

# Oak Creek Community Development District

## Board of Supervisors

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

## Regular Meeting Agenda

March 18, 2024 – 6:00 P.M.

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments (3) minute time limit**
4. **Consent Agenda**
  - A. Acceptance of the Financial Report [Page 2]
  - B. Ratification of WREC Agreement [Page 16]
  - C. Approval of January 15, 2024, Minutes [Page 27]
5. **Staff Reports**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Discussion of Mulch Installation [Page 30]
    - ii. Consideration of Sidewalk Grinds Proposal [Page 31]
  - D. Aquatics Report
    - i. February 2024 Aquatic Services Report [Page 32]
    - ii. Midge Fly Inspection Report
6. **Old Business**
7. **New Business**
8. **Supervisor Requests and Comments**
9. **Adjournment**

**\*\*Next Regular Meeting will be held on May 20, 2024 and the next Workshop will be on**

**April 20, 2024 at 9:00 a.m.**

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

[www.oakcreekcdd.org](http://www.oakcreekcdd.org)

Oak Creek  
Community Development District

*Financial Report*

*January 31, 2024*

Prepared by:



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Oak Creek  
Community Development District

**Financial Statements**

**(Unaudited)**

**January 31, 2024**

**Balance Sheet**  
January 31, 2024

| <u>ACCOUNT DESCRIPTION</u>                   | <u>GENERAL FUND</u> | <u>SERIES 2015 DEBT<br/>SERVICE FUND</u> | <u>TOTAL</u>        |
|--|---------------------|--|---------------------|
| <b><u>ASSETS</u></b>                         |                     |  |                     |
| Cash - Checking Account                      | \$ 1,282,998        | \$ -                                     | \$ 1,282,998        |
| Due From Other Funds                         | -                   | 401,371                                  | 401,371             |
| Investments:                                 |                     |  |                     |
| Money Market Account                         | 94,531              | -  | 94,531              |
| Acquisition & Construction Account           | -                   | 8,161                                    | 8,161               |
| Escrow A                                     | -                   | 20                                       | 20                  |
| Prepayment Fund (A-2)                        | -                   | 4,213                                    | 4,213               |
| Reserve Fund (A-1)                           | -                   | 153,927                                  | 153,927             |
| Reserve Fund (A-2)                           | -                   | 51,789                                   | 51,789              |
| Revenue Fund A                               | -                   | 101,129                                  | 101,129             |
| Sinking Fund (A-1)                           | -                   | 56                                       | 56                  |
| Sinking Fund (A-2)                           | -                   | 16                                       | 16                  |
| Prepaid Items                                | 13,600              | -  | 13,600              |
| Deposits                                     | 4,600               | -  | 4,600               |
| <b>TOTAL ASSETS</b>                          | <b>\$ 1,395,729</b> | <b>\$ 720,682</b>                        | <b>\$ 2,116,411</b> |
| <b><u>LIABILITIES</u></b>                    |                     |  |                     |
| Accounts Payable                             | \$ 34,571           | \$ -                                     | \$ 34,571           |
| Due To Other Funds                           | 401,371             | -  | 401,371             |
| <b>TOTAL LIABILITIES</b>                     | <b>435,942</b>      | <b>-</b>                                 | <b>435,942</b>      |
| <b><u>FUND BALANCES</u></b>                  |                     |  |                     |
| <b>Nonspendable:</b>                         |                     |  |                     |
| Prepaid Items                                | 13,600              | -  | 13,600              |
| Deposits                                     | 4,600               | -  | 4,600               |
| <b>Restricted for:</b>                       |                     |  |                     |
| Debt Service                                 | -                   | 720,682                                  | 720,682             |
| <b>Assigned to:</b>                          |                     |  |                     |
| Operating Reserves                           | 127,463             | -  | 127,463             |
| Reserves - Other                             | 120,125             | -  | 120,125             |
| <b>Unassigned:</b>                           | <b>693,999</b>      | <b>-</b>                                 | <b>693,999</b>      |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 959,787</b>   | <b>\$ 720,682</b>                        | <b>\$ 1,680,469</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 1,395,729</b> | <b>\$ 720,682</b>                        | <b>\$ 2,116,411</b> |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024

| <u>ACCOUNT DESCRIPTION</u>                | <u>ANNUAL<br/>ADOPTED<br/>BUDGET</u> | <u>YEAR TO DATE<br/>BUDGET</u> | <u>YEAR TO DATE<br/>ACTUAL</u> | <u>VARIANCE (\$)<br/>FAV(UNFAV)</u> | <u>YTD ACTUAL<br/>AS A % OF<br/>ADOPTED BUD</u> |
|---|--------------------------------------|--------------------------------|--------------------------------|-------------------------------------|---|
| <b>REVENUES</b>                           |                                      |                                |                                |                                     |   |
| Interest - Investments                    | \$ 300                               | \$ 100                         | \$ 7,662                       | \$ 7,562                            | 2554.00%  |
| Interest - Tax Collector                  | 100                                  | 60                             | -                              | (60)                                | 0.00%   |
| Special Assmnts- Tax Collector            | 598,231                              | 579,158                        | 580,837                        | 1,679                               | 97.09%  |
| Special Assmnts- Discounts                | (23,929)                             | (23,166)                       | (23,209)                       | (43)                                | 96.99%  |
| Other Miscellaneous Revenues              | -                                    | -                              | 1,336                          | 1,336                               | 0.00%   |
| Access Cards                              | 250                                  | 60                             | 90                             | 30                                  | 36.00%  |
| <b>TOTAL REVENUES</b>                     | <b>574,952</b>                       | <b>556,212</b>                 | <b>566,716</b>                 | <b>10,504</b>                       | <b>98.57%</b>                                   |
| <b>EXPENDITURES</b>                       |                                      |                                |                                |                                     |   |
| <b>Administration</b>                     |                                      |                                |                                |                                     |   |
| P/R-Board of Supervisors                  | 10,000                               | 3,333                          | 2,000                          | 1,333                               | 20.00%  |
| FICA Taxes                                | 765                                  | 255                            | 153                            | 102                                 | 20.00%  |
| ProfServ-Dissemination Agent              | 1,000                                | 1,000                          | 1,000                          | -                                   | 100.00%   |
| ProfServ-Engineering                      | 30,000                               | 10,000                         | 11,935                         | (1,935)                             | 39.78%  |
| ProfServ-Legal Services                   | 13,000                               | 4,333                          | 663                            | 3,670                               | 5.10%   |
| ProfServ-Mgmt Consulting                  | 47,533                               | 15,844                         | 15,844                         | -                                   | 33.33%  |
| ProfServ-Trustee Fees                     | 3,233                                | 3,233                          | 3,610                          | (377)                               | 111.66%   |
| ProfServ-Web Site Maintenance             | 3,224                                | 1,075                          | 2,041                          | (966)                               | 63.31%  |
| Postage and Freight                       | 200                                  | 67                             | 42                             | 25                                  | 21.00%  |
| Rentals & Leases                          | 500                                  | 167                            | -                              | 167                                 | 0.00%   |
| Public Officials Insurance                | 3,000                                | 3,000                          | 3,712                          | (712)                               | 123.73%   |
| Printing and Binding                      | 500                                  | 167                            | -                              | 167                                 | 0.00%   |
| Legal Advertising                         | 1,000                                | 333                            | -                              | 333                                 | 0.00%   |
| Misc-Assessment Collection Cost           | 11,965                               | 11,584                         | 11,998                         | (414)                               | 100.28%   |
| Misc-Contingency                          | 50                                   | 50                             | 33                             | 17                                  | 66.00%  |
| Office Supplies                           | 125                                  | 42                             | -                              | 42                                  | 0.00%   |
| Annual District Filing Fee                | 175                                  | 175                            | 175                            | -                                   | 100.00%   |
| <b>Total Administration</b>               | <b>130,020</b>                       | <b>54,658</b>                  | <b>53,206</b>                  | <b>1,452</b>                        | <b>40.92%</b>                                   |
| <b>Public Safety</b>                      |                                      |                                |                                |                                     |   |
| Contracts-Security Services               | 3,696                                | 1,232                          | 1,634                          | (402)                               | 44.21%  |
| <b>Total Public Safety</b>                | <b>3,696</b>                         | <b>1,232</b>                   | <b>1,634</b>                   | <b>(402)</b>                        | <b>44.21%</b>                                   |
| <b>Electric Utility Services</b>          |                                      |                                |                                |                                     |   |
| Electricity - Streetlights                | 24,200                               | 8,067                          | 6,402                          | 1,665                               | 26.45%  |
| Utility Services                          | 10,000                               | 3,333                          | 8,730                          | (5,397)                             | 87.30%  |
| <b>Total Electric Utility Services</b>    | <b>34,200</b>                        | <b>11,400</b>                  | <b>15,132</b>                  | <b>(3,732)</b>                      | <b>44.25%</b>                                   |
| <b>Garbage/Solid Waste Services</b>       |                                      |                                |                                |                                     |   |
| Utility - Refuse Removal                  | 761                                  | 254                            | 381                            | (127)                               | 50.07%  |
| Solid Waste Disposal Assessm.             | 825                                  | 825                            | 958                            | (133)                               | 116.12%   |
| <b>Total Garbage/Solid Waste Services</b> | <b>1,586</b>                         | <b>1,079</b>                   | <b>1,339</b>                   | <b>(260)</b>                        | <b>84.43%</b>                                   |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024

| <u>ACCOUNT DESCRIPTION</u>                        | <u>ANNUAL<br/>ADOPTED<br/>BUDGET</u> | <u>YEAR TO DATE<br/>BUDGET</u> | <u>YEAR TO DATE<br/>ACTUAL</u> | <u>VARIANCE (\$)<br/>FAV(UNFAV)</u> | <u>YTD ACTUAL<br/>AS A % OF<br/>ADOPTED BUD</u> |
|---|--------------------------------------|--------------------------------|--------------------------------|-------------------------------------|---|
| <b><u>Water-Sewer Comb Services</u></b>           |                                      |                                |                                |                                     |   |
| Utility Services                                  | 11,000                               | 3,667                          | 2,205                          | 1,462                               | 20.05%  |
| <b>Total Water-Sewer Comb Services</b>            | <b>11,000</b>                        | <b>3,667</b>                   | <b>2,205</b>                   | <b>1,462</b>                        | <b>20.05%</b>                                   |
| <b><u>Flood Control/Stormwater Mgmt</u></b>       |                                      |                                |                                |                                     |   |
| Contracts-Aquatic Control                         | 24,660                               | 8,220                          | 8,339                          | (119)                               | 33.82%  |
| Stormwater Assessment                             | 894                                  | 894                            | 885                            | 9                                   | 98.99%  |
| R&M-Storm Water - Pond                            | 8,000                                | 2,667                          | 8,599                          | (5,932)                             | 107.49%   |
| <b>Total Flood Control/Stormwater Mgmt</b>        | <b>33,554</b>                        | <b>11,781</b>                  | <b>17,823</b>                  | <b>(6,042)</b>                      | <b>53.12%</b>                                   |
| <b><u>Other Physical Environment</u></b>          |                                      |                                |                                |                                     |   |
| Contracts-Landscape                               | 92,610                               | 30,870                         | 14,774                         | 16,096                              | 15.95%  |
| Liability/Property Insurance                      | 9,176                                | 9,176                          | 11,355                         | (2,179)                             | 123.75%   |
| R&M-Entry Feature                                 | 11,390                               | 3,797                          | -                              | 3,797                               | 0.00%   |
| R&M-Irrigation                                    | 7,000                                | 2,333                          | 24,497                         | (22,164)                            | 349.96%   |
| R&M-Mulch   | 13,320                               | 13,320                         | -                              | 13,320                              | 0.00%   |
| R&M-Plant&Tree Replacement                        | 20,000                               | -                              | -                              | -                                   | 0.00%   |
| R&M-Dog Park                                      | 1,500                                | 500                            | -                              | 500                                 | 0.00%   |
| <b>Total Other Physical Environment</b>           | <b>154,996</b>                       | <b>59,996</b>                  | <b>50,626</b>                  | <b>9,370</b>                        | <b>32.66%</b>                                   |
| <b><u>Capital Expenditures &amp; Projects</u></b> |                                      |                                |                                |                                     |   |
| Misc-Holiday Lighting                             | 6,800                                | 6,800                          | -                              | 6,800                               | 0.00%   |
| Misc-Contingency                                  | 9,284                                | 3,095                          | 9,041                          | (5,946)                             | 97.38%  |
| <b>Total Capital Expenditures &amp; Projects</b>  | <b>16,084</b>                        | <b>9,895</b>                   | <b>9,041</b>                   | <b>854</b>                          | <b>56.21%</b>                                   |
| <b><u>Road and Street Facilities</u></b>          |                                      |                                |                                |                                     |   |
| R&M-Bike Paths & Asphalt                          | 1,200                                | 400                            | -                              | 400                                 | 0.00%   |
| R&M-Parking Lots                                  | 1,200                                | 400                            | -                              | 400                                 | 0.00%   |
| R&M-Sidewalks                                     | 15,000                               | 5,000                          | -                              | 5,000                               | 0.00%   |
| R&M-Pressure Washing                              | 12,000                               | 4,000                          | 160                            | 3,840                               | 1.33%   |
| <b>Total Road and Street Facilities</b>           | <b>29,400</b>                        | <b>9,800</b>                   | <b>160</b>                     | <b>9,640</b>                        | <b>0.54%</b>                                    |
| <b><u>Clubhouse, Parks and Recreation</u></b>     |                                      |                                |                                |                                     |   |
| ProfServ-Field Management                         | 7,680                                | 2,560                          | 1,920                          | 640                                 | 25.00%  |
| Contracts-Mgmt Services                           | 10,296                               | 3,432                          | 3,432                          | -                                   | 33.33%  |
| Contracts-Pools                                   | 12,000                               | 4,000                          | 2,985                          | 1,015                               | 24.88%  |
| Contractual Maint. Services                       | 41,140                               | 13,713                         | 9,732                          | 3,981                               | 23.66%  |
| Telephone/Fax/Internet Services                   | 2,200                                | 733                            | 733                            | -                                   | 33.32%  |
| R&M-Facility                                      | 2,500                                | 833                            | 2,513                          | (1,680)                             | 100.52%   |
| R&M-Pools   | 7,000                                | 2,333                          | 9,319                          | (6,986)                             | 133.13%   |
| R&M Basketball Courts                             | 7,000                                | 2,333                          | -                              | 2,333                               | 0.00%   |
| R&M-Playground                                    | 1,000                                | 333                            | -                              | 333                                 | 0.00%   |
| Op Supplies - General                             | 4,500                                | 1,500                          | 698                            | 802                                 | 15.51%  |
| Op Supplies - Clubhouse                           | -                                    | -                              | 931                            | (931)                               | 0.00%   |
| <b>Total Clubhouse, Parks and Recreation</b>      | <b>95,316</b>                        | <b>31,770</b>                  | <b>32,299</b>                  | <b>(529)</b>                        | <b>33.89%</b>                                   |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|
| <b><u>Reserves</u></b>                                       |                             |                        |                        |                             |  |
| Reserve - Other  | 65,100                      | -                      | -                      | -                           | 0.00%                                  |
| <b>Total Reserves</b>  | <b>65,100</b>               | <b>-</b>               | <b>-</b>               | <b>-</b>                    | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b>                     | <b>574,952</b>              | <b>195,278</b>         | <b>183,465</b>         | <b>11,813</b>               | <b>31.91%</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 360,934                | 383,251                | 22,317                      | 0.00%                                  |
| Net change in fund balance                                   | \$ -                        | \$ 360,934             | \$ 383,251             | \$ 22,317                   | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 | <b>576,658</b>              | <b>576,658</b>         | <b>576,658</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 576,658</b>           | <b>\$ 937,592</b>      | <b>\$ 959,909</b>      |                             |  |



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>  |                             |                        |                        |                             |  |
| Interest - Investments                                       | \$ 25                       | \$ 8                   | \$ 3,424               | \$ 3,416                    | 13696.00%                              |
| Special Assmnts- Tax Collector                               | 437,163                     | 423,225                | 424,452                | 1,227                       | 97.09%                                 |
| Special Assmnts- Discounts                                   | (17,487)                    | (16,930)               | (16,960)               | (30)                        | 96.99%                                 |
| <b>TOTAL REVENUES</b>  | <b>419,701</b>              | <b>406,303</b>         | <b>410,916</b>         | <b>4,613</b>                | <b>97.91%</b>                          |
| <b>EXPENDITURES</b>  |                             |                        |                        |                             |  |
| <b>Administration</b>  |                             |                        |                        |                             |  |
| Misc-Assessment Collection Cost                              | 8,743                       | 8,464                  | 8,768                  | (304)                       | 100.29%                                |
| <b>Total Administration</b>                                  | <b>8,743</b>                | <b>8,464</b>           | <b>8,768</b>           | <b>(304)</b>                | <b>100.29%</b>                         |
| <b>Debt Service</b>  |                             |                        |                        |                             |  |
| Principal Debt Retirement A-1                                | 185,000                     | -                      | -                      | -                           | 0.00%                                  |
| Principal Debt Retirement A-2                                | 55,000                      | -                      | -                      | -                           | 0.00%                                  |
| Interest Expense Series A-1                                  | 123,828                     | 61,914                 | -                      | 61,914                      | 0.00%                                  |
| Interest Expense Series A-2                                  | 45,675                      | 22,838                 | -                      | 22,838                      | 0.00%                                  |
| <b>Total Debt Service</b>                                    | <b>409,503</b>              | <b>84,752</b>          | <b>-</b>               | <b>84,752</b>               | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES</b>                                    | <b>418,246</b>              | <b>93,216</b>          | <b>8,768</b>           | <b>84,448</b>               | <b>2.10%</b>                           |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 1,455                       | 313,087                | 402,148                | 89,061                      | 27639.04%                              |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |                             |                        |                        |                             |  |
| Contribution to (Use of) Fund Balance                        | 1,455                       | -                      | -                      | -                           | 0.00%                                  |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>1,455</b>                | <b>-</b>               | <b>-</b>               | <b>-</b>                    | <b>0.00%</b>                           |
| Net change in fund balance                                   | \$ 1,455                    | \$ 313,087             | \$ 402,148             | \$ 89,061                   | 27639.04%                              |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 | <b>318,534</b>              | <b>318,534</b>         | <b>318,534</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 319,989</b>           | <b>\$ 631,621</b>      | <b>\$ 720,682</b>      |                             |  |

**Oak Creek**

Community Development District

**Supporting Schedules**

**January 31, 2024**

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2024**

| 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 2024</b> |                     |                               |                  | \$ 1,035,393          | \$ 598,231         | \$ 437,163        |
| <b>Allocation %</b>               |                     |                               |                  | 100%                  | 58%                | 42%               |
| 11/07/23                          | 6,987.96            | 402.99                        | 150.50           | 7,541.45              | 4,357.31           | 3,184.14          |
| 11/14/23                          | 46,380.24           | 2,021.37                      | 985.97           | 49,387.58             | 28,535.21          | 20,852.37         |
| 11/21/23                          | 30,588.81           | 1,326.56                      | 650.28           | 32,565.65             | 18,815.82          | 13,749.83         |
| 11/29/23                          | 24,123.52           | 1,046.18                      | 512.83           | 25,682.53             | 14,838.88          | 10,843.65         |
| 12/01/23                          | 85,672.93           | 3,642.54                      | 1,894.05         | 91,209.52             | 52,699.14          | 38,510.38         |
| 12/07/23                          | 735,501.50          | 31,249.79                     | 16,260.34        | 783,011.63            | 452,409.36         | 330,602.27        |
| 12/14/23                          | 3,441.03            | 110.77                        | 72.39            | 3,624.19              | 2,093.99           | 1,530.20          |
| 12/29/23                          | 2,502.01            | 80.53                         | 52.64            | 2,635.18              | 1,522.56           | 1,112.62          |
| 01/09/24                          | 9,155.06            | 288.91                        | 186.84           | 9,630.81              | 5,564.50           | 4,066.31          |
| <b>TOTAL</b>                      | <b>\$ 944,353</b>   | <b>\$ 40,170</b>              | <b>\$ 20,766</b> | <b>\$ 1,005,289</b>   | <b>\$ 580,837</b>  | <b>\$ 424,452</b> |
| <b>% COLLECTED</b>                |                     |                               |                  | 97%                   | 97%                | 97%               |
| <b>TOTAL O/S</b>                  |                     |                               |                  | <b>\$ 30,106</b>      | <b>\$ 17,394</b>   | <b>\$ 12,711</b>  |

**Cash and Investment Report**  
*January 31, 2024*

| <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    | BankUnited       | Checking               | n/a             | 0.00%                             | \$1,123,720               |
| Checking Account - Operating    | Valley Bank      | Interest Checking      | n/a             | 5.25%                             | 157,924                   |
| Public Funds Money Market       | BankUnited       | Money Market           | n/a             | 4.50%                             | 94,531                    |
|                                 |                  |                        |                 | <b>Subtotal-General Fund</b>      | <u>\$1,376,175</u>        |
| <b><u>DEBT SERVICE FUND</u></b> |                  |                        |                 |                                   |                           |
| Series 2015 Acquisition Fund    | US Bank          | Commercial Paper       | n/a             | 5.35%                             | \$8,161                   |
| Series 2015 Escrow A            | US Bank          | Commercial Paper       | n/a             | 5.35%                             | \$20                      |
| Series 2015 Prepayment A-2      | US Bank          | Commercial Paper       | n/a             | 5.35%                             | 4,213                     |
| Series 2015 Reserve Fund A-1    | US Bank          | Commercial Paper       | n/a             | 5.35%                             | 153,927                   |
| Series 2015 Reserve Fund A-2    | US Bank          | Commercial Paper       | n/a             | 5.35%                             | 51,789                    |
| Series 2015 Revenue Fund A      | US Bank          | Commercial Paper       | n/a             | 5.35%                             | 101,129                   |
| Series 2015 Sinking Fund A-1    | US Bank          | Commercial Paper       | n/a             | 5.35%                             | 56                        |
| Series 2015 Sinking Fund A-2    | US Bank          | Commercial Paper       | n/a             | 5.35%                             | 16                        |
|                                 |                  |                        |                 | <b>Subtotal-Debt Service Fund</b> | <u>\$319,310</u>          |
|                                 |                  |                        |                 | <b>Total - All Funds</b>          | <u><u>\$1,695,485</u></u> |

**Oak Creek CDD**

Bank Reconciliation

**Bank Account No.** 0130 BankUnited GF  
**Statement No.** 01-24  
**Statement Date** 1/31/2024

|                             |              |                             |              |
|-----------------------------|--------------|-----------------------------|--------------|
| <b>G/L Balance (LCY)</b>    | 1,126,282.41 | <b>Statement Balance</b>    | 1,123,719.93 |
| <b>G/L Balance</b>          | 1,126,282.41 | <b>Outstanding Deposits</b> | 14,061.01    |
| <b>Positive Adjustments</b> | 0.00         |                             |              |
|                             |              | <b>Subtotal</b>             | 1,137,780.94 |
| <b>Subtotal</b>             | 1,126,282.41 | <b>Outstanding Checks</b>   | 11,498.53    |
| <b>Negative Adjustments</b> | 0.00         | <b>Differences</b>          | 0.00         |
|                             |              |                             |              |
| <b>Ending G/L Balance</b>   | 1,126,282.41 | <b>Ending Balance</b>       | 1,126,282.41 |
| <b>Difference</b>           | 0.00         |                             |              |

| <b>Posting Date</b> | <b>Document Type</b> | <b>Document No.</b> | <b>Description</b>                       | <b>Amount</b> | <b>Cleared Amount</b> | <b>Difference</b> |
|---------------------|----------------------|---------------------|--|---------------|-----------------------|-------------------|
| <b>Checks</b>       |                      |                     |  |               |                       |                   |
| 11/30/2023          | Payment              | 912                 | VICTOR ROBERT TROUY BLACKBURN            | 1,506.92      | 1,506.92              | 0.00              |
| 12/7/2023           | Payment              | 921                 | SAMUEL E. WATSON, JR                     | 184.70        | 184.70                | 0.00              |
| 12/19/2023          | Payment              | 926                 | COMPLETE I.T. SERVICE & SOLUTIONS        | 97.65         | 97.65                 | 0.00              |
| 12/22/2023          | Payment              | DD3779              | Payment of Invoice 004994                | 1,410.73      | 1,410.73              | 0.00              |
| 12/27/2023          | Payment              | 929                 | LANDSCAPE MAINTENANCE                    | 1,150.00      | 1,150.00              | 0.00              |
| 12/27/2023          | Payment              | 930                 | STRALEY & ROBIN                          | 113.50        | 113.50                | 0.00              |
| 1/4/2024            | Payment              | 933                 | INFRAMARK, LLC                           | 5,485.68      | 5,485.68              | 0.00              |
| 1/5/2024            | Payment              | DD3781              | Payment of Invoice 004983                | 935.59        | 935.59                | 0.00              |
| 1/9/2024            |                      | ACH CREDIT          | Pasco City - TC Deposit                  | 13,579.97     | 13,579.97             | 0.00              |
| 1/9/2024            |                      | ACH CREDIT          | Pasco County Tax Collections - FY '23-24 | 9,155.06      | 9,155.06              | 0.00              |
| 1/9/2024            |                      | ACH CREDIT          | Pasco City - TC Deposit                  | 944.91        | 944.91                | 0.00              |
| 1/9/2024            |                      | ACH CREDIT          | Pasco County Tax Collections - FY' 23-24 | 9,155.06      | 9,155.06              | 0.00              |
| 1/10/2024           | Payment              | 934                 | AQUA TRIANGLE 1 CORP                     | 995.00        | 995.00                | 0.00              |
| 1/10/2024           | Payment              | 935                 | BLUE WATER AQUATICS, INC                 | 2,178.00      | 2,178.00              | 0.00              |
| 1/10/2024           | Payment              | 937                 | LANDSCAPE MAINTENANCE                    | 7,386.75      | 7,386.75              | 0.00              |
| 1/22/2024           | Payment              | DD3780              | Payment of Invoice 005004                | 1,271.30      | 1,271.30              | 0.00              |
| 1/23/2024           | Payment              | 945                 | VICTOR ROBERT TROUY BLACKBURN            | 2,287.50      | 2,287.50              | 0.00              |
| 1/24/2024           |                      | PAYROLL1            | IRS Payment                              | 153.00        | 153.00                | 0.00              |
| 1/25/2024           | Payment              | DD3782              | Payment of Invoice 005003                | 155.98        | 155.98                | 0.00              |
| 1/30/2024           |                      | PAYROLL2            | Payroll Taxes - Payroll Ending 08/10/23  | 122.40        | 122.40                | 0.00              |
| 1/31/2024           |                      | CORR9               | Correction pymt 123123 JE000394          | 0.06          | 0.06                  | 0.00              |
| 1/31/2024           |                      | CORR1               | Correction pymt 090523 DD3754            | 591.88        | 591.88                | 0.00              |
| 1/31/2024           |                      | CORR2               | Correction pymt 091023 PAYROLL2          | 122.40        | 122.40                | 0.00              |
| 1/31/2024           |                      | CORR3               | Correction pymt 092923 DD3757            | 161.49        | 161.49                | 0.00              |
| 1/31/2024           |                      | CORR5               | Correction pymt 110123 ACCRUAL1          | 6.42          | 6.42                  | 0.00              |
| 1/31/2024           |                      | CORR6               | Correction pymt 113023 908               | 308.00        | 308.00                | 0.00              |
| 1/31/2024           |                      | CORR7               | Correction pymt 113023 909               | 1,006.30      | 1,006.30              | 0.00              |
| 1/31/2024           |                      | CORR8               | Correction pymt 113023 911               | 2,101.14      | 2,101.14              | 0.00              |
| 1/31/2024           |                      | CORR6A              | Correction 113023 908                    | 308.00        | 308.00                | 0.00              |
| 1/31/2024           |                      | ACC1                | ACCR WREC Dec 2023                       | 3,256.03      | 3,256.03              | 0.00              |
| 1/31/2024           |                      | ACC2                | ACC HR SOLUTIONS Dec 2023                | 1,306.10      | 1,306.10              | 0.00              |
| 1/31/2024           |                      | ACC1                | ACCR WREC Jan 2024                       | 3,346.76      | 3,346.76              | 0.00              |
| 1/31/2024           |                      | ACC2                | ACC HR SOLUTIONS 010524 Jan24            | 1,193.76      | 1,193.76              | 0.00              |
| 1/31/2024           |                      | ACC3                | ACC HR SOLUTIONS 011924 Jan24            | 587.50        | 587.50                | 0.00              |
| 1/31/2024           |                      | ACC4                | ACC WASTE CONNECTION Jan24               | 63.42         | 63.42                 | 0.00              |

OAK CREEK  
Community Development District

**Payment Register by Fund  
For the Period from 1/01/24 to 1/31/24  
(Sorted by Check / ACH No.)**

| Fund No.                  | Date     | Payee                               | Invoice No.  | Payment Description                      | Invoice / GL Description        | G/L Account # | Amount Paid        |                   |
|---------------------------|----------|-------------------------------------|--------------|--|---------------------------------|---------------|--------------------|-------------------|
| <b>GENERAL FUND - 001</b> |          |                                     |              |  |                                 |               |                    |                   |
| <b>CHECK # 932</b>        |          |                                     |              |  |                                 |               |                    |                   |
| 001                       | 01/04/24 | GOLDEN EYE TECHNOLOGY, LLC          | 192JAN24     | EXTERIOR CAMERAS MONITORING FOR JAN 2024 | Contracts-Security Services     | 534037-52001  | \$616.00           |                   |
|                           |          |                                     |              |  |                                 |               | <b>Check Total</b> | <b>\$616.00</b>   |
| <b>CHECK # 933</b>        |          |                                     |              |  |                                 |               |                    |                   |
| 001                       | 01/04/24 | INFRAMARK, LLC                      | 107060       | DEC23 MANAGEMENT FEES                    | DEC23                           | 531027-51201  | \$3,961.08         |                   |
| 001                       | 01/04/24 | INFRAMARK, LLC                      | 107060       | DEC23 MANAGEMENT FEES                    | POSTAGE                         | 541006-51301  | \$18.27            |                   |
| 001                       | 01/04/24 | INFRAMARK, LLC                      | 107060       | DEC23 MANAGEMENT FEES                    | FIELD OPS                       | 534001-57231  | \$858.00           |                   |
| 001                       | 01/04/24 | INFRAMARK, LLC                      | 107060       | DEC23 MANAGEMENT FEES                    | PRO MANAGRMENT                  | 531016-57231  | \$640.00           |                   |
| 001                       | 01/04/24 | INFRAMARK, LLC                      | 107060       | DEC23 MANAGEMENT FEES                    | RECORD STORAGE FEE              | 549900-51301  | \$8.33             |                   |
|                           |          |                                     |              |  |                                 |               | <b>Check Total</b> | <b>\$5,485.68</b> |
| <b>CHECK # 934</b>        |          |                                     |              |  |                                 |               |                    |                   |
| 001                       | 01/10/24 | AQUA TRIANGLE 1 CORP                | 124176.1     | MONTHLY CLEANING SERVICES DEC23          | R&M-Pools                       | 546074-57231  | \$995.00           |                   |
|                           |          |                                     |              |  |                                 |               | <b>Check Total</b> | <b>\$995.00</b>   |
| <b>CHECK # 935</b>        |          |                                     |              |  |                                 |               |                    |                   |
| 001                       | 01/10/24 | BLUE WATER AQUATICS, INC            | 31122        | MIDGE FLY CONTROL MGMNT 12/26/23         | Contracts-Aquatic Control       | 534067-53801  | \$373.00           |                   |
| 001                       | 01/10/24 | BLUE WATER AQUATICS, INC            | 31127        | DEC 2023 POND/ WATERWAY TREATMENT        | Contracts-Aquatic Control       | 534067-53801  | \$1,805.00         |                   |
|                           |          |                                     |              |  |                                 |               | <b>Check Total</b> | <b>\$2,178.00</b> |
| <b>CHECK # 937</b>        |          |                                     |              |  |                                 |               |                    |                   |
| 001                       | 01/10/24 | LANDSCAPE MAINTENANCE PROFESSIONALS | 180863       | JAN'24 MAINT/ ADDENDUM #1 & FUEL SURCH   | R&M-Irrigation                  | 546041-53908  | \$7,386.75         |                   |
|                           |          |                                     |              |  |                                 |               | <b>Check Total</b> | <b>\$7,386.75</b> |
| <b>CHECK # 943</b>        |          |                                     |              |  |                                 |               |                    |                   |
| 001                       | 01/23/24 | BRLETIC DVORAK, INC                 | 1319         | ENGINEERING SRV 12/2023                  | ProfServ-Engineering            | 531013-51501  | \$1,995.00         |                   |
|                           |          |                                     |              |  |                                 |               | <b>Check Total</b> | <b>\$1,995.00</b> |
| <b>CHECK # 944</b>        |          |                                     |              |  |                                 |               |                    |                   |
| 001                       | 01/23/24 | COMPLETE I.T. SERVICE & SOLUTIONS   | 12455        | GOOGLE SUBSCRIPTIONS (7)                 | ProfServ-Web Site Maintenance   | 531094-51301  | \$97.65            |                   |
|                           |          |                                     |              |  |                                 |               | <b>Check Total</b> | <b>\$97.65</b>    |
| <b>CHECK # 945</b>        |          |                                     |              |  |                                 |               |                    |                   |
| 001                       | 01/23/24 | VICTOR ROBERT TROUY BLACKBURN       | CREEK-011024 | FROM CONCRETE AND PLACE BENCHES          | Misc-Contingency                | 549900-53918  | \$2,287.50         |                   |
|                           |          |                                     |              |  |                                 |               | <b>Check Total</b> | <b>\$2,287.50</b> |
| <b>CHECK # DD3780</b>     |          |                                     |              |  |                                 |               |                    |                   |
| 001                       | 01/22/24 | Elan Financial Services - ACH       | 3321-12DEC23 | DEC23 CC PURCHASES                       | Op Supplies - Clubhouse         | 552003-57231  | \$59.28            |                   |
| 001                       | 01/22/24 | Elan Financial Services - ACH       | 3321-12DEC23 | DEC23 CC PURCHASES                       | Telephone/Fax/Internet Services | 541009-57231  | \$36.48            |                   |
| 001                       | 01/22/24 | Elan Financial Services - ACH       | 3321-12DEC23 | DEC23 CC PURCHASES                       | Op Supplies - Clubhouse         | 552003-57231  | \$871.52           |                   |
| 001                       | 01/22/24 | Elan Financial Services - ACH       | 3321-12DEC23 | DEC23 CC PURCHASES                       | Op Supplies - General           | 552001-57231  | \$66.34            |                   |
| 001                       | 01/22/24 | Elan Financial Services - ACH       | 3321-12DEC23 | DEC23 CC PURCHASES                       | Op Supplies - General           | 552001-57231  | \$201.71           |                   |
| 001                       | 01/22/24 | Elan Financial Services - ACH       | 3321-12DEC23 | DEC23 CC PURCHASES                       | Misc-Contingency                | 549900-57231  | \$35.97            |                   |
|                           |          |                                     |              |  |                                 |               | <b>Check Total</b> | <b>\$1,271.30</b> |

OAK CREEK  
Community Development District

**Payment Register by Fund  
For the Period from 1/01/24 to 1/31/24  
(Sorted by Check / ACH No.)**

| Fund No.              | Date     | Payee  | Invoice No.  | Payment Description              | Invoice / GL Description        | G/L Account # | Amount Paid        |                           |
|-----------------------|----------|--|--------------|----------------------------------|---------------------------------|---------------|--------------------|---------------------------|
| <b>CHECK # DD3781</b> |          |  |              |                                  |                                 |               |                    |                           |
| 001                   | 01/05/24 | PASCO COUNTY UTILITIES SERVICES BRANCH - ACH | 121923 ACH   | SERV PRD 11/7-12/7/23            | Utility Services                | 543063-53601  | \$935.59           |                           |
|                       |          |  |              |                                  |                                 |               | <b>Check Total</b> | <u>\$935.59</u>           |
| <b>CHECK # DD3782</b> |          |  |              |                                  |                                 |               |                    |                           |
| 001                   | 01/25/24 | FRONTIER FLORIDA LLC - ACH                   | 23175-010124 | SERVICE DATE 01/01-31/24         | Telephone/Fax/Internet Services | 541009-57231  | \$155.98           |                           |
|                       |          |  |              |                                  |                                 |               | <b>Check Total</b> | <u>\$155.98</u>           |
| <b>CHECK # 938</b>    |          |  |              |                                  |                                 |               |                    |                           |
| 001                   | 01/23/24 | LISA M. VAILE                                | PAYROLL      | January 23, 2024 PAYROLL POSTING |                                 |               | \$184.70           |                           |
|                       |          |  |              |                                  |                                 |               | <b>Check Total</b> | <u>\$184.70</u>           |
| <b>CHECK # 939</b>    |          |  |              |                                  |                                 |               |                    |                           |
| 001                   | 01/23/24 | MICHAEL RUDMAN                               | PAYROLL      | January 23, 2024 PAYROLL POSTING |                                 |               | \$184.70           |                           |
|                       |          |  |              |                                  |                                 |               | <b>Check Total</b> | <u>\$184.70</u>           |
| <b>CHECK # 940</b>    |          |  |              |                                  |                                 |               |                    |                           |
| 001                   | 01/23/24 | SAMUEL E. WATSON, JR                         | PAYROLL      | January 23, 2024 PAYROLL POSTING |                                 |               | \$184.70           |                           |
|                       |          |  |              |                                  |                                 |               | <b>Check Total</b> | <u>\$184.70</u>           |
| <b>CHECK # 941</b>    |          |  |              |                                  |                                 |               |                    |                           |
| 001                   | 01/23/24 | DAVID J. GERALD                              | PAYROLL      | January 23, 2024 PAYROLL POSTING |                                 |               | \$184.70           |                           |
|                       |          |  |              |                                  |                                 |               | <b>Check Total</b> | <u>\$184.70</u>           |
| <b>CHECK # 942</b>    |          |  |              |                                  |                                 |               |                    |                           |
| 001                   | 01/23/24 | RYAN M. GILBERTSEN                           | PAYROLL      | January 23, 2024 PAYROLL POSTING |                                 |               | \$184.70           |                           |
|                       |          |  |              |                                  |                                 |               | <b>Check Total</b> | <u>\$184.70</u>           |
|                       |          |  |              |                                  |                                 |               | <b>Fund Total</b>  | <u><u>\$24,327.95</u></u> |

|                          |                    |
|--------------------------|--------------------|
| <b>Total Checks Paid</b> | <b>\$24,327.95</b> |
|--------------------------|--------------------|

Account No. 1458362

**STREET/OUTDOOR LIGHTING AGREEMENT**  
**(New Lighting)**

THIS STREET/OUTDOOR LIGHTING AGREEMENT (together with any and all appendices, addenda, exhibits and schedules attached hereto, this “Agreement”), effective as of the 6th day of November 2023, by and between **Withlacoochee River Electric Cooperative, Inc.**, a non-profit Florida corporation, with a principal place of business at PO Box 278, Dade City, Florida 33526-0278 (“WREC”), and, Oak Creek CDD whose address is 210 N. University Dr. Suite 702 Coral Springs, FL 33071 (“Customer”).

**WITNESSETH:**

**WHEREAS**, Customer is in possession of the real property located at Oak Creek Subdivision\_ and more particularly described in Exhibit A attached hereto (the “Property”); and

**WHEREAS**, Customer desires WREC to construct, maintain and operate a street lighting system as more particularly described in Exhibit B attached hereto (the “System”) on the Property.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. SCOPE OF SERVICES

(a) Pursuant to the terms of this Agreement and WREC’s current rules and regulations, WREC shall construct, maintain, and operate the System as shown on the maps, drawings and specifications attached hereto in Exhibit B and furnish all of the electric power and energy necessary for the operation of the System on the Property.

(b) WREC, whenever it shall find it necessary for the purpose of making repairs upon or improvements in any part of its electric transmission or distribution lines or equipment, shall have the right to suspend temporarily service to the System, but in all such cases reasonable notice thereof shall be given to the Customer, if circumstances permit, and the making of repairs and improvements shall be prosecuted as rapidly as may be practicable.

(c) The Customer shall grant to WREC all permits, franchises, or authority including a free and continuous right-of-way, necessary to construct, operate, and maintain the System in the streets of or upon the Property.

(d) The Customer shall become a member of WREC, shall pay the membership fee and be bound by the provisions of the Articles of Incorporation and By-laws of WREC and by such rules and regulations as may from time to time be adopted by WREC. In the event there is a conflict between the terms and conditions of this Agreement and WREC’s By-laws or any rule or regulation adopted by WREC, the term and conditions of this Agreement shall prevail.



## 2. TERM; TERMINATION

(a) This Agreement shall become effective on the date first written above and shall remain in effect until five (5) years following the start of the initial billing period and thereafter until terminated by either party giving to the other twelve (12) months' notice in writing. In addition, WREC shall have the right to terminate this Agreement pursuant to WREC's Service Rules and Regulations and WREC's Articles of Organization and By-laws.

(b) Upon termination of this Agreement in any manner, WREC shall have the right to remove from the Property any equipment which WREC may have installed to provide service hereunder.

## 3. SYSTEM MALFUNCTIONS

(a) It shall be the Customer's responsibility to notify WREC in the event of failure of a lighting unit within the System. WREC assumes no responsibility to inspect any lighting units within the System to determine whether they were properly functioning until after such time that WREC has been notified that a unit has malfunctioned. Moreover, if an alleged outage notification is not logged into WREC's reporting registry, it is presumed that no call was ever placed by the Customer and that no outage report was received by WREC.

(b) WREC will normally repair a malfunctioning or inoperative streetlight or lighting unit within 60 days of receiving notification that the light has malfunctioned. However, the repair may take up to 180 days, and may take longer than 180 days if the customer causes a delay. Further, WREC may require 365 days or longer to repair or to replace the light in the event of a declared state of emergency or natural disaster.

## 4. DISCLAIMER; LIMITATION OF LIABILITY; INDEMNIFICATION

(a) WREC shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy hereunder. If the supply of electric power and energy shall fail or be interrupted, or become defective through act of God, governmental authority, action of the elements, public enemy, accident, strikes, labor trouble, required maintenance work, inability to secure right-of-way, or any other cause beyond the reasonable control of WREC, WREC shall not be liable for damages caused thereby.

(b) The Customer is responsible for all aspects of the design of the System's lighting plan. WREC has not conducted any study regarding the application of a particular lighting unit for the Customer's lighting needs and WREC assumes no responsibility for the adequacy or appropriateness of the System's lighting unit. Furthermore, WREC makes no warranties as to the adequacy, sufficiency or appropriateness of the System's lighting for purposes of safety, security or other illumination. It is the Customer's responsibility to select the size, style and location of the lighting units and to monitor whether the lighting units that they have requested from WREC are adequate for the Customer's particular needs. It also is the Customer's responsibility to request that WREC change any aspect of the lighting unit within the System if the unit is not adequate for the Customer's needs. The Customer must pay for any appropriate charges and fees for any requested changes.

(c) WREC does not guarantee continuous lighting within the System and will not be liable to any person or entity for damages related to any interruption, deficiency or failure of a light. WREC will use normal industry practices to attempt to furnish reliable electrical energy to the System and will repair the System after notification, but WREC does not and cannot guarantee 100% reliability. WREC reserves the right to interrupt service to the System or a lighting unit within the System at any time for necessary repairs to lines or equipment.

(d) Customer herewith indemnifies and holds harmless WREC from any and all liability or damage that WREC or any other person or entity may suffer as a result of, or in any way relating to or arising out of, the design or operation of the System, including, but not limited to, the appropriateness of the System or the illumination of any lighting unit within the System to provide safety or security to third parties.

## 5. TERMS OF PAYMENT

(a) The initial billing period shall start when the Customer begins using electric power and energy, or ten (10) days after WREC notifies the Customer in writing that the System is available hereunder, whichever shall occur first.

(b) The Customer shall pay WREC pursuant to WREC's current rules and regulations adopted by WREC for the System and all electricity furnished hereunder. If the Customer shall fail to make any such payment within the time period provided in WREC's current rules and regulations, WREC may discontinue service to the Customer upon giving ten (10) days' written notice to the Customer of its intention so to do, provided, however, that nothing herein contained shall relieve the Customer of its obligation to receive electrical service in accordance with the provisions of this Agreement.

(c) The Customer agrees that the rates charged for street lighting shall be those rates specified in the WREC's Rate Schedule "AL" attached hereto as Exhibit C, which may be adjusted from time to time in WREC's sole and absolute discretion. Such adjusted rate schedules shall be on file with the Florida Public Service Commission. Customer shall provide WREC with cash, a bond or letter of credit to secure the payment of the total amount of fixture and pole charges that remain owed to WREC in the event this Agreement is terminated within five (5) years of the start of Customer's initial billing period.

(d) Transfer of fixtures from one location to another on the Property at the request of the Customer shall be at the expense of the Customer. All charges hereunder are subject to Florida State Sales Tax unless Customer is exempt therefrom. Replacement of lamps, glassware and accessory equipment willfully or maliciously broken by persons unknown shall be paid for by the Customer at WREC's replacement cost.

## 6. ASSIGNMENT

No party may assign this Agreement or any of its rights and obligations hereunder without the prior written consent of the other party; any such attempted assignment shall be null and void.

7. SUCCESSORS

This Agreement binds the heirs, executors, administrators, successors and assigns of the respective parties with respect to all covenants herein, and cannot be changed except by written agreement signed by both parties.

8. SURVIVAL

The provisions of this Agreement which by their nature are intended to survive, shall survive completion, expiration, recession or termination of this Agreement.

9. GOVERNING LAW

The validity of this Agreement, the construction and enforcement of its terms and the interpretation of the rights and duties of the parties hereto shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles.

10. SEVERABILITY

In the event any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall be unimpaired, and the invalid, illegal or unenforceable provision(s) shall be replaced by a mutually acceptable provision(s), which being valid, legal and enforceable, comes closest to the intention of the parties underlying the invalid, illegal or unenforceable provision(s).

11. HEADINGS

The headings in this Agreement are for purposes of reference only and shall not in any way limit or otherwise affect the meaning or interpretation of any of the terms hereof.

12. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

13. MODIFICATION, AMENDMENT, SUPPLEMENT OR WAIVER

(a) No modification, amendment, supplement to or waiver of this Agreement or any of its provisions shall be binding upon the parties hereto unless made in writing and duly signed by the party against whom enforcement thereof is sought.

(b) A failure or delay of any party to this Agreement to enforce at any time any of the provisions of this Agreement or to exercise any option which is herein provided, or to require at any time performance of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions of this Agreement.

14. ENTIRETY OF AGREEMENT

This Agreement together with all appendices, exhibits, schedules, attachments and addenda attached hereto constitute the entire agreement between the parties and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, between the parties with respect to the subject matter hereof.

**IN WITNESS WHEREOF**, the parties hereto, through their duly authorized officers, have executed this Agreement as of the day and year first set forth above.

**CUSTOMER**

**WITHLACOCHEE RIVER  
ELECTRIC COOPERATIVE, INC.**

*David J. Gerald*

\_\_\_\_\_  
Signature

David J. Gerald

\_\_\_\_\_  
Printed Name of Customer

Oak Creek CDD, Chairman

\_\_\_\_\_  
Title

02/22/2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
Signature

Adam P. Stapleton Engineer Tech

\_\_\_\_\_  
Printed Name and Title

**EXHIBIT A**

Legal Description

**06-26-21-0020-00R00-0000**

Assessed in Section 06, Township 26 South, Range 21 East  
of Pasco County, Florida

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OAK CREEK PHASE ONE PB 53 PG 040 TRACT R OR 7122 PG 380

**EXHIBIT B**

| <b><u>Type</u></b> | <b><u>Description</u></b>     | <b><u>Quantity</u></b> |
|--------------------|-------------------------------|------------------------|
| 210                | LED Coach 100W EQ Stock# 6669 | 2                      |
| 970                | Designer Stock# 6840          | 2                      |
|                    |                               |                        |
|                    |                               |                        |
|                    |                               |                        |
|                    |                               |                        |
|                    |                               |                        |
|                    |                               |                        |

**EXHIBIT C**

| <b><u>Type</u></b> | <b><u>Description</u></b>     | <b><u>Rate</u></b> |
|--------------------|-------------------------------|--------------------|
| 210                | LED Coach 100W EQ Stock# 6669 | \$12.80            |
| 970                | Designer Stock# 6840          | \$6.75             |
|                    |                               |                    |
|                    |                               |                    |
|                    |                               |                    |
|                    |                               |                    |
|                    |                               |                    |
|                    |                               |                    |

Your Touchstone Energy® Partner



## STATEMENT

**Customer**

Name OAK CREEK COMM DEV DIST  
 Address 210 N UNIVERSITY DR STE 702  
 CORAL SPRINGS , FL 33071

Date 12/16/22 WREC W.O. Number 8956963  
 Job Location OAK CREEK SUBDIVISION  
 Account 1458362

| Qty          | Description                                   | Unit Price | TOTAL              |
|--------------|---|------------|--------------------|
| 1            | 2 MONTH DEPOSIT                               | \$500.00   | \$500.00           |
| 1            | 5 YEAR FIXTURE DEPOSIT                        | \$1,531.20 | \$1,531.20         |
| 1            | BORE (NO ROCK)                                | \$3,725.43 | \$3,725.43         |
| 1            | 2 15ft ALUM TYPE 260 POLES                    | \$1,213.33 | \$1,213.33         |
| 1            | SECONDARY BOX                                 | \$265.05   | \$265.05           |
| 1            | 2 LED COACH HEADS TYPE 210                    | \$1,726.69 | \$1,726.69         |
| 1            | 6/2 DU  | \$648.82   | \$648.82           |
| 1            | FLEX PIPE (BORE)                              | \$3,638.63 | \$3,638.63         |
|              | if rock is encountered bore will be \$5588.15 |            |                    |
| <b>TOTAL</b> |   |            | <b>\$13,249.15</b> |

**Please remit to:** W.R.E.C.  
 Attn: OPC Engineering Department  
 P.O. Box 1278  
 San Antonio, FL 33576

For questions regarding this statement, please contact: Kevin Tjader @ ext. 1140



Your Touchstone Energy® Partner



## INVOICE

**Customer**

Name Oak Creek CDD  
 Attn 210 N. University Dr. Suite 702  
 Address Coral Springs, FL 33071

Date 11/06/23 WREC W.O. Number \_\_\_\_\_  
 Job Location Oak Creek  
 Account Number 1458362

| Qty          | Description                            | Unit Price | TOTAL             |
|--------------|--|------------|-------------------|
| 1            | Material & Construction                | \$5,643.71 | \$5,643.71        |
| 1            | Bore no rock                           | \$4,221.65 | \$4,221.65        |
| 1            | Bore with rock encountered (\$4749.78) |            | \$0.00            |
|              |  |            |                   |
|              |  |            |                   |
|              |  |            |                   |
|              |  |            |                   |
|              |  |            |                   |
|              |  |            |                   |
|              |  |            |                   |
|              |  |            |                   |
|              |  |            |                   |
|              |  |            |                   |
| <b>TOTAL</b> |  |            | <b>\$9,865.36</b> |

**Please remit to: W.R.E.C.**  
**Attn: Customer Service Dept.**  
**30461 Commerce Drive**  
**San Antonio, FL 33576**

Cost Estimates are valid for 6 months from the date listed above



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

The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, January 15, 2024 at 6:00 p.m. at 5827 Dean Dairy Road, Zephyrhills, Florida.

Present and constituting a quorum were:

|                 |                              |
|-----------------|------------------------------|
| David Gerald    | Chairman                     |
| Lisa Vaile      | Vice Chairperson (via phone) |
| Michael Rudman  | Assistant Secretary          |
| Sam Watson      | Assistant Secretary          |
| Ryan Gilbertson | Assistant Secretary          |

Also, present:

|               |                  |
|---------------|------------------|
| Lisa Castoria | District Manager |
| Residents     |                  |

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

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

- Mr. Vega called the meeting to order and called the roll.

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

- The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS** **Public Comments on Agenda Items (3)  
Minute Time Limit**

- Comments were received from residents.

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

**A. Acceptance of the Financial Report**

|   |
|---|
| On MOTION by Mr. Watson seconded by Mr. Gilbertson, with all in favor, the Consent Agenda was approved. |
|---|

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

**A. District Counsel**

- None.

**B. District Engineer**

January 15, 2024

Oak Creek CDD

On MOTION by Mr. Gerald seconded by Mr. Gilbertson, with all in favor, the WREC Light Project at \$9,865.36 plus deposit not to exceed \$15,000 was approved.

- Pond 14 Weir Repair
  - 1. Concrete repair - \$17,600 or \$17,500
  - 2. Sheet piled with concrete cap - \$24,600/\$23,750
  - 3. Rebuild structure with concrete footing and wall - \$21,000
  - Board will discuss at workshop on February 17, 2024. Mr. Dvorak will send out all information regarding proposals.

**C. District Manager**

**i. Discussion of Mulch Installation**

- Tabled to next meeting.
  - Request quote for Cypress mulch from LMP.
- Install on aerators still unknown.
- Lions Club space rental agreement \$50 per meeting.

On MOTION by Mr. Gerald seconded by Mr. Watson, with all in favor, the Lions Club rental agreement at \$50 per meeting was approved.

**D. Aquatics Report**

**i. November and December 2023**

**ii. Midge Fly Inspection Report November and December 2023**

- No discussion.

**SIXTH ORDER OF BUSINESS**

**Old Business**

- None.

**SEVENTH ORDER OF BUSINESS**

**New Business**

- None.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

- Ms. Vaile addressed outdoor fitness project for consideration. Will discuss at workshop.

January 15, 2024

Oak Creek CDD

**NINTH ORDER OF BUSINESS**

**Adjournment**

With there being no other business,

On MOTION by Mr. Gilbertson seconded by Mr. Watson, with all in favor, the meeting was adjourned at 6:43 p.m.

\_\_\_\_\_  
Mark Vega, Secretary



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

# Estimate

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

|                    |            |
|--------------------|------------|
| Date               | 11/30/2023 |
| Estimate #         | 86837      |
| LMP REPRESENTATIVE |            |
|                    |            |
| PO #               |            |
| Work Order #       |            |

|  |
|--|
|  |
|--|

| DESCRIPTION  | QTY | COST  | TOTAL     |
|--|-----|-------|-----------|
| Propose to provide labor and material to install Pine bark mulch throughout the community. All debris associated with this project will be gathered and removed upon completion. |     |       |           |
| Mulch - Pine Bark 333 CY   | 333 | 65.00 | 21,645.00 |

|              |                    |
|--------------|--------------------|
| <b>TOTAL</b> | <b>\$21,645.00</b> |
|--------------|--------------------|

**TERMS AND CONDITIONS:**

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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

OWNER / AGENT

DATE



**Inframark**  
 313 Campus Street Celebration FL 34747  
 Phone: 407-566-1935  
**Proposal For**  
 Oak Creek Community CDD

Date 02/05/2024  
 Work order # WOCCCD02052024  
 Customer ID Oak Creek CDD

Quotation valid until 03/05/2024  
 Prepared by: Kerry Satterwhite

| Quantity Description   | Unit Price | Taxable ? | Amount          |
|------------------------|------------|-----------|-----------------|
| Sidewalk Grinds<br>175 | \$40.00    |           | \$7000          |
| Panel Replace<br>80    | \$250      |           | \$20,000        |
| ADA Pad<br>4           | \$250      |           | \$1000          |
|                        |            |           |                 |
|                        |            |           |                 |
| <b>TOTAL</b>           |            |           | <b>\$28,000</b> |

**Full payment is due within 90 days of finalizing the project.**

If you have any questions, please contact Kerry Satterwhite  
[ksatterwhite@Inframark.com](mailto:ksatterwhite@Inframark.com)

407-566-1935

Thank you for your business!



# Aquatic Services Report

**Technician**  
 Doug Fitzhenry

## Job Details

|                        |               |
|------------------------|---------------|
| Service Date           | 2/7/2024      |
| Customer               | Oak Creek CDD |
| Weather Conditions     | Sunny         |
| Wind                   | 7ne           |
| Temperature            | 47            |
| Multiple Sites Treated | Yes           |

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

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

2 of 2

|                   |   |
|-------------------|---|
| Pond Numbers      | 22 11a.b 12 8a 457 s1 1 6                   |
| Service Performed | Treatment                                   |
| Work Performed    | <input checked="" type="checkbox"/> Algae   |
| Equipment Used    | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level       | Normal                                      |
| Restrictions      | None  |





## Blue Water Aquatics, Inc.

Aquatic & Environmental Services

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

Page 2 of 2

Thursday, February 29, 2024

11:17:02 AM

# Aquatic Services Report

Observations/Recommendations

Sites treated for algae



**Blue Water Aquatics, Inc.**

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

Page 1 of 2  
 Thursday, February 29, 2024  
 11:15:30 AM

# Aquatic Services Report

**Technician**  
 Doug Fitzhenry

## Job Details

|                        |               |
|------------------------|---------------|
| Service Date           | 2/19/2024     |
| Customer               | Oak Creek CDD |
| Weather Conditions     | Sunny         |
| Wind                   | 2e            |
| Temperature            | 51            |
| Multiple Sites Treated | Yes           |

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

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

2 of 2

|                   |   |
|-------------------|---|
| Pond Numbers      | 1 6 22 11a 11b 12 457                       |
| Service Performed | Treatment                                   |
| Work Performed    | <input checked="" type="checkbox"/> Algae   |
| Equipment Used    | <input checked="" type="checkbox"/> ATV/UTV |
| Water Level       | High  |



**Blue Water Aquatics, Inc.**

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

Page 2 of 2  
Thursday, February 29, 2024  
11:15:30 AM

# Aquatic Services Report

Restrictions

None

Observations/Recommendations

Sites treated for algae with that kind of rain event and warmer Temps expect to see more algae

Chris Thompson

Blue Water Aquatics, Inc.

2/29/2024 | 10 Photos



# Oak Creek CDD



# Aquatic Inspection Report

Pasco County had a fair amount of rain this month which has helped to fill some of the shallow ponds. We will continue spot spraying for grasses and treating algae. As we move into spring, pollen will begin appearing on the surface of many ponds. It is often confused for algae. Pollen dusting the pond is unavoidable and not dangerous in any way.

High Temp: 75 °F

Low Temp: 48 °F

Mean Temp: 61 °F

Precipitation: 2.38"



Pond 1  
**Treated:**  
 • Grasses

Routine spot spraying for nuisance and non-native vegetation will continue.

Creator: Chris Thompson



26B  
 The water control structure is in good condition and free of excess vegetation that could slow drainage.

Creator: Chris Thompson



Pond 19  
 The water control structure is in good condition and free of excess vegetation that could slow drainage.

Creator: Chris Thompson



Pond 457  
**Treated:**  
 • Grasses  
 • Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Creator: Chris Thompson

5



Pond 457

**Treated:**

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vege...

Creator: Chris Thompson

6



Pond 16

**Treated:**

- Grasses
- Submersed vegetation

Routine spot spraying for nuisance and non-native vege...

Creator: Chris Thompson

7



Pond 25

**Treated:**

- Grasses
- Algae

Routine spot spraying for nuisance and non-native vege...

Creator: Chris Thompson

8



Pond 457

**Treated:**

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vege...

Creator: Chris Thompson

9



Pond 8A

**Treated:**

- Grasses
- Algae

Routine spot spraying for nuisance and non-native vege...

Creator: Chris Thompson

10



S1

**Treated:**

- Grasses
- Algae

Routine spot spraying for nuisance and non-native vege...

Creator: Chris Thompson