

**OAK CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**AGENDA PACKAGE**  
**APRIL 8, 2019**

# Oak Creek Community Development District

Inframark, Infrastructure Management Services  
210 N. University Drive, #702, Coral Springs, FL 33071  
Tel 954-603-0033 Fax 954-345-1292

April 1, 2019

Board of Supervisors  
Oak Creek  
Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Oak Creek Community Development District will be held on Monday, April 8, 2019 at 6:00 p.m. in the Country Walk Clubhouse, 30400 Country Point Blvd., Wesley Chapel, Florida. Following is the agenda for the meeting.

1. Call to Order / Roll Call
2. Pledge of Allegiance
3. Public Comments on Agenda Items (3) minute time limit
4. Consent Agenda
  - A. Minutes of the March 11, 2019 Meeting
  - B. Acceptance of the Financial Report
  - C. Acceptance of Audit for Fiscal Year 2018
5. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Presentation of the Proposed FY 2020 Budget
    - ii. Drinking Fountain Proposals
    - iii. Pedestrian Bridge Proposal
    - iv. Pickle Ball Court Proposal
    - v. Email from Rep Services
    - vi. Workshop Agenda for May 11, 2019
6. Supervisor Requests and Comments
7. Audience Comments on Other Items (3) Minute Time Limit
8. Adjournment

Any additional supporting material for the items listed above, not included in the agenda package, will be distributed at the meeting. Staff will present their reports at the meeting. I look forward to seeing you, but in the meantime if you have any questions, please contact me.

Sincerely,

Mark A. Vega,  
District Manager

## **Fourth Order of Business**

**4A.**

**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, March 11, 2019 at 6:00 p.m. at the Country Walk Clubhouse, 30400 Country Point Boulevard, Wesley Chapel, Florida, 33543.

Present and constituting a quorum were:

David Gerald	Chairman
Sam Watson	Assistant Secretary
Ryan Gilbertsen	Assistant Secretary
Adam Silva (via telephone)	Assistant Secretary

Also present:

Mark Vega	District Manager
Wes Haber (via telephone)	District Counsel
Robert Dvorak	District Engineer
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. A quorum was established.

On MOTION by Mr. Watson seconded by Mr. Gerald with all in favor allowing Mr. Silva to participate by phone was approved.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items**

None.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of February 25, 2019 Meeting**
- B. Approval of the Financial Report**

On MOTION by Mr. Gerald seconded by Mr. Gilbertsen with all in favor the Consent Agenda was approved.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

- Mr. Haber noted the most recent update from Capital Contributions was sent.
- Mr. Vega heard the Department of Justice was looking into the ADA website, which was not their intent to create a cottage industry for all those lawsuits. There have been over 300 government websites that have been found non-compliant in lawsuit policies.
- Mr. Haber noted his office is very familiar with the ADA lawsuits. He has not heard about the Department of Justice's involvement. He will look into this.

**B. District Engineer**

- Mr. Dvorak noted the basketball court looks good, but has some cracks that need to be addressed prior to final payment to the contractor.
- Mr. Vega noted currently we have not made any payment to the contractor. No payment will be made until repairs are completed.
- Mr. Dvorak discussed pedestrian quotes that were due March 14<sup>th</sup>. When responses come in, they will be sent to the Board for ranking and selection.
- Mr. Dvorak spoke about expansion of the playground area at the edge of the basketball court. The idea is to make it larger so we can fit a double swing set there.
- ADA mulch is more cost effective than rubber mulch.

**C. District Manager****i. Estimate for Park Drinking Fountain**

- Mr. Vega distributed another quote from Coastal Plumbing, which did not make it into the agenda package. They are quoting \$7,200. Mr. Vega suggested getting more quotes.
- Mr. Vega noted one of our Board members is a plumber, Mr. Watson, who would be able to quote for the fountain, however, the issue is he would have to abstain from voting. He would need to declare he has a personal stake in the company that would be doing the work.
- Mr. Haber noted he would need to declare a conflict on the record. He then would need to fill out a Memorandum of Voting Conflict, which would be attached to the minutes of that meeting. He would have to abstain from participating in the vote and would not be able to be involved in negotiation of a contract or any of the conducting business with the entity if it is chosen to do the work.
- Mr. Vega noted this will be discussed and decided at the April 8, 2019 meeting.

**ii. Discussion of FY 2020 Budget Capital Projects**

- Discussion ensued on Symbiot geo thermal quotes, a splash pad and dog park shades.
- Mr. Vega will contact Symbiot to get a quote from them. He will contact Pool Works and Florida Play Structures who build splash pads.

**iii. Additional Playground Swing Set**

- This item will be tabled until drawings from Mr. Dvorak are received.

**iv. Workshop Agenda for April 6, 2019**

- Mr. Vega noted at the workshop we should have the drinking fountain quotes.
- Mr. Silva asked what does the Board think about laying sod down now.
- Mr. Vega will contact LMP and get a scheduled date for that.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

- Mr. Gerald commented on the sport of pickle ball.
- Mr. Vega noted it is becoming the fastest growing sport in America. He will get pricing on pickle ball net and line striping our court.
- Mr. Gerald commented if someone in the audience does not agree with what a Supervisor is saying, that person should be able to stand up for three minutes and say what they have to say and not be interrupted.
- Mr. Gilbertsen commented on weeds taking over in some places.
- Mr. Silva agreed, noting weeds are in the plant beds and the edging.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments on Other Items**

- Audience comments were received.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Gerald seconded by Mr. Watson with all in favor the meeting was adjourned.

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David Gerald  
Chairperson

**4B**



**Oak Creek  
Community Development District**

*Financial Report*

*February 28, 2019*

**Prepared by:**



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**Oak Creek  
Community Development District**

**Financial Statements**

**(Unaudited)**

**February 28, 2019**

**Balance Sheet**  
February 28, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 300,398	\$ -	\$ 300,398
Due From Other Funds	-	4,226	4,226
Investments:			
Money Market Account	228,872	-	228,872
Acquisition Fund	-	7,891	7,891
Prepayment Fund (A-2)	-	6,952	6,952
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	394,699	394,699
Deposits	3,055	-	3,055
<b>TOTAL ASSETS</b>	<b>\$ 532,325</b>	<b>\$ 619,673</b>	<b>\$ 1,151,998</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 15,740	\$ -	\$ 15,740
Accrued Expenses	6,191	-	6,191
Due To Other Funds	4,226	-	4,226
<b>TOTAL LIABILITIES</b>	<b>26,157</b>	<b>-</b>	<b>26,157</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	3,055	-	3,055
<b>Restricted for:</b>			
Debt Service	-	619,673	619,673
<b>Assigned to:</b>			
Operating Reserves	116,045	-	116,045
<b>Unassigned:</b>	387,068	-	387,068
<b>TOTAL FUND BALANCES</b>	<b>\$ 506,168</b>	<b>\$ 619,673</b>	<b>\$ 1,125,841</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 532,325</b>	<b>\$ 619,673</b>	<b>\$ 1,151,998</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 3,000	\$ 2,846	94.87%	\$ 880
Interest - Tax Collector	-	87	0.00%	71
Special Assmnts- Tax Collector	480,391	463,747	96.54%	2,937
Special Assmnts- Discounts	(19,215)	(18,474)	96.14%	(71)
Other Miscellaneous Revenues	-	31,061	0.00%	-
Access Cards	-	90	0.00%	-
<b>TOTAL REVENUES</b>	<b>464,176</b>	<b>479,357</b>	<b>103.27%</b>	<b>3,817</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	12,000	7,800	65.00%	1,400
ProfServ-Arbitrage Rebate	1,200	600	50.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	15,000	23,449	156.33%	-
ProfServ-Legal Services	24,000	6,047	25.20%	641
ProfServ-Mgmt Consulting Serv	44,805	18,669	41.67%	3,734
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Trustee Fees	3,233	3,433	106.19%	-
ProfServ-Web Site Maintenance	1,200	1,524	127.00%	198
Auditing Services	3,523	-	0.00%	-
Postage and Freight	1,500	556	37.07%	50
Rentals & Leases	600	250	41.67%	50
Public Officials Insurance	2,255	2,255	100.00%	-
Printing and Binding	1,500	396	26.40%	30
Legal Advertising	1,000	209	20.90%	209
Misc-Assessmnt Collection Cost	9,608	8,905	92.68%	57
Misc-Contingency	25	51	204.00%	25
Office Supplies	412	2,433	590.53%	666
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>127,186</b>	<b>76,752</b>	<b>60.35%</b>	<b>7,060</b>

**Public Safety**

Contracts-Security Services	3,360	1,400	41.67%	280
<b>Total Public Safety</b>	<b>3,360</b>	<b>1,400</b>	<b>41.67%</b>	<b>280</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 ACTUAL
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlighting	23,000	9,237	40.16%	1,849
Utility Services	15,460	6,127	39.63%	1,027
<b>Total Electric Utility Services</b>	<b>38,460</b>	<b>15,364</b>	<b>39.95%</b>	<b>2,876</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Utility - Refuse Removal	698	291	41.69%	58
Solid Waste Disposal Assessm.	611	623	101.96%	-
<b>Total Garbage/Solid Waste Services</b>	<b>1,309</b>	<b>914</b>	<b>69.82%</b>	<b>58</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	18,000	4,935	27.42%	458
<b>Total Water-Sewer Comb Services</b>	<b>18,000</b>	<b>4,935</b>	<b>27.42%</b>	<b>458</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	19,680	8,914	45.29%	1,997
Stormwater Assessment	894	885	98.99%	-
R&M-Storm Water - Pond	26,100	-	0.00%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>46,674</b>	<b>9,799</b>	<b>20.99%</b>	<b>1,997</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	84,000	35,000	41.67%	7,000
Liability/Property Insurance	8,580	6,986	81.42%	-
R&M-Entry Feature	1,500	-	0.00%	-
R&M-Irrigation	5,000	1,042	20.84%	84
R&M-Mulch	15,000	-	0.00%	-
R&M-Plant&Tree Replacement	10,000	48,795	487.95%	9,027
<b>Total Other Physical Environment</b>	<b>124,080</b>	<b>91,823</b>	<b>74.00%</b>	<b>16,111</b>
<b><u>Capital Expenditures &amp; Projects</u></b>				
Misc-Contingency	1,900	-	0.00%	(6,600)
Capital Improvements	35,000	62,276	177.93%	2,584
<b>Total Capital Expenditures &amp; Projects</b>	<b>36,900</b>	<b>62,276</b>	<b>168.77%</b>	<b>(4,016)</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 ACTUAL
<b><u>Road and Street Facilities</u></b>				
R&M-Bike Paths & Asphalt	1,500	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Sidewalks	3,000	-	0.00%	-
R&M-Streetlights	1,000	-	0.00%	-
<b>Total Road and Street Facilities</b>	<b>7,000</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Clubhouse, Parks and Recreation</u></b>				
Contracts-Mgmt Services	10,296	4,290	41.67%	858
Contracts-Pools	9,540	3,975	41.67%	795
Contractual Maint. Services	27,259	11,173	40.99%	3,072
Telephone/Fax/Internet Services	3,712	745	20.07%	149
R&M-Facility	3,500	12,360	353.14%	4,016
R&M-Pools	400	508	127.00%	179
R&M Basketball Courts	-	4,606	0.00%	-
R&M-Playground	1,000	-	0.00%	-
Op Supplies - General	5,500	5,195	94.45%	496
<b>Total Clubhouse, Parks and Recreation</b>	<b>61,207</b>	<b>42,852</b>	<b>70.01%</b>	<b>9,565</b>
<b>TOTAL EXPENDITURES</b>	<b>464,176</b>	<b>306,115</b>	<b>65.95%</b>	<b>34,389</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	173,242	0.00%	(30,572)
Net change in fund balance	\$ -	\$ 173,242	0.00%	\$ (30,572)
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>332,926</b>	<b>332,926</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 332,926</b>	<b>\$ 506,168</b>		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 330	0.00%	\$ 56
Special Assmnts- Tax Collector	437,163	422,015	96.53%	2,672
Special Assmnts- Discounts	(17,487)	(16,812)	96.14%	(64)
<b>TOTAL REVENUES</b>	<b>419,676</b>	<b>405,533</b>	<b>96.63%</b>	<b>2,664</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	8,743	8,104	92.69%	52
<b>Total Administration</b>	<b>8,743</b>	<b>8,104</b>	<b>92.69%</b>	<b>52</b>
<b>Debt Service</b>				
Principal Debt Retirement A-1	160,000	-	0.00%	-
Principal Debt Retirement A-2	45,000	-	0.00%	-
Interest Expense Series A-1	148,699	74,349	50.00%	-
Interest Expense Series A-2	59,325	29,663	50.00%	-
<b>Total Debt Service</b>	<b>413,024</b>	<b>104,012</b>	<b>25.18%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>421,767</b>	<b>112,116</b>	<b>26.58%</b>	<b>52</b>
Excess (deficiency) of revenues Over (under) expenditures	(2,091)	293,417	-14032.38%	2,612
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(2,091)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(2,091)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (2,091)	\$ 293,417	-14032.38%	\$ 2,612
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>326,256</b>	<b>326,256</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 324,165</b>	<b>\$ 619,673</b>		



**Oak Creek  
Community Development District**

Supporting Schedules

February 28, 2019

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2019**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
<b>Assessments Levied FY '19</b>				\$ 917,555	\$ 480,392	\$ 437,163
<b>Allocation %</b>				100%	52%	48%
11/09/18	\$ 3,757	\$ 212	\$ 77	\$ 4,046	\$ 2,118	\$ 1,928
11/16/18	37,083	1,577	757	39,416	20,637	18,780
11/23/18	15,156	644	309	16,110	8,434	7,675
12/03/18	650,271	27,648	13,271	691,190	361,877	329,312
12/13/18	111,705	4,749	2,280	118,734	62,164	56,570
12/31/18	1,448	46	30	1,523	798	726
12/31/18	1,505	48	31	1,583	829	754
01/10/19	7,178	227	146	7,551	3,953	3,597
02/11/19	5,365	135	109	5,609	2,937	2,672
<b>TOTAL</b>	<b>\$ 833,467</b>	<b>\$ 35,286</b>	<b>\$ 17,010</b>	<b>\$ 885,762</b>	<b>\$ 463,747</b>	<b>\$ 422,015</b>
<b>% COLLECTED</b>				<b>97%</b>	<b>97%</b>	<b>97%</b>
<b>TOTAL O/S</b>				<b>\$ 31,793</b>	<b>\$ 16,645</b>	<b>\$ 15,147</b>

**Cash and Investment Report**  
**February 28, 2019**

<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	Florida Community Bank	Public Funds Checking	n/a	0.00%	\$162,708 (1)
Checking Account - Operating	BB&T	Checking	n/a	0.00%	137,689 (2)
<b>Subtotal - Operating</b>					<u>300,398</u>
Public Funds Money Market	BankUnited	Money Market #0623	n/a	1.00%	228,872
<b>Subtotal-General Fund</b>					<u>\$529,270</u>
<b><u>DEBT SERVICE FUND</u></b>					
Series 2015 Acquisition Fund	US Bank	Open Ended Comm. Paper	n/a	0.30%	\$7,891
Series 2015 Prepayment A-2	US Bank	Open Ended Comm. Paper	n/a	0.30%	6,952
Series 2015 Reserve Fund A-1	US Bank	Open Ended Comm. Paper	n/a	0.30%	153,927
Series 2015 Reserve Fund A-2	US Bank	Open Ended Comm. Paper	n/a	0.30%	51,978
Series 2015 Revenue Account	US Bank	Open Ended Comm. Paper	n/a	0.30%	394,699
<b>Subtotal-Debt Service Fund</b>					<u>\$615,447</u>
<b>Total - All Funds</b>					<u><u>\$1,144,717</u></u>

(1) Amount to be transferred to US Bank in March - \$7K.

(2) Amount to be transferred to MMA in March - \$125K.

# Oak Creek CDD

Bank Reconciliation

Page Number 20

Bank Account No. 4502 Florida Community Bank - GF Checking  
Statement No. 02-19  
Statement Date 2/28/2019

G/L Balance (LCY)	162,708.40	Statement Balance	163,095.90
G/L Balance	162,708.40	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	163,095.90
Subtotal	162,708.40	Outstanding Checks	387.50
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	162,708.40	Ending Balance	162,708.40
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/26/2019	Payment	1950	ACCURATE ELECTRONICS, INC	154.00	0.00	154.00
2/26/2019	Payment	1951	TAMPA BAY TIMES	208.50	0.00	208.50
2/26/2019	Payment	1952	FLORIDA PATIO FURNITURE INC	25.00	0.00	25.00
Total Outstanding Checks.....				387.50		387.50

## OAK CREEK Community Development District

### Payment Register by Fund For the Period from 2/1/2019 to 2/28/2019 (Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1950	02/26/19	ACCURATE ELECTRONICS, INC	87340	LADIES ROOM POOL DOOR REPAIR	R&M-Pools	546074-57231	\$154.00
001	1942	02/06/19	AQUA TRIANGLE 1 CORP	5871	JANUARY POOL MAINTENANCE	Contracts-Pools	534078-57231	\$795.00
001	1941	02/06/19	BB&T	012519-6264	JANUARY PURCHASES	Op Supplies - General	552001-57231	\$3,041.42
001	1948	02/15/19	COMPLETE I.T. SERVICE & SOLUTIONS	3457	GOOGLE FOR BUSINESS	ProfServ-Web Site Maintenance	531094-51301	\$97.65
001	1935	02/01/19	COUNTRY WALK CDD	013119	AUG/SEPT/OCT MTGS	RENTALS & LEASES	544025-51301	\$150.00
001	1940	02/06/19	FEDEX	6-411-29748	DECEMBER POSTAGE	Postage and Freight	541006-51301	\$29.90
001	1952	02/26/19	FLORIDA PATIO FURNITURE INC	49543	WELD/TOUCH UP REPAIR - SAHARA	R&M-Pools	546074-57231	\$25.00
001	1945	02/14/19	FRONTIER FLORIDA LLC	022519-0368	FEB SERVICE 813-779-0368	Telephone/Fax/Internet Services	541009-57231	\$148.98
001	1937	02/01/19	GOLDEN EYE TECHNOLOGY, LLC	192FEB19	FEBRUARY MONITORING	Contracts-Security Services	534037-52001	\$280.00
001	1939	02/06/19	HOPPING GREEN & SAMS	105310	DECEMBER GENERAL COUNSEL	ProfServ-Legal Services	531023-51401	\$1,128.00
001	1944	02/06/19	INFRAMARK, LLC	37630 A	JANUARY 2019 MGMNT SERVICES	BRD TABLET	551002-51301	\$1,657.65
001	1944	02/06/19	INFRAMARK, LLC	37630 A	JANUARY 2019 MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	1944	02/06/19	INFRAMARK, LLC	37630 A	JANUARY 2019 MGMNT SERVICES	ProfServ-Web Site Maintenance	531094-51301	\$100.00
001	1944	02/06/19	INFRAMARK, LLC	37630 A	JANUARY 2019 MGMNT SERVICES	Postage and Freight	541006-51301	\$13.16
001	1944	02/06/19	INFRAMARK, LLC	37630 A	JANUARY 2019 MGMNT SERVICES	Printing and Binding	547001-51301	\$44.75
001	1944	02/06/19	INFRAMARK, LLC	37630 A	JANUARY 2019 MGMNT SERVICES	Office Supplies	551002-51301	\$27.50
001	1944	02/06/19	INFRAMARK, LLC	37630 A	JANUARY 2019 MGMNT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	1944	02/06/19	INFRAMARK, LLC	37630 A	JANUARY 2019 MGMNT SERVICES	Contractual Main. Services	534378-57231	\$544.00
001	1938	02/01/19	JMT	7-131950	GEN ENGINEERING THRU 12/29/18	ProfServ-Engineering	531013-51501	\$4,287.50
001	1936	02/01/19	LANDSCAPE MAINTENANCE PROFESSIONALS	140749	FEBRUARY LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
001	1947	02/15/19	LANDSCAPE MAINTENANCE PROFESSIONALS	141217	94 PLANTS CLIFF CREEK FENCE	94 VIBURNUM	546170-53908	\$5,828.00
001	1949	02/21/19	LANDSCAPE MAINTENANCE PROFESSIONALS	141286	IRR REPAIRS 2/6/19	ZONE LINE LEAKS	546041-53908	\$83.78
001	1268	02/19/19	OAK CREEK CDD	021119	TRFR FUNDS TO CHECKING	Cash with Fiscal Agent	103000	\$110,000.00
001	DD181	02/05/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	011519 ACH	12/7-1/10/19 WTR ACH	Utility Services	543063-53100	\$1,448.98
001	DD181	02/05/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	011519 ACH	12/7-1/10/19 WTR ACH	Electricity - Streetlighting	543013-53100	\$1,840.98
001	DD182	02/08/19	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	010819 ACH	12/07-1/8/19 WTR ACH	Utility Services	543063-53601	\$442.09
001	DD184	02/08/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	065129	PAYROLL P/E 2/02/19 ACH	Contractual Main. Services	534378-57231	\$1,473.17
001	DD186	02/22/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	065414	PAYROLL P/E 2/22/19 ACH	Contractual Main. Services	534378-57231	\$1,598.66
001	1951	02/26/19	TAMPA BAY TIMES	738404	REVISED MEETING NOTICE	Legal Advertising	548002-51301	\$208.50
001	1946	02/15/19	WASTE CONNECTIONS OF FLORIDA - ACH	577634	FEBRUARY WASTE SRVS	Utility - Refuse Removal	543020-53401	\$58.20
<b>Fund Total</b>								<b>\$147,098.62</b>
<b>SERIES 2015 DEBT SERVICE FUND - 202</b>								
202	1269	02/19/19	OAK CREEK C/O US BANK	021419-4502	TRFSR FY2019 ASSESSMENTS	Due from other funds	131000	\$394,543.48
<b>Fund Total</b>								<b>\$394,543.48</b>
<b>Total Checks Paid</b>								<b>\$541,642.10</b>

**4C.**

**OAK CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2018**

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Oak Creek Community Development District  
Pasco County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Oak Creek Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters***Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 19, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

**Report on Other Legal and Regulatory Requirements**

We have also issued our report dated March 19, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

March 19, 2019

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of Oak Creek Community Development District, Pasco County, Florida (the "District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,613,555).
- The change in the District's total net position in comparison with the prior fiscal year was (\$41,874), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$656,919, a decrease of (\$251,651) in comparison with the prior fiscal year. The fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to operating reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **1) Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

#### **2) Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### 3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2018	2017
Current and other assets	\$ 676,927	\$ 970,313
Capital assets, net of depreciation	2,562,826	2,556,573
Total assets	3,239,753	3,526,886
Deferred outflows of resources	45,900	48,600
Current liabilities	106,685	150,966
Long-term liabilities	4,792,523	4,996,201
Total liabilities	4,899,208	5,147,167
Net position		
Net investment in capital assets	(2,183,797)	(2,391,028)
Restricted	239,579	241,759
Unrestricted	330,663	577,588
Total net position	\$ (1,613,555)	\$ (1,571,681)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,			
	2018		2017
Revenues:			
Program revenues:			
Charges for services	\$ 883,612	\$	887,206
General revenues	6,836		3,828
Total revenues	890,448		891,034
Expenses:			
General government	187,182		185,316
Physical environment	391,790		360,997
Culture and recreation	137,738		115,802
Interest	215,612		221,505
Total expenses	932,322		883,620
Change in net position	(41,874)		7,414
Net position - beginning	(1,571,681)		(1,579,095)
Net position - ending	\$ (1,613,555)	\$	(1,571,681)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$932,322. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, decreased slightly from the prior fiscal year. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase was the result of an increase in charges for pond repairs and depreciation.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2018 was amended to increase appropriations and use of fund balance by \$299,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSET AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2018, the District had \$4,271,922 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,709,096 has been taken, which resulted in a net book value of \$2,562,826. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2018, the District had \$4,815,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Oak Creek Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida, 33071.

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 329,939
Due from other government	3,506
Prepays and deposits	18,896
Restricted assets:	
Investments	324,586
Capital assets:	
Depreciable, net	<u>2,562,826</u>
Total assets	<u>3,239,753</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	<u>45,900</u>
Total deferred outflows of resources	<u>45,900</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	20,008
Accrued interest payable	86,677
Non-current liabilities:	
Due within one year	205,000
Due in more than one year	<u>4,587,523</u>
Total liabilities	<u>4,899,208</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(2,183,797)
Restricted for debt service	239,579
Unrestricted	<u>330,663</u>
Total net position	<u>\$ (1,613,555)</u>

See notes to the financial statements

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Charges for Services</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>  <u>Governmental Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 187,182	\$ 187,182	\$ -
Maintenance and operations	391,790	275,198	(116,592)
Culture and recreation	137,738	-	(137,738)
Interest on long-term debt	215,612	421,232	205,620
Total governmental activities	<u>932,322</u>	<u>883,612</u>	<u>(48,710)</u>
General revenues:			
Investment earnings			<u>6,836</u>
Total general revenues			<u>6,836</u>
Change in net position			(41,874)
Net position - beginning			<u>(1,571,681)</u>
Net position - ending			<u><u>\$ (1,613,555)</u></u>

See notes to the financial statements



**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2018**

	Major Funds		Total
	General	Debt Service	Governmental Funds
<b>ASSETS</b>			
Cash	\$ 329,939	\$ -	\$ 329,939
Investments	-	324,586	324,586
Due from other government	1,836	1,670	3,506
Prepays and deposits	18,896	-	18,896
Total assets	<u>\$ 350,671</u>	<u>\$ 326,256</u>	<u>\$ 676,927</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable and accrued expenses	\$ 20,008	\$ -	\$ 20,008
Total liabilities	<u>20,008</u>	<u>-</u>	<u>20,008</u>
Fund balances:			
Nonspendable for prepaids and deposits	18,896	-	18,896
Restricted for:			
Debt service	-	326,256	326,256
Assigned to:			
Operating reserve	116,045	-	116,045
Unassigned	195,722	-	195,722
Total fund balances	<u>330,663</u>	<u>326,256</u>	<u>656,919</u>
Total liabilities and fund balances	<u>\$ 350,671</u>	<u>\$ 326,256</u>	<u>\$ 676,927</u>

See notes to the financial statements

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 656,919

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental fund financial statements. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	4,271,922	
Accumulated depreciation	<u>(1,709,096)</u>	2,562,826

Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is not reported in the governmental fund financial statements.

45,900

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(86,677)	
Discount	26,443	
Amortization of discount	(3,966)	
Bonds payable	<u>(4,815,000)</u>	<u>(4,879,200)</u>
Net position of governmental activities		<u><u>\$ (1,613,555)</u></u>

See notes to the financial statements

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 462,020	\$ 420,445	\$ 882,465
Interest	6,836	787	7,623
Miscellaneous revenue	360	-	360
Total revenues	469,216	421,232	890,448
EXPENDITURES			
Current:			
General government	180,360	6,822	187,182
Physical environment	267,140	-	267,140
Culture and recreation	87,625	-	87,625
Debt service:			
Principal	-	205,000	205,000
Interest	-	214,136	214,136
Capital outlay	181,016	-	181,016
Total expenditures	716,141	425,958	1,142,099
Excess (deficiency) of revenues over (under) expenditures	(246,925)	(4,726)	(251,651)
Fund balances - beginning	577,588	330,982	908,570
Fund balances - ending	\$ 330,663	\$ 326,256	\$ 656,919

See notes to the financial statements

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds \$ (251,651)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets. 181,016

Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities. (174,763)

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 205,000

Amortization of Bond discount is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (1,322)

Amortization of deferred amount on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (2,700)

The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements. 2,546

Change in net position of governmental activities \$ (41,874)

See notes to the financial statements

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Oak Creek Community Development District ("District") was created on March 23, 2004, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 04-10. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the registered voters that reside within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 Florida Statutes. The District may invest any surplus public funds in the following:

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)****Deposits and Investments (Continued)**

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

**Inventories and Prepaid Items**

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Capital Assets**

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater System	25
Community Recreation	10-30
Entry Features/Landscaping	15-30
Equipment	10-15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

**Unearned Revenue**

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)**Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$2,700 was recognized as a component of interest expense in the current fiscal year.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.



**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

**Other Disclosures****Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

**NOTE 4 – DEPOSITS AND INVESTMENTS****Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**Investments**

The District's investments were held as follows at September 30, 2018:

	Amortized cost	Credit Risk	Maturity
US Bank MMKT 5 - CT	\$ 324,586	N/A	N/A
Total Investments	<u>\$ 324,586</u>		

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### **Investments (Continued)**

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Improvements in progress	\$ 37,996	\$ -	\$ (37,996)	\$ -
Total capital assets, not being depreciated	37,996	-	(37,996)	-
Capital assets, being depreciated				
Stormwater System	2,173,022	-	-	2,173,022
Community Recreation	1,312,775	219,012	-	1,531,787
Entry Features/Landscaping	543,559	-	-	543,559
Equipment	23,554	-	-	23,554
Total capital assets, being depreciated	4,052,910	219,012	-	4,271,922
Less accumulated depreciation for:				
Stormwater System	781,922	86,922	-	868,844
Community Recreation	412,648	50,113	-	462,761
Entry Features/Landscaping	329,436	35,946	-	365,382
Equipment	10,327	1,782	-	12,109
Total accumulated depreciation	1,534,333	174,763	-	1,709,096
Total capital assets, being depreciated, net	2,518,577	44,249	-	2,562,826
Governmental activities capital assets, net	\$ 2,556,573	\$ 44,249	\$ (37,996)	\$ 2,562,826

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 124,650
Culture and recreation	50,113
Total Depreciation	<u>\$ 174,763</u>

**NOTE 6 – LONG-TERM LIABILITIES****Series 2015**

On September 25, 2015, the District issued \$4,140,000 of Senior Special Assessment Refunding Bonds, Series 2015A-1 and \$1,260,000 of Subordinate Special Assessment Refunding Bonds, Series 2015A-2. Series 2015A-1 is due May 1, 2035 with a variable interest rate of 2.25% - 4.50%, and Series 2015A-2 is due May 1, 2035 with an interest rate of 5.25%. The Bonds were issued for the primary purpose of refunding the District's outstanding Special Assessment Bonds, Series 2004 (the "Refunded Bonds"), the proceeds of which were used to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the Bonds is to be paid serially commencing May 1, 2016 through May 1, 2035.

The Series 2015 Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture. This occurred during the current fiscal year as the District had excess revenues and prepaid \$10,000 of the Series 2015 A-2 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

**NOTE 6 – LONG-TERM LIABILITIES (Continued)****Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015 A-1	\$ 3,840,000	\$ -	\$ 155,000	\$ 3,685,000	\$ 160,000
Series 2015 A-2	1,180,000	-	50,000	1,130,000	45,000
Less deferred amounts:					
For issuance discount	(23,799)	-	(1,322)	(22,477)	-
Total	<u>\$ 4,996,201</u>	<u>\$ -</u>	<u>\$ 203,678</u>	<u>\$ 4,792,523</u>	<u>\$ 205,000</u>

At September 30, 2018, the scheduled debt service requirements on the long – term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 205,000	\$ 208,024	\$ 413,024
2020	210,000	201,981	411,981
2021	210,000	195,288	405,288
2022	220,000	187,975	407,975
2023	235,000	179,740	414,740
2024-2028	1,315,000	747,010	2,062,010
2029-2033	1,650,000	418,145	2,068,145
2034-2035	770,000	54,525	824,525
Total	<u>\$ 4,815,000</u>	<u>\$ 2,192,688</u>	<u>\$ 7,007,688</u>

**NOTE 7 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 8 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 461,176	\$ 461,176	\$ 462,020	\$ 844
Interest	3,000	3,000	6,836	3,836
Miscellaneous revenue	-	-	360	360
Total revenues	464,176	464,176	469,216	5,040
<b>EXPENDITURES</b>				
Current:				
General government	122,339	172,339	180,360	(8,021)
Physical environment	209,310	283,310	267,140	16,170
Culture and recreation	68,396	93,396	87,625	5,771
Capital outlay	64,131	214,131	181,016	33,115
Total expenditures	464,176	763,176	716,141	47,035
Excess (deficiency) of revenues over (under) expenditures	-	(299,000)	(246,925)	52,075
<b>OTHER FINANCING SOURCES</b>				
Use of fund balance	-	299,000	-	(299,000)
Total other financing sources (uses)	-	299,000	-	(299,000)
Net change in fund balances	\$ -	\$ -	(246,925)	\$ (246,925)
Fund balance - beginning			577,588	
Fund balance - ending			\$ 330,663	

See notes to required supplementary information

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2018 was amended to increase appropriations and use of fund balance by \$299,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Oak Creek Community Development District  
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Oak Creek Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 19, 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 19, 2019





**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Oak Creek Community Development District  
Pasco County, Florida

We have examined Oak Creek Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Oak Creek Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 19, 2019



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Oak Creek Community Development District  
Pasco County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Oak Creek Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated March 19, 2019.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 19, 2019, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Oak Creek Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Oak Creek Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

March 19, 2019

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

## **Fifth Order of Business**

**5Ci.**

# **OAK CREEK**

Community Development District

## ***Annual Operating and Debt Service Budget*** **Fiscal Year 2020**

Version 1 - Proposed Budget

Prepared by:



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**Oak Creek**  
Community Development District

**Operating Budget**  
Fiscal Year 2020



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU FEB-2019	PROJECTED MAR- SEPT-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>								
Interest - Investments	\$ 2,044	\$ 3,828	\$ 6,832	\$ 3,000	\$ 2,846	\$ 3,984	\$ 6,830	\$ 5,000
Interest - Tax Collector	-	-	4	-	87	-	87	-
Special Assmnts- Tax Collector	480,392	480,392	480,392	480,391	463,747	16,644	480,391	480,391
Special Assmnts- Discounts	(16,211)	(17,058)	(18,372)	(19,215)	(18,474)	-	(18,474)	(19,216)
Other Miscellaneous Revenues	-	1,419	-	-	31,061	-	31,061	-
Access Cards	-	210	360	-	90	-	90	100
<b>TOTAL REVENUES</b>	<b>466,225</b>	<b>468,791</b>	<b>469,216</b>	<b>464,176</b>	<b>479,357</b>	<b>20,628</b>	<b>499,985</b>	<b>466,275</b>
<b>EXPENDITURES</b>								
<i><b>Administrative</b></i>								
P/R-Board of Supervisors	10,600	13,400	18,800	12,000	7,800	4,200	12,000	12,000
FICA Taxes	122	-	-	-	-	-	-	-
ProfServ-Arbitrage Rebate	600	-	1,200	1,200	600	600	1,200	1,200
ProfServ-Dissemination Agent	-	-	2,000	5,000	-	5,000	5,000	5,000
ProfServ-Engineering	19,551	72,976	66,421	15,000	23,449	32,829	56,278	20,000
ProfServ-Legal Services	28,332	24,296	26,356	24,000	6,047	20,281	26,328	24,000
ProfServ-Mgmt Consulting Serv	43,500	43,500	43,172	44,805	18,669	26,136	44,805	44,805
ProfServ-Property Appraiser	150	150	150	150	-	150	150	150
ProfServ-Trustee Fees	-	3,233	3,233	3,233	3,433	-	3,433	3,433
ProfServ-Web Site Maintenance	2,017	1,200	-	1,200	1,524	2,134	3,658	2,372
Auditing Services	3,300	3,446	3,400	3,523	-	3,523	3,523	3,523
Postage and Freight	677	1,650	1,622	1,500	556	778	1,334	1,500
Rentals & Leases	600	400	600	600	250	350	600	600
Public Officials Insurance	1,890	1,895	2,050	2,255	2,255	-	2,255	2,481
Printing and Binding	942	1,516	2,109	1,500	396	554	950	1,500
Legal Advertising	643	687	1,216	1,000	209	791	1,000	1,000
Misc-Bank Charges	60	-	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	8,209	8,559	7,495	9,608	8,905	703	9,608	9,608
Misc-Contingency	-	-	60	25	51	71	122	50
Office Supplies	132	444	303	412	2,433	3,406	5,839	412
Annual District Filing Fee	-	175	175	175	175	-	175	175
Dues, Licenses, Subscriptions	530	-	-	-	-	-	-	-
<b>Total Administrative</b>	<b>121,855</b>	<b>177,527</b>	<b>180,362</b>	<b>127,186</b>	<b>76,752</b>	<b>101,507</b>	<b>178,259</b>	<b>133,808</b>
<i><b>Public Safety</b></i>								
Contracts-Security Services	910	3,360	3,360	3,360	1,400	1,960	3,360	3,360
Misc-Contingency	-	955	-	-	-	-	-	-
<b>Total Public Safety</b>	<b>910</b>	<b>4,315</b>	<b>3,360</b>	<b>3,360</b>	<b>1,400</b>	<b>1,960</b>	<b>3,360</b>	<b>3,360</b>
<i><b>Electric Utility Services</b></i>								
Electricity - Streetlighting	22,259	21,893	20,989	23,000	9,237	12,932	22,169	23,000
Utility Services	13,008	12,139	14,828	15,460	6,127	8,578	14,705	15,460
<b>Total Electric Utility Services</b>	<b>35,267</b>	<b>34,032</b>	<b>35,817</b>	<b>38,460</b>	<b>15,364</b>	<b>21,510</b>	<b>36,874</b>	<b>38,460</b>
<i><b>Garbage/Solid Waste Services</b></i>								
Utility - Refuse Removal	698	757	698	698	291	407	698	698
Solid Waste Disposal Assessm.	608	527	611	611	623	-	623	623
<b>Total Garbage/Solid Waste Services</b>	<b>1,306</b>	<b>1,284</b>	<b>1,309</b>	<b>1,309</b>	<b>914</b>	<b>407</b>	<b>1,321</b>	<b>1,321</b>
<i><b>Water-Sewer Comb Services</b></i>								
Utility Services	9,017	12,336	9,206	18,000	4,935	6,909	11,844	10,000
<b>Total Water-Sewer Comb Services</b>	<b>9,017</b>	<b>12,336</b>	<b>9,206</b>	<b>18,000</b>	<b>4,935</b>	<b>6,909</b>	<b>11,844</b>	<b>10,000</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU FEB-2019	PROJECTED MAR- SEPT-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b><i>Flood Control/Stormwater Mgmt</i></b>								
Contracts-Aquatic Control	16,547	33,391	19,380	19,680	8,914	13,979	22,893	23,964
Stormwater Assessment	536	531	894	894	885	-	885	885
R&M-Storm Water - Pond	6,946	42,638	56,338	26,100	-	26,100	26,100	16,100
<b>Total Flood Control/Stormwater Mgmt</b>	<b>24,029</b>	<b>76,560</b>	<b>76,612</b>	<b>46,674</b>	<b>9,799</b>	<b>40,079</b>	<b>49,878</b>	<b>40,949</b>
<b><i>Other Physical Environment</i></b>								
Contracts-Landscape	77,588	106,636	84,000	84,000	35,000	49,000	84,000	84,000
Liability/Property Insurance	6,774	7,173	7,328	8,580	6,986	-	6,986	9,438
R&M-Entry Feature	242	2,132	795	1,500	-	1,500	1,500	1,500
R&M-Irrigation	4,531	9,462	11,079	5,000	1,042	7,315	8,357	5,000
R&M-Mulch	-	-	14,238	15,000	-	15,000	15,000	15,000
R&M-Plant&Tree Replacement	10,898	8,256	16,727	10,000	48,795	-	48,795	10,000
	<b>100,033</b>	<b>133,659</b>	<b>134,167</b>	<b>124,080</b>	<b>91,823</b>	<b>72,815</b>	<b>164,638</b>	<b>124,938</b>
<b><i>Capital Expenditures &amp; Projects</i></b>								
Misc-Contingency	4,500	2,320	1,300	1,900	-	1,900	1,900	-
Capital Improvements	26,000	112,755	184,379	35,000	62,276	109,566	171,842	45,000
<b>Total Capital Expenditures &amp; Projects</b>	<b>30,500</b>	<b>115,075</b>	<b>185,679</b>	<b>36,900</b>	<b>62,276</b>	<b>111,466</b>	<b>173,742</b>	<b>45,000</b>
<b><i>Road and Street Facilities</i></b>								
R&M-Parking Lots	-	-	-	1,500	-	1,500	1,500	1,500
R&M-Bike Paths & Asphalt	-	-	-	1,500	-	1,500	1,500	1,500
R&M-Sidewalks	-	75	2,000	3,000	-	3,000	3,000	3,000
R&M-Streetlights	-	-	1,106	1,000	-	1,000	1,000	1,000
<b>Total Road and Street Facilities</b>	<b>-</b>	<b>75</b>	<b>3,106</b>	<b>7,000</b>	<b>-</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>
<b><i>Parks and Recreation</i></b>								
Contracts-Mgmt Services	41,260	10,812	9,996	10,296	4,290	6,006	10,296	10,296
Contract-Pools	-	12,750	8,851	9,540	3,975	5,565	9,540	9,540
Contractual Maint. Services	-	30,311	34,517	27,259	11,173	15,642	26,815	25,000
Telephone/Fax/Internet Services	1,691	2,708	5,597	3,712	745	1,043	1,788	1,788
R&M-Clubhouse	3,049	-	-	-	-	-	-	-
R&M-Facility	164	4,079	15,274	3,500	12,360	17,304	29,664	7,500
R&M-Pools	12,980	10,998	6,404	400	508	711	1,219	400
R&M Basketball Courts	-	-	736	-	4,606	6,448	11,054	-
R&M-Playground	520	1,200	525	1,000	-	1,000	1,000	1,000
Op Supplies - General	-	3,380	2,362	5,500	5,195	7,273	12,468	5,500
<b>Total Parks and Recreation</b>	<b>59,664</b>	<b>76,238</b>	<b>84,262</b>	<b>61,207</b>	<b>42,852</b>	<b>60,993</b>	<b>103,845</b>	<b>61,024</b>
<b>TOTAL EXPENDITURES</b>	<b>382,581</b>	<b>631,101</b>	<b>713,880</b>	<b>464,176</b>	<b>306,115</b>	<b>424,645</b>	<b>730,760</b>	<b>465,860</b>
Net change in fund balance	83,644	(162,310)	(244,664)	-	173,242	(404,017)	(230,775)	415
<b>FUND BALANCE, BEGINNING</b>	<b>656,256</b>	<b>739,900</b>	<b>577,590</b>	<b>332,926</b>	<b>332,926</b>	<b>-</b>	<b>332,926</b>	<b>102,151</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 739,900</b>	<b>\$ 577,590</b>	<b>\$ 332,926</b>	<b>\$ 332,926</b>	<b>\$ 506,168</b>	<b>\$ (404,017)</b>	<b>\$ 102,151</b>	<b>\$ 102,566</b>

**Oak Creek**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2020**REVENUES****Interest Income (Investments)**

The district earns interest on each of their operating and investment accounts.

**Special Assessment - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessment - Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Access Cards**

The district earns revenue from Access Card sales.

**EXPENDITURES***Expenditures - Administrative***P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all 12 meetings.

**Professional Services – Arbitrage Rebate**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount is based on standard fees charged for this service.

**Professional Services – Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount is based on standard fees charged for this service.

**Professional Services-Engineering**

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity.

**Professional Services-Legal Services**

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Professional Services- Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Management Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in its Exhibit "A".

**Professional Services-Property Appraiser**

The District contracts with the Pasco County Property Appraiser for the purpose of placing the District's non-ad valorem tax assessments on the Notice of Proposed Property Taxes, thereby allowing the Tax Collector to collect such assessments. The District will fund the general budget in the amount of \$150 for the annual inclusion of Notice of Proposed Property Taxes.

**Oak Creek**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2020**Expenditures - Administrative (continued)****Professional Services-Trustee Fees**

The District issued Series 2015 Special Assessment Revenue Refunding Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out of pockets expenses.

**Professional Service-Web Site Development**

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

**Professional Service-Web Site Development**

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the current engagement fee with the audit firm Grau & Associates.

**Postage & Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Rentals & Leases**

The District pays Country Walk CDD \$50 per month for use of their meeting hall for monthly board meetings.

**Public Officials Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Agency which specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus any anticipated market adjustments.

**Printing & Binding**

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

**Legal Advertising**

The District advertises various notices for monthly board meetings and other public hearings in a newspaper of general circulation.

**Misc – Assessment Collection Cost**

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

**Office Supplies**

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

**Annual District Filing Fee**

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

**Oak Creek**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2020**Expenditures – Public Safety****Contracts – Security Services**

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

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

Services provided by Withlacoochee Electric for streetlighting.

**Utility Services**

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

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

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

**Solid Waste Disposal Assessments**

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

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

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

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

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

**Stormwater Assessment**

Pasco County Non-Ad Valorem Stormwater annual Assessment.

**R&M-Storm Water-Pond**

Includes expenses incurred for the maintenance of drainage ponds.

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

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

**Liability/Property Insurance**

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

**Oak Creek**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2020**Expenditures – Other Physical Environment (continued)****R&M-Entry Feature**

Includes expenses incurred for the maintenance of entry walls.

**R&M-Irrigation**

Includes the cost of irrigation repairs as needed throughout the District.

**R&M-Mulch**

The District has an agreement with LMP to provide mulch for the District's common area.

**R&M-Plant & Tree Replacement**

The District has an agreement with LMP to provide annuals and miscellaneous landscaping for the District's common area.

**Expenditures – Capital Expenditures & Projects****Misc - Contingency**

The District incurs expenses to operate and maintain Capital Assets which do not extend the life of the asset.

**Capital Outlay**

The District designates funds to improve and/or replace assets or to extend the useful life of assets. The cost per event exceeds \$5,000.

**Expenditures – Roads & Street Facilities****R&M-Parking Lots**

Includes expenses incurred for the maintenance of District parking lots.

**R&M-Sidewalks**

Includes expenses incurred for the maintenance of District sidewalks.

**R&M-Streetlights**

Includes expenses incurred for the maintenance of District streetlights.

**Expenditures – Clubhouse, Parks & Recreation****Contracts-Management Services**

The District has contracted with Inframark Management Services as the on-site management representative to manage day to day operations and oversight of any outside contractors. IMS is responsible for the general maintenance of the amenities (based on a seasonal schedule) as outlined in Exhibit A of the First Amendment to the Management Advisory Services Agreement dated March 28, 2016.

**Contractual Maint. Services**

Innovative provides the manpower needed to manage the day to day operations of the district's assets. The staff is under the management and direction of Inframark Management Services.

**Contract-Pools**

The District has contracted with Aqua Triangle 1 Corp to provide monthly pool services. These services include chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Also included are operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals included.

**Oak Creek**

Community Development District

*General Fund*

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**Budget Narrative**

Fiscal Year 2020

Expenditures – Clubhouse, Parks & Recreation (continued)
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**Telephone/Fax/Internet Services**

Includes internet services incurred by the District from Bright House for the cameras in the pool facility area.

**R&M-Facility**

Includes expenses incurred for the maintenance of District's cabana and pool area.

**R&M-Pool**

Includes expenses incurred for the maintenance of District's pool which are not covered in the contracted amount.

**R&M-Playground**

Includes expenses incurred for the maintenance of District's playground and park area.

**Op Supplies - General**

Expenses related to the day to day operation of the facility, playground and parks.

**Oak Creek**

Community Development District

*Debt Service Fund***Budget Narrative**  
Fiscal Year 2020**REVENUES****Special Assessment – Tax Collector**

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

**Special Assessment – Discounts**

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

**EXPENDITURES****Expenditures - Administrative****Misc – Assessment Collection Cost**

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

**Expenditures – Debt Service****Principal Debt Retirement**

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

**Interest Expense**

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



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

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2020	\$ 102,566
Net Change in Fund Balance - Fiscal Year 2020	415
Reserves - Fiscal Year 2020 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2019</b>	<b>102,981</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	3,055
Subtotal	3,055

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	99,465 <sup>(1)</sup>
Subtotal	99,465

<b>Total Allocation of Available Funds</b>	<b>102,520</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 461</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures less \$17K for shortfall.

**Oak Creek**  
Community Development District

**Debt Service Budget**  
Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU FEB-2019	PROJECTED MAR- SEPT-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Interest - Investments	\$ 257	\$ 603	\$ 787	\$ -	\$ 273	\$ 546	\$ 819	\$ 500
Special Assmnts- Tax Collector	437,163	437,163	437,163	437,163	419,343	17,820	437,163	437,163
Special Assmnts- Discounts	(14,752)	(15,523)	(16,718)	(17,487)	(16,747)	-	(16,747)	(17,487)
<b>TOTAL REVENUES</b>	<b>422,668</b>	<b>422,243</b>	<b>421,232</b>	<b>419,676</b>	<b>402,869</b>	<b>18,366</b>	<b>421,235</b>	<b>420,176</b>
<b>EXPENDITURES</b>								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	7,473	7,789	6,821	8,743	8,052	356	8,408	8,743
<b>Total Administrative</b>	<b>7,473</b>	<b>7,789</b>	<b>6,821</b>	<b>8,743</b>	<b>8,052</b>	<b>356</b>	<b>8,408</b>	<b>8,743</b>
<i>Debt Service</i>								
Principal Debt Retirement Series A-1	150,000	150,000	155,000	160,000	-	165,000	165,000	165,000
Principal Debt Retirement Series A-2	35,000	40,000	40,000	45,000	-	45,000	45,000	45,000
Principal Prepayment Series A-1			10,000					
Principal Prepayment Series A-2	-	5,000	-	-	-	-	-	-
Interest Expense Series A-1	95,362	155,561	152,186	148,699	74,349	72,509	146,858	145,019
Interest Expense Series A-2	39,690	64,313	61,950	59,325	29,663	28,481	58,144	56,963
<b>Total Debt Service</b>	<b>320,052</b>	<b>414,874</b>	<b>419,136</b>	<b>413,024</b>	<b>104,012</b>	<b>310,991</b>	<b>415,003</b>	<b>411,981</b>
<b>TOTAL EXPENDITURES</b>	<b>327,525</b>	<b>422,663</b>	<b>425,957</b>	<b>421,767</b>	<b>112,064</b>	<b>311,347</b>	<b>423,411</b>	<b>420,725</b>
Excess (deficiency) of revenues								
Over (under) expenditures	95,143	(420)	(4,725)	(2,091)	290,805	(292,981)	(2,177)	(548)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	-	-	(4,725)	(2,091)	-	-	-	(548)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(4,725)</b>	<b>(2,091)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(548)</b>
Net change in fund balance	95,143	(420)	(4,725)	(2,091)	290,805	(292,981)	(2,177)	(548)
<b>FUND BALANCE, BEGINNING</b>	<b>236,259</b>	<b>331,403</b>	<b>330,981</b>	<b>326,256</b>	<b>326,256</b>	<b>-</b>	<b>330,981</b>	<b>328,804</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 331,402</b>	<b>\$ 330,981</b>	<b>\$ 326,256</b>	<b>\$ 324,165</b>	<b>\$ 617,061</b>	<b>\$ (292,981)</b>	<b>\$ 328,804</b>	<b>\$ 328,256</b>

**AMORTIZATION SCHEDULE**

## SPECIAL ASSESSMENT REFUNDING BONDS

Period Ending	Total Outstanding Par Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2019	3,515,000				72,509.38	72,509.38	306,858.76
5/1/2020	3,515,000	165,000.00		2.625%	72,509.38	237,509.38	
11/1/2020	3,350,000				70,343.75	70,343.75	307,853.13
5/1/2021	3,350,000	165,000.00		3.000%	70,343.75	235,343.75	
11/1/2021	3,185,000				67,868.75	67,868.75	303,212.50
5/1/2022	3,185,000	170,000.00		3.300%	67,868.75	237,868.75	
11/1/2022	3,015,000				65,063.75	65,063.75	302,932.50
5/1/2023	3,015,000	180,000.00		3.500%	65,063.75	245,063.75	
11/1/2023	2,835,000				61,913.75	61,913.75	306,977.50
5/1/2024	2,835,000	185,000.00		3.750%	61,913.75	246,913.75	
11/1/2024	2,650,000				58,445.00	58,445.00	305,358.75
5/1/2025	2,650,000	190,000.00		3.850%	58,445.00	248,445.00	
11/1/2025	2,460,000				54,787.50	54,787.50	303,232.50
5/1/2026	2,460,000	200,000.00		4.000%	54,787.50	254,787.50	
11/1/2026	2,260,000				50,787.50	50,787.50	305,575.00
5/1/2027	2,260,000	210,000.00		4.450%	50,787.50	260,787.50	
11/1/2027	2,050,000				46,115.00	46,115.00	306,902.50
5/1/2028	2,050,000	220,000.00		4.450%	46,115.00	266,115.00	
11/1/2028	1,830,000				41,220.00	41,220.00	307,335.00
5/1/2029	1,830,000	230,000.00		4.450%	41,220.00	271,220.00	
11/1/2029	1,600,000				36,102.50	36,102.50	307,322.50
5/1/2030	1,600,000	240,000.00		4.450%	36,102.50	276,102.50	
11/1/2030	1,360,000				30,762.50	30,762.50	306,865.00
5/1/2031	1,360,000	250,000.00		4.450%	30,762.50	280,762.50	
11/1/2031	1,110,000				25,200.00	25,200.00	305,962.50
5/1/2032	1,110,000	260,000.00		4.500%	25,200.00	285,200.00	
11/1/2032	850,000				19,350.00	19,350.00	304,550.00
5/1/2033	850,000	275,000.00		4.500%	19,350.00	294,350.00	
11/1/2033	575,000				13,162.50	13,162.50	307,512.50
5/1/2034	575,000	285,000.00		4.500%	13,162.50	298,162.50	
11/1/2034	290,000				6,750.00	6,750.00	304,912.50
5/1/2035	290,000	300,000.00		4.500%	6,750.00	306,750.00	
11/1/2035							306,750.00
		3,525,000.00			1,440,763.76	4,965,763.76	5,200,113.14

**AMORTIZATION SCHEDULE**

## SPECIAL ASSESSMENT REFUNDING BONDS

Period Ending	Total Outstanding Par Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2019	1,085,000				28,481.25	28,481.25	
5/1/2020	1,085,000	45,000.00		5.250%	28,481.25	73,481.25	101,962.50
11/1/2020	1,040,000				27,300.00	27,300.00	
5/1/2021	1,040,000	45,000.00		5.250%	27,300.00	72,300.00	99,600.00
11/1/2021	995,000				26,118.75	26,118.75	
5/1/2022	995,000	50,000.00		5.250%	26,118.75	76,118.75	102,237.50
11/1/2022	945,000				24,806.25	24,806.25	
5/1/2023	945,000	55,000.00		5.250%	24,806.25	79,806.25	104,612.50
11/1/2023	890,000				23,362.50	23,362.50	
5/1/2024	890,000	55,000.00		5.250%	23,362.50	78,362.50	101,725.00
11/1/2024	835,000				21,918.75	21,918.75	
5/1/2025	835,000	60,000.00		5.250%	21,918.75	81,918.75	103,837.50
11/1/2025	775,000				20,343.75	20,343.75	
5/1/2026	775,000	60,000.00		5.250%	20,343.75	80,343.75	100,687.50
11/1/2026	715,000				18,768.75	18,768.75	
5/1/2027	715,000	65,000.00		5.250%	18,768.75	83,768.75	102,537.50
11/1/2027	650,000				17,062.50	17,062.50	
5/1/2028	650,000	70,000.00		5.250%	17,062.50	87,062.50	104,125.00
11/1/2028	580,000				15,225.00	15,225.00	
5/1/2029	580,000	70,000.00		5.250%	15,225.00	85,225.00	100,450.00
11/1/2029	510,000				13,387.50	13,387.50	
5/1/2030	510,000	75,000.00		5.250%	13,387.50	88,387.50	101,775.00
11/1/2030	435,000				11,418.75	11,418.75	
5/1/2031	435,000	80,000.00		5.250%	11,418.75	91,418.75	102,837.50
11/1/2031	355,000				9,318.75	9,318.75	
5/1/2032	355,000	85,000.00		5.250%	9,318.75	94,318.75	103,637.50
11/1/2032	270,000				7,087.50	7,087.50	
5/1/2033	270,000	85,000.00		5.250%	7,087.50	92,087.50	99,175.00
11/1/2033	185,000				4,856.25	4,856.25	
5/1/2034	185,000	90,000.00		5.250%	4,856.25	94,856.25	99,712.50
11/1/2034	95,000				2,493.75	2,493.75	
5/1/2035	95,000	95,000.00		5.250%	2,493.75	97,493.75	99,987.50
11/1/2035	-						
		1,085,000.00	-		543,900.00	1,628,900.00	1,628,900.00

## **Oak Creek**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2020

**Comparison of Non-Ad Valorem Assessment Rates  
Fiscal Year 2020 vs. Fiscal Year 2019**

Product	General Fund 001			2015A DS Per Unit			Total Assessments per Unit			O&M	Bond	Prepaid
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	Units	Units 2015	Units
50' lot	\$793.25	\$793.25	0%	\$730.20	\$730.20	0%	\$1,523.45	\$1,523.45	0%	272	270	0
60' lot	\$951.90	\$951.90	0%	\$863.34	\$863.34	0%	\$1,815.24	\$1,815.24	0%	278	278	0
										<b>550</b>	<b>548</b>	<b>0</b>

**5Cii.**



Optimum Plumbing LLC  
 22437 OAKVILLE DR  
 LAND O LAKES, FL 34639  
 (813) 391-9287  
 office@optimumplumbingllc.com  
 http://www.optimumplumbingllc.com



## ESTIMATE

### ADDRESS

OAK CREEK CDD  
 2654 Cypress Ridge Blvd suite  
 #101  
 Wesley Chapel, FL 33544

ESTIMATE # 1944

DATE 02/25/2019

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/25/2019	ESTIMATE TO POUR CONCRETE PAD AT NEW DINKING FOUNTAIN LOCATION			
02/25/2019	INSTALL FRENCH DRAIN WITH MANHOLE COVER AND RUN NEW 1/2" PVC SCH.40 WATER SERVICE FROM POOL RESTROOMS. SET AND BOLT DRINKING FOUNTAIN TO CONCRETE PAD AND CONNECT WATER AND DRAIN LINES.			
02/25/2019	ALL WORK IS TO BE COMPLETED WITH PERMITS			
02/25/2019	<b>Services</b> JOB TOTAL, LABOR AND MATERIAL			9,076.11
02/25/2019	Make and model number of the drinking fountain:  Elkay Outdoor Stone Fountain Pedestal Non-Filtered, Non-Refrigerated LK4595			

Thank you for choosing Optimum Plumbing for all your plumbing need.

TOTAL

**\$9,076.11**

Accepted By

Accepted Date

**COASTAL PLUMBING**

4135 Redcoat Drive, Wesley Chapel FL 33543  
 Phone (813) 788-9353 Fax (813) 788-0943

**PROPOSAL**

Date: 3/1/19

**TO:****INFRAMARK**

2654 Cypress Ridge Blvd, Suite 101  
 Wesley Chapel, FL 33544  
 (813) 991-1116 x 100 Rachel Bally

**JOB**

Oak Creek  
 34300 Spring Oak Trail  
 Wesley Chapel, FL 33544

COASTAL PLUMBING proposes to furnish the required labor and material for the above described job. The following listed materials shall be used unless stated otherwise. Please note that anything other than as listed shall be considered an extra to the contract and will be invoiced accordingly.

**Install 65 feet schedule 40 PVC drain and 65 feet 3/4" Sch 40 PVC water to new Elkay 4595 outdoor stone fountain supplied by plumber.**

**Included: Concrete slab**

Plumbing permit fee   X   included        not included

Sewer impact fees, tap fees, or related fees are not included in quote. Water Meter impact fees, tap fees, or related fees are not included in quote. All the above work to be completed in a substantial and workmanship manner, including required inspections for the sum of \$7200.00

Payment is as follows, \$3600.00 due upon completion of ground work on rough in.

\$3600.00 due upon completion, and any additional charges.

All payments shall be due within 30 days of billing. This company will not proceed with any work when previous payments remain unpaid.

All materials furnished will be guaranteed against defects in labor and/or materials for a period of one year after final plumbing inspection, except stoppage of sewer or drain lines which shall be the responsibility of the owner or builder if not directly caused by our installation. Any sewer or water lines broken by others will be billed to the contractor.

Accepted by builder or owner,  
 I agree to these terms.

Dennis R. Geisler, Coastal Plumbing

**Chadwell LLC**  
**Mechanical contractor**  
**"The Integrity People"**

4279 PERRY PLACE  
NEW PORT RICHEY, FLORIDA 34654  
(727) 366-6100  
Florida Certificate Number CMC053203  
Florida Certificate Number CFC055696

March 27, 2019

Oak Creek Community

Attention Mr. Mark Vaga

Please accept this letter as our explanation, recommendations and bid for your consideration for THE PROJECT located at 34300 Spring Oaks Trail, Wesley Chapel, Florida 33545

**SCOPE OF WORK – PLUMBING AND SITE CONCRETE SLAB WORK**

- 1 Supply and install (1) ONE LF STONE DBL ADA FTN, ELKAY #4595.
- 2 Remove soil, form, prepare form and pour cement to drawing specification.
- 3 Supply and install (1) ONE LF ½ RED PRES BFP WBACKFLOW and small slab.

Gentlemen;

This project according to Pasco planning and permitting is considered a commercial handy-cap project. As a state of Florida licensed Plumbing and Mechanical Contractor they will allow me to submit a shop drawing for this project. However my license does not allow me to install a cement slab on a commercial project and there for must be installed by a licensed General contractor or licensed concrete Slab contractor. That said I can carry a licensed contractor on my Permit with his license number that said he will prepare, form, have inspected prior to pouring as it must meet drawing and state of Florida specifications. The Fountain and associated piping for drainage and water piping come under my Plumbing license and the small dry well comes under my Mechanical license as it allows me to do this as required for a commercial Air Conditioner condensate drain. This project also requires a Back-flow prevent or and Slab which is under my Plumbing license.

**PRICE \$8,970.00 Dollars (Eight Thousand Nine Hundred Seventy and no/100 Dollars)**

Sincerely,

*Gerald E. Chadwell*

Gerald E. Chadwell Florida Certified Plumbing Contractor

CHADWELL LLC

Certificate Number CFC055696

Phone Number 727-366-6100

**5Ciii.**



Johnson, Mirmiran, and Thompson, Inc.  
2000 E. 11<sup>th</sup> Ave, Suite 300  
Tampa, FL 33605  
Attn: Stephen Brletic, PE

REV: March 18, 2019

RE: Oak Creek South Pedestrian Bridge

## PROPOSAL

---

### Project Location:

Oak Creek Subdivision, Wesley Chapel, FL

**Scope:** Provide all labor, materials, equipment, and insurances required to construct roughly 125 linear foot, 6' clear, timber pedestrian bridge based on preliminary construction plan set provided by JMT, Inc. dated 12/14/2018, and per details listed below.

### Details:

- Excavation and demo of existing path per customer limits relative to plans.
- Re-grade, fill, and sod new approaches and path.
- Subgrade, base, asphalt path 100 SY, including required material testing.
- Concrete abutment walls and approaches.
- Installation of silt fence and floating turbidity barriers as needed.
- Bridge loading is pedestrian in accordance with AASHTO regulations.
- All lumber to be pressure treated Southern Yellow Pine (SYP), No. 1 grade.
- All decking, rails, pickets, framing, etc. is to be pressure treated SYP.
- All pressure treated piling, in accordance with FDOT 955, to be driven by vibratory hammer.
- All hardware and fasteners per specs provided in Note 4, Page C-2.2.
- Bridge installed at elevation and layout per owner, to meet concrete abutments and sidewalk at either end.

Pedestrian Bridge: \$37,500. Or \$300. Per Linear Foot

Demo, Grading and Pathways: \$26,000.

**Total Cost of Proposal: \$63,500.**

### Not Included in Cost of Proposal:

- No surveying, structural engineering, geotechnical engineering or reporting is included in above cost, any of these services may be included at additional cost upon request.

**Add Option 1:** Golf Coast Construction, may provide sealed engineered drawings upon request for, \$1,500.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Brad Boger", followed by a long horizontal line.

Brad Boger  
Golf Coast Construction, LLC





Johnson, Mirmiran, and Thompson, Inc.  
 Attn: Stephen Brletic, PE  
 RE: Oak Creek South Pedestrian Bridge

March 14, 2019

## REFERENCES

Page 2 of 7

### The Groves Pedestrian Boardwalk

**Project Location:** The Groves, Wesley Chapel, FL

**Owner:** The Groves

**General Contractor:** Hawkins Construction, Inc.

**Scope:** Elevated Pedestrian Boardwalk 5' wide x 380' in length, all SYP lumber, decking and picket rails. Engineered by Golf Coast Construction, LLC.

**Completed:** On Budget and On Time, May 2018



### Pedestrian Bridge at Adventist Health Systems Hospital

**Project Location:** Altamonte Springs, FL

**General Contractor:** UCC Group, Inc.

**Scope:** Elevated timber pedestrian bridge structure and deck 8' wide by 120' in length, as well as roughly 50 linear feet of 8' wide decking on pressure treated sleeper framing atop concrete, at ends of the bridge. All decking, railing and outside framing materials were made of IPE exotic hardwood, with a stainless-steel custom cable railing, lighting and IPE accents within metal posts. Other items on project included several wood cladded benches, round and L shaped, as well as pre-construction site work, and floating turbidity barrier installations.

**Completed:** On Budget (with owner requested upgrades/change orders) and On Time, July 2018



PO Box 357 • Lutz, Florida 33548 • Tel: (813) 949-2625 • Fax: (813) 949-9654

Email: [brad@golfcoastconstruction.com](mailto:brad@golfcoastconstruction.com) or [whitneygcc@gmail.com](mailto:whitneygcc@gmail.com)





## REFERENCES Continued

Page 3 of 7

**Disney's Caribbean Beach Resort****Project Location:** Orlando/Buena Vista, FL**General Contractor:** Austin Commercial, LP

**Scope:** Roughly 240 linear feet of elevated timber boardwalk, ranging from 10' wide to 36' wide, along a lakeside at the Caribbean Beach Resort's Waterfront Restaurant. Boardwalk was supported on driven timber piling, PT framing, composite decking, custom milled steel rails as well as picket style railing. Golf Coast also installed the rip rap under the boardwalks, lighting fixtures, and sediment controls on the project, in addition to various other items as requested by Owner and General Contractor. Structural Design and Engineering by Golf Coast Construction, LLC, Creative Designs by Owner.

**Completed:** On Budget (with owner requested upgrades) and On Time, November 2018

**Universal Volcano Bay****Project Location:** Universal, Orlando, FL**Owner:** NBC Universal Orlando**General Contractor:** Golf Coast Construction, LLC and Austin Commercial, LP

**Scope:** Total of 8 main vehicular and pedestrian bridges. **See page 4-7 for further details.** Golf Coast Construction, LLC worked under Austin Commercial, LP's Contract with Universal originally, then became contracted direct with NBC Universal as a General Contractor Vendor, we continue to work with NBC Universal to date, on many various projects amongst all Universal Parks and Properties, in Orlando, FL.

**Original Bridges Completed:** On Time, May 2017

PO Box 357 • Lutz, Florida 33548 • Tel: (813) 949-2625 • Fax: (813) 949-9654

Email: [brad@golfcoastconstruction.com](mailto:brad@golfcoastconstruction.com) or [whitneygcc@gmail.com](mailto:whitneygcc@gmail.com)





## REFERENCES Continued

Page 4 of 7

**Project: Volcano Bay Waterpark****Owner:** Universal Orlando, Universal Studios, NBC Universal**General Contractor:** Austin Commercial, LP

7151 Universal Blvd., Orlando, Florida 32819

**Contact:** Bobby Terriaco, **Email:** [BTerriaco@austin-ind.com](mailto:BTerriaco@austin-ind.com)**Original Contract Amount:** \$1,314,500., New/Additional Work Bid on during the project was awarded in the amount of \$5,285,500. Awarded through 2016-2017. New bids/awards are continuing through 2018.**Project Value:** \$6,600,000., Completed Base Contract and Major Additions by May 2017, Additional Work Orders added on after opening, roughly \$350,000. Completed September, 2017.**\*\*New and Additional Projects at Universal Volcano Bay have been bid on and awarded since October 2017 to Current date, March 2019.****Products:** 6 Main Vehicular and Foot Traffic Bridges on average 20'x 40', 4 of which were gluelam timber bridges, the other 2 were steel pipe bridges with steel framed canopies; 3 Suspension Bridges 3'x 30'; 1 Pedestrian Bridge roughly 5' x 20'; 1 Boardwalk roughly 85 LF;

Only Access to the top of main attraction- 2 stair cases roughly 175' in height each, built with steel frame and exotic hardwood posts and treads, with vinyl coated cable rails, continuous grabrail up both sides of each staircase, and safety mesh infill;

All restaurant railings throughout the park, including over 2,300 LF of custom milled exotic hardwood perimeter and queue railing, with decorative handcrafted wooden posts, over 150 LF of custom steel queue rails and decorative posts themed to look as wood.

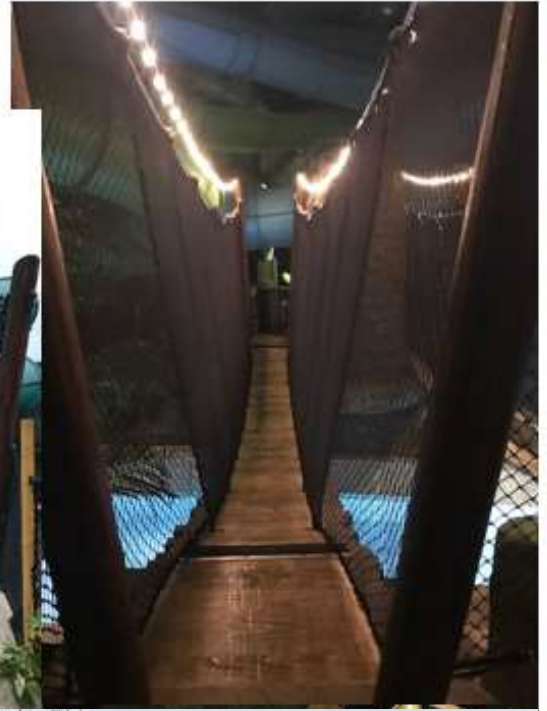
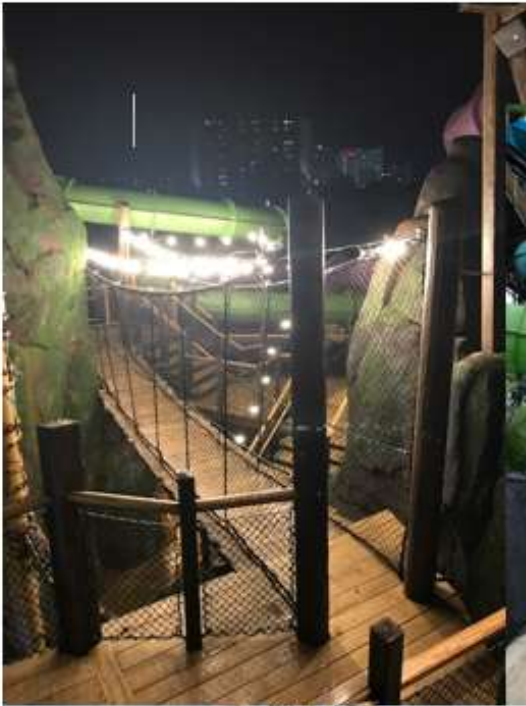
We also completed various maintenance work, behind the scenes walkways, staircases, floor and deck re-surfacing, safety grab rail at the entry and throughout the park, etc...







## Bridges Continued

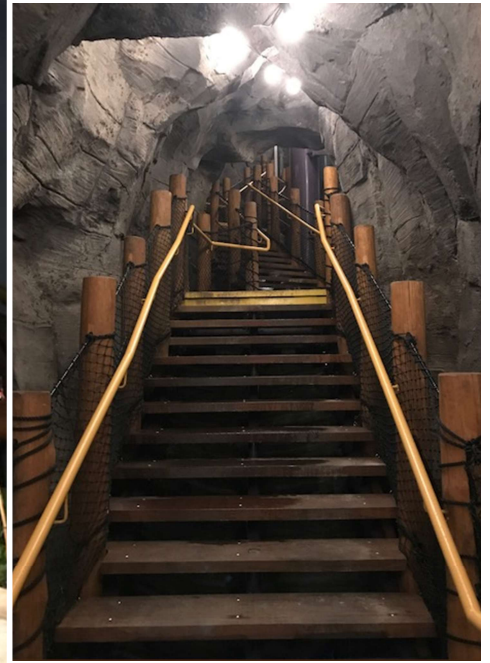
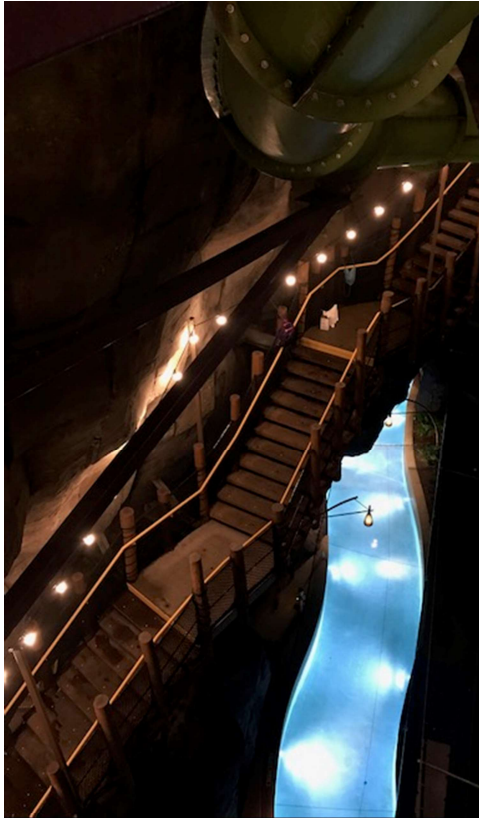






## VOLCANO BAY – Staircases

**Scope:** all railings, netting, grab rail, posts, cables, etc.







## Universal Restaurants Railings

### Kohola Reef Restaurant



### Kunuku Boat Bar



### Whakawaiwai Eats Restaurant



### Entry Ramps & Handrails



# G. A. NICHOLS COMPANY

Page Number 84

5775 126<sup>th</sup> Ave N. Clearwater, FL. 33760

## Proposal

Bidding to: Oak Creek CDD	Project Name: Oak Creek Pedestrian Bridge
Contact: Stephen Brletic	Email: <a href="mailto:sbrletic@jmt.com">sbrletic@jmt.com</a>
Drawings by: AC Structural	Last Revision Date: 12/14/2018
Civil Sheets: C-1.0, C-1.1, C-1.2A, C-2.1, C-2.2, C-2.3, C-2.4	

March 25, 2019

### General Requirements

Surveying (Layout/Staking & As-built Drawings)	1.00	LS
Mobilization / Equipment Hauling	1.00	LS
Supervision	1.00	LS
Geotek Engineer	1.00	LS

**Subtotal: General Requirement \$11,600.00**

### Erosion and Sediment Control

Silt Fence	567.00	LF
Floating Turbidity	1.00	LS
Sod (Bahia)	2115	SF

**Subtotal: Erosion and Sediment Control \$4,400.00**

### Site Demolition

Remove Existing Concrete Sidewalk	1,883.00	SF
-----------------------------------	----------	----

**Subtotal: Site Demolition \$5,510.00**

### Earthwork

Rough Grade Site	43.00	CY
Sidewalk and Pads Prep & Finish Grade	122.00	SF
Paving Subgrade Prep & Finish Grade	1,783.00	SF
Clean-Up	2,760.00	SF

**Subtotal: Earthwork \$16,800.00**

### Bridge Structure

Lumber Bridge Structure	892	SF
Boardwalk	892	SF
Lumber Rail	250	LF

**Subtotal: Bridge Structure \$51,782.00**

### Paving and Site Concrete

4" Concrete Sidewalk	100.00	SY
1.5" Asphalt - 6" Base Paving	1,883.00	SY
Gravity Wall with Slab	1.00	LS

**Subtotal: Paving & Site Concrete \$25,800.00**

**Estimated Total \$ 115,892**

Lic.# CGCA17846

Phone # (727) 561-0509 Fax# (727) 561-0511 Cell# (813) 310-6887 Email: [jeff@ganichols.com](mailto:jeff@ganichols.com)



# G. A. NICHOLS COMPANY

5775 126<sup>th</sup> Ave N. Clearwater, FL. 33760

Page Number 85

## **Proposal**

### **Exclusions:**

- **Job Specific:**
  - Any & all Pavers, Electrical wiring of lift stations, all irrigation including sleeves and conduit.
  - Building Tie-in Survey
  - NPDES permitting & SWPPP Plan
- **General:**
  - All Permits, Bonds, material/soil testing, landscaping, unsuitable or environmental Hazardous work.
  - Contractor staging area, dewatering (unless specific in proposal), any & all conduits, construction fencing and enclosures.
  - We are not responsible for any hazardous materials discovered while under construction.
  - Owner is responsible for ALL connection or impact fees or any other fees paid to any public entity.

**Sincerely,**

**Greg Nichols**

**President**

**5Civ.**



7011 Wilson Rd.

West Palm Beach Fl. 33413

561-964-2001 Fax: 561-964-5009

www.sportsurfaces.com

## PROPOSAL/AGREEMENT

March 13<sup>th</sup> 2019**Bill To:**

Oak Creek  
34300 Spring Oak Trail  
Zephyrhills FL 33545

**Ship To:****PICKLEBALL LINES****\$ 650.00** \_\_\_\_\_

The Contractor will add lines for (1) pickleball court per USA pickleball association regulations onto (1) basketball court. Line Color \_\_\_\_\_

**PORTABLE PICKLEBALL NET POST OPTIONS**

The Contractor will supply and assemble (1) economy portable pickleball net post and net system.

\$ 190.00 \_\_\_\_\_

The Contractor will supply and assemble (1) deluxe portable pickleball net post and net system.

\$ 650.00 \_\_\_\_\_

**PROVISIONS**

The Customer agrees to pay a 50% due upon acceptance of proposal

The Customer agrees to balance upon completion of the above-proposed work.

**CREDIT**

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the amount of the work done. No further work shall be accomplished if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. Interest of 1 ½ % per month will be charged on accounts past due

Submitted by:

**Sandra Gold**

Proposal accepted \_\_\_\_\_ Date \_\_\_\_\_



March 25, 2019



Economy



deluxe



Board, Please review portable nets on the website <http://www.10-s.com/> prior to the workshop.

Thanks, Mark

**From:** [floridacourts@verizon.net](mailto:floridacourts@verizon.net) [<mailto:floridacourts@verizon.net>]  
**Sent:** Wednesday, March 13, 2019 10:53 AM  
**To:** Vega, Mark <[Mark.Vega@inframark.com](mailto:Mark.Vega@inframark.com)>  
**Subject:** Re: [EXTERNAL] Payment for Oak Creek basketball court?

Mark,

1 set of Pickleball lines painted on the court would be \$350. I would have to imagine that they would like portable pickleball nets - but that would mean taking it on and off the court and probably locking it up so that it would not be stolen. They range from cheap to more expensive. You/they - could go online and look at the website 10-S.com and look at their different portable pickleball net systems. Let me know what you think.

As far as the Oak Creek basketball courts go: we will be out there soon to check out the patch. I have had my main work truck in the auto shop for waaaay to long and am waiting to get it back so that I can stop out.

Thank you,

Gregory Virchau  
President

**FLORIDA COURTS, INC.**

6820 Hudson Ave  
Hudson, FL 34667

PH# 727-457-8688

[www.floridacourtsinc.com](http://www.floridacourtsinc.com)

-----Original Message-----

From: Vega, Mark <[Mark.Vega@inframark.com](mailto:Mark.Vega@inframark.com)>  
To: [floridacourts@verizon.net](mailto:floridacourts@verizon.net) <[floridacourts@verizon.net](mailto:floridacourts@verizon.net)>  
Cc: [sbrletic@jmt.com](mailto:sbrletic@jmt.com) <[sbrletic@jmt.com](mailto:sbrletic@jmt.com)>; Oak Creek CDD Information <[info@oakcreekcdd.org](mailto:info@oakcreekcdd.org)>; Bally, Rachel <[Rachel.Bally@inframark.com](mailto:Rachel.Bally@inframark.com)>; [seat1@oakcreekcdd.org](mailto:seat1@oakcreekcdd.org) <[seat1@oakcreekcdd.org](mailto:seat1@oakcreekcdd.org)>; [seat2@oakcreekcdd.org](mailto:seat2@oakcreekcdd.org) <[seat2@oakcreekcdd.org](mailto:seat2@oakcreekcdd.org)>; [seat3@oakcreekcdd.org](mailto:seat3@oakcreekcdd.org) <[seat3@oakcreekcdd.org](mailto:seat3@oakcreekcdd.org)>; [seat4@oakcreekcdd.org](mailto:seat4@oakcreekcdd.org) <[seat4@oakcreekcdd.org](mailto:seat4@oakcreekcdd.org)>; [seat5@oakcreekcdd.org](mailto:seat5@oakcreekcdd.org) <[seat5@oakcreekcdd.org](mailto:seat5@oakcreekcdd.org)>  
Sent: Tue, Mar 12, 2019 2:16 pm  
Subject: RE: [EXTERNAL] Payment for Oak Creek basketball court?

The Board would like to get a quote to install a Pickleball net on the Basketball Court and an option for lines on the Court. Thanks,

**Mark Vega** | District Manager



2654 Cypress Ridge Blvd., Suite 101 | Wesley Chapel, FL 33544  
(O) 813.991.1116 x 104 | [www.inframarkims.com](http://www.inframarkims.com)

**5Cv.**

Scott, We would definitely want to have the install coincide with another install for the lower install cost, but is this something my onsite guy can do? I have a new person and he is a retired Navy Master Chief that is quite capable of attaching clamps, what are your thoughts? If not can I get an official quote so that I can have it placed in the agenda by next week so they can vote on it at their April 8<sup>th</sup> meeting, but if not I will place this email in the agenda for them to vote on it. Thanks

**Mark Vega** | District Manager



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**From:** [scott@repservices.com](mailto:scott@repservices.com) [<mailto:scott@repservices.com>]

**Sent:** Monday, March 18, 2019 12:08 PM

**To:** Vega, Mark <[Mark.Vega@inframark.com](mailto:Mark.Vega@inframark.com)>

**Cc:** [tricia@repservices.com](mailto:tricia@repservices.com)

**Subject:** Proj: 16158, Oak Creek CDD

Good Afternoon Mark,

Getting back to you regarding the fabric to be added to the back of the cantilever shade in the dog park area, it looks like we can do this. We can provide a 20'x7' fabric, with four attachment collars. The cost for this material/product is about \$ 2,000.00-2,100.00 depending on what my freight cost would be.

It would be a simple install process, only taking a few hours. However, in order for this to make sense, we could need to coordinate the schedule with another project. Basically insuring that our install team would not drive over just for this job, but complete it as part of another project. IF we can coordinate that, install from us would be about \$ 1,000.00. If we had to come specifically for this job, it would be more in line with \$ 2,500.00. I know that would not make sense. I am confident we can work out a convenient time to jump over to this project and get it done, it will just need to be planned and have to be somewhat flexible.

Let me know what you think and if you have any questions.

Thank you.

**Scott Brushwood** | Sales Consultant | (email): [scott@repservices.com](mailto:scott@repservices.com)

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