

OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
MAY 13, 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

May 6, 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, May 13, 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 April 8, 2019 Meeting
 - B. Acceptance of the Financial Report
 - C. Report on the Number of Registered Voters – 1,032
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Consideration of Resolution 2019-03 Approving the Proposed Budget for Fiscal Year 2020 and Setting the Public Hearing
 - ii. Identification and Elimination of Illicit Discharges
 - iii. Drinking Fountain Proposals
 - iv. Dog Park Shade Proposals
 - v. Aquatic System Budget Letter
 - vi. Aquatic System Pond Treatment Proposal
 - vii. Workshop Agenda for June 8, 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, April 8, 2019 at 6:06 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	Assistant Secretary

Also present:

Mark Vega	District Manager
Jason Walters (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.

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 March 11, 2019 Meeting**
- B. Acceptance of the Financial Report**
- C. Acceptance of the Audit for Fiscal Year 2018**

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. Walters had nothing to report at this time.

B. District Engineer

- Mr. Dvorak discussed the basketball court. He told the contractor the basketball court will be checked by the Board and if the Board is satisfied, the contractor will be paid.
- After a short discussion, the Board agreed to pay the contractor.
- Mr. Dvorak discussed the South Bridge. Two bids were received. One from Golf Coast Construction and other from G.A. Nichols & Company.
- Mr. Vega noted other contractors wanted to bid, but were too busy at this time.

On MOTION by Mr. Gerald seconded by Mr. Watson with all in favor to go forward with Golf Coast Construction, LLC with the South pedestrian bridge project.

- Mr. Walters noted the Board members were allowed to attend the pre-construction meeting. But, they would not be allowed to engage in discussion. He wanted to make sure that this is not an open forum for the supervisors to discuss.
- Mr. Dvorak discussed plans for the pedestrian bridge at the Clubhouse. It is ADA compliant and basically the same type of design we have for the other side. It is significantly shorter than the South Bridge.
- The first thing we need is to go for the SWFWMD permit. Then we need is site plan approval from the County. The County requires that we have the permit in hand first.
- Mr. Gerald asked if we do not have available funds and decide to do something else in the community next year, can we still go ahead with the permit and have it ready?
- Mr. Dvorak responded the permit is good for five years.
- Mr. Dvorak discussed the playground expansion project noting they held a workshop and discussed where the location of the sidewalk and the swing set will be. They noted the sidewalk had to be shifted.

C. District Manager**i. Presentation of the Proposed FY 2020 Budget**

- Mr. Vega noted the proposed budget is flat. There is no increase to the residents. It allocates \$45,000 for capital improvements for Fiscal Year 2020.

ii. Drinking Fountain Proposals

- Mr. Vega noted three quotes for the drinking fountain have been received.

- We have an opportunity from a Board member to propose a different option that everyone would look at and we would re-bid. Mr. Vega would go out to those three bidders and get pricing.
- Mr. Watson noted he already spoke to the Plumbing Inspector of Pasco County.
- Mr. Vega noted we will table this item until the next meeting.

iii. Pedestrian Bridge Proposal

- Mr. Vega noted we already made the motion for Golf Coast Construction.
- Mr. Watson asked are we talking about the south bridge and also the bridge by the Clubhouse?
- Mr. Vega responded no, only the south bridge.
- Mr. Watson asked what was the first, initial budget number when Cardno was here?
- Mr. Vega noted \$145,000 is what Cardo said it would be. He noted if we are able to award the \$24,000 bridge if that is the price it comes in at, if we are able to get a permit, and if Golf Coast gives us a price for getting both of them, he would have to tell them he cannot make that payment of \$24,000 until Thanksgiving. We will have no additional revenue until that time.

iv. Pickle Ball Court Proposal

- Mr. Vega noted there are two quotes in the agenda package.
- Mr. Silva commented on the possibility of doing two sets of stripes on the courts.

On MOTION by Mr. Gerald seconded by Mr. Watson with all in favor the striping of two pickle ball court on the basketball court proposal was approved by the Board.

v. Email from Rep Services

- Mr. Vega noted this is in the agenda package.

Let the record reflect that Mr. Dvorak left the meeting.

- Mr. Vega noted he already had the website updated because it is close to August which is what the Board stated they would again look at filling the vacant seat.
- The District website states the following:

- Seat #1 is vacant and the Board is looking to appoint a resident at the August 12, 2019 meeting. All interested parties must have their resume to the District Manager by May 31, 2019. All interested parties must attend the July 6, 2019 workshop at the pool house and declare their intention to be appointed to the Board. A resident may be appointed at the August 12, 2019 meeting.

vi. Workshop Agenda for May 11, 2019

- Mr. Vega noted the Board will be looking at new bids for the drinking fountains. He will reach out to everyone who already sent a bid. He will tell them it is a re-bid because the Scope of Services was changed and it is a different fountain and we want new numbers.
- Mr. Watson noted his bid is ready and will email his bid to Mr. Vega. He requested Mr. Vega send his bid to all the vendors.

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Comments

- Mr. Silva commented on pool deck lights.
- It was noted there are no pedestals under those lights and they are sitting on the concrete.
- Mr. Silva also commented on a pool deck.
- Comments made on possible landscaping at the back entrance.
- Comments were made on the community bulletin board.
- Mr. Watson commented on geothermal for the pool.

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. Gilbertsen with all in favor the meeting was adjourned.

David Gerald
Chairperson

4B

**Oak Creek
Community Development District**

Financial Report

March 31, 2019

Prepared by:



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Balance Sheet

March 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 136,364	\$ -	\$ 136,364
Investments:			
Money Market Account	354,227	-	354,227
Acquisition Fund	-	7,893	7,893
Prepayment Fund (A-2)	-	6,954	6,954
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	402,073	402,073
Prepaid Items	6,600	-	6,600
Deposits	3,055	-	3,055
TOTAL ASSETS	\$ 500,246	\$ 622,825	\$ 1,123,071
<u>LIABILITIES</u>			
Accounts Payable	\$ 27,585	\$ -	\$ 27,585
Accrued Expenses	5,211	-	5,211
TOTAL LIABILITIES	32,796	-	32,796
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	6,600	-	6,600
Deposits	3,055	-	3,055
Restricted for:			
Debt Service	-	622,825	622,825
Assigned to:			
Operating Reserves	116,045	-	116,045
Unassigned:	341,750	-	341,750
TOTAL FUND BALANCES	\$ 467,450	\$ 622,825	\$ 1,090,275
TOTAL LIABILITIES & FUND BALANCES	\$ 500,246	\$ 622,825	\$ 1,123,071

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-19 ACTUAL
REVENUES				
Interest - Investments	\$ 3,000	\$ 3,202	106.73%	\$ 355
Interest - Tax Collector	-	87	0.00%	-
Special Assmnts- Tax Collector	480,391	467,243	97.26%	3,496
Special Assmnts- Discounts	(19,215)	(18,509)	96.33%	(35)
Other Miscellaneous Revenues	-	31,119	0.00%	58
Access Cards	-	90	0.00%	-
TOTAL REVENUES	464,176	483,232	104.11%	3,874
EXPENDITURES				
Administration				
P/R-Board of Supervisors	12,000	11,000	91.67%	3,200
ProfServ-Arbitrage Rebate	1,200	600	50.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	15,000	25,789	171.93%	2,340
ProfServ-Legal Services	24,000	7,244	30.18%	1,197
ProfServ-Mgmt Consulting Serv	44,805	22,403	50.00%	3,734
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Trustee Fees	3,233	3,433	106.19%	-
ProfServ-Web Site Maintenance	1,200	1,722	143.50%	198
Auditing Services	3,523	3,500	99.35%	3,500
Postage and Freight	1,500	590	39.33%	34
Rentals & Leases	600	300	50.00%	50
Public Officials Insurance	2,255	2,255	100.00%	-
Printing and Binding	1,500	453	30.20%	57
Legal Advertising	1,000	209	20.90%	-
Misc-Assessmnt Collection Cost	9,608	8,975	93.41%	69
Misc-Contingency	25	51	204.00%	-
Office Supplies	412	2,433	590.53%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	127,186	91,132	71.65%	14,379
Public Safety				
Contracts-Security Services	3,360	1,680	50.00%	280
Total Public Safety	3,360	1,680	50.00%	280
Electric Utility Services				
Electricity - Streetlighting	23,000	11,096	48.24%	1,859
Utility Services	15,460	7,515	48.61%	1,388
Total Electric Utility Services	38,460	18,611	48.39%	3,247

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-19 ACTUAL
<u>Garbage/Solid Waste Services</u>				
Utility - Refuse Removal	698	349	50.00%	58
Solid Waste Disposal Assessm.	611	623	101.96%	-
Total Garbage/Solid Waste Services	1,309	972	74.26%	58
<u>Water-Sewer Comb Services</u>				
Utility Services	18,000	5,474	30.41%	539
Total Water-Sewer Comb Services	18,000	5,474	30.41%	539
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	19,680	10,911	55.44%	1,997
Stormwater Assessment	894	885	98.99%	-
R&M-Storm Water - Pond	26,100	357	1.37%	357
Total Flood Control/Stormwater Mgmt	46,674	12,153	26.04%	2,354
<u>Other Physical Environment</u>				
Contracts-Landscape	84,000	42,000	50.00%	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%	-
R&M-Mulch	15,000	-	0.00%	-
R&M-Plant&Tree Replacement	10,000	48,795	487.95%	-
Total Other Physical Environment	124,080	98,823	79.64%	7,000
<u>Capital Expenditures & Projects</u>				
Misc-Contingency	1,900	750	39.47%	750
Capital Improvements	35,000	70,076	200.22%	7,800
Total Capital Expenditures & Projects	36,900	70,826	191.94%	8,550
<u>Road and Street Facilities</u>				
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%	-
Total Road and Street Facilities	7,000	-	0.00%	-
<u>Clubhouse, Parks and Recreation</u>				
Contracts-Mgmt Services	10,296	5,148	50.00%	858
Contracts-Pools	9,540	4,770	50.00%	795
Contractual Maint. Services	27,259	14,556	53.40%	3,383
Telephone/Fax/Internet Services	3,712	894	24.08%	149

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-19 ACTUAL
R&M-Facility	3,500	13,235	378.14%	875
R&M-Pools	400	620	155.00%	111
R&M Basketball Courts	-	4,606	0.00%	-
R&M-Playground	1,000	-	0.00%	-
Op Supplies - General	5,500	5,208	94.69%	13
Total Clubhouse, Parks and Recreation	61,207	49,037	80.12%	6,184
TOTAL EXPENDITURES	464,176	348,708	75.12%	42,591
Excess (deficiency) of revenues				
Over (under) expenditures	-	134,524	0.00%	(38,717)
Net change in fund balance	\$ -	\$ 134,524	0.00%	\$ (38,717)
FUND BALANCE, BEGINNING (OCT 1, 2018)	332,926	332,926		
FUND BALANCE, ENDING	\$ 332,926	\$ 467,450		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-19 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 394	0.00%	\$ 64
Special Assmnts- Tax Collector	437,163	425,197	97.26%	3,181
Special Assmnts- Discounts	(17,487)	(16,843)	96.32%	(32)
TOTAL REVENUES	419,676	408,748	97.40%	3,213
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	8,743	8,167	93.41%	63
Total Administration	8,743	8,167	93.41%	63
Debt Service				
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%	-
Total Debt Service	413,024	104,012	25.18%	-
TOTAL EXPENDITURES	421,767	112,179	26.60%	63
Excess (deficiency) of revenues Over (under) expenditures	(2,091)	296,569	-14183.12%	3,150
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(2,091)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(2,091)	-	0.00%	-
Net change in fund balance	\$ (2,091)	\$ 296,569	-14183.12%	\$ 3,150
FUND BALANCE, BEGINNING (OCT 1, 2018)	326,256	326,256		
FUND BALANCE, ENDING	\$ 324,165	\$ 622,825		

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
Assessments Levied FY '19				\$ 917,555	\$ 480,392	\$ 437,163
Allocation %				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
03/11/19	6,478	67	132	6,677	3,496	3,181
TOTAL	\$ 839,945	\$ 35,352	\$ 17,142	\$ 892,439	\$ 467,243	\$ 425,197
% COLLECTED				97%	97%	97%
TOTAL O/S				\$ 25,115	\$ 13,149	\$ 11,966

Cash and Investment Report
March 31, 2019

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>GENERAL FUND</u>					
Checking Account - Operating	Florida Community Bank	Public Funds Checking	n/a	0.00%	\$117,196
Checking Account - Operating	BB&T	Checking	n/a	0.00%	19,168
Subtotal - Operating					136,364
Public Funds Money Market	BankUnited	Money Market #0623	n/a	1.00%	354,227
Subtotal-General Fund					\$490,591
<u>DEBT SERVICE FUND</u>					
Series 2015 Acquisition Fund	US Bank	Open Ended Comm. Paper	n/a	0.30%	\$7,893
Series 2015 Prepayment A-2	US Bank	Open Ended Comm. Paper	n/a	0.30%	6,954
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%	402,073
Subtotal-Debt Service Fund					\$622,825
Total - All Funds					<u>\$1,113,416</u>

Oak Creek CDD

Bank Reconciliation

Page Number 19

Bank Account No. 4502 Florida Community Bank - GF Checking
Statement No. 03-19A
Statement Date 3/31/2019

G/L Balance (LCY)	117,196.00	Statement Balance	126,281.69
G/L Balance	117,196.00	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	126,281.69
Subtotal	117,196.00	Outstanding Checks	9,085.69
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	117,196.00	Ending Balance	117,196.00
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/13/2019	Payment	1970	ADAM SILVA	800.00	0.00	800.00
3/25/2019	Payment	1972	COMPLETE I.T. SERVICE & SOLUTIONS	97.65	0.00	97.65
3/25/2019	Payment	1973	OAK CREEK C/O US BANK	7,313.04	0.00	7,313.04
3/28/2019	Payment	1974	PRECISION POWER SYSTEMS INC	875.00	0.00	875.00
Total Outstanding Checks.....				9,085.69		9,085.69

OAK CREEK Community Development District

Payment Register by Fund For the Period from 3/1/2019 to 3/31/2019 (Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1960	03/08/19	ADAM SILVA	2/27/19	ATTENDANCE 2/23 & 2/25/19	P/R-Board of Supervisors	511001-51101	\$400.00
001	1970	03/13/19	ADAM SILVA	031219	ATTENDANCE 1/26 & 1/28	P/R-Board of Supervisors	511001-51101	\$400.00
001	1970	03/13/19	ADAM SILVA	03/12/19	ATTENDANCE 3/9 & 3/11	P/R-Board of Supervisors	511001-51101	\$400.00
001	1963	03/12/19	AQUA TRIANGLE 1 CORP	6852	POOL MAINTENANCE	Contracts-Pools	534078-57231	\$795.00
001	1968	03/13/19	BB&T	022519-6264	FEBRUARY PURCHASE	Op Supplies - General	552001-57231	\$496.44
001	1972	03/25/19	COMPLETE I.T. SERVICE & SOLUTIONS	3574	GOOGLE FOR BUSINESS	ProfServ-Web Site Maintenance	531094-51301	\$97.65
001	1953	03/05/19	DAVID GERALD	2/27/19	ATTENDANCE 2/23 & 2/25	P/R-Board of Supervisors	511001-51101	\$400.00
001	1964	03/13/19	DAVID GERALD	031219	ATTENDANCE 1/26 & 1/28	P/R-Board of Supervisors	511001-51101	\$400.00
001	1971	03/19/19	DAVID GERALD	03/12/19	ATTENDANCE 3/9 & 3/11	P/R-Board of Supervisors	511001-51101	\$400.00
001	1959	03/08/19	FEDEX	6-472-87341	FEBRUARY POSTAGE	Postage and Freight	541006-51301	\$33.76
001	1967	03/13/19	FRONTIER FLORIDA LLC	030119-0368	MARCH INTERNET #8137790368	813-779-0368	541009-57231	\$148.98
001	1955	03/05/19	GOLDEN EYE TECHNOLOGY, LLC	192MRH19	MARCH MONITORING SERVICE	Contracts-Security Services	534037-52001	\$280.00
001	1965	03/13/19	GRAU AND ASSOCIATES	17731	FY 2018 AUDIT FINAL	Auditing Services	532002-51301	\$3,500.00
001	1961	03/12/19	HOPPING GREEN & SAMS	105922	JANUARY GENERAL COUNSEL	ProfServ-Legal Services	531023-51401	\$869.00
001	1958	03/08/19	INFRAMARK, LLC	38601	FEBRUARY 2019 MGMNT SERVICES	BRD TABLET	551002-51301	\$665.82
001	1958	03/08/19	INFRAMARK, LLC	38601	FEBRUARY 2019 MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	1958	03/08/19	INFRAMARK, LLC	38601	FEBRUARY 2019 MGMNT SERVICES	ProfServ-Web Site Maintenance	531094-51301	\$100.00
001	1958	03/08/19	INFRAMARK, LLC	38601	FEBRUARY 2019 MGMNT SERVICES	Postage and Freight	541006-51301	\$16.45
001	1958	03/08/19	INFRAMARK, LLC	38601	FEBRUARY 2019 MGMNT SERVICES	Printing and Binding	547001-51301	\$29.80
001	1958	03/08/19	INFRAMARK, LLC	38601	FEBRUARY 2019 MGMNT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	1954	03/05/19	LANDSCAPE MAINTENANCE PROFESSIONALS	141513	MARCH LANDSCAPE MAINT	Contracts-Landscape	534050-53908	\$7,000.00
001	1954	03/05/19	LANDSCAPE MAINTENANCE PROFESSIONALS	141694	PLANTING FRONT ENTRANCE	R&M-Plant&Tree Replacement	546170-53908	\$1,711.22
001	1954	03/05/19	LANDSCAPE MAINTENANCE PROFESSIONALS	141744	PLANTS DOG PARK ENTRANCE BED	R&M-Plant&Tree Replacement	546170-53908	\$962.50
001	1962	03/12/19	LANDSCAPE MAINTENANCE PROFESSIONALS	141836	3 TREES REMOVED	R&M-Plant&Tree Replacement	546170-53908	\$525.00
001	1962	03/12/19	LANDSCAPE MAINTENANCE PROFESSIONALS	141837	DEBRIS REM - WETLAND J PINE S	Misc-Contingency	549900-53918	\$750.00
001	2523	03/25/19	OAK CREEK CDD	031919	XFER TO BANK UNITED MMA	Cash with Fiscal Agent	103000	\$125,000.00
001	DD185	03/01/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	021319 ACH	1/10-2/8/19 SERVICE ACH	Utility Services	543063-53100	\$1,238.50
001	DD185	03/01/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	021319 ACH	1/10-2/8/19 SERVICE ACH	Electricity - Streetlighting	543013-53100	\$1,847.04
001	DD187	03/08/19	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	020719 ACH	1/8-2/7/19 WTR SRV ACH	Utility Services	543063-53601	\$457.52
001	DD188	03/08/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	065690 ACH	PAYROLL P/E 3/2/19	415-20195	534378-57231	\$1,790.60
001	DD189	03/25/19	WASTE CONNECTIONS OF FLORIDA - ACH	581401	MARCH WASTE SERVICE	6426-016188	543020-53401	\$58.20
001	DD192	03/28/19	INNOVATIVE EMPLOYER SOLUTIONS-ACH	065960	PAYROLL P/E 3/16/19 ACH	415-20195	534378-57231	\$1,592.66
001	DD191	03/28/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	031419 ACH	2/8-3/11/19 ELEC ACH	Utility Services	543063-53100	\$1,313.38
001	DD191	03/28/19	WITHLACOOCHEE RIVER ELECTRIC - ACH	031419 ACH	2/8-3/11/19 ELEC ACH	Electricity - Streetlighting	543013-53100	\$1,853.09
001	1974	03/28/19	PRECISION POWER SYSTEMS INC	05172471	SPRING OAK TRAIL ENTR LIGHTS	R&M - Facility	546024-57231	\$875.00

OAK CREEK
Community Development District

Payment Register by Fund
For the Period from 3/1/2019 to 3/31/2019
(Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1957	03/05/19	RYAN M GILBERTSEN	2/27/19	ATTENDANCE 2/23 & 2/25	P/R-Board of Supervisors	511001-51101	\$400.00
001	1969	03/13/19	RYAN M GILBERTSEN	031219	ATTENDANCE 1/26 & 1/28	P/R-Board of Supervisors	511001-51101	\$400.00
001	1969	03/13/19	RYAN M GILBERTSEN	03/12/19	ATTENDANCE 3/9 & 3/11	P/R-Board of Supervisors	511001-51101	\$400.00
001	1956	03/05/19	SAMUEL WATSON JR	2/27/19	ATTENDANCE 2/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	1966	03/13/19	SAMUEL WATSON JR	03/12/2019	MTG ATTENDANCE	3/9 & 3/11/19	511001-51101	\$400.00
001	1966	03/13/19	SAMUEL WATSON JR	031219	ATTENDANCE 1/26 & 1/28	P/R-Board of Supervisors	511001-51101	\$400.00
Fund Total								\$163,199.36

SERIES 2015 DEBT SERVICE FUND - 202

202	1973	03/25/19	OAK CREEK C/O US BANK	03192019-4502	XFER FY19 ASSESSMENTS	Due from other funds	131000	\$7,313.04
Fund Total								\$7,313.04

Total Checks Paid	\$170,512.40
--------------------------	---------------------

4C.



Brian E. Corley

Supervisor of Elections

PO BOX 300, Dade City FL 33526-0300

1-800-851-8754

www.pascovotes.com

April 16, 2019

Sandra H. Demarco, Recording Manager
Inframark
210 N University Drive Suite 702
Coral Springs FL 33071

Dear Ms. Demarco:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2019.

• Estancia at Wiregrass Community Development District	867
• Heritage Springs Community Development District	2,123
• Lake Bernadette Community Development District	1,494
• Lexington Oaks Community Development District	2,911
• Meadow Pointe I Community Development District	2,930
• Meadow Pointe II Community Development District	3,460
• Oakstead Community Development District	2,118
• Oak Creek Community Development District	1,032
• Watergrass II Community Development District	665

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Fifth Order of Business

5Ci.

RESOLUTION 2019-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
OAK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING
PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A
PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW;
ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION
REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Oak Creek Community Development District ("Board") prior to June 15, 2019, proposed budgets for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. BUDGETS APPROVED. Fiscal Year 2019/2020 attached hereto as Exhibit A are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. SETTING A PUBLIC HEARING. A public hearing on said approved budgets is hereby declared and set for the following date, hour, and location:

DATE: July 22, 2019

HOOR: 6:00 p.m.

LOCATION: Country Walk Clubhouse
30400 Country Point Boulevard
Wesley Chapel, Florida

3. TRANSMITTAL OF BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the proposed budgets to Pasco County at least 60 days prior to the hearing set above.

4. POSTING OF BUDGETS. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF MAY, 2019.

ATTEST:

**OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Mark A. Vega, Secretary

David Gerald, Chairman

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
REVENUES								
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
TOTAL REVENUES	466,225	468,791	469,216	464,176	479,357	20,628	499,985	466,275
EXPENDITURES								
<i>Administrative</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	-	-	-	-	-	-	-
Total Administrative	121,855	177,527	180,362	127,186	76,752	101,507	178,259	133,808
<i>Public Safety</i>								
Contracts-Security Services	910	3,360	3,360	3,360	1,400	1,960	3,360	3,360
Misc-Contingency	-	955	-	-	-	-	-	-
Total Public Safety	910	4,315	3,360	3,360	1,400	1,960	3,360	3,360
<i>Electric Utility Services</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
Total Electric Utility Services	35,267	34,032	35,817	38,460	15,364	21,510	36,874	38,460
<i>Garbage/Solid Waste Services</i>								
Utility - Refuse Removal	698	757	698	698	291	407	698	698
Solid Waste Disposal Assessm.	608	527	611	611	623	-	623	623
Total Garbage/Solid Waste Services	1,306	1,284	1,309	1,309	914	407	1,321	1,321
<i>Water-Sewer Comb Services</i>								
Utility Services	9,017	12,336	9,206	18,000	4,935	6,909	11,844	10,000
Total Water-Sewer Comb Services	9,017	12,336	9,206	18,000	4,935	6,909	11,844	10,000

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
<i>Flood Control/Stormwater Mgmt</i>								
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
Total Flood Control/Stormwater Mgmt	24,029	76,560	76,612	46,674	9,799	40,079	49,878	40,949
<i>Other Physical Environment</i>								
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
	100,033	133,659	134,167	124,080	91,823	72,815	164,638	124,938
<i>Capital Expenditures & Projects</i>								
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
Total Capital Expenditures & Projects	30,500	115,075	185,679	36,900	62,276	111,466	173,742	45,000
<i>Road and Street Facilities</i>								
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
Total Road and Street Facilities	-	75	3,106	7,000	-	7,000	7,000	7,000
<i>Parks and Recreation</i>								
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
Total Parks and Recreation	59,664	76,238	84,262	61,207	42,852	60,993	103,845	61,024
TOTAL EXPENDITURES	382,581	631,101	713,880	464,176	306,115	424,645	730,760	465,860
Net change in fund balance	83,644	(162,310)	(244,664)	-	173,242	(404,017)	(230,775)	415
FUND BALANCE, BEGINNING	656,256	739,900	577,590	332,926	332,926	-	332,926	102,151
FUND BALANCE, ENDING	\$ 739,900	\$ 577,590	\$ 332,926	\$ 332,926	\$ 506,168	\$ (404,017)	\$ 102,151	\$ 102,566

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

Budget Narrative

Fiscal Year 2020

Expenditures – Clubhouse, Parks & Recreation (continued)

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

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

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

Deposits	3,055
Subtotal	3,055

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	99,465 ⁽¹⁾
Subtotal	99,465

Total Allocation of Available Funds	102,520
--------------------------------------------	----------------

Total Unassigned (undesignated) Cash	\$ 461
---------------------------------------------	---------------

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)
TOTAL REVENUES	422,668	422,243	421,232	419,676	402,869	18,366	421,235	420,176
EXPENDITURES								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	7,473	7,789	6,821	8,743	8,052	356	8,408	8,743
Total Administrative	7,473	7,789	6,821	8,743	8,052	356	8,408	8,743
<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
Total Debt Service	320,052	414,874	419,136	413,024	104,012	310,991	415,003	411,981
TOTAL EXPENDITURES	327,525	422,663	425,957	421,767	112,064	311,347	423,411	420,725
Excess (deficiency) of revenues								
Over (under) expenditures	95,143	(420)	(4,725)	(2,091)	290,805	(292,981)	(2,177)	(548)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	(4,725)	(2,091)	-	-	-	(548)
TOTAL OTHER SOURCES (USES)	-	-	(4,725)	(2,091)	-	-	-	(548)
Net change in fund balance	95,143	(420)	(4,725)	(2,091)	290,805	(292,981)	(2,177)	(548)
FUND BALANCE, BEGINNING	236,259	331,403	330,981	326,256	326,256	-	330,981	328,804
FUND BALANCE, ENDING	\$ 331,402	\$ 330,981	\$ 326,256	\$ 324,165	\$ 617,061	\$ (292,981)	\$ 328,804	\$ 328,256

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

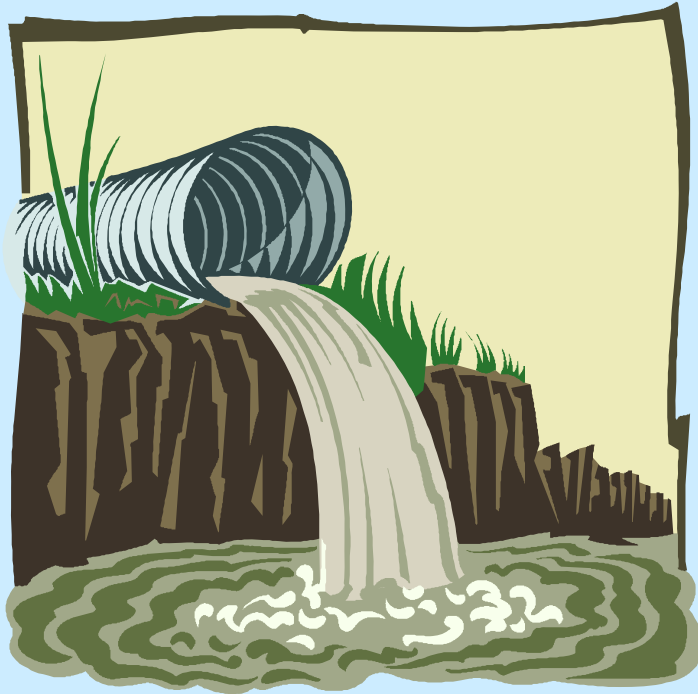
Supporting Budget Schedules

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
										550	548	0

5Cii.



IDENTIFICATION AND ELIMINATION OF *ILLICIT* *DISCHARGES*

**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
NPDES STORMWATER SECTION**

PURPOSE...

- Educate staff and contractors to recognize, report, and stop illicit discharges.
- Create a culture of Pollution Prevention (P²) within OUR agency and community to prevent “pointless personal pollution.”



WHY AM I HERE?

- **YOU are in the field as part of your job**
- **YOU are the “eyes” of our local government or agency**
- **YOU are part of the front lines in preventing illicit discharges**
- **YOU need to know what to look for and what to do if you see illicit discharges**

WHAT IS THE MS4?

- **“Municipal Separate Storm Sewer System”**
- **It is your “Master Drainage System”**
- **The “system” includes road drainage, catch basins, channels, detention ponds, swales, ditches, pipes, etc.**
- **Owned by local governments, WCDs, special districts**
- **Ultimately discharges to surface waters (lakes, rivers, bays, ocean, wetlands)**

HOW STORMWATER REACHES SURFACE WATER

- Sanitary sewer
- Storm sewer



Wastewater Plant

Water bodies

WHAT IS A NPDES MS4 PERMIT?

- **Required by Federal Clean Water Act and by 403.0885, Florida Statutes**
- **NPDES = “National Pollutant Discharge Elimination System”**
 - **Implement Stormwater Management Program (SWMP) to minimize stormwater pollutant loadings.**
 - **Prohibit non-stormwater discharge to the MS4 through education, rules, policies, and inspections.**
 - **Improve and restore impaired waters by reducing stormwater loads.**

ALLOWABLE DISCHARGES INCLUDE...

- **Flows from emergency fire fighting activities.**
- **Water line flushing.**
- **Irrigation from lawn watering.**
- **Air conditioning condensate**
- **Rising ground waters.**
- **Dechlorinated/desalinated swimming pool water.**
- **Residential car washing.**



WHO IS RESPONSIBLE?

- *Everyone is!*
- We have a permit and moral obligation to future generations.
- Contact your MS4 staff for assistance in identifying a possible illicit discharge you have observed and how to prevent it.



WHY BE CONCERNED WITH ILLICIT DISCHARGES?



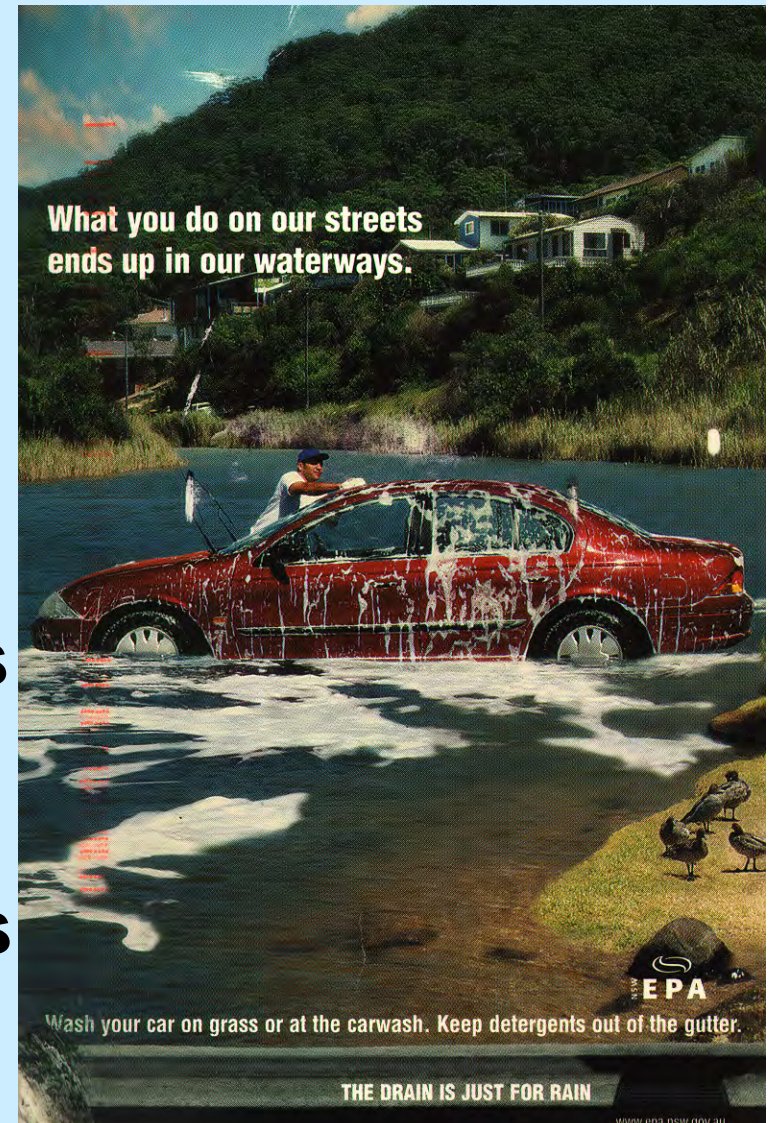
- To ensure that only stormwater goes into our MS4.
- To protect our lakes, rivers, estuaries, and wetlands from pollution.

ILLICIT DISCHARGES ARE...

- **Any discharge to an MS4, surface water, or ground water that is not composed entirely of stormwater runoff.**
- **Illicit Discharges may include:**
 - **Deliberate discharges or dumping**
 - **Incidental runoff from sites with chemicals, raw materials, or bare soil.**

What are Examples of Illicit Discharges?

- Raw Sewage/ Septic Effluent
- Washing machine wastewater
- Car wash wastewater
- Improper oil or household toxics disposal
- Improper radiator flushing
- Paints, pesticides, herbicides
- Construction and other debris
- Pressure washing with soaps
- Grass clippings or yard waste
- Spills from roadway accidents



Types of Illicit Discharges

- **Illegal Dumping**
- **Illicit Connections**
- **Construction-related Discharges**
- **Pipe Defects (sanitary sewer)**
- **Accidental Discharge or Spills**



Illegal Dumping

Discharge of pollutants or non-stormwater materials into the storm sewer system



REPORT IMMEDIATELY

Illicit Connection

An improper physical connection to the stormwater system which can include non-permitted connection(s) to our MS4.

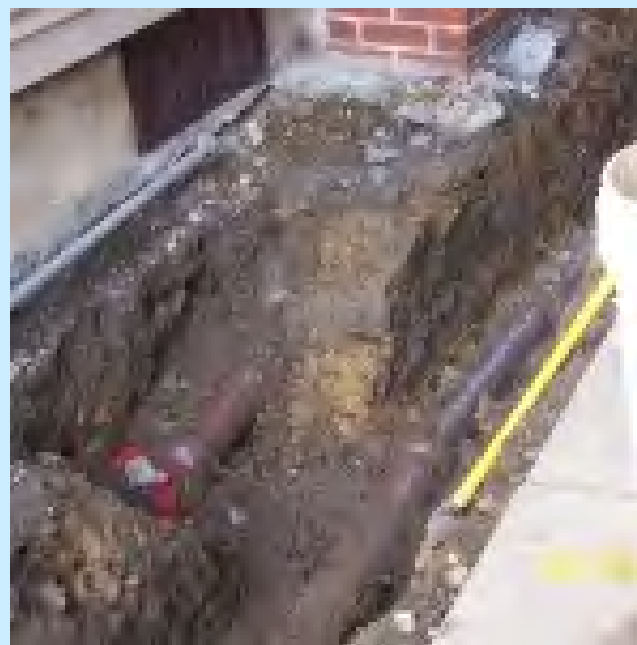
Direct Connection

- Wastewater piping
- Sewage from residential property
- Washing machine discharge
- Pipes to a stormwater drain



Indirect Connection

- Cracked sanitary systems
- Spills collected by drain outlets
- Paint or used oil dumped into drainage systems



Construction-Related Discharges

These are discharges into the MS4 or right-of-way from adjacent construction projects.

Some examples are:

- **Turbid water from dewatering and other construction activities.**
- **Contamination from discharges associated with remediation projects.**
- **Non-permitted dewatering discharges**



Sanitary Sewage

- Sanitary sewage may be present if there is black staining inside the drainage pipe; visible evidence of sanitary waste, floating debris, or opaque or gray water.
- Sewage may originate from septic tank overflow pipes or improperly dumped travel trailer waste.



Failing septic tank

Accidental Discharge or Spills

Reporting a discharge or spill

- The reporting requirements for spills are 25 gallons or more of petroleum or petroleum based products.



Florida State Warning Point 1-800-320-0519

DOCUMENTING & REPORTING ILLICIT DISCHARGES

- Each MS4 has it's own SOPs – Part 2 of training
- Typically use inspection checklist
- Need to know to whom and how to report possible illicit discharge

**FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT FIVE
ILLICIT DISCHARGE DETECTION INSPECTION REPORT
NPDES MS4 STORMWATER PROGRAM**

Date: _____ Time: _____ Current Weather Condition: _____
 Firm or Agency: _____ Name: _____ Phone # _____
 Illicit Discharge Location (Address/Location): _____
 _____ Mile Post: _____ (or) Station #: _____
 Receiving Water Body: _____ Ultimate Receiving Water Body (if Known): _____

Physical Hydrologic/Hydraulic Data
 Time since last rain event: ☐ > 72 hours ☐ < 72 hours Quantity of last rain event: _____ inches
 Connection Type: ☐ Circular ☐ Elliptical ☐ Ditch or Swale ☐ Weir ☐ Culvert ☐ Arched ☐ Canal ☐ Unknown
 Description: _____
 Connection Material: ☐ RCP (Reinforced Concrete Pipe) ☐ CMP (Corrugated Metal Pipe) ☐ PVC (Polyvinyl Chloride Pipe)
 and/or: ☐ Concrete ☐ Earthen ☐ Ductile Iron (DIP) ☐ Fiberglass ☐ Asphalt ☐ Unknown ☐ Other
 Description: _____
 Connection/Outfall Size/Diameter: _____ feet and/or _____ inches

General Observation of Illicit Discharge
 Water Present: ☐ Yes ☐ No Abandoned Drums/Containers or Material Present: ☐ Yes ☐ No (If Yes Describe Below)
 Water Color: ☐ Clear ☐ Red ☐ Yellow ☐ Brown ☐ Green ☐ Grey ☐ Dark ☐ Tannin ☐ Other _____
 Odor: ☐ None ☐ Musty ☐ Sewage ☐ Sulfur/Rotten Eggs ☐ Sour Milk ☐ Fishy ☐ Other _____
 Floatables: ☐ None ☐ Oil ☐ Sheen ☐ Garbage/Trash ☐ Sewage/Milt ☐ Other _____
 Sedimentation: ☐ None ☐ Slight ☐ Moderate ☐ Heavy ☐ Suspended Solids ☐ Other _____
 Turbidity: ☐ Clear ☐ Slightly Turbid ☐ Moderately Turbid ☐ Heavily Turbid ☐ Other _____
 Incident Description/Observation: _____

Source: Ownership/Area Characteristics (Illicit connections only)
 Municipality (City/County), if known: _____
 Immediate upstream property owner's name and/or address: _____
 Type of Facility/Operated or Property Description: _____
 CC: () D5: Patrick Muench P.E. (386) 943-5434 Fax: (386) 736-5302

***** This section to be completed by Environmental Permitting Engineer *****
 Follow-up inspection required? ☐ Yes ☐ No Date Scheduled: _____ Time: _____
 Referred to _____ for further ☐ Investigation only, and/or ☐ Corrective action, by _____
 Comments/Instructions: _____

FOR YOUR SAFETY ALWAYS REMEMBER: NEVER INHALE, TOUCH OR COME IN CONTACT WITH ANY UNKNOWN SUBSTANCES
 Revised 3/12/2008

Spill Response Procedures

Information needed when reporting a spill

- Name, address and phone number of person reporting the spill
- Name, address and phone number of responsible party for the discharge (if known)
- Date and time of the spill and status of spill (ongoing or ceased)
- Estimated amount of the spill
- Location or address of the spill
- Source or cause of the spill
- Description of area affected by the spill
- Provide as much information as possible

What to look for – common signs of illicit discharges



Common Signs of Discharges

- Staining from paints or solvents on outfalls pipes, inlets and grates, and around pond bank
- Turbidity, oil/gas sheen, foam and/or suds
- Abandoned oil and gas containers, barrels, and paint cans
- Discoloration of water or vegetation
- Floatables and debris
- Pungent odors or other smells



Oil / Gas

- Recognized as a sheen on the water = rainbow
- Natural sheens may be differentiated from an oil/gas sheen by swirling the sheen around in the water. If it re-attaches, the sheen is oil/gas.



Foams / Detergents

- Products used to wash boats/vehicles/buildings may include chlorine, phosphates and ammonia.
- These products often enter lakes and streams as a result of improperly connected car washes or washing machines.



Examples of Previous Illicit Connections and Discharges



Unknown pipe into storm sewer inlet



Water by nature is not green!

Examples of Previous Illicit Connections and Discharges



Washing machine discharge



Unknown pipe to inlet

Examples of Illicit Connections and Discharges



Restaurant grease traps



Septic tank overflow



Pressure washing



MORE INDICATIONS...



- A person emptying a drum or bucket of waste
- A tank or vactor truck draining its contents through a hose in a manhole
- A hose running out the back door of an industrial site into a ditch or a wooded lot

Even More Clues



- Unauthorized pipe which has been connected to the storm sewer
- Discoloration of channels and pipes
- Flow where there shouldn't be any



WHEN YOU FIND AN ILLICIT DISCHARGE...

- **On a property under your control...**
 - **Stop the discharge.**
 - **Notify supervisor and/or safety officer.**
 - **Cleanup discharge or spill.**
 - **Implement strategy to prevent illicit discharges in the future.**

WHEN YOU OBSERVE AN ILLICIT DISCHARGE...



- On a property not under your control...
 - Take picture and/or note location, characteristics, date, and time.
 - Identifying marks
 - Commercial vehicle?
 - Any ID on the door?
 - License Number
 - Report to MS4 immediately.

CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Administration and Communication**
 - **Create a plan of action/SOPs to manage illicit discharges.**
 - **Stormwater Pollution Prevention Plan**
 - **Spill Cleanup Plan and Spill Cleanup Kits**
 - **Create channels of communication of reporting potential or observed illicit discharges.**
 - **These channels should go up and down the Org. Chart.**
 - **Like safety, P² is everyone's responsibility.**



WE MUST SET AN EXAMPLE

CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Housekeeping and Materials Management**
 - **Vehicle Washing/Maintenance**
 - **Wash water should never discharge to storm sewer or surface waters.**
 - **Maintenance should be performed indoors.**



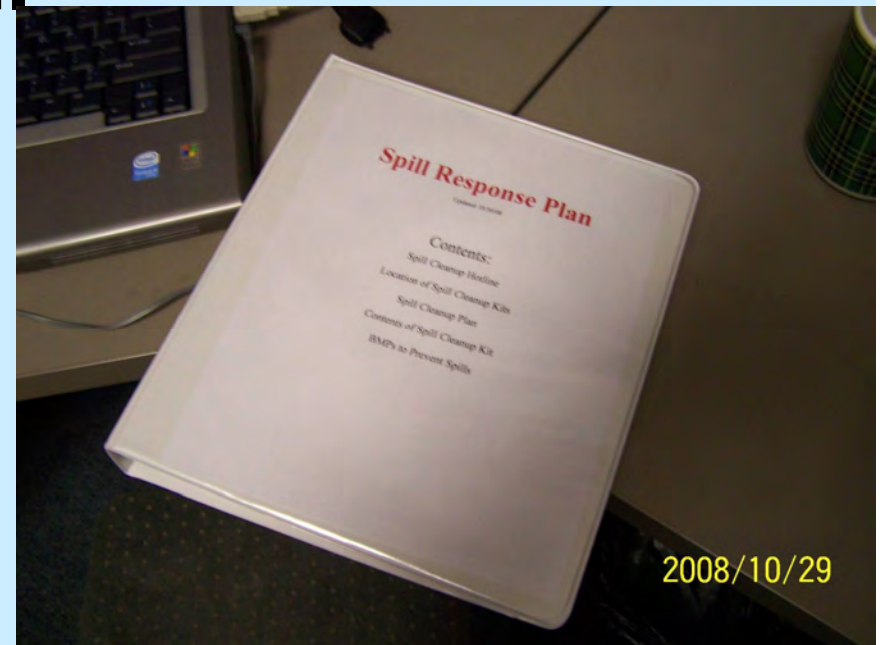
CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- Housekeeping and Materials Management
 - Spill Prevention
 - Use drop cloths, drip pans, and secondary containment.



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- Housekeeping and Materials Management
 - Spill Reporting and Response
 - Spill reporting hotline.
 - Spill Cleanup Plan.
 - Spill Cleanup Kit.



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- Housekeeping and Materials Management
 - Street and Yard Maintenance
 - Street sweeping.
 - Inlet protection.



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Housekeeping and Materials Management**
 - **Material Storage**
 - **Cover stockpiles, drums, and other containers.**
 - **Know manufacturers storage guidelines.**

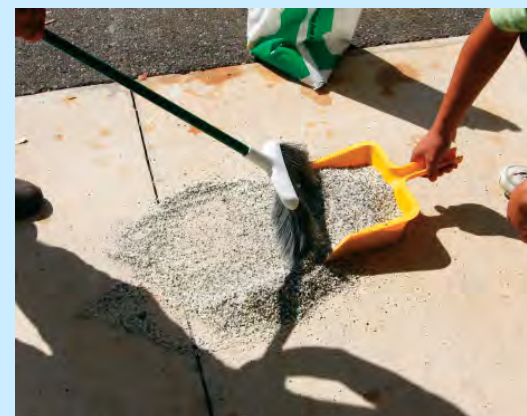


CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Housekeeping and Materials Management**
 - **Landscaping and Lawn care**
 - Keep clippings out of street and stormwater inlets.
 - Sweep up spills and reuse the fertilizer.
 - Use Florida-friendly fertilizers = low or no phosphorus and slow release nitrogen.
 - Know manufacturers application rates.
 - Keep pesticides and fertilizers away from lakes, rivers, wetlands, streets, and stormwater inlets.



GUARANTEED ANALYSIS	
Total Nitrogen (N).....	35.0%
35% Urea Nitrogen*	
Soluble Potash (K ₂ O).....	5.00%
Boron (B).....	0.03%
Copper (Cu).....	0.05%
Iron (Fe).....	5.00%
0.10% Water Soluble Iron (Fe)	
Manganese (Mn).....	0.05%
Molybdenum (Mo).....	0.0006%
Zinc (Zn).....	0.05%
Derived from: Polymer-coated Urea, Urea, Muriate of Potash, Sodium Borate, Copper Oxide, Ferric Oxide, Ferrous Sulfate, Manganese Oxide, Molybdic Oxide and Zinc Oxide.	
* Contains 15% slowly available Nitrogen from coated Urea.	
F1074	



THE CONSEQUENCES...

- Florida DEP and the US EPA can levy very hefty fines...

FOR IMMEDIATE RELEASE: September 29, 2008
CONTACTS: Amy Graham, (850) 245-2112 or (850) 778-7258

DEP AGENTS CRACK DOWN ON WASTE VIOLATIONS STATEWIDE

-Two arrests triggered by citizen calls to State Warning Point-

TALLAHASSEE- Florida Department of Environmental Protection (DEP) law enforcement agents made three separate arrests last week for waste violations, including one for storing, processing or disposing of solid waste within 200 feet of a natural body of water, a first degree misdemeanor punishable by up to six months in jail and/or a fine up to \$10,000.

FOR IMMEDIATE RELEASE: October 17, 2008
CONTACTS: Amy Graham, (850) 245-2112 or (850) 778-7258

DEP SLEUTHS SOLVE WETLANDS CRIME

~Suspect arrested after destroying 10 acres of wetlands~

BAY COUNTY- After a three month investigation, Florida Department of Environmental Protection (DEP) law enforcement agents last week arrested a man with causing pollution, a third degree felony punishable by up to five years in prison and a fine of up to \$10,000. Thomas Bodie, who was arrested after clearing and filling approximately 10 acres of state jurisdictional wetlands, was also charged with failing to obtain a permit, a misdemeanor punishable by up to one year in jail and a fine of up to \$1,000.





Four Of The Nation's Largest Home Builders Settle Storm Water Violations

June 12, 2008

Washington, D.C. — Four of the nation's largest home builders have agreed to pay civil penalties totaling \$4.3 million to resolve alleged violations of the Clean Water Act, the Justice Department and Environmental Protection Agency announced recently. The companies also have agreed to implement company-wide compliance programs that go beyond current regulatory requirements and put controls in place that will keep 1.2 billion pounds of sediment from polluting our nation's waterways each year.

The home builders are Centex Homes, based in Dallas; KB Home, based in Los Angeles; Pulte Homes, based in Bloomfield Hills, Mich.; and Richmond American Homes, based in Denver. The four separate settlements resolve alleged violations of storm water run-off regulations at construction sites in 34 states and the District of Columbia. Each company will pay the following penalties:

Centex: \$1,485,000

KB Home: \$1,185,000

Pulte: \$877,000

Richmond: \$795,000

5Civ.



REP SERVICES, INC.

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Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
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Page Number 87 Page 1 of 1

Please mail POs, contracts and checks to:

Rep Services, Inc.
581 Technology Park, STE 1009
Lake Mary, FL 32746-7127

Proposed To: Oak Creek Community Development District
210 North University Drive
Suite 702
Coral Springs, FL 33701-7320

Attn: Mark Vega

Ship To: Oak Creek CDD
34300 Spring Oak Trail
Wesley Chapel, FL 33545

Attn:

Bill To: Oak Creek Community Development District
210 North University Drive
Suite 702
Coral Springs, FL 33701-7320

Attn: Mark Vega

Project No: 15069	Project Name: Oak Creek CDD	Project Contact: Mark Vega
Proposal No: 15069.03	Proposal Name: Oak Creek CDD-Skyways Back Fabric	Project Location: 34300 Spring Oak Trail Wesley Chapel, FL 33545 Project County: Pasco
Proposal Date: 4/22/2019	Proposal Expires: 5/22/2019	
For Questions Contact: Tricia Thomas	☎ 407-915-7849	✉ tricia@rep-services.com
Sales Consultant: Scott Brushwood	☎ 727-539-8457	✉ scott@rep-services.com
		Opt/Rev: C/0 Printed: 4/23/2019 - TT

Vendor: LSI SkyWays	Proj Drawings: 1134871-1A-TS	568745
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Class	Part No	Qty	Description	Unit Price	Ext Price
Custom	1134871-1A-TS	1 EA	Back Fabric Panel. (2) Arm Clamps. (1) FR Rated Fabric.	2,000.00	2,000.00
Product Subtotal:					\$2,000.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Freight Charge:					\$650.00
LSI SkyWays Total:					\$2,650.00

General Terms of Sale and Proposal Summary

Net 30

Product:	\$2,000.00
Freight:	\$650.00
Proposal Total:	\$2,650.00

Notes

No warranty will be offered on the additional fabric panel piece besides the warranty carried through from the manufacture against UV degradation.

Clamps are required to be installed behind the back edge of the existing columns for installation. Installation is not included in this quotation.

The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1 ½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:

Oak Creek Community Development District

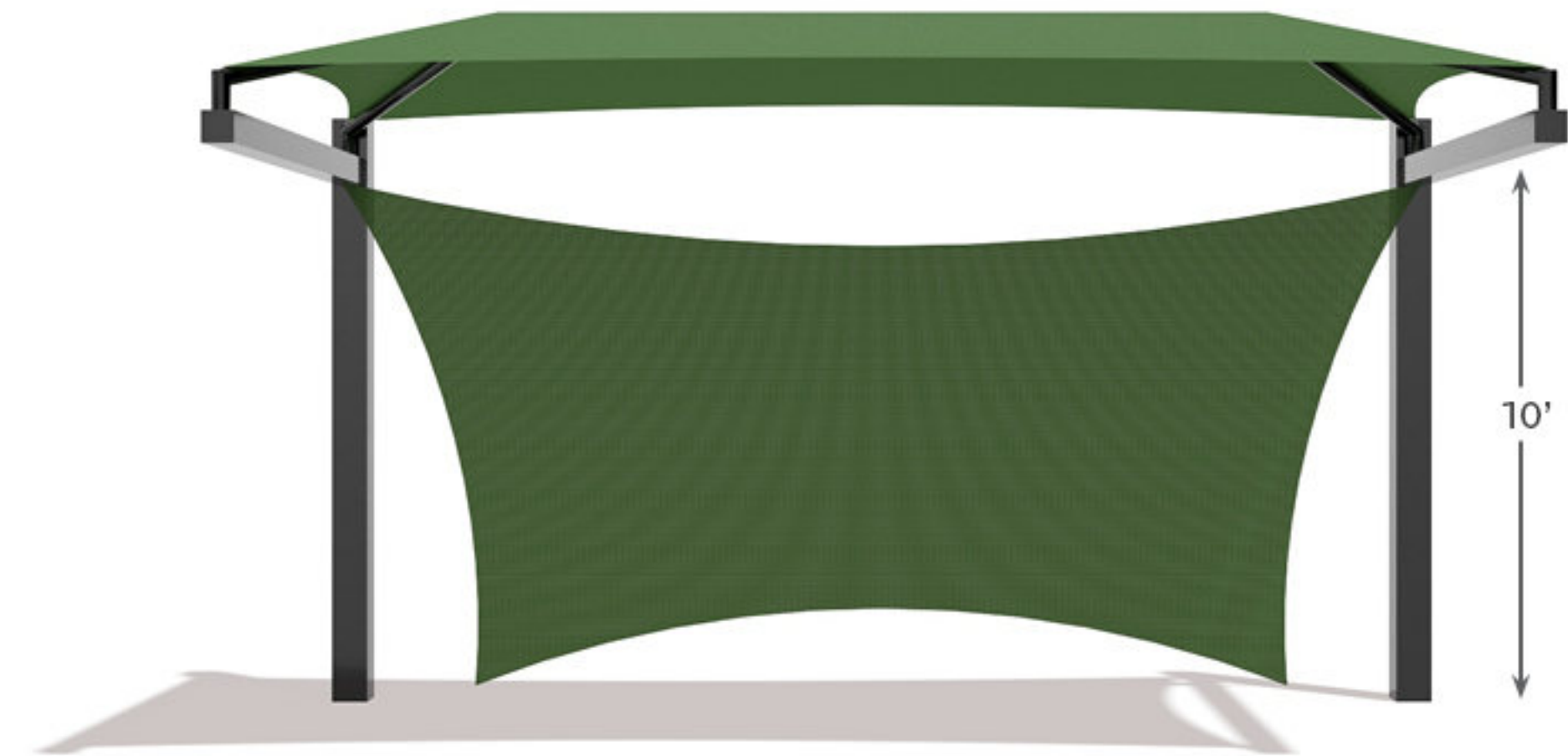
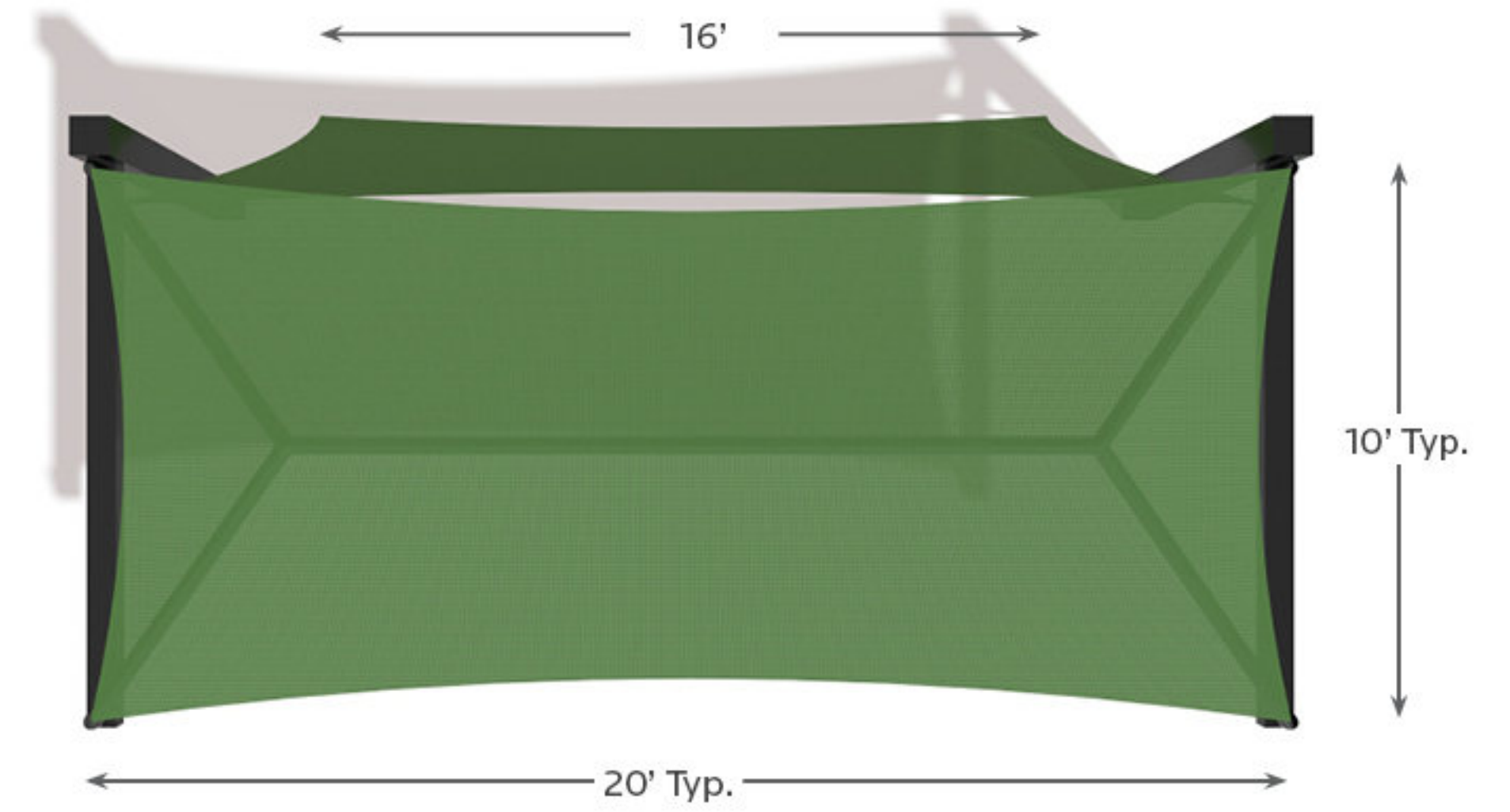
Company Name

Authorized By

Printed Name

Date

As Its: _____ (Title)



5Cv

April 2019

Mr. Mark Vega, District Manager
Oak Creek CDD
c/o Inframark
2654 Cypress Ridge Boulevard, Suite #101
Wesley Chapel, Florida 33544

RE: Account # 00062291
Notice of Projected Increase for 2020 Budget

VIA EMAIL: MARK.VEGA@INFRAMARK.COM

Dear Mark:

The anniversary date of your **Aquatic Systems, Inc.** waterway management program is **January 1, 2020**.

Our annual review of your account indicates that **A.S.I.**'s costs of services require an increase effective your renewal date **for January 2020**. This increase will allow A.S.I. to dedicate the resources necessary to continue to maintain the waterway system in excellent condition.

Please budget for the following increase: from \$1,997.00 Monthly to \$2,055.00 Monthly **Effective: January 1, 2020**

Please ensure that this budget increase request is placed on the CDD Agenda for the Budget Review Meeting.

If at any time during the term of this Agreement the government imposes any additional related permit requirements, water testing and/or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees. If a renegotiated contract cannot be agreed upon ASI reserves the right to cancel this Agreement.

If you have any questions regarding your waterway program, including the scheduled 2020 budget increase, please give me a call
We appreciate your business and look forward to another successful year ahead!

Sincerely,



Jimmy E. Taylor
Wesley Chapel Sales Manager
JET/gu

cc: Doug Agnew, General Manager/Senior Consultant

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