

Oak Creek Community Development District

Board of Supervisors

- | | |
|---|---|
| <input type="checkbox"/> David Gerald, Chairman | <input type="checkbox"/> Mark Vega, District Manager |
| <input type="checkbox"/> Sam Watson, Vice Chairman | <input type="checkbox"/> Jason Walters, District Counsel |
| <input type="checkbox"/> Ryan Gilbertsen, Assistant Secretary | <input type="checkbox"/> Robert Dvorak, District Engineer |
| <input type="checkbox"/> Adam Silva, Assistant Secretary | |
| <input type="checkbox"/> Lisa Vaile, Assistant Secretary | |

Meeting Agenda

May 11, 2020 – 6:00 P.M.

Meeting held via Zoom

Website: <https://us02web.zoom.us/j/87951930723>

Meeting ID: 879-5193-0723

Call in number: 929-205-6099

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 February 10, 2020 Meeting Page 2
 - B. Acceptance of the Audit Report for Fiscal Year 2019 Page 6
 - C. Acceptance of the Financial Report Page 35
 - D. Consideration of Resolution 2020-04 Confirming the District's Use of
Pasco County Supervisor of Elections to Continue Conducting the District's
Election of Supervisors in Conjunction with the General Election Page 49
 - E. Number of Registered Voters in the District – 1,084 Page 51
5. **Staff Reports**
 - A. District Counsel
 - i. Phase 1 Amenity Reopening Plan Page 52
 - B. District Engineer
 - C. District Manager
 - i. Presentation of the Preliminary Budget for FY 2021 Page 56
 - ii. Follow Up Page 74
 - iii. Consideration of Resolution 2020-05 Approving the Proposed Budget Page 75
for Fiscal Year 2021 and Setting the Public Hearing
 - iv. Proposals to Complete Landscape Fabric and Mulch Page 77
6. **Supervisor Requests and Comments**
7. **Audience Comments on Other Items (3) Minute Time Limit**
8. **Adjournment**

District Office:

210 N. University Drive, #702
Coral Springs, FL 33071
Conference Call number is 800-747-5150
Access Code: 2758201

**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, February 10, 2020 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	Vice Chairman
Ryan Gilbertsen	Assistant Secretary
Adam Silva	Assistant Secretary
Lisa Vaile	Assistant Secretary

Also present:

Mark Vega	District Manager
Tucker Mackie (via telephone)	District Counsel
Robert Dvorak	District Engineer

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

FIRST ORDER OF BUSINESS

Call to Order / Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

- None.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes of the January 13, 2020 Meeting**
- B. Acceptance of Financial Report**

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- Ms. Mackie noted Mr. Walters had a conflict and could not attend today's meeting.
- Ms. Mackie noted a topic of discussion from the prior Board meeting regarded resurfacing the basketball court and some leveling issues. The request was for Mr. Walters to send a letter to the contractor, which he did. A response has not yet been received.

- The second item was regarding the Rules of Procedure. She noted her firm, every two to three years, updates the Rules of Procedure adopted by community development districts they represent to make sure they are consistent with Florida Law and take advantage of efficiencies we developed over time.
- The Rules of Procedure require a public hearing to be held prior to adoption. We would time the consideration of the Rules of Procedure with the budget meetings.
- Ms. Mackie noted when the Rules of Procedure hearing is being set, a copy of the draft red-lined will be included in the agenda package so the Board can see any changes proposing to be made.
- Mr. Vega noted Mr. Walters sent a draft red-lined version of the Rules of Procedure in October.
- Mr. Vega will ask Mr. Walters if there are more changes he wanted to make.

B. District Engineer

- Mr. Dvorak sent an inquiry to investigate the Creek Crossing easement to the south. Three drainage systems converge there.
- Mr. Dvorak sent his Field Inspector, who is familiar with that area, over there. He walked the easement and went upstream and downstream. He did not see anything unusual. Mr. Dvorak, Mr. Watson and the Field Inspector looked at the area. The Field Inspector took photos, which he will send to the Board.
- Mr. Dvorak spoke about the Outfall Pond 2B in the wetland area. The object was to get the swale below the invert of the weir. He pointed out where the sump is.
- Mr. Vega noted we cleared out the woods to the north of the sump. Trash was cleared out. That wetland has filled up with silt. The water is not going through the wetland through the community.
- Mr. Watson noted if you get a hard rain, a big deluge, it will wash the soil away and around the two reinforced concrete pipes. The County will have to come back and fill them in.
- Mr. Vega will get pricing on lighting the basketball court. But Pasco County requires engineer drawings because the poles must be wind rated and the estimate is \$30,000.
- Mr. Dvorak noted we do traffic signal signs. He spoke to his traffic person who said it would be about \$5,000 for the engineering. They would expect electric schematics for the service for the wiring.
- Mr. Vega noted that is not anything to give to Mr. Dvorak to start working on right now. He assumes the basketball lighting is something the Board planned for next year budget wise.

C. District Manager

i. Sealing Pool Deck Proposal

ii. Proposals to Maintain Sump 2B and Wetland J**iii. Follow Up**

- Mr. Vega noted there is a quote in the agenda package from Clean Rite Pressure Cleaning for \$9,797.50. That is not in the budget, but in the meanwhile, for \$300, he had the technician pressure wash while he was doing other work.
- In the agenda package there was also a quote from Flatwoods Environmental.
- This is a breakdown from Con Asset for the rest of that work in the playground expansion area.

Mr. Gilbertsen MOVED to approve an amount not-to-exceed \$5,630 from Con Asset for the playground expansion drainage project and Mr. Gerald seconded the motion.

- Mr. Vega noted the swing set is scheduled to ship out in March.
- Mr. Watson noted Spring Break is March 17th. Can we be done by March 17th?
- The Board discussed the Scope of Work from the Con Asset proposal.

On VOICE vote with all in favor the prior motion passed.

- Mr. Vega noted a resident chopped up a bunch of roots/weeds. LMP came and cleaned up a lot of it. He asked the Board if they want a stump grinder to clean up. It may cost around \$300. Another neighbor asked about cleaning up his yard. Then other neighbors asked to have their rear yard cleaned up.
- Mr. Vega noted if you go down there, look at the fence, then look to the left, there is some vegetation there. We did not touch that. It is on our property. But if we do that, we will have to do the resident on Doe Path.
- Mr. Vega noted other residents are asking questions about doing their property.

SIXTH ORDER OF BUSINESS**Supervisor Requests and Comments**

- Mr. Vega noted he has some tentative items for the budget: Basketball court lights, \$35,000; Sealing Pool Deck, \$10,000.
- Mr. Vega spoke about sealing the pool deck project, \$10,000, and fitting it into the budget.
- Mr. Vega noted we will skip the March meeting, then have our initial budget meeting in April, we meet in April, May and June, miss the July meeting, and in August we adopt the final budget and adopt the Rules of Procedure.
- For the budget, we must run a legal ad, twice, per Statute. For the Rules of Procedure, we must run a legal ad, twice, per Statute.

SEVENTH ORDER OF BUSINESS

**Audience Comments on other Items (3)
Minute Time Limit**

- None.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gerald seconded by Mr. Gilbertsen with all in favor the meeting was adjourned at 7:27 p.m.

David Gerald
Chairperson

**OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**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, 2019, 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, 2019, 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 17, 2020, 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 solely 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.

March 17, 2020

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,	
	2019	2018
Current and other assets	\$ 519,432	\$ 676,927
Capital assets, net of depreciation	2,516,366	2,562,826
Total assets	3,035,798	3,239,753
Deferred outflows of resources	43,200	45,900
Current liabilities	102,031	106,685
Long-term liabilities	4,588,845	4,792,523
Total liabilities	4,690,876	4,899,208
Net position		
Net investment in capital assets	(2,029,279)	(2,183,797)
Restricted	242,788	239,579
Unrestricted	174,613	330,663
Total net position	\$ (1,611,878)	\$ (1,613,555)

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.

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, 2019. 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 (\$1,611,878).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,677, an increase. 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, 2019, the District's governmental funds reported combined ending fund balances of \$501,559, a decrease of (\$155,360) in comparison with the prior fiscal year. The fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to 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.

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 increased during the most recent fiscal year. The majority of the decrease represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

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,	
		2019	2018
Revenues:			
Program revenues:			
Charges for services	\$	883,588	\$ 883,252
General revenues			
Investment earnings		5,102	6,836
Miscellaneous revenue		34,369	360
Total revenues		<u>923,059</u>	<u>890,448</u>
Expenses:			
General government		179,313	187,182
Physical environment		351,644	391,790
Culture and recreation		180,898	137,738
Interest		209,527	215,612
Total expenses		<u>921,382</u>	<u>932,322</u>
Change in net position		1,677	(41,874)
Net position - beginning		<u>(1,613,555)</u>	<u>(1,571,681)</u>
Net position - ending	\$	<u>(1,611,878)</u>	<u>(1,613,555)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$921,382. The costs of the District's activities were primarily funded by program revenues, which are comprised primarily of assessments. The District also received funds from investment earnings and miscellaneous revenue, which increased in current fiscal year primarily due to receiving a \$30,000 donation from the HOA. In total, expenses decreased from the prior fiscal year mainly as a result of less maintenance in the current year.

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, 2019 was amended to increase appropriations and use of fund balance by \$210,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$4,411,430 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,895,064 has been taken, which resulted in a net book value of \$2,516,366. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2019, the District had \$4,610,000 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, 2019**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 182,055
Due from other government	1,482
Prepays and deposits	9,655
Restricted assets:	
Investments	326,240
Capital assets:	
Nondepreciable	3,000
Depreciable, net	<u>2,513,366</u>
Total assets	<u>3,035,798</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	<u>43,200</u>
Total deferred outflows of resources	<u>43,200</u>
 LIABILITIES	
Accounts payable and accrued expenses	17,873
Accrued interest payable	84,158
Non-current liabilities:	
Due within one year	210,000
Due in more than one year	<u>4,378,845</u>
Total liabilities	<u>4,690,876</u>
 NET POSITION	
Net investment in capital assets	(2,029,279)
Restricted for debt service	242,788
Unrestricted	<u>174,613</u>
Total net position	<u><u>\$ (1,611,878)</u></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, 2019**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Charges for Services</u>	<u>Net (Expense) Revenue and Changes in Net Position Governmental Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 179,313	\$ 179,313	\$ -
Maintenance and operations	351,644	282,780	(68,864)
Culture and recreation	180,898	-	(180,898)
Interest on long-term debt	209,527	421,495	211,968
Total governmental activities	<u>921,382</u>	<u>883,588</u>	<u>(37,794)</u>
General revenues:			
Investment earnings			5,102
Miscellaneous revenue			34,369
Total general revenues			<u>39,471</u>
Change in net position			1,677
Net position - beginning			(1,613,555)
Net position - ending			<u>\$ (1,611,878)</u>

See notes to the financial statements

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	\$ 182,055	\$ -	\$ 182,055
Investments	-	326,240	326,240
Due from other government	776	706	1,482
Prepays and deposits	9,655	-	9,655
Total assets	<u>\$ 192,486</u>	<u>\$ 326,946</u>	<u>\$ 519,432</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	\$ 17,873	\$ -	\$ 17,873
Total liabilities	<u>17,873</u>	<u>-</u>	<u>17,873</u>
Fund balances:			
Nonspendable for prepaids and deposits	9,655	-	9,655
Restricted for:			
Debt service	-	326,946	326,946
Assigned to:			
Operating reserve	116,045	-	116,045
Clubhouse reserve	45,025	-	45,025
Unassigned	3,888	-	3,888
Total fund balances	<u>174,613</u>	<u>326,946</u>	<u>501,559</u>
Total liabilities and fund balances	<u>\$ 192,486</u>	<u>\$ 326,946</u>	<u>\$ 519,432</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, 2019**

Fund balance - governmental funds \$ 501,559

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	4,411,430	
Accumulated depreciation	<u>(1,895,064)</u>	2,516,366

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.

43,200

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	(84,158)	
Discount	26,443	
Amortization of discount	(5,288)	
Bonds payable	<u>(4,610,000)</u>	<u>(4,673,003)</u>
Net position of governmental activities		<u><u>\$ (1,611,878)</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, 2019**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 462,093	\$ 420,511	\$ 882,604
Interest	5,102	984	6,086
Miscellaneous revenue	34,369	-	34,369
Total revenues	<u>501,564</u>	<u>421,495</u>	<u>923,059</u>
EXPENDITURES			
Current:			
General government	171,532	7,781	179,313
Physical environment	226,046	-	226,046
Culture and recreation	120,528	-	120,528
Debt service:			
Principal	-	205,000	205,000
Interest	-	208,024	208,024
Capital outlay	139,508	-	139,508
Total expenditures	<u>657,614</u>	<u>420,805</u>	<u>1,078,419</u>
Excess (deficiency) of revenues over (under) expenditures	(156,050)	690	(155,360)
Fund balances - beginning	<u>330,663</u>	<u>326,256</u>	<u>656,919</u>
Fund balances - ending	<u>\$ 174,613</u>	<u>\$ 326,946</u>	<u>\$ 501,559</u>

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, 2019**

Net change in fund balances - total governmental funds \$ (155,360)

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. 139,508

Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities. (185,968)

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. 2,519

Change in net position of governmental activities \$ 1,677

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, 2019:

	Amortized cost	Credit Risk	Maturity
US Bank MMKT 5 - CT	\$ 326,240	N/A	N/A
Total Investments	<u>\$ 326,240</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, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Improvements in progress	\$ -	\$ 3,000	\$ -	\$ 3,000
Total capital assets, not being depreciated	-	3,000	-	3,000
Capital assets, being depreciated				
Stormwater System	2,173,022	-	-	2,173,022
Community Recreation	1,531,787	103,908	-	1,635,695
Entry Features/Landscaping	543,559	17,000	-	560,559
Equipment	23,554	15,600	-	39,154
Total capital assets, being depreciated	4,271,922	136,508	-	4,408,430
Less accumulated depreciation for:				
Stormwater System	868,844	86,922	-	955,766
Community Recreation	462,761	60,370	-	523,131
Entry Features/Landscaping	365,382	36,337	-	401,719
Equipment	12,109	2,339	-	14,448
Total accumulated depreciation	1,709,096	185,968	-	1,895,064
Total capital assets, being depreciated, net	2,562,826	(49,460)	-	2,513,366
Governmental activities capital assets, net	\$ 2,562,826	\$ (46,460)	\$ -	\$ 2,516,366

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 125,598
Culture and recreation	60,370
Total Depreciation	<u>\$ 185,968</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 \$5,000 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, 2019.

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

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015 A-1	\$ 3,685,000	\$ -	\$ 160,000	\$ 3,525,000	\$ 165,000
Series 2015 A-2	1,130,000	-	45,000	1,085,000	45,000
Less deferred amounts:					
For issuance discount	(22,477)	-	(1,322)	(21,155)	-
Total	<u>\$ 4,792,523</u>	<u>\$ -</u>	<u>\$ 203,678</u>	<u>\$ 4,588,845</u>	<u>\$ 210,000</u>

At September 30, 2019, the scheduled debt service requirements on the long – term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
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	240,000	170,553	410,553
2025-2029	1,375,000	689,348	2,064,348
2030-2034	1,725,000	341,293	2,066,293
2035	395,000	18,488	413,488
Total	<u>\$ 4,610,000</u>	<u>\$ 1,984,666</u>	<u>\$ 6,594,666</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, 2019**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
REVENUES				
Assessments	\$ 461,176	\$ 461,176	\$ 462,093	\$ 917
Interest	3,000	3,000	5,102	2,102
Miscellaneous revenue	-	-	34,369	34,369
Total revenues	464,176	464,176	501,564	37,388
EXPENDITURES				
Current:				
General government	127,186	172,186	171,532	654
Physical environment	238,884	278,884	226,046	52,838
Culture and recreation	61,206	61,206	120,528	(59,322)
Capital outlay	36,900	161,900	139,508	22,392
Total expenditures	464,176	674,176	657,614	16,562
Excess (deficiency) of revenues over (under) expenditures	-	(210,000)	(156,050)	53,950
OTHER FINANCING SOURCES				
Use of fund balance	-	210,000	-	(210,000)
Total other financing sources (uses)	-	210,000	-	(210,000)
Net change in fund balances	\$ -	\$ -	(156,050)	\$ (156,050)
Fund balance - beginning			330,663	
Fund balance - ending			\$ 174,613	

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, 2019 was amended to increase appropriations and use of fund balance by \$210,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



**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, 2019, 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 17, 2020.

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 17, 2020



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**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, 2019. 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, 2019.

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 17, 2020



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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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, 2019, and have issued our report thereon dated March 17, 2020.

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 17, 2020, 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 17, 2020

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, 2018.

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, 2019.

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, 2019.

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, 2019. 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.

**Oak Creek
Community Development District**

Financial Report

March 31, 2020

Prepared by:



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**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

March 31, 2020

Balance Sheet

March 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 159,975	\$ -	\$ 159,975
Due From Other Funds	-	4,881	4,881
Investments:			
Money Market Account	206,984	-	206,984
Acquisition Fund	-	7,910	7,910
Prepayment Fund (A-2)	-	11,534	11,534
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	396,819	396,819
Prepaid Items	338	-	338
Deposits	3,055	-	3,055
TOTAL ASSETS	\$ 370,352	\$ 627,049	\$ 997,401
<u>LIABILITIES</u>			
Accounts Payable	\$ 10,622	\$ -	\$ 10,622
Accrued Expenses	3,678	-	3,678
Accrued Taxes Payable	156	-	156
Due To Other Funds	4,881	-	4,881
TOTAL LIABILITIES	19,337	-	19,337
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	338	-	338
Deposits	3,055	-	3,055
Restricted for:			
Debt Service	-	627,049	627,049
Assigned to:			
Operating Reserves	116,045	-	116,045
Reserves - Clubhouse	45,025	-	45,025
Unassigned:	186,552	-	186,552
TOTAL FUND BALANCES	\$ 351,015	\$ 627,049	\$ 978,064
TOTAL LIABILITIES & FUND BALANCES	\$ 370,352	\$ 627,049	\$ 997,401

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-20 ACTUAL
REVENUES				
Interest - Investments	\$ 5,000	\$ 970	19.40%	\$ 449
Interest - Tax Collector	-	50	0.00%	-
Special Assmnts- Tax Collector	480,391	468,069	97.44%	1,834
Special Assmnts- Discounts	(19,216)	(18,541)	96.49%	(16)
Other Miscellaneous Revenues	-	1,120	0.00%	-
Access Cards	100	180	180.00%	15
TOTAL REVENUES	466,275	451,848	96.91%	2,282
EXPENDITURES				
Administration				
P/R-Board of Supervisors	24,000	3,600	15.00%	-
FICA Taxes	1,836	594	32.35%	-
ProfServ-Arbitrage Rebate	1,200	600	50.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	20,000	13,668	68.34%	3,860
ProfServ-Legal Services	24,000	5,071	21.13%	2,354
ProfServ-Mgmt Consulting Serv	44,805	22,403	50.00%	3,734
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Trustee Fees	3,433	3,233	94.17%	-
ProfServ-Web Site Maintenance	2,729	2,372	86.92%	98
Auditing Services	3,523	3,500	99.35%	-
Postage and Freight	1,500	76	5.07%	30
Rentals & Leases	600	300	50.00%	100
Public Officials Insurance	2,481	355	14.31%	-
Printing and Binding	1,500	204	13.60%	37
Legal Advertising	1,000	-	0.00%	-
Misc-Assessmnt Collection Cost	9,608	8,991	93.58%	36
Misc-Contingency	50	8	16.00%	-
Office Supplies	412	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	148,002	65,150	44.02%	10,249
Public Safety				
Contracts-Security Services	3,360	1,680	50.00%	280
Total Public Safety	3,360	1,680	50.00%	280

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-20 ACTUAL
<u>Electric Utility Services</u>				
Electricity - Streetlighting	23,000	11,181	48.61%	1,860
Utility Services	15,460	5,629	36.41%	796
Total Electric Utility Services	38,460	16,810	43.71%	2,656
<u>Garbage/Solid Waste Services</u>				
Utility - Refuse Removal	698	399	57.16%	58
Solid Waste Disposal Assessm.	623	677	108.67%	-
Total Garbage/Solid Waste Services	1,321	1,076	81.45%	58
<u>Water-Sewer Comb Services</u>				
Utility Services	10,000	3,584	35.84%	858
Total Water-Sewer Comb Services	10,000	3,584	35.84%	858
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	23,964	12,156	50.73%	2,055
Stormwater Assessment	885	894	101.02%	-
R&M-Storm Water - Pond	16,100	6,137	38.12%	-
Total Flood Control/Stormwater Mgmt	40,949	19,187	46.86%	2,055
<u>Other Physical Environment</u>				
Contracts-Landscape	84,000	42,000	50.00%	7,000
Liability/Property Insurance	9,438	9,876	104.64%	-
R&M-Entry Feature	1,500	-	0.00%	-
R&M-Irrigation	5,000	2,665	53.30%	84
R&M-Mulch	15,000	-	0.00%	-
R&M-Plant&Tree Replacement	10,000	2,426	24.26%	850
Total Other Physical Environment	124,938	56,967	45.60%	7,934
<u>Capital Expenditures & Projects</u>				
Misc-Holiday Lighting	-	13,400	0.00%	-
Capital Improvements	30,807	59,521	193.21%	4,725
Total Capital Expenditures & Projects	30,807	72,921	236.70%	4,725
<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%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-20 ACTUAL
<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	25,000	20,056	80.22%	3,476
Telephone/Fax/Internet Services	1,788	906	50.67%	151
R&M-Facility	7,500	70	0.93%	-
R&M-Pools	400	336	84.00%	116
R&M-Playground	1,000	3,526	352.60%	3,526
Op Supplies - General	5,500	3,259	59.25%	134
Total Clubhouse, Parks and Recreation	61,024	38,071	62.39%	9,056
TOTAL EXPENDITURES	465,861	275,446	59.13%	37,871
Excess (deficiency) of revenues				
Over (under) expenditures	414	176,402		(35,589)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	414	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	414	-	0.00%	-
Net change in fund balance	\$ 414	\$ 176,402		\$ (35,589)
FUND BALANCE, BEGINNING (OCT 1, 2019)	174,613	174,613		
FUND BALANCE, ENDING	\$ 175,027	\$ 351,015		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-20 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 500	\$ 199	39.80%	\$ 24
Special Assmnts- Tax Collector	437,163	425,949	97.43%	1,669
Special Assmnts- Discounts	(17,487)	(16,873)	96.49%	(15)
TOTAL REVENUES	420,176	409,275	97.41%	1,678
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	8,743	8,182	93.58%	33
Total Administration	8,743	8,182	93.58%	33
<u>Debt Service</u>				
Principal Debt Retirement A-1	165,000	-	0.00%	-
Principal Debt Retirement A-2	45,000	-	0.00%	-
Interest Expense Series A-1	145,019	72,509	50.00%	-
Interest Expense Series A-2	56,963	28,481	50.00%	-
Total Debt Service	411,982	100,990	24.51%	-
TOTAL EXPENDITURES	420,725	109,172	25.95%	33
Excess (deficiency) of revenues				
Over (under) expenditures	(549)	300,103		1,645
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(549)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(549)	-	0.00%	-
Net change in fund balance	\$ (549)	\$ 300,103		\$ 1,645
FUND BALANCE, BEGINNING (OCT 1, 2019)	326,946	326,946		
FUND BALANCE, ENDING	\$ 326,397	\$ 627,049		

**Oak Creek
Community Development District**

Supporting Schedules

March 31, 2020

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY 2020				\$ 917,555	\$ 480,392	\$ 437,163
Allocation %				100%	52%	48%
11/08/19	\$ 3,413	\$ 193	\$ 70	\$ 3,675	\$ 1,924	\$ 1,751
11/15/19	29,703	1,263	606	31,572	16,530	15,042
11/22/19	113,275	4,816	2,312	120,403	63,038	57,365
11/27/19	32,508	1,382	663	34,554	18,091	16,463
12/06/19	609,850	25,929	12,446	648,225	339,383	308,842
12/13/19	28,653	1,204	585	30,442	15,938	14,504
12/20/19	5,637	178	115	5,930	3,105	2,825
01/10/20	8,148	257	166	8,571	4,487	4,084
02/11/20	6,843	161	140	7,144	3,740	3,404
03/10/20	3,402	30	69	3,502	1,834	1,669
TOTAL	\$ 841,432	\$ 35,414	\$ 17,172	\$ 894,018	\$ 468,069	\$ 425,949
% COLLECTED				97%	97%	97%
TOTAL O/S				\$ 23,536	\$ 12,323	\$ 11,214

Cash and Investment Report
March 31, 2020

<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	Synovus	Public Funds Checking	n/a	0.00%	\$124,455
Checking Account - Operating	BB&T	Checking	n/a	0.00%	35,520
Subtotal - Operating					<u>159,975</u>
Public Funds Money Market	BankUnited	Money Market #0623	n/a	1.05%	206,984
Subtotal-General Fund					<u>\$366,959</u>
<u>DEBT SERVICE FUND</u>					
Series 2015 Acquisition Fund	US Bank	Open Ended Comm. Paper	n/a	0.02%	\$7,910
Series 2015 Prepayment A-2	US Bank	Open Ended Comm. Paper	n/a	0.02%	11,534
Series 2015 Reserve Fund A-1	US Bank	Open Ended Comm. Paper	n/a	0.02%	153,927
Series 2015 Reserve Fund A-2	US Bank	Open Ended Comm. Paper	n/a	0.02%	51,978
Series 2015 Revenue Account	US Bank	Open Ended Comm. Paper	n/a	0.02%	396,819
Subtotal-Debt Service Fund					<u>\$622,168</u>
Total - All Funds					<u><u>\$989,127</u></u>

Oak Creek CDD

Bank Reconciliation

Bank Account No. 4502 SYNOVUS GF Checking
 Statement No. 03-20
 Statement Date 3/31/2020

G/L Balance (LCY)	124,454.51	Statement Balance	128,659.89
G/L Balance	124,454.51	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	128,659.89
Subtotal	124,454.51	Outstanding Checks	4,205.38
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	124,454.51	Ending Balance	124,454.51
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/28/2019	Payment	2040	LANDSCAPE MAINTENANCE	95.38	0.00	95.38
3/26/2020	Payment	2220	SOLITUDE LAKE MANAGEMENT	4,110.00	0.00	4,110.00
Total Outstanding Checks.....				4,205.38		4,205.38

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 2/1/2020 to 3/31/2020
(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	2193	02/14/20	AQUA TRIANGLE 1 CORP	8440	POOL CLEANING SERVICE	Contracts-Pools	534078-57231	\$795.00
001	2214	03/18/20	AQUA TRIANGLE 1 CORP	9462	MAR POOL MAINT	Contracts-Pools	534078-57231	\$795.00
001	2215	03/20/20	AQUA TRIANGLE 1 CORP	85945	SEMI-ANNUAL POOL FILTER CLEANING	R&M-Pools	546074-57231	\$116.45
001	2182	02/04/20	BB&T	012420-6264	GAS & SECURITY FIRE EQUIP	Op Supplies - General	552001-57231	\$73.53
001	2206	03/10/20	BB&T	022520-6264	LIGHT BULBS & WATER	Op Supplies - General	552001-57231	\$72.61
001	2200	02/21/20	COMPLETE I.T. SERVICE & SOLUTIONS	4796	GOOGLE BUSINESS EMAILS	ProfServ-Web Site Maintenance	531094-51301	\$97.65
001	2213	03/18/20	COMPLETE I.T. SERVICE & SOLUTIONS	4901	GOOGLE FOR BUSINESS EMAIL ACCOUNTS	ProfServ-Web Site Maintenance	531094-51301	\$97.65
001	2201	02/25/20	CON ASSET	022120	CON ASSET 50% DEP PLAYGRND AREA	Capital Improvements	563001-53918	\$2,815.00
001	2209	03/12/20	EGIS INSURANCE ADVISORS LLC	10350	10/1/19-10/1/20 INSURANCE POLICY CHANGE	Public Officials Insurance	545008-51301	\$355.00
001	2198	02/17/20	FLATWOODS ENVIRONMENTAL	34	CUTBACK 5 FEET OF SHRUBS FOR DRAINAGE	R&M-Storm Water - Pond	546086-53801	\$4,980.00
001	2192	02/14/20	FRONTIER FLORIDA LLC	020120-0368	FEBRUARY SERVICE	813-779-0368	541009-57231	\$150.98
001	2208	03/12/20	FRONTIER FLORIDA LLC	030120-0368	MARCH PHONE SERVICE	Telephone/Fax/Internet Services	541009-57231	\$150.98
001	2183	02/07/20	GOLDEN EYE TECHNOLOGY, LLC	19220FEB	FEB MONITORING	Contracts-Security Services	534037-52001	\$280.00
001	2195	02/14/20	GOLDEN EYE TECHNOLOGY, LLC	6159	OUTDOOR CAMERA / REPLACEMENT	Op Supplies - General	552001-57231	\$1,300.00
001	2205	03/06/20	GOLDEN EYE TECHNOLOGY, LLC	19220MRCH	MARCH MONITORING	Contracts-Security Services	534037-52001	\$280.00
001	2218	03/26/20	GOLDEN EYE TECHNOLOGY, LLC	19220APR	APRIL MONITORING	Contracts-Security Services	534037-52001	\$280.00
001	2190	02/14/20	HOPPING GREEN & SAMS	112531	LEGISLATIVE UPDATE CONFER W/STAFF	ProfServ-Legal Services	531023-51401	\$47.00
001	2207	03/12/20	HOPPING GREEN & SAMS	113205	JAN 2020 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$1,578.00
001	2202	02/27/20	INFRAMARK, LLC	49002	FEB MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	2202	02/27/20	INFRAMARK, LLC	49002	FEB MGMNT SERVICES	Printing and Binding	547001-51301	\$26.20
001	2202	02/27/20	INFRAMARK, LLC	49002	FEB MGMNT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	2210	03/18/20	INFRAMARK, LLC	49773	MAR MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	2210	03/18/20	INFRAMARK, LLC	49773	MAR MGMNT SERVICES	Printing and Binding	547001-51301	\$37.10
001	2210	03/18/20	INFRAMARK, LLC	49773	MAR MGMNT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	2210	03/18/20	INFRAMARK, LLC	49773	MAR MGMNT SERVICES	Postage and Freight	541006-51301	\$29.50
001	2197	02/17/20	J & J LIGHTING SOLUTIONS	012920	HOLIDAY LIGHTING	Prepaid Items	155000	\$6,800.00
001	2203	02/27/20	JMT	19-152079	GEN ENGINEERING THRU 01/25/20	ProfServ-Engineering	531013-51501	\$2,040.00
001	2219	03/26/20	JMT	20-153678	BOARD MTG REVIEW/PLAYGROUND/POND 2B	ProfServ-Engineering	531013-51501	\$3,860.00
001	2191	02/14/20	LANDSCAPE MAINTENANCE PROFESSIONALS	150082	REMOVE DEBRIS/VINES/DEAD TREES	R&M-Plant&Tree Replacement	546170-53908	\$540.00
001	2191	02/14/20	LANDSCAPE MAINTENANCE PROFESSIONALS	150072	JANUARY IRR REPAIRS	R&M-Irrigation	546041-53908	\$36.64
001	2194	02/14/20	LANDSCAPE MAINTENANCE PROFESSIONALS	149805	TREE/DEBRIS REM PINE SPRINGS DRIVE	R&M-Plant&Tree Replacement	546170-53908	\$450.00
001	2196	02/17/20	LANDSCAPE MAINTENANCE PROFESSIONALS	149914	FEBRUARY 2020 MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
001	2199	02/21/20	LANDSCAPE MAINTENANCE PROFESSIONALS	150332	NEW PLANTS / MULCH SPRING OAK	R&M-Plant&Tree Replacement	546170-53908	\$586.40
001	2204	03/06/20	LANDSCAPE MAINTENANCE PROFESSIONALS	150501	MARCH GROUNDS MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
001	2216	03/26/20	LANDSCAPE MAINTENANCE PROFESSIONALS	151125	REMOVE 2 DEAD PINE TREES / SPRING OAK	R&M-Plant&Tree Replacement	546170-53908	\$500.00
001	2216	03/26/20	LANDSCAPE MAINTENANCE PROFESSIONALS	151126	STUMP GRINDING / LAUGHING OAK DRIVE	R&M-Plant&Tree Replacement	546170-53908	\$350.00
001	2211	03/18/20	LLS TAX SOLUTIONS INC	001891	ARBITRAGE P/E 9/24/2019	SERIES 2015 A-1	531002-51301	\$600.00
001	2525	02/12/20	OAK CREEK CDD	020520	TRFR FUNDS TO BU MMA 0623	Cash with Fiscal Agent	103000	\$625,000.00
001	2526	02/12/20	OAK CREEK CDD	02052020	TRFR TO GENERAL FUND	Cash with Fiscal Agent	103000	\$125,000.00
001	1277	03/12/20	OAK CREEK CDD	031020	XFER FUNDS TO CHECKING A/C	Cash with Fiscal Agent	103000	\$400,000.00
001	1278	03/20/20	OAK CREEK CDD	03202020	XFER FUNDS TO CHECKING ACCT - SYNOVOUS	Cash with Fiscal Agent	103000	\$50,000.00

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 2/1/2020 to 3/31/2020
(Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD244	02/04/20	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	01162020 ACH	BILL PRD 12/9-1/8/20 - WATER	Utility Services	543063-53601	\$340.15
001	DD246	02/17/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	072984	PAYROLL 2/01/20 #415-20203 ACH	415-20202	534378-57231	\$1,004.64
001	DD245	02/17/20	WASTE CONNECTIONS OF FLORIDA - ACH	692441	FEBRUARY WASTE SERVICE ACH	Utility - Refuse Removal	543020-53401	\$58.20
001	DD247	02/25/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	073301	PAYROLL 2/15/20 #415-20204 ACH	415-20204	534378-57231	\$1,657.44
001	DD252	02/28/20	WITHLACOOCHEE RIVER ELECTRIC - ACH	02142020 ACH	ELECTRIC SVC 01/10 - 02/11/20	Utility Services	543063-53100	\$850.12
001	DD252	02/28/20	WITHLACOOCHEE RIVER ELECTRIC - ACH	02142020 ACH	ELECTRIC SVC 01/10 - 02/11/20	Electricity - Streetlighting	543013-53100	\$1,859.54
001	DD249	03/06/20	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	02182020 ACH	1/8-2/7/2020 WTR UTILITY ACH	Utility Services	543063-53601	\$523.73
001	DD251	03/06/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	073630 ACH	PAYROLL SRV 2/29/20 415-20205 ACH	415-20204	534378-57231	\$1,654.61
001	DD250	03/01/20	WASTE CONNECTIONS OF FLORIDA - ACH	708073	MAR WASTE SERVICES	Utility - Refuse Removal	543020-53401	\$58.20
001	DD253	03/20/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	073960	PAYROLL FOR WE 3/14/20 415-20206 ACH	415-20204	534378-57231	\$1,821.58
001	DD256	03/31/20	WASTE CONNECTIONS OF FLORIDA - ACH	710095	APRIL WASTE SERVICES	Utility - Refuse Removal	543020-53401	\$58.20
001	DD255	03/31/20	WITHLACOOCHEE RIVER ELECTRIC - ACH	03132020 ACH	ELECTRIC SVC 02/11 - 03/10/20	Utility Services	543063-53100	\$822.69
001	DD255	03/31/20	WITHLACOOCHEE RIVER ELECTRIC - ACH	03132020 ACH	ELECTRIC SVC 02/11 - 03/10/20	Electricity - Streetlighting	543013-53100	\$1,859.54
001	2184	02/07/20	SITE MASTERS OF FLORIDA, LLC	013020-2	STORM STRUCTURE LEAK SEALED	R&M-Storm Water - Pond	546086-53801	\$800.00
001	2220	03/26/20	SOLITUDE LAKE MANAGEMENT	PI-A00371700	MARCH AQUATIC MAINT	R&M-Storm Water - Pond	546086-53801	\$2,055.00
001	2220	03/26/20	SOLITUDE LAKE MANAGEMENT	PI-A00357308	FEB AQUATIC MAINT	R&M-Storm Water - Pond	546086-53801	\$2,055.00
001	2187	02/11/20	ADAM T. SILVA	PAYROLL	February 11, 2020 Payroll Posting			\$184.70
001	2188	02/11/20	DAVID J. GERALD	PAYROLL	February 11, 2020 Payroll Posting			\$183.87
001	2185	02/11/20	LISA M. VAILE	PAYROLL	February 11, 2020 Payroll Posting			\$183.87
001	2189	02/11/20	RYAN M. GILBERTSEN	PAYROLL	February 11, 2020 Payroll Posting			\$183.87
001	2186	02/11/20	SAMUEL E. WATSON, JR	PAYROLL	February 11, 2020 Payroll Posting			\$183.87
Fund Total								\$1,271,703.01

SERIES 2015 DEBT SERVICE FUND - 202

202	2212	03/18/20	OAK CREEK C/O US BANK	03102020-4502	XFER FY20 ASSESSMENTS TO DS	Due from other funds	131000	\$396,719.11
Fund Total								\$396,719.11

Total Checks Paid	\$1,668,422.12
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RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the Oak Creek Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the Oak Creek Community Development District (hereinafter the "Board") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Pasco County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections; and

WHEREAS, the Supervisor has requested the District adopt a Resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Lisa Vaile, Ryan Gilbertsen, Adam Silva, Sam Watson and David Gerald.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Lisa Vaile	Seat 1	four year – expires 11/2022
Supervisor Ryan Gilbertsen	Seat 2	four year – expires 11/2022
Supervisor Adam Silva	Seat 3	four year – expires 11/2022
Supervisor Sam Watson	Seat 4	four year – expires 11/2020
Supervisor David Gerald	Seat 5	four year – expires 11/2020

Section 3. Seat 4 currently held by Sam Watson and Seat 5 currently held by David Gerald are scheduled for the General Election in November 2020.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2020 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 11th DAY OF MAY 2020.

ATTEST:

**OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Mark Vega
Secretary

David Gerald
Chairman

Brian E. Corley
Supervisor of Elections
 Post Office Box 300
 Dade City, FL 33526-0300



★★ **FREEDOM**
 ★ Requires Responsibility
VOTE PASCO

April 16, 2020

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, 2020.

• Estancia at Wiregrass Community Development District	1,109
• Heritage Springs Community Development District	2,175
• Lake Bernadette Community Development District	1,535
• Lexington Oaks Community Development District	2,996
• Meadow Pointe I Community Development District	3,034
• Meadow Pointe II Community Development District	3,636
• Oakstead Community Development District	2,196
• Oak Creek Community Development District	1,084
• Watergrass II Community Development District	793

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

Sincerely,

Tiffannie A. Alligood
 Chief Administrative Officer

Draft Phase 1 Amenity Reopening Plan

General Assumptions:

1. **Staffing in place to accommodate 6' social distancing and less than 10 persons caps enforcement, as well as cleanliness requirements. If staffing is not available or needs time to ramp up, other options shall be considered based on ability to monitor and enforce safely and implement heightened sanitation at CDD facilities, as required by the Phase 1 Reopen Florida plan.**
2. 6-foot social distancing will remain in effect for extended period of time
3. Limits of 10 or less people, with social distancing in place.
4. Heightened standard of sanitizing required, particularly through Phases 1-2
5. Plans should be flexible and fluid as we learn more about virus and reopening impacts
6. Phased reopening in line with federal, state and local guidelines
7. Implement COVID-19 waiver at facilities

Reference Material:

1. Whitehouse Reopening America Plan: <https://www.whitehouse.gov/openingamerica>
2. State's reopening resources <https://www.flgov.com/covid-19/> and <https://www.flgov.com/2020-executive-orders/>.
3. County reopening resources
4. CDC Guidelines
5. Department of Health Guidelines

Overall Cleaning Procedures/Staffing/ PPE's:

1. Onsite staff should wear masks while on duty and will be subject to amenity management company procedures on temperature checks, reporting protocols, etc.
2. Masks recommended for residents but not required.
3. District staff has solicited proposals for commercial deep cleaning consistent with CDC guidelines in the event there is a COVID+ case and be ready to utilize if necessary. Estimate included for your reference.
4. Recommend closing the facilities 1-1.5 hours earlier than normal, utilizing all staff to aide in a deep clean of the facility each night. This will be done in conjunction with our normally scheduled Housekeeping staff. Recommendation is to open at our normal time each day, recognizing the Recreation Center itself will have a limited opening (no F&B, no room rentals, no fitness) in Phase 1.

Overall Communication Procedures to Residents:

1. Phase 1 Resident Entry Requirements
 - a. E-blast waiver for residents to electronically fill out and return electronically. We will also leave hard copies at the front desk.
 - b. Residents encouraged to wear a mask prior to entering facility but not required.
 - c. It is anticipated that these additional supplies for PPE's for onsite staff, etc., enhanced cleaning supplies, etc. are anticipated to be an additional District cost.
2. Community CDC Guidelines for Personal Hygiene and post signs/e-blasts, including:

- a. Wash your hands with soap and water or use hand sanitizer, especially after touching frequently used items or surfaces.
- b. Avoid touching your face.
- c. Sneeze or cough into a tissue, or the inside of your elbow.
- d. Disinfect frequently used items and surfaces as much as possible.
- e. Strongly consider using face coverings while in public, and particularly when using mass transit
- f. People who feel sick should stay home and report to District if you are COVID+ or come into close contact with a COVID+ person and were at the facilities.
3. Signage at Facility: Will use FIA signage sent to insureds along with:
 - a. Entrance signage re: no entry if have COVID, have COVID symptoms or came into contact with someone with it and signage re: enhanced sanitation procedures, social distancing requirements and other instructions and limitations consistent with Reopen FL procedures – see <https://www.cdc.gov/coronavirus/2019-ncov/community/parks-rec/park-administrators.html>
 - b. Signage, social media and e-blast reminders will also include regular hand washing, wiping down equipment before and/or after use, covering coughs and sneezes, and avoiding touching eyes, nose, or mouth with unwashed hands.
4. Communicate that residents should notify management if they test COVID+ and came to the facility within the possible time they were contagious (or came into contact with someone who later tests COVID+ and may have infected someone while at the facilities).

Reporting of Known Cases at the Facilities:

1. Resident or employee – whether they report they are COVID+ or they came into contact with someone who is COVID+, same protocols in place.
2. Minimally, the employee (or resident) should be asked which coworkers they have been in “close contact” with within the prior two weeks and/or at the facilities. (The CDC defines “close contact” as “a person that has been within six feet of the infected employee for a prolonged period of time.”)
3. Those who have been in close contact with the employee or resident at CDD facilities should be notified as soon as possible, repeat the advice given on the CDC site for their situation and, of course, direct them to their own doctors. The law is clear about confidentiality here: You should tell everyone who was possibly exposed at work to the positive employee without revealing that employee’s identity.
4. The facility should undergo a professional grade cleaning with hospital-grade disinfectant solution. There are also cleaning guidelines on CDC's website. Or, it can go through a less rigorous cleaning, coupled with opening windows and closing the facility down for the length of time the virus can live on the types of surfaces in which the person may have come in contact (CDC recommendation is 7 days).
5. Report to those who are contact traced, to extent possible or send mass e-blast.

Departmental Procedures:

Food Trucks - Phase 1, those facilities that aren't having food trucks MAY proceed with Food Trucks, but it must be grab and go and no more than 10 people out at one truck at a time, with recommendation they implement marking on the ground for 6' line up requirements. Social distance shall be required to be followed and implemented in food truck agreements and limitations on the number of food trucks will be considered. This has worked well thus far at the communities where it has been implemented and if there are breaches in these requirements, staff should have the latitude to terminate their licenses immediately.

Housekeeping/Janitorial:

1. Heightened daily cleaning measures in place throughout the day – see CDC guidelines for cleaning and disinfecting for Community Facilities as one example: <https://www.cdc.gov/coronavirus/2019-ncov/community/organizations/cleaning-disinfection.html>
2. Nightly “deep” clean procedures, which will require potentially earlier closing to provide time for enhanced cleaning before resuming in the morning.
3. We would need to bring back all furloughed Housekeeping staff during Phase 1.

Pools:

1. Family Pool/Rec Swimming
 - a. Review local jurisdictions pool opening status to consider local impacts.
 - b. Consider pool deck set up that adheres to social distancing parameters. Recommend, to cut down on possible group gatherings and help with social distancing enforcement, clearing all pool deck furniture.
 - c. Limit bathing loads to ¼ or less of pool bathing loads. Have staffing in place to ensure groups are limited to less than 10 and 6' distancing in place.
 - d. We will section off the family pool in four segments. Bathing loads in each segment will be ten or less at a time. In Phase 2 this could be relaxed potentially.
 - e. We will limit family pool swimming sessions to two-hour timeslots a week. Sign up the same way as resident lap swimming.
 - f. Similarly, to lap swimming, we would ensure participants exit the pool five minutes before their timeframe was exhausted.
 - g. Family pool users would be asked to arrive 10 minutes prior to their usage time. There will be recommendations they stay in their cars until group before them exits to avoid close contact.
 - h. Swimmers would be asked to leave out the side gates to limit exposure and to limit bodies in the recreation center.
2. Swim Lessons – Not available in Phase 1, Phase 2 operations TBD
3. Bathrooms related to Pool Facility – Close showers, open restroom facilities with limited numbers entering and 6' apart or greater, with signage
4. Pool Monitor Staffing: Initially, we would not be able to adequately staff pools in peak season form, recognizing that kids are effectively out of school now. We would convert to pool monitors in a swim at your own risk scenario with these monitors, with a “soft” reopening. As we were able to hire and train pool monitors, we would expand this scheduling to pool monitors present at the competition pool and monitors at the family pool(s). As our pool

monitors hiring grew even further, we would staff family pools with pool monitors during peak hours (weekends and Friday nights). Ultimately, we would staff all pools in full, as we have traditionally done. The process to hire and train in full, all required pool monitors could take anywhere from 6 weeks to two months. We would need to stagger the staffing as we were able to acquire fully trained staff.

5. Management and staff are requesting the Board allow a great deal of flexibility in Phase 1. We may need to constrict numbers if we find we cannot adequately ensure social distancing due to either unknown issues, resident unwillingness to comply or other considerations.

Pickle Ball Courts

1. Review local jurisdiction recommendations and District's ability to ensure social distancing in place as required by the E.O. If reopened, give staff ability to close if residents are not self-policing.
2. Singles play only in Phase 1 is preferred route; could allow doubles if staff grows comfortable with staffing levels and resident willingness to adhere to parameters.
3. No tournaments or competition play.

Playgrounds

1. Review local jurisdiction recommendations and District's ability to ensure social distancing in place as required by the E.O. If reopened, give staff ability to close if residents not self-policing.
2. If open, consider posting signage consistent with provisions in this plan – use at your own risk and maintain social distancing at all times. Self-sanitize as virus can stay on playground materials for days.
3. If social distancing not maintained, staff should be given latitude to close down

Open Spaces/Trails/Park Areas

Open for individual use at social distancing spacing. Groups of 10 or more are not permitted during Phase 1. No organized sports pickup games or the like. We will consider signage consistent with CDC guidelines.

Basketball Courts – Review local jurisdiction recommendations and District's ability to ensure social distancing in place as required by the E.O. If reopened, give staff ability to close if residents not self-policing.

Pavilion Rentals- No rentals in phase 1.

Manager on Duty:

We would implement our MOD coverage from 7am-7pm, every day, and a big part of this would be assurance of social distancing efforts taking place. We want our pool monitors and other staff to have sufficient management back up in the event of resident challenges with adhering to Phase 1 requirements. Members in this role would be primarily focused on these measures. They would monitor all facilities including playgrounds, basketball courts and volleyball courts to ensure groups of more than 10 were not forming on a periodic basis. The MOD schedule will be provided weekly to District Management and to the Board. This will be scheduled from the first day of opening until Phase 2 begins. We will reconsider the MOD role during Phase 2 planning.

OAK CREEK

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2021**

Version 2 - Proposed Budget
(Printed 04/21/20)

Prepared by:



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Oak Creek
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 6,832	\$ 4,988	\$ 5,000	\$ 970	\$ 970	\$ 1,940	\$ 1,500
Interest - Tax Collector	4	114	-	50	50	100	100
Special Assmnts- Tax Collector	480,392	480,392	480,391	468,069	12,322	480,391	537,724
Special Assmnts- Discounts	(18,372)	(18,299)	(19,216)	(18,541)	-	(18,541)	(21,509)
Other Miscellaneous Revenues	-	33,994	-	1,120	250	1,370	-
Access Cards	360	375	100	180	180	360	250
TOTAL REVENUES	469,216	501,564	466,275	451,848	13,772	465,620	518,065
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	18,800	18,600	24,000	3,600	10,400	14,000	12,000
FICA Taxes	-	581	1,836	594	208	802	918
ProfServ-Arbitrage Rebate	1,200	600	1,200	600	600	1,200	1,200
ProfServ-Dissemination Agent	2,000	1,000	5,000	-	5,000	5,000	5,000
ProfServ-Engineering	66,421	64,687	20,000	13,668	15,000	28,668	25,000
ProfServ-Legal Services	26,356	13,016	24,000	5,071	14,615	19,686	23,000
ProfServ-Mgmt Consulting Serv	43,172	44,805	44,805	22,403	22,402	44,805	44,805
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Trustee Fees	3,233	3,433	3,433	3,233	-	3,233	3,536
ProfServ-Web Site Maintenance	-	4,581	2,729	2,372	2,372	4,744	2,772
Auditing Services	3,400	3,500	3,523	3,500	-	3,500	3,500
Postage and Freight	1,622	733	1,500	76	76	152	250
Rentals & Leases	600	600	600	300	300	600	600
Public Officials Insurance	2,050	2,255	2,481	355	2,126	2,481	2,729
Printing and Binding	2,109	632	1,500	204	204	408	500
Legal Advertising	1,216	971	1,000	-	1,000	1,000	1,000
Misc-Assessmnt Collection Cost	7,495	8,550	9,608	8,991	617	9,608	10,754
Misc-Contingency	60	230	50	8	8	16	50
Office Supplies	303	2,433	412	-	150	150	250
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	180,362	171,532	148,002	65,150	75,228	140,378	138,189
Public Safety							
Contracts-Security Services	3,360	3,360	3,360	1,680	1,680	3,360	3,360
Total Public Safety	3,360	3,360	3,360	1,680	1,680	3,360	3,360
Electric Utility Services							
Electricity - Streetlighting	20,989	22,233	23,000	11,181	11,181	22,362	23,000
Utility Services	14,828	14,547	15,460	5,629	5,629	11,258	12,000
Total Electric Utility Services	35,817	36,780	38,460	16,810	16,810	33,620	35,000
Garbage/Solid Waste Services							
Utility - Refuse Removal	698	698	698	399	299	698	698
Solid Waste Disposal Assessm.	611	623	623	677	-	677	680
Total Garbage/Solid Waste Services	1,309	1,321	1,321	1,076	299	1,375	1,378
Water-Sewer Comb Services							
Utility Services	11,469	7,115	10,000	3,584	3,584	7,168	7,000
Total Water-Sewer Comb Services	11,469	7,115	10,000	3,584	3,584	7,168	7,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Aquatic Control	19,380	22,893	23,964	12,156	11,808	23,964	24,660
Stormwater Assessment	894	885	885	894	-	894	894
R&M-Storm Water - Pond	56,338	714	16,100	6,137	6,137	12,274	15,000
Total Flood Control/Stormwater Mgmt	76,612	24,492	40,949	19,187	17,945	37,132	40,554
<i>Other Physical Environment</i>							
Contracts-Landscape	84,000	84,000	84,000	42,000	42,000	84,000	84,000
Liability/Property Insurance	7,328	6,986	9,438	9,876	-	9,876	8,647
R&M-Entry Feature	795	-	1,500	-	1,500	1,500	1,500
R&M-Irrigation	11,079	7,770	5,000	2,665	6,760	9,425	9,000
R&M-Mulch	14,238	455	15,000	-	3,673	3,673	15,000
R&M-Plant&Tree Replacement	16,727	53,732	10,000	2,426	2,426	4,852	6,500
	134,167	152,943	124,938	56,967	56,359	113,326	124,647
<i>Capital Expenditures & Projects</i>							
Misc-Holiday Lighting	-	-	-	13,400	-	13,400	13,400
Misc-Contingency	1,300	9,140	-	-	5,220	5,220	8,000
Capital Improvements	184,379	126,808	30,807	59,521	15,000	74,521	60,000
Total Capital Expenditures & Projects	185,679	135,948	30,807	72,921	20,220	93,141	81,400
<i>Road and Street Facilities</i>							
R&M-Parking Lots	-	3,595	1,500	-	-	-	1,500
R&M-Bike Paths & Asphalt	-	-	1,500	-	-	-	1,500
R&M-Sidewalks	2,000	-	3,000	-	-	-	5,000
R&M-Streetlights	1,106	-	1,000	-	-	-	1,000
Total Road and Street Facilities	3,106	3,595	7,000	-	-	-	9,000
<i>Parks and Recreation</i>							
Contracts-Mgmt Services	9,996	10,296	10,296	5,148	5,148	10,296	10,296
Contract-Pools	8,851	9,540	9,540	4,770	4,770	9,540	9,540
Contractual Maint. Services	34,517	37,970	25,000	20,056	20,056	40,112	40,000
Telephone/Fax/Internet Services	5,597	1,925	1,788	906	906	1,812	1,800
R&M-Facility	15,274	39,542	7,500	70	70	140	2,500
R&M-Pools	6,404	1,171	400	336	336	672	400
R&M Basketball Courts	736	8,044	-	-	-	-	1,500
R&M-Playground	525	3,772	1,000	3,526	1,000	4,526	5,000
Op Supplies - General	2,362	8,268	5,500	3,259	2,241	5,500	5,500
Total Parks and Recreation	84,262	120,528	61,024	38,071	34,527	72,598	76,536
TOTAL EXPENDITURES	-	-	-	-	-	-	-
<i>Reserves</i>							
Clubhouse Reserves	-	-	-	-	-	-	1,000
Total Reserves	-	-	-	-	-	-	1,000
TOTAL EXPENDITURES & RESERVES	716,143	657,614	465,861	275,446	226,652	502,098	518,065
Net change in fund balance	(246,927)	(156,050)	414	176,402	(212,880)	(36,478)	0
FUND BALANCE, BEGINNING	577,590	330,663	174,613	174,613	-	174,613	138,135
FUND BALANCE, ENDING	\$ 330,663	\$ 174,613	\$ 175,027	\$ 351,015	\$ (212,880)	\$ 138,135	\$ 138,135

Budget Narrative
Fiscal Year 2021

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 2021

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 by Campus Suites. The District incurs fees as they relate to the district email by Complete IT.

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 2021

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.

Budget Narrative
Fiscal Year 2021

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 2021

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.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Anticipated Beginning Fund Balance - Fiscal Year 2021	\$ 138,135
Net Change in Fund Balance - Fiscal Year 2021	0
Reserves - Fiscal Year 2021 Additions	1,000
Total Funds Available (Estimated) - 9/30/2020	139,135

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

Deposits	3,055
Subtotal	<u>3,055</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	78,011	(1)
Reserve Clubhouse (Prior Years)	45,025	
Reserve Clubhouse FY 2021	1,000	46,025
Subtotal	<u>124,036</u>	

Total Allocation of Available Funds	127,091
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Total Unassigned (undesignated) Cash	<u>\$ 12,044</u>
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Notes

(1) Represents 2 months of operating expenditures plus \$10K for Capital improvements for first Quarter.

Oak Creek

Community Development District

Debt Service Budget

Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Interest - Investments	\$ 787	\$ 984	\$ 500	\$ 199	\$ 199	\$ 398	\$ 400
Special Assmnts- Tax Collector	437,163	437,163	437,163	425,949	11,214	\$ 437,163	437,163
Special Assmnts- Discounts	(16,718)	(16,652)	(17,487)	(16,873)	(614)	(17,487)	(17,487)
TOTAL REVENUES	421,232	421,495	420,176	409,275	10,799	420,074	420,076
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	6,821	7,781	8,743	8,182	224	8,406	8,743
Total Administrative	6,821	7,781	8,743	8,182	224	8,406	8,743
<i>Debt Service</i>							
Principal Debt Retirement Series A-1	155,000	160,000	165,000	-	165,000	165,000	165,000
Principal Debt Retirement Series A-2	40,000	45,000	45,000	-	45,000	45,000	45,000
Principal Prepayment Series A-1	10,000	-	-	-	-	-	-
Interest Expense Series A-1	152,186	148,699	145,019	72,509	72,509	145,018	140,688
Interest Expense Series A-2	61,950	59,325	56,963	28,481	28,481	56,962	54,075
Total Debt Service	419,136	413,024	411,982	100,990	310,991	411,981	404,763
TOTAL EXPENDITURES	425,957	420,805	420,725	109,172	311,215	420,387	413,506
Excess (deficiency) of revenues							
Over (under) expenditures	(4,725)	690	(549)	300,103	(300,416)	(313)	6,570
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	690	(549)	-	-	-	6,570
TOTAL OTHER SOURCES (USES)	-	690	(549)	-	-	-	6,570
Net change in fund balance	(4,725)	690	(549)	300,103	(300,416)	(313)	6,570
FUND BALANCE, BEGINNING	330,981	326,256	326,946	326,946	-	326,946	326,633
FUND BALANCE, ENDING	\$ 326,256	\$ 326,946	\$ 326,397	\$ 627,049	\$ (300,416)	\$ 326,633	\$ 333,203

Budget Narrative
Fiscal Year 2021

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.

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS

Period Ending	Total Outstanding Par Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2020	3,350,000				70,344	70,344	307,853
5/1/2021	3,350,000	165,000		3.0%	70,344	235,344	
11/1/2021	3,185,000				67,869	67,869	303,213
5/1/2022	3,185,000	170,000		3.3%	67,869	237,869	
11/1/2022	3,015,000				65,064	65,064	302,933
5/1/2023	3,015,000	180,000		3.5%	65,064	245,064	
11/1/2023	2,835,000				61,914	61,914	306,978
5/1/2024	2,835,000	185,000		3.8%	61,914	246,914	
11/1/2024	2,650,000				58,445	58,445	305,359
5/1/2025	2,650,000	190,000		3.9%	58,445	248,445	
11/1/2025	2,460,000				54,788	54,788	303,233
5/1/2026	2,460,000	200,000		4.0%	54,788	254,788	
11/1/2026	2,260,000				50,788	50,788	305,575
5/1/2027	2,260,000	210,000		4.5%	50,788	260,788	
11/1/2027	2,050,000				46,115	46,115	306,903
5/1/2028	2,050,000	220,000		4.5%	46,115	266,115	
11/1/2028	1,830,000				41,220	41,220	307,335
5/1/2029	1,830,000	230,000		4.5%	41,220	271,220	
11/1/2029	1,600,000				36,103	36,103	307,323
5/1/2030	1,600,000	240,000		4.5%	36,103	276,103	
11/1/2030	1,360,000				30,763	30,763	306,865
5/1/2031	1,360,000	250,000		4.5%	30,763	280,763	
11/1/2031	1,110,000				25,200	25,200	305,963
5/1/2032	1,110,000	260,000		4.5%	25,200	285,200	
11/1/2032	850,000				19,350	19,350	304,550
5/1/2033	850,000	275,000		4.5%	19,350	294,350	
11/1/2033	575,000				13,163	13,163	307,513
5/1/2034	575,000	285,000		4.5%	13,163	298,163	
11/1/2034	290,000				6,750	6,750	304,913
5/1/2035	290,000	300,000		4.5%	6,750	306,750	
11/1/2035							306,750
		3,360,000			1,295,745	4,655,745	4,893,254

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS

Period Ending	Total Outstanding Par Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2020	1,030,000				27,038	27,038	
5/1/2021	1,030,000	45,000		5.3%	27,038	72,038	99,075
11/1/2021	985,000				25,856	25,856	
5/1/2022	985,000	50,000		5.3%	25,856	75,856	101,713
11/1/2022	935,000				24,544	24,544	
5/1/2023	935,000	50,000		5.3%	24,544	74,544	99,088
11/1/2023	885,000				23,231	23,231	
5/1/2024	885,000	55,000		5.3%	23,231	78,231	101,463
11/1/2024	830,000				21,788	21,788	
5/1/2025	830,000	60,000		5.3%	21,788	81,788	103,575
11/1/2025	770,000				20,213	20,213	
5/1/2026	770,000	60,000		5.3%	20,213	80,213	100,425
11/1/2026	710,000				18,638	18,638	
5/1/2027	710,000	65,000		5.3%	18,638	83,638	102,275
11/1/2027	645,000				16,931	16,931	
5/1/2028	645,000	70,000		5.3%	16,931	86,931	103,863
11/1/2028	575,000				15,094	15,094	
5/1/2029	575,000	70,000		5.3%	15,094	85,094	100,188
11/1/2029	505,000				13,256	13,256	
5/1/2030	505,000	75,000		5.3%	13,256	88,256	101,513
11/1/2030	430,000				11,288	11,288	
5/1/2031	430,000	80,000		5.3%	11,288	91,288	102,575
11/1/2031	350,000				9,188	9,188	
5/1/2032	350,000	80,000		5.3%	9,188	89,188	98,375
11/1/2032	270,000				7,088	7,088	
5/1/2033	270,000	85,000		5.3%	7,088	92,088	99,175
11/1/2033	185,000				4,856	4,856	
5/1/2034	185,000	90,000		5.3%	4,856	94,856	99,713
11/1/2034	95,000				2,494	2,494	
5/1/2035	95,000	95,000		5.3%	2,494	97,494	99,988
11/1/2035	-						
		1,030,000	-		483,000	1,513,000	1,513,000

Oak Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2021

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2021 vs. Fiscal Year 2020**

Product	General Fund 001			2015A DS Per Unit			Total Assessments per Unit			O&M	Bond	Prepaid
	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	Units	Units 2015	Units
50' lot	\$887.92	\$793.25	11.9%	\$730.20	\$730.20	0.0%	\$1,618.12	\$1,523.45	6.2%	272	270	0
60' lot	\$1,065.50	\$951.90	11.9%	\$863.34	\$863.34	0.0%	\$1,928.84	\$1,815.24	6.3%	278	278	0
										550	548	0

FY 2020 BUDGET - Flood Control/Stormwater Mgmt - R&M-Storm Water - Pond			Agenda Page 10 \$ 16,100.00
1	Pond Structure	Repair storm water outflow structure behind Hawk grove Court	\$ (9,500.00)
2	Wetland Clean out	Pond 2B pond bank, 2b sump, wetland J tract from Handcart Rd to sump and wetland J south tract from sump to north end of Bluff Meadow Court heading west.	\$ (4,980.00)
SUBTOTAL			\$ 1,620.00
FY 2020 BUDGET - Parks and Recreation - R&M-Facility			\$ 7,500.00
1	Tables for Pavilion	6 tables ordered via Upbeat \$763 each plus shipping \$1,523.81 eta 6/22	\$ (6,101.81)
2	Bollards	Board decided onsite staff (Tim) and David will look into - Cost estimate	\$ (300.00)
3	Mulch	Grading between tree and drinking fountain plus fabric and mulch	\$ (5,000.00)
SUBTOTAL			\$ (3,901.81)
FY 2020 BUDGET - CAPITAL IMPROVEMENTS			\$ 30,807.00
1	Drinking Water Fountain	Tricare complete	\$ (3,700.00)
2	Playground expansion	ConAsset portion complete	\$ (16,500.00)
3	Swing set for expansion	Quantity two child bucket swings \$4,100	\$ (4,100.00)
4	4 concrete pads	Complete - concrete pad next to basket ball court for bench & trashcan, next to swing set for bench & trashcan, pond 1 for bench, drinking fountain	\$ (3,000.00)
5	Playground expansion drainage	Drainage correction	\$ (5,630.00)
SUBTOTAL			\$ (2,123.00)
FY 2021 PROJECTS & 5 YEAR PLAN PROJECTS			\$ 523,004.00
1	1 inch overlay on 2 paths	NO CURRENT FUNDS - APPROVED - Pickford Ct to Sparkling Oak & Falling Oak Trail to Laughing Oak	\$ 14,398.50
2	Bridge Nature Park	NO CURRENT FUNDS - County permit & SWFWMD approved	\$ 68,000.00
3	Rid A Rust	NO CURRENT FUNDS - LMP Quote	\$ 2,504.34
4	Pool Lumen testing	NO CURRENT FUNDS	\$ 2,500.00
5	Fence around Park	NO CURRENT FUNDS - 6ft metal fence in front w green chainlink in rear	\$ 45,000.00
6	Basketball lighting	NO CURRENT FUNDS - wind rated poles with LED lights	\$ 35,000.00
7	Pool Deck sealing	NO CURRENT FUNDS	\$ 10,000.00
8	Clubhouse	NO CURRENT FUNDS - built on current land in front of the pool house	\$ 250,000.00
9	Purchase of Land	NO CURRENT FUNDS - email sent 3/10 - not interested in selling 5 acres	\$ 200,000.00
10	No Fishing Signs	NO CURRENT FUNDS - 121 signs, post and install at \$75 each	\$ 9,075.00
SUBTOTAL			\$ 622,079.34

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Oak Creek Community Development District (“**District**”) prior to June 15, 2020, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

WHEREAS, the Board has considered the Proposed Budget 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. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 10, 2020
HOUR:	6:00 p.m.
LOCATION:	Country Walk Clubhouse 30400 Country Point Boulevard Wesley Chapel, Florida

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF MAY 2020.

ATTEST:

**OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



Proposal

Con Asset, LLC.

Construction Services

31439 Darby Road
Dade City, FL 33535
Phone: **813 335 7688**

DATE: 4/13/17

To: Mark Vega

2654 Cypress Ridge Blvd.,
Suite 101
Wesley Chapel, FL 33544
(O) 813.991.1116 x 100
www.inframarkims.com

Re: Oak Creek final fabric and mulch

Hi Mark

Thanks for contacting Con Asset to provide a quote to complete the landscape fabric and mulch at the play area at Oak Creek CDD.

Scope of work:

Provide and install landscape fabric and up to 12" of ADA mulch to complete the total play area inside the sidewalk.

To undertake this project our price is **Five Thousand Two Hundred Twentynand 00/100 dollars (\$5220.00)**

Thanks for this opportunity to provide a price for this job. If you have any questions, please call or email.



Fred LePiere,

A handwritten signature in black ink, appearing to read "Fred LePiere", is positioned below the printed name.

Con Asset, LLC

813 335 7688,

fwl.3@hotmail.com

Thank you for this opportunity to provide pricing!