2026 at 11:01:40 AM
+28.249374, -82.250554



Jun 23, 2026 at 11:02:43 AM
+28.249882,-82.250896



Jun 23, 2026 at 11:02:51 AM
+28.249896,-82.250919



WILD ELM COURT

Potential Replacement Locations: 0

Potential Grinding Locations: 3

Inspection Date: June 23, 2026

The following photographs document sidewalk locations identified during the visual inspection for further evaluation and potential repair.



Jun 23, 2026 at 11:08:55 AM
+28.255908,-82.252404





PICKFORD COURT

Potential Replacement Locations: 2

Potential Grinding Locations: 5

Inspection Date: June 23, 2026

The following photographs document sidewalk locations identified during the visual inspection for further evaluation and potential repair.



Jun 23, 2026 at 11:12:05 AM
+28.254400,-82.252235



Jun 23, 2026 at 11:12:36 AM
+28.254463,-82.251995



Jun 23, 2026 at 11:13:14 AM
+28.254298,-82.251903





Jun 23, 2026 at 11:13:43 AM
+28.254216,-82.251938



OAK CENTER DRIVE (COMMUNITY POOL)

Potential Replacement Locations: 0

Potential Grinding Locations: 2

Inspection Date: June 23, 2026

The following photographs document sidewalk locations identified during the visual inspection for further evaluation and potential repair.





Jun 23, 2026 at 11:19:59 AM
+28.253433,-82.248788

INFRASTRUCTURE RECOMMENDATION

OAK CREEK CDD

SIDEWALK REPLACEMENTS & GRINDS

Replace 35 failed sidewalk panels and grind 46 localized trip hazards to restore pedestrian safety, improve sidewalk continuity and address root-related displacement conditions throughout the district.



BOARD ACTION REQUESTED

Approve the fixed-cost sidewalk replacement and grinding program for Oak Creek CDD.

35

CONCRETE PANELS TO BE REPLACED

46

SIDEWALK GRINDING LOCATIONS

875 SF

TOTAL CONCRETE REPLACEMENT

6-8

WORKING DAYS ESTIMATED DURATION

INVESTMENT SUMMARY

Scope of Work	Amount
Concrete Sidewalk Panel Replacements - 875 SF at \$16.00 / SF	\$14,000.00
Sidewalk Hazard Grinding - 46 locations at \$40.00 each	\$1,840.00

TOTAL FIXED PROJECT COST

\$15,840.00

MOBILIZATION

3-5 business days from Notice to Proceed

WARRANTY

One-year workmanship warranty

DELIVERY

Turnkey labor, material, equipment and cleanup

SCOPE OF WORK

The proposed work is a turnkey sidewalk hazard mitigation program focused on full panel replacement where sections have failed and localized grinding where a smoother transition can restore pedestrian access.

CONCRETE SIDEWALK REPLACEMENTS

35 Panels | 875 SF

- Saw-cut and remove existing failed concrete panels.
- Haul off and dispose of concrete debris.
- Cut and remove tree roots within panel limits as required.
- Grade and prepare subgrade for new concrete placement.
- Install forms and place new concrete panels.
- Finish to match adjacent sidewalk elevations.
- Apply broom finish and tooled control joints.
- Restore disturbed areas and complete final cleanup.

WHAT IS INCLUDED

- Labor, materials, equipment and supervision.
- Concrete placement, forming and finishing.
- Disposal of concrete and construction debris.
- Traffic and pedestrian safety controls.
- Daily site cleanup and final cleanup.

WHAT IS EXCLUDED

- Tree removal.
- Root pruning outside panel limits.
- Design, engineering or permitting fees.
- Future root regrowth or settlement.
- Any work not specifically listed above.

SIDEWALK HAZARD GRINDING

46 Locations

- Grind localized sidewalk trip hazards to reduce abrupt vertical transitions.
- Feather transitions for smoother pedestrian walking surfaces.
- Clean grinding debris and leave work areas neat.

SCHEDULE

Mobilization within 3-5 business days. Estimated construction duration: 6-8 working days.

QA / QC

Work performed in accordance with industry standards and Inframark quality expectations.

SAFETY

Caution tape, barricades and work-zone controls used to protect pedestrian access.

CLEANUP

Work areas kept orderly with final cleanup completed prior to turnover.

EXISTING FIELD CONDITIONS

The following photos document representative field conditions observed during sidewalk replacement work, including root intrusion, failed panels and underground utility conflicts that require careful excavation and restoration.

Primary Replacement Driver



Additional Observed Conditions



FIELD RECOMMENDATION

Based on these conditions, full replacement is recommended at failed panels where grinding alone cannot restore safe, uniform pedestrian access.

PROJECT EXECUTION & CONTROLS

The work will be delivered as a controlled sidewalk hazard mitigation program with attention to pedestrian safety, utility protection, demolition, subgrade preparation, concrete placement and final cleanup.



1 Prepared and formed replacement area prior to concrete placement.



2 Concrete debris removed and hauled off site during demolition.



3 Removed roots and vegetation staged for proper disposal.



4 Finished sidewalk replacement with broom finish and safety controls.

PROJECT DELIVERY APPROACH

- 1 VERIFY**
Confirm panel and grind locations.
- 2 PROTECT**
Set caution tape and protect utilities.
- 3 REMOVE**
Demo failed panels and remove roots within limits.
- 4 PREPARE**
Grade, form and prepare subgrade.
- 5 RESTORE**
Place concrete, finish, clean and inspect.

MANAGEMENT RECOMMENDATION

RECOMMENDED BOARD ACTION

Approve the Oak Creek CDD sidewalk replacement and grinding program for a fixed project cost of \$15,840.00.

The proposed work addresses identified pedestrian safety concerns by replacing failed concrete panels and grinding localized trip hazards where full panel replacement is not required.

FIXED PROJECT COST

\$15,840

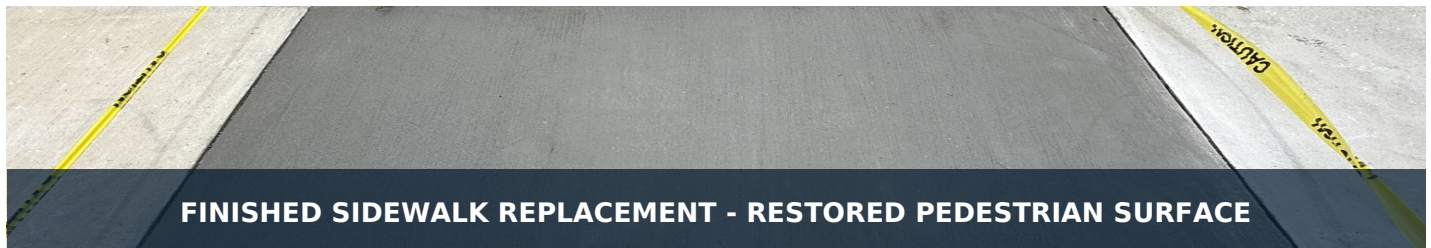
Turnkey sidewalk program

35 Panels + 46 Grinds

875 SF Replacement

SCOPE RECAP

- **Concrete Replacement** 35 existing sidewalk panels; demo, haul-off, root cutting within panel limits, grading, forming, placement and finishing.
- **Grinding** 46 sidewalk hazard grinding locations to reduce abrupt transitions and improve pedestrian access.
- **Cleanup & Controls** Caution tape/barricades, debris removal, daily cleanup and final cleanup prior to project turnover.
- **Warranty** One-year workmanship warranty on completed concrete replacement work.





STANDARD TERMS AND CONDITIONS

Definitions. As used herein, the following terms shall have the following meanings:

- "*Applicable Law*" is defined as those laws, rules, regulations, codes, administrative, judicial and settlement orders, directives, guidelines, judgments, rulings, interpretations, permit conditions and restrictions or similar requirements or actions of any federal, state, local government, agency or executive or administrative body of any of the foregoing in each case that pertain to the (a) parties' respective responsibilities under this Contract, (b) the performance of the Services hereunder, and (c) health and welfare of individuals related to the Services and this Contract.
- "*Change of Law*" the occurrence of any of the events listed in (i) through (iv) below, which results or can reasonably be expected to result in a direct increase to the Company's cost of providing the Services:
 - (i) there is passed or promulgated any federal, state, or other local law, statute, ordinance, rule or regulation different from those existing on the date of the Contract; or
 - (ii) there is passed or promulgated any amendment to, or change in, any federal, state, or other local law, statute, ordinance, rule or regulation (including any applicable sales tax regulation) following the date of the Contract; or
 - (iii) there comes into existence an order or judgment of any federal, state, or local court, administrative agency or other governmental body following the date of the Contract containing interpretations of law relating to the provision of the Services by the Company that is inconsistent with generally accepted interpretations in effect on the date of the Contract; or
 - (iv) (a) the imposition of any condition different from those existing on the date of the Contract on the issuance or renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, or (b) there shall be a suspension, termination, interruption, revocation, denial or failure of renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, including without limitation such of the foregoing as are issued or approved by the USEPA, the Occupational Safety and Health Administration or any local Environmental and/or Building Department;
- "*Client*" means the party or parties identified as such in this Contract. In addition, the term "Client" specifically includes the party or parties to whom the Company provides Services and the party or parties responsible for paying the Company for Services provided pursuant to this Contract;
- "*Contract*" means these terms and conditions, any additional terms and conditions attached hereto and/or expressly incorporated herein directly or by reference including, without

limitation, the Company's proposal to perform the Services to the extent such proposal is referenced or attached herein;

- "*Contract Price*" means the compensation to be paid by the Client to the Company in accordance with the terms of this Contract;
- "*Company*" means Inframark, LLC and its permissible successors and/or assigns. Any reference to actions taken or not taken by the Company shall include those actions taken or not taken on Company's behalf;
- "*Force Majeure*" means any act, event or condition to the extent that it adversely affects the cost or the ability of a party to perform its obligations in accordance with the terms of this Contract if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party so affected. Force Majeure includes but is not limited to: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Contract; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees; (i) shortage of adequate power or transportation facilities.
- "*Services*" means the services to be provided by the Company to the Client as identified in this Contract;

Disclosure of Information and Cooperation of the Parties.

(a) The Client represents and warrants that it will furnish the Company with all items, if any, described in this Contract in a diligent and timely manner; (b) The Client further represents and warrants that it has disclosed, and it will continue to disclose, any and all information it now has, or may have in the future, to the extent that such information is relevant to the Company in performing its duties and obligations hereunder; (c) Each party hereto agrees that it will cooperate in good faith with the other and its agents, employees, representatives, officers, contractors and subcontractors to facilitate the performance of the mutual obligations set forth in this Contract.

Employee Safety. Company shall be responsible for the safety, efficiency and adequacy of its employees and any vehicles and/or machinery, equipment or materials furnished or utilized by the Company during the performance of Services. Company, however, shall not assume any obligation or incur any liability for personal injury or property damage caused by (i) unsafe site

Agreed to: _____ (please initial)

conditions not created by the Company or by any of its agents, employees and subcontractors, (ii) work being performed by other parties not related to the Company, (iii) the negligence or misconduct of the Client, and/or (iv) the negligence or misconduct of any third party not related to the Company.

Permits. Client shall be responsible for obtaining, maintaining and renewing, in Client's name and expense, all state, federal and local permits and licenses required for the Services.

Quality of Work and Materials. The Services to be provided hereunder shall be performed by qualified personnel in accordance with standards generally acceptable in Company's industry. Company shall use the effort, skill, diligence and quality control/quality assurance measures expected of a qualified firm performing services of a similar nature to the Services to be performed by the Company pursuant to this Contract. Materials furnished by the Company, if any, shall be current, of merchantable quality and in compliance with any technical standards or specifications incorporated into this Contract. When certain materials are specified by a reference standard, Company may select any suitable commercially acceptable material meeting the standard. The Company makes no representations or warranties as to the merchantable quality and in compliance with any technical standards or specifications of materials provided by third parties. COMPANY SHALL NOT BE RESPONSIBLE TO THE CLIENT FOR ANY GUARANTEES OR WARRANTIES OFFERED BY OTHERS IN CONNECTION WITH ANY EQUIPMENT, MATERIALS, AND SUPPLIES PROVIDED FOR THE SERVICES HEREUNDER. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTIES REGARDING ANY EQUIPMENT, MATERIALS, AND SUPPLIES, IF ANY, OR ANY WARRANTIES THAT MIGHT ARISE FROM COURSE OF DEALING OR USAGE OF TRADE.

Ownership of Documents and Inventions. (a) All tracing, specifications, computations, notes and other original documents as instruments of service shall, following the full payment of the Contract Price, become the property of the Client, provided however that the Company shall be entitled to keep copies of same; (b) All inventions, discoveries and copyright in work of authorship, including those in formative stages, made by the Company (either alone or jointly with the Client) shall from the time of conception or, in the case of works of authorship, from the time of creation be the property of Company.

Approval of Work. Services performed by Company shall be deemed approved and accepted by Client within a reasonable period (but in no event longer than thirty (30) days) after the Client has had the opportunity to review and/or inspect such services unless Client objects within such period by written notice specifically stating the details in which Client believes such services are incomplete or defective. Under all

circumstances, final payment of the Contract Price shall be deemed as conclusive evidence that the Client has accepted all Services provided.

Compliance with Law. All parties shall comply with all Applicable Law in performing their respective obligations hereunder.

Contract Schedule. The date of completion provided in this Contract, if any, is approximate and is based upon prompt receipt by Company of all necessary information and data required to be supplied by the Client, and is subject to weather, groundwater conditions and unforeseen site conditions. Company will use all reasonable efforts to meet the stipulated completion date and completion of the Services within a reasonable time shall constitute the Company's full compliance with this Contract.

Default and Termination. Default and Termination. Either party may terminate this Contract by immediate written notice if the other has failed to comply with a material term, provided that the non-defaulting party has first given the defaulting party written notice to cure their default within forty-five (45) days ("Cure Period") and the defaulting party has not done so. If a default cannot be cured within the Cure Period days, the parties may agree an extension as long as the defaulting party provides evidence within the Cure Period that it has commenced a cure and is pursuing it diligently. In the event of any termination, Company shall be paid for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. For purposes of this section, the failure of the Client to pay Company in accordance with the payment terms of this Contract shall be considered such a substantial failure. In the event of a substantial failure on the part of the Client, Company, in addition to the right to terminate set forth in this paragraph, may also elect to suspend work until the default in question has been cured. No delay or omission on the part of either party in exercising any right or remedy hereunder shall constitute a waiver of any such right or remedy on any future occasion. The effectiveness of a termination by Client will be conditioned upon receipt by Company of such payment for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. If Client incurs costs for damages due to a default of the Company that results in termination of this Contract, Client may deduct such costs or damages from the final payment due to Company. Such deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

Additional Work. (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation,

Agreed to: _____ (please initial)

surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

Payment Terms. For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

Taxes. Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

Indemnification. *TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY*

DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.

Company's Liability. The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

Client Instructions. Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

Client Information and Records. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

Risk of Loss. Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

Force Majeure. Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

Insurance. Company shall procure and maintain through the period of this Contract, at Company's own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker's compensation insurance in accordance with all statutory requirements.

Governing Law. This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Agreed to: _____ (please initial)

Dispute Resolution. In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

Notices. Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Chris Tarase

With copy to
Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Legal Department

Client:
Oak Creek Community Development District
2005 Pan Am Circle, Suite 300, Tampa, FL 33607
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

Successors and Assigns. This Contract shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a

party is required, such consent shall not be unreasonably withheld.

Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

Severability. Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

No Third-Party Beneficiaries. This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

Construction of Agreement. Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent or meaning of any provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

Entire Agreement. The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Agreed to: _____ (please initial)



QUOTE

Oak Creek CDD c/o Inframark
Attention: Oak Creek CDD c/o Inframark
210 N. University Drive, Suite 702
CORAL SPRINGS FL 33071
USA

Date
6 Jul 2026

Expiry
4 Oct 2026

Quote Number
QU-0817

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

#1 Aeration System: Repairs Needed

Scope of Work: Supply and replace (1) Vertex Pondlyfe 120v 1/4hp Compressor, (1) 4in 120v Cooling Fan, (1) Vertex XL1 Airstation and (1) Pressure Gauge.
Warranty: (3-years on new Compressor & Fan) (5-years on new Airstation Assembly) (90-days on all other Parts & Labor).

Item	Description	Quantity	Unit Price	Amount USD
ARM	Aeration Repair Parts: (1) Vertex Pondlyfe 120v 1/4hp Compressor, (1) 4in 120v Cooling Fan, (1) Vertex XL1 Airstation and (1) Pressure Gauge.	1.00	1,200.00	1,200.00
RLBR	Repair Labor	3.00	175.00	525.00
SHIP	Shipping/Freight	1.00	50.00	50.00
			Subtotal	1,775.00
			TOTAL TAX	0.00
			TOTAL USD	1,775.00

Terms

*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."

This is not a bill, all estimates are subject to tax and shipping charges. Payment due NET30 from time of repair completion.

If you have any questions call or email, 813-833-8610 Contact@FountainKings.com

Name and Signature Required to Bind Quote:

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, June 8, 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
22 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
23 *meeting. The full meeting is available in audio format upon request. Contact the District Office*
24 *for any related costs for an audio copy.*
25

26
27 **FIRST ORDER OF BUSINESS**

Call to Order / Roll Call

28 Ms. Newsome called the meeting to order and a quorum was established.
29

30 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

31 The Pledge of Allegiance was recited.
32

33 **THIRD ORDER OF BUSINESS**

Approval of Agenda

34 The Board approved the agenda.
35

36 **FOURTH ORDER OF BUSINESS**

Audience Comments

37 A resident addressed the Board regarding an incident at the community pool and requested
38 information concerning the District's trespass agreement.
39

40 **FIFTH ORDER OF BUSINESS**

Staff Reports

41 **A. District Accountant**

42 **i. Review of Financial**

43 **ii. Review of Financial Snapshot**

44 The Board reviewed the financial reports.
45

46 **B. District Counsel**

47 None.

48 **C. District Engineer**

49 Mr. Dvorak provided an update regarding correspondence received from
50 the SFWMD concerning Pond 24 and discussed the current status of the matter.

51 Discussion followed regarding the Pond 24 issue. The Board was informed that outside
52 counsel would prepare and send correspondence to Site Masters and that all related letters
53 and exhibits would be shared with the Board upon completion.

54 **D. District Manager**

55 **i. Reminder of Form 1 Submission Requirements**

56 **ii. Discussion of Phase 3**

57 Ms. Newsome presented report and responded to questions from the Board .

58 **E. Field Manager Report**

59 Ms. Newsome provided an operational update and responded to Board questions. The Board
60 was informed that the gate latch and pavers had been repaired. The Field Manager also reported
61 that the District is awaiting delivery of the Little Library and the trash can lids.

62 **i. Consideration of Mike's Signs No Trespassing Sign Proposal**

63

64 On MOTION by Mr. Watson, seconded by Mr. Rudman, with all in favor,
65 the Board approved the Mike's Signs No Trespassing Sign Proposal.(5-0)

66

67 **ii. Consideration of Concreate Repairs Proposal**

68 **iii. Consideration of ACPLM Sidewalk Repair Proposal**

69 The Board discussed the sidewalk repair proposals. Staff was directed to coordinate with
70 the HOA regarding the sidewalk repairs. No action was taken on the proposals at this time, as the
71 scope of work requires revision before further consideration.

72

73 **F. Aquatics Report**

74 The were no Board question.

75 **G. Landscape Report**

76 The Board discussed Juniper Proposal No. 403188 for tree removal in the amount of \$630.

77 On MOTION by Mr. Watson, seconded by Mr. Rudman, with all in favor,
78 the Board approve NTE amount of \$630 for Juniper Proposal No. 403188.
79 (5-0)

80

81 The Board also discussed concerns regarding the current landscape maintenance services and the
82 lack of detail provided by Juniper.

83 After further discussion, the Board directed staff to solicit additional landscape maintenance
84 proposals (RFP).

85 On MOTION by Mr. Watson, seconded by Mr. Rudman, with all in favor,
86 the Board approved the solicitation for landscape.(5-0)

87
88 **SIXTH ORDER OF BUSINESS**

Business Administration

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

91
92 On MOTION by Mr. Watson, seconded by Mr. Gerald, with all in favor,
93 the minutes of the Resolution 2026-07; Approving Proposed Budget and
94 Setting Public Hearing was approved. (5-0)

95
96 **SEVENTH ORDER OF BUSINESS**

Business Administration

97 **A. Consideration of Minutes from the Meeting Held May 11, 2026**
98

99 On MOTION by Mr. Watson, seconded by Mr. Gerald, with all in favor,
100 the minutes of the meeting held May 11, 2026, were approved. (5-0)

101
102 **EIGHTH ORDER OF BUSINESS**

Supervisor Requests and Comments

103 Mr. Gerald requested that the vendor return to the dog park to address and fill gaps associated
104 with the Turfstone installation.

105 Ms. Vaile suggested considering a digital marquee sign and upgraded security cameras with
106 license plate recognition capabilities as potential future capital improvement projects.

107 Mr. Gilbertsen expressed concerns regarding the lack of detail provided in Juniper’s proposals
108 and requested that the issue be addressed in future submissions.

109
110 **NINTH ORDER OF BUSINESS**

Adjournment

111 With there being no other business,
112

113 On MOTION by Mr. Watson, seconded by Mr. Gilbertsen, with all
114 in favor, the meeting was adjourned at 7:37 p.m. (5-0)

115
116
117
118
119
120

Sam Watson, Chairman