

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 June 8, 2020 – 6:00 P.M. Meeting held via Zoom

Meeting ID: 837 8367 6868

Meeting URL: <https://us02web.zoom.us/j/83783676868>

Zoom 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 May 11, 2020 Meeting Page 2
 - B. Acceptance of the Financial Report Page 8
 - C. Motion to Approve Not-to-Exceed \$5,200.00 from Capital Expenditures and Projects, Miscellaneous-Contingency to Procure No Trespassing/No Fishing Vandal Proof Sign's Compliant with Florida Statute 810 to be installed by Oak Creek CDD Maintenance Staff in the Ground with One Bag of Concrete Per Sign
5. **Staff Reports**
 - A. District Counsel
 - i. Amenity Reopening Plan
 - B. District Engineer
 - i. Discussion of Resident Pool (24 foot x 4.5 foot hole) in CDD Drainage Easement Page 21
 - C. District Manager
 - i. Discussion on Fiscal Year 2021 Budget Page 28
 - ii. Follow Up Page 46
6. **Supervisor Requests and Comments**
7. **Audience Comments on Other Items (3) Minute Time Limit**
8. **Adjournment**

Next Meeting July 13, 2020

District Office:

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

www.oakcreekcdd.org

**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, May 11, 2020 at 6:20 p.m. via Zoom Meeting, website: <https://us02web.zoom.us/j/87951930723>, meeting ID 879-5193-0723, call in number 929-205-6099.

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
Jason Walters	District Counsel
Robert Dvorak	District Engineer
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order / Roll Call

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

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 February 10, 2020 Meeting
- B. Acceptance of Audit Report for Fiscal Year 2019
- C. Acceptance of Financial Report
- 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
- E. Number of Registered Voters in the District – 1,084

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

i. Phase 1 Amenity Reopening Plan

- Mr. Vega sent the Board an email from Egis Insurance.
- Mr. Walters noted we monitored Executive Orders starting with the Declaration of Emergency, Safety at Home, Executive Order sustaining in-person requirements, the recent Executive Order 20-112, Safe Smart Step by Step Plan for Florida's recovery.
- The Phase 1 Amenity Reopening Plan is a result of a collective effort among attorneys from his firm, insurance representatives from Egis Insurance and other insurance companies, different amenity management companies, district management companies, a collective on best practices on how to manage our facilities.
- In the agenda package is a modified plan for Phase 1 Amenity Reopening Plan.
- Key to the Executive Orders is the requirement for limiting groups of no larger than 10. Executive Order 91 provides that local government entities will enforce those restrictions.
- Mr. Walters asked do we want to move forward with reopening our facilities and on what terms?
- He noted the key is a combination of communication making sure everyone is informed of the new procedures and policies that will be in place and then the procedures from a staffing and management perspective of how we make sure these are done properly and how do we enforce that these restrictions are in place.
- Mr. Vega noted look at these items on how we should open. If you want to open at 50% of the pool bathing load, the bathing load is 82 people. Bathing load is defined as everyone inside the perimeter fence, people on the deck, people in the bathroom.
- Mr. Vega noted Tim has put in his two-week notice. It may be an issue finding his replacement.
- Mr. Vega noted there are issues getting masks. He does not think the pool can open tomorrow due problems with PPE material. Pool monitors must wear a mask. People coming into the pool do not have to wear a mask.
- Mr. Vega explained a sign-up process to enter the pool area. Information will be sent to people via HOA's Townsquare, Facebook and Next Door website.
- Discussion ensued on how Pasco County and other places are handling restrictions including cleaning surfaces.
- Mr. Vega noted we have three monitors and one on-site manager who will only be here for the next two weeks. If you want to have two people at a time addressing cleanliness, we will hit overtime hours very quickly and exceed the budget. Whatever decisions we make will impact the budget.
- He will contact Bruce Vasquez, to see if he would be interested in the position. Because he knows the site, he would get up to speed very quickly.

- He noted he knows a resident who wants to be a volunteer, however, we do not have a volunteer program. The insurance company requires a waiver be signed by the volunteer. Currently our staff are background checked, drug tested, CPR certified. They are vetted by Innovative, a leasing staffing agency. We have their insurance to fall back on. The Board would have to make a motion to accept volunteers.
- Discussion ensued on Tim and the reason he is leaving.
- Mr. Gerald noted there is one individual in the neighborhood who has cussed people in the Dog Park and has left our meetings cussing. He feels we are at the point where trespass warrants should be written to people who cannot handle themselves properly.
- Mr. Watson noted there are other people who bash the pool monitors. He wanted to make sure the pool monitors are safe. That is his biggest fear.
- Mr. Vega noted we never had any pool problems when Tim was here. He knew how to diffuse situations. Maybe he can stay on for more than two weeks.
- Mr. Walters noted until the Board is comfortable that this can be done properly, he would not be bending over backwards to accommodate a minority. We need staffing and procedures in place.
- Mr. Gilbertsen spoke about Tim and was disappointed he is leaving. He feels the pool should only open when we reach Phase 3.
- Mr. Vega noted we opened the Dog Park and the pickleball court. The nets on the basketball court are zip tied up. The new playground and the new swings are ready. Do we have staff to wipe down after each kid? There are people tearing off closed signs and caution tape we put on the basketball courts, swing sets and playground.
- Ms. Vaile noted now that summer is coming, we are going to have a lot of people who are going to want to use the pool. We should let residents know they must behave.
- Mr. Watson noted Mr. Vega will have to devise a systematic plan and implement it with zero tolerance.
- Mr. Vega noted that is the reason for the sign-in sheet because if you do not have one, what is to stop 60 people from showing up at 9:00 a.m. wanting to get in. With the sign-in sheet you can control how many people show up via a no contact system.
- The Board discussed issues with the pool, reservations, behavior, the total monitors at the pool.
- Mr. Vega noted tomorrow we will not open because we do not have masks.
- Mr. Gilbertsen noted our next meeting is June 8th. We can put this on hold until then and revisit it. In the meantime, keep everything shut down. Outdoor activities are alright if it is dry. Aquatics should be shut down.

- Mr. Gerald agreed. All other facilities except for the pickleball court should be shut down until our next meeting.
- Mr. Vega will call Mr. Vasquez tonight to see if he is interested. If he says no, he will run an ad as soon as possible.
- Mr. Vega noted we will table this until June 8th and he will bring back a plan.

B. District Engineer

- Mr. Dvorak had one follow up item. Mr. Vega indicated the playground would receive its final layer of mulch on the expansion area. He noticed there are high areas and low areas. He hoped to have the Field Inspector, Rick, smooth that out so there is a continuous grade down to the drainage system before they put the fabric and the mulch down.
- Mr. Dvorak noted regarding the basketball court, Mr. Vega recently received a series of emails requesting they contact the court surface vendor. He is having trouble with getting a response.
- Mr. Walters noted a letter was sent to the contractor. He has not received a response. By statute, you can send a letter where they are required to give you insurance information, like a pre-suit type notice. We can send that to them and demand their insurance provisions. He can request in the same letter that if they engage counsel, they call Mr. Walters.

C. District Manager

iv. Proposals to Complete Landscape Fabric and Mulch

- Mr. Vega received three quotes for mulch. Con Asset quoted \$5,220 for final fabric and mulch. The playground people quoted \$936 for 20 cubic yards of mulch. LMP quoted \$4,438 which includes removing dirt and re-grading the area and 40 cubic yards of mulch.

On MOTION by Mr. Gerald seconded by Mr. Gilbertsen with all in favor the LMP quote for \$4,438 for landscape fabric and mulch was approved.

- Mr. Gerald wanted LMP to supply more doggy bags in the Dog Park. We are always short.
- Mr. Vega will ask LMP, as he had many times in the past, for doggy bags.

i. Presentation of the Preliminary Budget for FY 2021

- Mr. Vega reviewed the preliminary budget for Fiscal Year 2021.
- This would set the high-water mark. You have until August to decide if you want to do this. It is a 6.2% increase for residents.
- Mr. Gerald noted in the situation where we are right now you do not want to raise anybody's rates or taxes because people are out of work.

ii. Follow Up

- Mr. Vega reviewed the Follow Up list for Fiscal Year 2020 Budget including pond structure, wetland clean out, tables for the pavilion, bollards, mulch, the drinking water fountain, playground expansion, swing set, concrete pads, playground expansion drainage.
- Projects for Fiscal Year 2021 and a 5-Year Plan Projects will include 1" overlay on two paths, bridge nature park, Rid-a-Rust, pool lumen testing, fence around the Park, basketball lighting, pool deck sealing, Clubhouse, purchase of land and No Fishing Signs.
- Mr. Vega explained the process of sending the high-water mark budget by June 15th to the County Tax Collector. He explained the process for adopting the Fiscal Year 2021 budget.
- Mr. Gilbertsen noted he would be happy if you go with the 4% as the high-water mark.
- Mr. Silva noted we are looking for the high-water mark and Mr. Gilbertsen is comfortable with 4%. We can re-evaluate in August and decide at that time. Mr. Vega knows now he can submit this to the Tax Collector.

iii. Consideration of Resolution 2020-05 Approving the Proposed Budget for Fiscal Year 2021 and Setting the Public Hearing

- Mr. Vega noted if the Board agrees to a 3% increase, he asked for a motion to adopt Resolution 2020-05.

On MOTION by Mr. Gilbertsen seconded by Mr. Silva with all in favor Resolution 2020-05 approving the proposed budget for Fiscal Year 2021 and setting the public hearing was adopted.

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

- Mr. Vega noted anything you say now, we must make that an item for next month's agenda.
- Mr. Walters noted it is more difficult not being in the same room. Sometimes a document is passed around. It is more difficult in this virtual setting.
- Ms. Vaile commented on the fountain by the playground. She does not think at this time people are supposed to use the fountain.
- Mr. Vega noted he will close it off.
- Ms. Vaile noted there is graffiti on the path bridge in the back of the neighborhood. The graffiti is on the wood on the rail.
- Mr. Watson noted Governor DeSantis stated he is extending the Executive Order for 60 days.
- Mr. Vega noted the June meeting will be conducted by Zoom. Country Walk will keep their facility closed. They are having their meeting this Thursday via Zoom and will discuss their procedures because they have not opened.

- Mr. Gerald noted in reference to the bridge in the back, the contractor when he first put the bridge in, put water seal on it. The problem is it is pressure treated lumber. The lumber dried out. The wood is starting to crack.
- Mr. Gerald noted a man brought a package to his house today. He wants to put this on the next agenda. It is Jeff and Sandy Stone. It is about a removable pool they want to install in the ground.
- Mr. Vega noted he already spoke to the District Engineer about this issue. They would have to get their structure out of the drainage easement.
- Mr. Gerald noted he wants to get this on the agenda. If we have a meeting fact-to-face and have this gentleman come before the Board. He wants this to go through the proper procedure.
- Mr. Gilbertsen noted is there anything we can do regarding the resident's badgering the on-site manager?
- Mr. Walters noted to the extent someone is abusive or inappropriate towards staff, we have the right to cut off their access to any amenity facilities. If it reaches that level and they have been asked repeatedly to stop and they continue, we can ask the Sheriff to issue a Trespassing Citation. If they refuse to leave, that will be a real problem. Then to the extent the Sheriff issues a Trespass Warning then they are prohibited from the facilities for a period of two years. That carries criminal backbone to it, so it is a lot more effective.
- Mr. Gilbertsen noted good that there is some recourse we can take.
- Mr. Gilbertsen also noted there is a consensus as a Board that Tim has been a huge asset to the community, and we would hate to lose him.

SEVENTH ORDER OF BUSINESS**Audience Comments on other Items (3)
Minute Time Limit**

- Audience comments were received.

EIGHTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Gerald seconded by Mr. Watson with all in favor the meeting was adjourned at 8:48 p.m.

David Gerald
Chairperson

**Oak Creek
Community Development District**

Financial Report

April 30, 2020

Prepared by:



Table of Contents

FINANCIAL STATEMENTS

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

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	Page 6
Cash and Investment Report	Page 7
Bank Reconciliation	Page 8
Check Register	Page 9

**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

April 30, 2020

Balance Sheet

April 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 133,389	\$ -	\$ 133,389
Due From Other Funds	-	11,194	11,194
Investments:			
Money Market Account	207,029	-	207,029
Acquisition Fund	-	7,910	7,910
Prepayment Fund (A-2)	-	11,535	11,535
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	396,829	396,829
Deposits	3,055	-	3,055
TOTAL ASSETS	\$ 343,473	\$ 633,373	\$ 976,846
<u>LIABILITIES</u>			
Accounts Payable	\$ 6,592	\$ -	\$ 6,592
Accrued Expenses	6,123	-	6,123
Due To Other Funds	11,194	-	11,194
TOTAL LIABILITIES	23,909	-	23,909
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	3,055	-	3,055
Restricted for:			
Debt Service	-	633,373	633,373
Assigned to:			
Operating Reserves	116,045	-	116,045
Reserves - Clubhouse	45,025	-	45,025
Unassigned:	155,439	-	155,439
TOTAL FUND BALANCES	\$ 319,564	\$ 633,373	\$ 952,937
TOTAL LIABILITIES & FUND BALANCES	\$ 343,473	\$ 633,373	\$ 976,846

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 5,000	\$ 1,014	20.28%	\$ 45
Interest - Tax Collector	-	54	0.00%	4
Special Assmnts- Tax Collector	480,391	475,148	98.91%	7,079
Special Assmnts- Discounts	(19,216)	(18,541)	96.49%	-
Other Miscellaneous Revenues	-	1,120	0.00%	-
Access Cards	100	180	180.00%	-
TOTAL REVENUES	466,275	458,975	98.43%	7,128
<u>EXPENDITURES</u>				
<u>Administration</u>				
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	15,388	76.94%	1,720
ProfServ-Legal Services	24,000	6,452	26.88%	1,381
ProfServ-Mgmt Consulting Serv	44,805	26,136	58.33%	3,734
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Trustee Fees	3,433	3,233	94.17%	-
ProfServ-Web Site Maintenance	2,729	2,470	90.51%	98
Auditing Services	3,523	3,500	99.35%	-
Postage and Freight	1,500	84	5.60%	8
Rentals & Leases	600	300	50.00%	-
Public Officials Insurance	2,481	355	14.31%	-
Printing and Binding	1,500	225	15.00%	20
Legal Advertising	1,000	-	0.00%	-
Misc-Assessmnt Collection Cost	9,608	9,132	95.05%	142
Misc-Contingency	50	8	16.00%	-
Office Supplies	412	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	148,002	72,252	48.82%	7,103
<u>Public Safety</u>				
Contracts-Security Services	3,360	1,960	58.33%	280
Total Public Safety	3,360	1,960	58.33%	280

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
<u>Electric Utility Services</u>				
Electricity - Streetlighting	23,000	13,039	56.69%	1,858
Utility Services	15,460	6,552	42.38%	923
Total Electric Utility Services	38,460	19,591	50.94%	2,781
<u>Garbage/Solid Waste Services</u>				
Utility - Refuse Removal	698	457	65.47%	58
Solid Waste Disposal Assessm.	623	677	108.67%	-
Total Garbage/Solid Waste Services	1,321	1,134	85.84%	58
<u>Water-Sewer Comb Services</u>				
Utility Services	10,000	4,608	46.08%	1,024
Total Water-Sewer Comb Services	10,000	4,608	46.08%	1,024
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	23,964	14,211	59.30%	2,055
Stormwater Assessment	885	894	101.02%	-
R&M-Storm Water - Pond	16,100	6,694	41.58%	557
Total Flood Control/Stormwater Mgmt	40,949	21,799	53.23%	2,612
<u>Other Physical Environment</u>				
Contracts-Landscape	84,000	49,000	58.33%	7,000
Liability/Property Insurance	9,438	9,876	104.64%	-
R&M-Entry Feature	1,500	-	0.00%	-
R&M-Irrigation	5,000	3,741	74.82%	1,076
R&M-Mulch	15,000	-	0.00%	-
R&M-Plant&Tree Replacement	10,000	2,426	24.26%	-
Total Other Physical Environment	124,938	65,043	52.06%	8,076
<u>Capital Expenditures & Projects</u>				
Misc-Holiday Lighting	-	13,400	0.00%	-
Capital Improvements	30,807	67,901	220.41%	8,380
Total Capital Expenditures & Projects	30,807	81,301	263.90%	8,380
<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 April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
<u>Clubhouse, Parks and Recreation</u>				
Contracts-Mgmt Services	10,296	6,006	58.33%	858
Contracts-Pools	9,540	4,770	50.00%	-
Contractual Maint. Services	25,000	23,790	95.16%	3,734
Telephone/Fax/Internet Services	1,788	1,057	59.12%	151
R&M-Facility	7,500	3,592	47.89%	3,522
R&M-Pools	400	336	84.00%	-
R&M-Playground	1,000	3,526	352.60%	-
Op Supplies - General	5,500	3,259	59.25%	-
Total Clubhouse, Parks and Recreation	61,024	46,336	75.93%	8,265
TOTAL EXPENDITURES	465,861	314,024	67.41%	38,579
Excess (deficiency) of revenues				
Over (under) expenditures	414	144,951		(31,451)
<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	\$ 144,951		\$ (31,451)
FUND BALANCE, BEGINNING (OCT 1, 2019)	174,613	174,613		
FUND BALANCE, ENDING	\$ 175,027	\$ 319,564		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
REVENUES				
Interest - Investments	\$ 500	\$ 209	41.80%	\$ 12
Special Assmnts- Tax Collector	437,163	432,391	98.91%	6,442
Special Assmnts- Discounts	(17,487)	(16,873)	96.49%	-
TOTAL REVENUES	420,176	415,727	98.94%	6,454
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	8,743	8,310	95.05%	129
Total Administration	8,743	8,310	95.05%	129
Debt Service				
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	109,300	25.98%	129
Excess (deficiency) of revenues Over (under) expenditures	(549)	306,427		6,325
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(549)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(549)	-	0.00%	-
Net change in fund balance	\$ (549)	\$ 306,427		\$ 6,325
FUND BALANCE, BEGINNING (OCT 1, 2019)	326,946	326,946		
FUND BALANCE, ENDING	\$ 326,397	\$ 633,373		

**Oak Creek
Community Development District**

Supporting Schedules

April 30, 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
04/06/20	13,250	0	270	13,521	7,079	6,442
TOTAL	\$ 854,682	\$ 35,414	\$ 17,442	\$ 907,539	\$ 475,148	\$ 432,391
% COLLECTED				99%	99%	99%
TOTAL O/S				\$ 10,016	\$ 5,244	\$ 4,772

Cash and Investment Report
April 30, 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%	\$97,869
Checking Account - Operating	BB&T	Checking	n/a	0.00%	35,520
Subtotal - Operating					133,389
Public Funds Money Market	BankUnited	Money Market #0623	n/a	1.05%	207,029
Subtotal-General Fund					\$340,418
<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%	11,535
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%	396,829
Subtotal-Debt Service Fund					\$622,179
Total - All Funds					\$962,597

Oak Creek CDD

Bank Reconciliation

Page Number 19

Bank Account No. 4502 SYNOVUS GF Checking
Statement No. 04-20
Statement Date 4/30/2020

G/L Balance (LCY)	97,868.72	Statement Balance	97,868.72
G/L Balance	97,868.72	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	97,868.72
Subtotal	97,868.72	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	97,868.72	Ending Balance	97,868.72
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 4/1/2020 to 4/30/2020 (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	2223	04/02/20	BB&T	032520	CLUBHOUSE SUPPLIES	Op Supplies - General	552001-57231	\$61.85
001	2228	04/16/20	COMPLETE I.T. SERVICE & SOLUTIONS	5003	GOOGLE FOR BUSINESS EMAIL ACCOUNTS	ProfServ-Web Site Maintenance	531094-51301	\$97.65
001	2227	04/16/20	CON ASSET	2A	PLAYGROUND MODS	Capital Improvements	563001-53918	\$4,725.00
001	2232	04/23/20	ERIC'S LAWN CARE & PRESSURE WASHING	022620	PRESSURE WASHING SIDEWALKS/CURB	R&M - Facility	546024-57231	\$3,522.00
001	2226	04/09/20	FRONTIER FLORIDA LLC	040120-3175	APRIL PHONE SERVICE	Telephone/Fax/Internet Services	541009-57231	\$150.98
001	2221	04/02/20	HOPPING GREEN & SAMS	113801	BASKETBALL CT ISSUES/BOARD MTGS	ProfServ-Legal Services	531023-51401	\$1,551.00
001	2230	04/23/20	INFRAMARK, LLC	50660	APRIL MGMNT SERVICES	Postage and Freight	541006-51301	\$8.00
001	2230	04/23/20	INFRAMARK, LLC	50660	APRIL MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	2230	04/23/20	INFRAMARK, LLC	50660	APRIL MGMNT SERVICES	Printing and Binding	547001-51301	\$20.20
001	2230	04/23/20	INFRAMARK, LLC	50660	APRIL MGMNT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	2230	04/23/20	INFRAMARK, LLC	50660	APRIL MGMNT SERVICES	Capital Improvements	563001-53918	\$8,380.00
001	2224	04/09/20	LANDSCAPE MAINTENANCE PROFESSIONALS	151229	APRIL GROUNDS MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
001	2224	04/09/20	LANDSCAPE MAINTENANCE PROFESSIONALS	151603	IRR VALVE REPAIR / NEW SOLENOID	R&M-Irrigation	546041-53908	\$83.85
001	2231	04/23/20	LANDSCAPE MAINTENANCE PROFESSIONALS	151777	NEW CONTROLLER/SOLAR KIT	R&M-Irrigation	546041-53908	\$471.00
001	2222	04/02/20	MIRACLE	821615	MILLER RECREATION EQUIP INSTALL	R&M-Playground	546326-57231	\$2,277.11
001	2225	04/09/20	MIRACLE	821852	NEW PLAYGROUND EQUIPMENT	R&M-Playground	546326-57231	\$1,249.11
001	DD257	04/09/20	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	031720 ACH	2/7-3/9/2020 WTR UTILITY ACH	Utility Services	543063-53601	\$674.48
001	DD258	04/09/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	074277 ACH	PAYROLL FOR WE 3/28/20 415-20207 ACH	415-20204	534378-57231	\$1,358.45
001	DD259	04/20/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	074561 ACH	PAYROLL FOR WE 4/11/20 415-20208 ACH	415-20204	534378-57231	\$1,076.18
001	DD263	04/30/20	WASTE CONNECTIONS OF FLORIDA - ACH	725873	MAY REFUSE REMOVAL	Utility - Refuse Removal	543020-53401	\$58.20
001	DD264	04/03/20	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	031720 ACH A	2/7-3/9/2020 WTR UTILITY ACH	Utility Services	543063-53601	\$9.84
001	2229	04/16/20	SOLITUDE LAKE MANAGEMENT	PI-A00386888	04/1/20-9/30/20 BI ANNUAL AERATOR MAINT	R&M-Storm Water - Pond	546086-53801	\$357.00
001	2229	04/16/20	SOLITUDE LAKE MANAGEMENT	PI-A00388107	APRIL AQUATIC MAINT	R&M-Sidewalks	546084-53801	\$2,055.00
Fund Total								\$39,778.65

Total Checks Paid	\$39,778.65
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Monday 5/11/2020

Hi Dave...I hope you are well.

Regarding our pool installation request, I think it would be easier if I just included all the relevant paperwork, photos, info so that you, the CDD/HOA are able to make an informed decision for approving our application.

My request is to add a 15 foot wide, by 24 foot long, by 4 feet 6" deep oval pool to our backyard located at 6949 Boulder Run Loop.

Please see the attached plat map showing where it would be located.

The pool I selected is an "Aquasport 52" model. This is an extremely high end aluminum slat pool that can be assembled above ground, semi-inground, or fully inground.

In order to comply with our association rules, we will be assembling the pool fully inground.

Also of importance is that this pool can be disassembled if needed, so it is NOT a permanent structure like a concrete or gunite pool.

I've included the latest correspondence I received from the HOA regarding our application. In that, they are asking for you/CDD to review my request and for me to supply the reasons why I feel this should be approved (which I am doing here... fully inground pool, it is not a permanent structure).

I have also included photos of our back lot, both from our fence line down to the pond, as well as from our fence line into our backyard and towards our house.

Note: the back fence line will not be moved as part of this project.

There is 16 feet from the pond to the top of the berm, and then another 7 feet before it gets to our lot and fence line, so there is 23 feet total from the pond to our back fence line, which obviously is enough for the mowing team. That was always my understanding of what "drainage easement access" meant...the ability for CDD to mow and properly maintain the drainage easement from the top of the berm areas down to the pond areas.

As far as my backyard property, I was not aware until my recent conversation with Sam Watson that apparently there is an additional easement that runs right through the middle of the backyards of folks. I'm not sure how that was mapped out, or the legality of an easement (with accompanying restrictions) running through property that owners have to maintain, pay taxes on, etc... but that's really a moot point here as our pool is NOT a permanent structure and will be assembled fully in ground to meet our community requirements.

Finally, I wanted to point out that we are very happy with our decision to live in Oak Creek. The neighbors are all very nice, the amenities are great, the area is clean and well maintained. There is also a nice diversity to the house styles.

We are doing everything we can to add to this community, to follow the rules and help maintain the property values and beauty of the area.

Please note we are also big fans of the community pool, and use it often in the Summer. The main reason we are wanting to install our own pool is that we want to heat it during the Winter months so we can swim comfortably year round. Currently the community pool is not heated.

I hope this letter and info/photos has explained our request and the reasons why it should be approved.

We would be very grateful to receive official approval for our pool request asap so that we can start the assembly process.

You are welcome to come down and view our backyard area if needed.

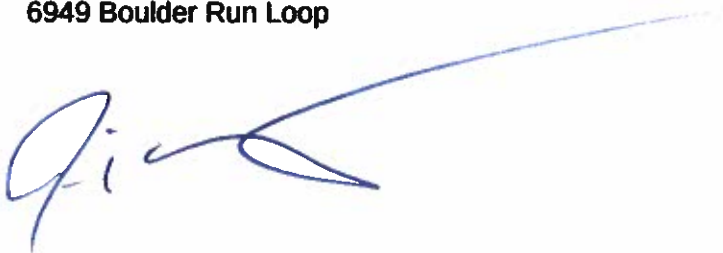
Any questions, I can be reached at the following:

Email: jts001tampa@gmail.com

Cell: (608) 201-7493

Thank you for your time...

-Jeff and Tammy Stone
6949 Boulder Run Loop

A handwritten signature in blue ink, appearing to be 'Jeff', with a long, sweeping horizontal line extending to the right.



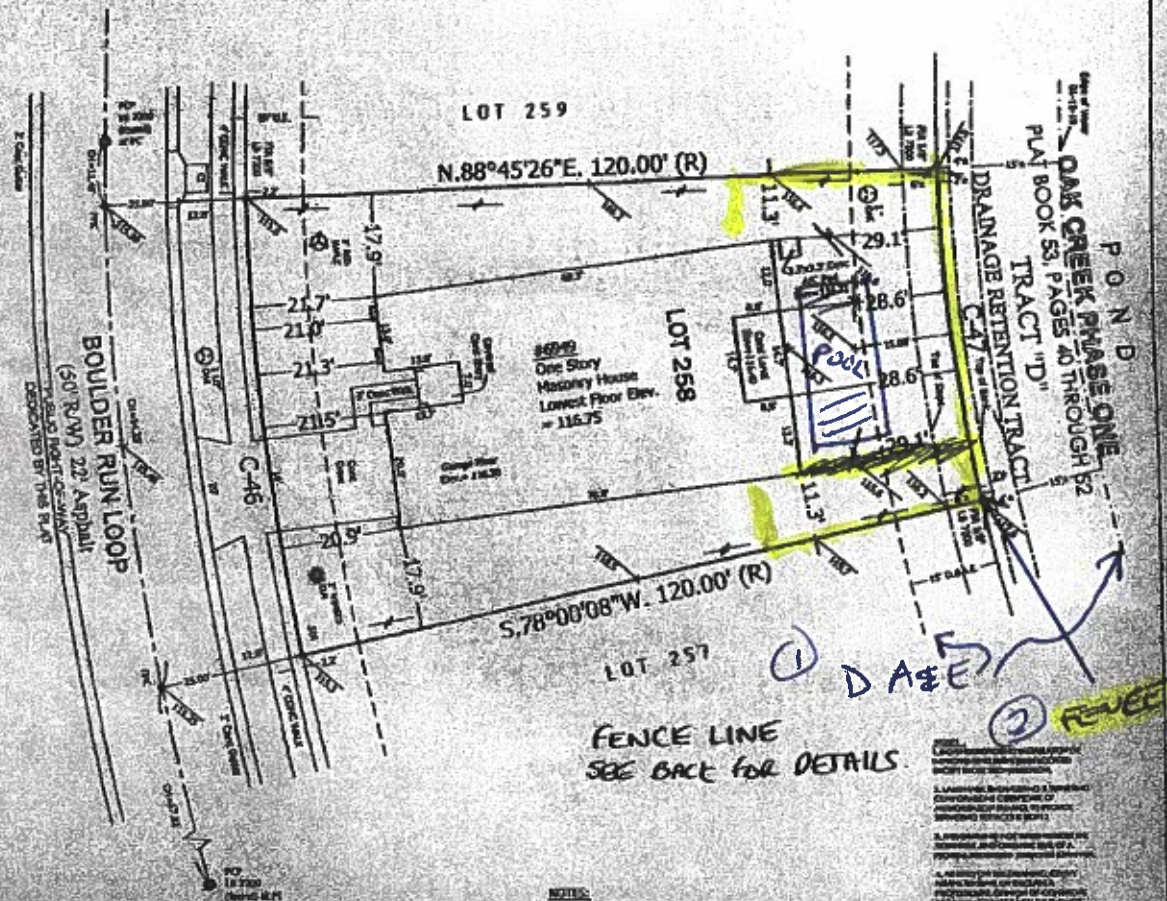
THE TRAMPOLINE IS (14) FEET WIDE, SO THIS
GIVES A GOOD REFERENCE OF HOW DEEP THE POOL
WILL BE FROM HOUSE TOWARDS BACK
FENCE LINE...



← 16 FEET FROM POND TO TOP OF BERM

↑↑

7 FEET FROM BERM TO FENCE →



FENCE LINE
SEE BACK FOR DETAILS

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

©: Landmark Engineering and Survey Corporation accepts no responsibility for identification of tree species shown herein. Every effort has been made to properly identify the trees shown herein. However, tree identification is not the main purpose of a Professional Land Surveyor. The tree types shown herein are for informational purposes only and should only be used after confirmation by a qualified arborist or other such professional.

2. All hole slots shall be 4" and long diameter per "California" (measured 4" above the ground) per Santa County Regulations.

[illegible]

Drive #	Radius	Delta	Arc Length	Chord	Chord Slope
C-46	475.00	10°-55.19'	79.26	78.66	1405°-37'41.0" W
C-47	505.00	10°-55.17'	87.25	87.17	650°-19'10.0" W

VERTICAL DATUM NOTE:
THE ELEVATION SHOWN HEREON
ARE REFERENCED TO NGVD 29

Figure 1

Survey Certified To: Lee Ferris & Stacey Ferris, Mercantile Bank, Fuentes & Kreisler, P.A., Chicago Title Insurance

Description	Date	Drawn	Clk'd	Order No.
Lot 6-Buying Stakes	06-24-09	118	CLB	200912700
Lot 10-Buying 70' in	06-24-09	118	FLB	200912763
70' in Subj	07-06-10	140	CLB	200915194
Reconciliation	06-08-10	116	FLB	201012458

The survey represents honest efforts to
be made by the Florida BIDD, Florida
Administration Center on the Survey
Data Sheet.

ROBERT L. MOORE

FILED, REGISTERED LAND, 9401108, M3628

Survey Date: 11/11/2011

Tompo (813) 624-7841
 Fox (813) 664-1832
 Web Page: www.lean.com

LANDMARK
LIGHTING & SERVICES
INCORPORATED

6-15 10am Jewel Beach
Jewel Beach

Oak Creek of Pasco County HOA ARCHITECTURAL REVIEW

RESPONSE 2002 W Grand Parkway N, Ste. 100

Katy TX 77449

281-870-0585

modifications@inframark.com

April 30, 2020

Jeffrey & Tammy Stone
6949 Boulder Run Loop
Wesley Chapel FL 33545


RE: Inframark IMS
Architectural Submittal for 6949 Boulder Run Loop
Pool Installation - DENIED

Dear Homeowner,

This letter shall evidence receipt of your application in compliance with the architectural review process for the construction and/or placement of the proposed improvement(s) referenced above.

Your application has been reviewed as to conformity with the architectural restrictions set forth in the Declaration, and guidelines adopted by the Association, and harmony of the external design and location with respect to adjacent structures and the overall community. The Committee's review and conclusions are detailed below:

Regrettably, the Committee must deny your request to install **Pool Installation** per your application due to it not being in compliance with the documents of the Association of your community provided in part below.

no!  **DENIED: NEED APPROVAL FROM THE CDD BOARD TO BUILD A PERMANENT STRUCTURE THAT ENCROACHES ON THE CDD DRAINAGE AND ACCESS EASEMENT AT THE REAR OF THE PROPERTY. WITHOUT WRITTEN APPROVAL FROM THE CDD THE ONLY WAY THIS CAN BE CONSIDERED IS THE POOL NEEDS TO BE SMALLER. THE ARC WILL NEED A REVISED PROPOSAL SHOWING THE SMALLER POOL SIZE AND LOCATION.**

The Committee recommends that you retain this correspondence and your request form permanently should a need arise to produce documentation of our communications regarding noted improvement(s).

Since your application has been denied, you may APPEAL the decision of the Committee to the Board of Directors, RESUBMIT the application indicating the changes to the proposed improvement in response to the Committee's comments, or you may resubmit the same application requesting a VARIANCE be granted to your address for this improvement by the Board of Directors. You will need to provide a letter stating sound reasoning why the Board of Directors should allow the variance and include additional supporting documents.

Should you have any questions, please do not hesitate to contact our office. Your community support and cooperation is very much appreciated, as is your cooperation toward maintaining property values within your community. Page Number 27

Best regards,

Oak Creek of Pasco County HOA

ARCHITECTURAL REVIEW COMMITTEE

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ARC, the Association, the Board of Directors or the Association or any Members thereof, not the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

OAK CREEK

Community Development District

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

Modified Tentative Budget
(Printed 05/27/20)

Prepared by:



Table of Contents

	<u>Page</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-2
Budget Narrative	3-7
Exhibit A - Allocation of Fund Balances	8
<u>DEBT SERVICE BUDGET</u>	
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	9
Budget Narrative	10
Amortization Schedule	11-12
<u>SUPPORTING BUDGET SCHEDULES</u>	
2020-2021 Non-Ad Valorem Assessment Summary.....	13

Oak Creek
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Modified Tentative 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	507,936
Special Assmnts- Discounts	(18,372)	(18,299)	(19,216)	(18,541)	-	(18,541)	(20,317)
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	489,469
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	18,800	18,600	24,000	3,600	3,000	6,600	12,000
FICA Taxes	-	581	1,836	594	60	654	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	6,000	19,668	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	10,159
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	58,680	123,830	137,594
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 Modified Tentative 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	2,500	8,637	15,000
<i>Total Flood Control/Stormwater Mgmt</i>	76,612	24,492	40,949	19,187	14,308	33,495	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
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	-	-	-	15,000
R&M-Plant&Tree Replacement	16,727	53,732	10,000	2,426	-	2,426	6,500
	134,167	152,943	124,938	56,967	48,760	105,727	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	10,000	69,521	32,000
<i>Total Capital Expenditures & Projects</i>	185,679	135,948	30,807	72,921	15,220	88,141	53,400
<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
<i>Total Road and Street Facilities</i>	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
<i>Total Parks and Recreation</i>	84,262	120,528	61,024	38,071	34,527	72,598	76,536
<i>Reserves</i>							
Clubhouse Reserves	-	-	-	-	-	-	1,000
<i>Total Reserves</i>	-	-	-	-	-	-	1,000
TOTAL EXPENDITURES & RESERVES	716,143	657,614	465,861	275,446	193,868	469,314	489,469
Net change in fund balance	(246,927)	(156,050)	414	176,402	(180,096)	(3,694)	-
FUND BALANCE, BEGINNING	577,590	330,663	174,613	174,613	-	174,613	170,920
FUND BALANCE, ENDING	\$ 330,663	\$ 174,613	\$ 175,027	\$ 351,015	\$ (180,096)	\$ 170,920	\$ 170,920

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.

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.

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.

Budget Narrative
Fiscal Year 2021

Expenditures – Clubhouse, Parks & Recreation (continued)
--

Telephone/Fax/Internet Services

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

R&M-Facility

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

R&M-Pool

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

R&M-Playground

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

Op Supplies - General

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

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Anticipated Beginning Fund Balance - Fiscal Year 2021	\$ 170,920
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	1,000
Total Funds Available (Estimated) - 9/30/2021	171,920

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

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

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	73,245 ⁽¹⁾
Reserve Clubhouse (Prior Years)	45,025
Reserve Clubhouse FY 2021	<u>1,000</u>
Subtotal	<u>119,270</u>

Total Allocation of Available Funds	122,325
--	----------------

Total Unassigned (undesignated) Cash	<u>\$ 49,595</u>
---	-------------------------

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 Modified Tentative 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

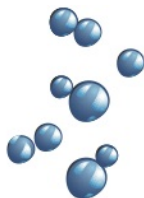
Supporting Budget Schedules

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	\$838.73	\$793.25	5.7%	\$730.20	\$730.20	0.0%	\$1,568.93	\$1,523.45	3.0%	272	270	0
60' lot	\$1,006.48	\$951.90	5.7%	\$863.34	\$863.34	0.0%	\$1,869.82	\$1,815.24	3.0%	278	278	0
										550	548	0

FY 2020 BUDGET - Flood Control/Stormwater Mgmt - R&M-Storm Water - Pond		Page Number 46
Pond Structure	Repair storm water outflow structure in pond 457	\$ (2,500.00)
Current Projects		
Tables for Pavilion	6 tables ordered via Upbeat shipping 6/17	
Bollards	Board decided maintenance staff and David will look into - Cost estimate	
Mulch	Grading between tree and drinking fountain plus fabric & mulch by LMP	
??? No Fishing Signs	NO TRESSPASSING SIGNS on all ponds except Ponds 1, 6 and 18	\$ (5,200.00)
2 concrete pads	These pads are for a trash can by the basketball court & the swingset by the bus stop	
12 YEAR PLAN		
FY 2021 CAPITAL IMPROVMENTS PROJECTS		\$ 32,000.00
1' overlay on 2 paths	APPROVED - Pickford Ct to Sparkling Oak & Falling Oak Trail to Laughing Oak	\$ (14,399.00)
Pool Deck sealing	Water based Urethane paver sealer and pressure wash prep	\$ (10,000.00)
Rid A Rust	LMP Quote	\$ (2,505.00)
Pool Lumen testing	JMT Quote	\$ (2,500.00)
Reserve Capital saved for FY 2022		\$ (2,596.00)
		\$ -
	Possible \$3,000 to \$6000 if Board cuts 12 meetings to 9 or 6 meetings a year	
FY 2022 CAPITAL IMPROVMENTS PROJECTS		\$ 32,000.00
Reserve Capital saved from FY 2021 Budget		\$ 2,596.00
Reserve Meeting funds saved from FY 2021 by doing only 6 meetings		\$ 6,000.00
Fence around Park	NO CURRENT FUNDS - 6ft metal fence in front w green chainlink in rear	\$ (45,000.00)
Remainder of unused funds from FY 2022 added to Reserve Capital for FY 2023		\$ (4,404.00)
Unassigned Cash of \$4,404.00 to offset negative		
FY 2023 CAPITAL IMPROVMENTS PROJECTS		\$ 32,000.00
Basketball lighting	NO CURRENT FUNDS - wind rated poles with LED lights	\$ (35,000.00)
	Possible \$3,000 to \$6000 if Board cuts 12 meetings to 9 or 6 meetings a year	\$ 6,000.00
		\$ 3,000.00
FY 2024 CAPITAL IMPROVMENTS PROJECTS		\$ 32,000.00
	Save entire \$32,000 plus only hold 6 CDD meetings save \$6,000 = \$38,000 till FY2025	
FY 2025 CAPITAL IMPROVMENTS PROJECTS		\$ 32,000.00
Bridge Nature Park	County permit/SWFWMD approved (\$68,000 in 2018) estimated price after 7 year	\$ (73,000.00)
\$38,000 from FY2024		\$ 38,000.00
\$3,000 from FY2023		\$ 3,000.00
		\$ -
FY 2026 + 2027 + 2028 + 2029 + 2030 + 2031 + 2032 CAPITAL IMPROVMENTS PROJECTS		\$ 250,000.00
Clubhouse	Built on current land in front of the pool house	\$ 266,000.00
This means is no capital projects would occur in 2026, 2027, 2028, 2029, 2030, 2031 and in 2032 we can build the clubhouse		
DREAM	Purchase Land behind the pool - email sent 3/10 - not interested in selling 5 acres	\$ 200,000.00



Order # 175810
Date 05/28/20
Consultant Murray L Hall
WQA Matthew D Villandry
Fax #
Billing Terms Credit Card

Proposed To

Mark Vega
Oak Creek CDD/ Home Office
210 N University Drive Ste#702
Coral Springs, FL 33071

Ship To

Oak Creek CDD/ Home Office
34300 Spring Oak Trail
Wesley Chapel, FL 33545

Phone: (813) 991-1116

Fax:

Courier Service

FedEx Ground

Order Description**Annual Preventative Maintenance Service On Stenner Pumps:**

Model: 85MFL5A1S S/N:061917FL0018318

Model: 45MJL5A1S S/N:053017FL0016753

Model: 45MJL5A1S S/N:071116FL0015556

Semi-Annual Preventative Maintenance Service On Chlorking:

Model: Chlor-12.5SM S/N:8453

Annual Preventative Maintenance Service On Chemistry Controller:

Model: BECSys3 S/N:1383

Order Items

Line Item Code	Description	Quantity	Unit Price	Item Total
CB Preventive Maintenance	Factory Preventive Maintenance Package	1	0.00	0.00

CES provides specific Preventive Maintenance programs which can be combined and configured to meet your individual site needs. All plans are administered by factory certified technicians that receive on-going training and certification.

Annual contracts are available on a monthly, quarterly, semi-annual, or annual basis depending on the type of equipment and/or manufacturer guidelines. Monthly budget billing programs are flexible and affordable.

These agreements will automatically renew for successive one (1) year terms thereafter (each Renewal Term). They can be canceled with a written Thirty (30) day notice prior to the end of the Term.

PMA972 - Stenner	Stenner Preventative Maintenance 45/85 PMA972	3	285.00	855.00
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Model: 85MFL5A1S S/N:061917FL0018318

Model: 45MJL5A1S S/N:053017FL0016753

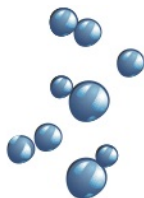
Model: 45MJL5A1S S/N:071116FL0015556

Stenner Preventative Maintenance PMA972

Replacement of parts (suction and discharge tubing up to 20ft, nuts, ferrules and variable cam, tube housing complete, mainshaft and phenolic gear), inspection of feed rate assembly, index pin and index plate, inspection and cleaning of injection points and injection valves, inspection of cleaning of clay weight.

***These agreements will automatically renew for successive one (1) year terms thereafter (each Renewal Term). They can be canceled with a written Thirty (30) day notice prior to the end of the Term.





Order # 175810
Date 05/28/20
Consultant Murray L Hall
WQA Matthew D Villandry
Fax #
Billing Terms Credit Card

Proposed To

Mark Vega
Oak Creek CDD/ Home Office
210 N University Drive Ste#702
Coral Springs, FL 33071

Ship To

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34300 Spring Oak Trail
Wesley Chapel, FL 33545

Phone: (813) 991-1116

Fax:

Courier Service

FedEx Ground

PMA695 - Chlorking PM 1.5-10 Chlorking Saline Chlorinator #1.5-10 PMA695	2	225.00	450.00
---	---	--------	--------

Model: Chlor-12.5SM S/N:8453

The Preventive Maintenance Program includes the following:

Overall inspection of the chlorking system, cleaning of cell stack and rectifier assembly, inspection of salinity levels, measurements of all incoming and outgoing voltages, complete water tests.

***These agreements will automatically renew for successive one (1) year terms thereafter (each Renewal Term). They can be canceled with a written Thirty (30) day notice prior to the end of the Term.

PMA971 - Chemical Controller Chemical Controller PMA971	1	225.00	225.00
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Model: BECSys3 S/N:1383

CES Chemical Controller Preventive Maintenance Program

This On-site Preventive Maintenance Program includes parts and labor for:

inspection, testing of controller and water chemistry, calibration, cleaning of probes, chemical dosing charts, system operation charts, site operation maintenance charts and an operator training session on controller.

***These agreements will automatically renew for successive one (1) year terms thereafter (each Renewal Term). They can be canceled with a written Thirty (30) day notice prior to the end of the Term.

Additional Information

These agreements will automatically renew for successive one (1) year terms thereafter (each Renewal Term). They can be canceled with a written Thirty (30) day notice prior to the end of the Term.

Subtotal	1,530.00
Adjustment	0.00
Total	1,530.00
Shipping	0.00
Tax	0.00
Grand Total	1,530.00
Payments	0.00

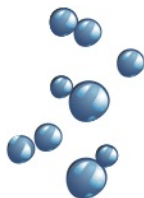
Signature

Date

We are pleased to submit the above quotation for your consideration.

1. This estimate is valid for 30 days from the above date after which the estimate may be subject to change.
2. Freight charges are estimates only and the actual may be different at time of shipping.
3. You may incur restocking fees if you choose to return any items included in this package to CES. Restocking fees vary per manufacturer.
4. Any changes to this order must be made in writing to CES.





Order # 175810
Date 05/28/20
Consultant Murray L Hall
WQA Matthew D Villandry
Fax #
Billing Terms Credit Card

Proposed To

Mark Vega
Oak Creek CDD/ Home Office
210 N University Drive Ste#702
Coral Springs, FL 33071

Ship To

Oak Creek CDD/ Home Office
34300 Spring Oak Trail
Wesley Chapel, FL 33545

Phone: (813) 991-1116

Fax:

Courier Service

FedEx Ground

5. Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES.
THANK YOU!





Steadfast Environmental, LLC
FKA Flatwoods Environmental
30435 Commerce Drive Ste 102 | San Antonio, FL 33576
813.836.7940 | office@steadfastenv.com
www.SteadfastEnv.com

Page Number 50

Proposal

Date 5/19/2020 **Proposal #** 104

Customer Information		Project Information Oak Creek Pond 457 Weir Access...	
Inframark Infrastructure Management Mark Vega, District Manager 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544	Contact	Pond 457 Weir Accesability	
	Phone	813-991-1140	
	E-mail	mark.vega@inframark.com	Proposal Prepared By: Joe Hamilton
	Account #		Type Of Work Erosion Rep.

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
Provide erosion repairs to the shoreline of the Southeast outflow structure. Provide access to wier for inspection. Scope: Flush cut vegetation within the area and treat the exposed site with herbicide for better control over new growth. Install a Mirafi Liner for future weed prevention. Install 6-12" rip rap material to stabilize the base of the access path. Area is to be backfilled and graded with topsoil over the rip-rap. Sod installation (700-800 SF of Bahia) to follow. New sod to be pinned down for better stabilization during the establishment period.	2,235.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$2,235.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



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

Estimate

Submitted To:

Oak Creek CDD
c/o Inframark
210 N University Dr #702
Coral Springs, FL 33071

Date 5/13/2020

Estimate # 65891

LMP REPRESENTATIVE

FCL

PO #

Work Order #

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Create raised area at weir for accesability to weir			
Enhancements	Roadbase material	10	80.00	800.00
7050 - Dirt//Sod	Fill Dirt 6 CY	6	60.00	360.00
Enhancements	Erosion Matting	1	275.00	275.00
Enhancements	Staples to secure matting and sod	1	150.00	150.00
Sod	Bahia Sod 700 SQ FT	700	0.90	630.00
Cleanup	Remove vegetation where work is being performed cut back	1	100.00	100.00
Enhancements	Weed Matting this is for bottom after cut back of vegetation	1	200.00	200.00

TERMS AND CONDITIONS:

TOTAL \$2,515.00

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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

OWNER / AGENT

DATE