

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"/> Lindsay Whelan, 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 January 11, 2021 – 6:00 P.M.

*****MASKS ARE REQUIRED*****

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Public Comments (3) minute time limit**
4. **Election of Officers After the General Election**
 - A. Oath of Office
 - B. Resolution 2021-03 Designation of Officers.....Page 2
5. **Consent Agenda**
 - A. Minutes of the November 9, 2020 Meeting.....Page 3
 - B. Acceptance of the Financial Report.....Page 9
6. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - i. Trails Proposal.....Page 23
 - ii. North Boundary / Cliff Creek Drainage Project.....Page 31
 - C. District Manager
 - i. Discussion on Five Year Plan
 - ii. Discussion of Proposed Budget Amendment.....Page 33
 - iii. Follow Up
7. **Supervisor Requests and Comments**
8. **Audience Comments on Other Items (3) Minute Time Limit**
9. **Adjournment**

Next Meeting March 8, 2021

District Office:

2654 Cypress Ridge Road, Suite 101
Wesley Chapel, FL 33544

Meeting Location:

Inframark Office
2654 Cypress Ridge Road, Suite 101
Wesley Chapel, FL 33544

www.oakcreekcdd.org

RESOLUTION 2021-03

**A RESOLUTION DESIGNATING OFFICERS OF THE
OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Oak Creek Community Development District at a regular business meeting following the General Election on November 3, 2020 desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
Mark Vega _____	Secretary
Alan Baldwin _____	Treasurer
Stephen Bloom _____	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

EFFECTIVE THIS 11 DAY OF JANUARY 2021.

Chairman

Secretary

**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, November 9, 2020 at 6:00 p.m. in the Inframark Office, 2654 Cypress Ridge Road, Suite 101, Wesley Chapel, Florida.

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
Lindsey Whelan (via telephone)	District Counsel
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order / Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

**Public Comments on Agenda Items (3)
Minute Time Limit**

- Audience comments were received.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes of the August 10, 2020 Meeting
- B. Acceptance of the Financial Report
- C. Acceptance of Audit Engagement Letter to Perform Audit FY 2020
- D. Resolution 2021-01 Budget Amendment
- E. Motion to Assign Fund Balance
- Mr. Vega discussed the Motion to Assign Fund Balance. He noted we are \$31,900 over budget. We do a budget amendment to correct that.

Mr. Gerald MOVED to approve the Consent Agenda and Mr. Gilbertsen seconded the motion.

- Mr. Vega noted regarding the audit, we are in our option year. They give you three option years when you select your auditor. We will check if next year we must go out to bid.

On VOICE vote with all in favor the prior motion passed, 5-0.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

i. Consideration of Resolution 2021-02 Approving the Change of Designated Registered Agent

- Ms. Whelan thanked Mr. Vega for introducing her earlier. As the Board is aware Jason Walters, your prior attorney, unfortunately passed away three weeks ago. The Hopping team met and discussed all his districts. She has significant number of districts in Hillsborough and Pasco County and the Wesley Chapel area, so it made sense for her to fill in for him on a long-term basis.
- She noted she has been in contact with the District Manager and the Chairman several times.
- Ms. Whelan noted as a housekeeping item, since Mr. Walters was your designated registered agent, Resolution 2021-02 was prepared which changes the name of the registered agent at the DEO to her name.

On MOTION by Mr. Gerald seconded by Mr. Watson with all in favor Resolution 2021-02, resolution of the Board of Supervisors of the Oak Creek Community Development District authorizing and approving the change of Designated Registered Agenda and affirming the Registered Office of the Oak Creek Community Development District, was adopted, 5-01.

- Mr. Vega noted Ms. Whelan completed the easement agreements for the two residents regarding the fences. They will be signed today.
- Mr. Vega noted Ms. Whelan is working on the trespassing agreement.
- Mr. Vega noted the other outstanding item is the basketball court. We filed against their insurance company. Ms. Whelan followed up with the vendor, the owner of Florida Courts.

If we pursue this any further, we basically must go to court. The integrity of the court has been changed because of the pickle ball court lines.

- We can go to court, but we would have to get a coating specialist. If we want to go to court, we will spend a lot of money. In a year, we are going to have to recoat the court anyway because it is starting to bleach out and dry out.
- Mr. Gerald asked does that mean they will repair the patch work already done?
- Mr. Vega noted they will sand/grind off the top coat and repair that.
- Mr. Vega asked Ms. Whelan to follow up with the owner of Florida Courts on information on the coating material technical data sheets on the acrylic coatings that were installed.
- Ms. Whelan will contact the owner of Florida Courts to find out what materials he used.
- Ms. Whelan noted it is ridiculous that the vendor is claiming hand painting pickle ball lines on a basketball court somehow affects the integrity of the court. The problem is when you go to court, you are in front of a judge or a jury and lose all control. We would have to bring expert witnesses to prove that is a ridiculous claim. What would be unfortunate for a claim this small, \$3,500, is you could be spending upwards of \$50,000 plus in court costs.
- Mr. Gerald noted typically judges send you to an arbitrator first.
- Ms. Whelan lost internet connection.

B. District Engineer

- There being no report, the next item followed.

C. District Manager

i. Discussion on Five Year Plan

- Mr. Vega noted we must reset pavers, reset coping and replace many black bull nosed tiles. We must reset the pavers that have sunken, reattach the coping that has detached, the pavers next to the coping on the pool edge and the black bull nosed tiles that have cracked or chipped at the water line. It's a big concrete pool that is settling. A quote came in yesterday.
- Mr. Vega discussed four items. They are items we need to give immediate attention to.
- He received another quote for \$32,000.
- Mr. Vega noted a lot of people do not like doing paving sealing because it makes it slippery.

On MOTION by Mr. Gerald seconded by Mr. Silva with all in favor Pools Next Door was approved to do work on lines 2, 3, 4, 5 as discussed by the Board in the amount of \$3,800, 5-0.

- Mr. Vega noted when you look at the budget, you will see that number is over what we have in R&M-Pools. We only budgeted \$400. The \$3,800 will come out of this Capital line item. We all agree safety and liability is important.
- Mr. Vega asked what took place at the workshop.
- Mr. Vega noted Mr. Gerald told him the Board did not want to do the trail repaving.
- Mr. Silva noted we cannot really look at 5-year projects now because we do not have the funds to do anything. We agreed on Saturday it is best we go for cash reserves.
- Mr. Watson noted the number was \$77,643 in First Quarter reserves. We have Clubhouse Reserves since we are not going to build a Clubhouse, we have \$45,025 in available reserves.
- Mr. Vega noted we have not received tax money since June.
- Mr. Watson noted at the end of September 30th, it showed 27.5% has been used.
- Mr. Vega noted we went over budget by a total of \$31,900.
- The Board discussed building a cash reserve for future projects including beautification and enhancement of current amenities in the neighborhood, maybe putting in two dog parks; one large and one small, adding a poop station; adding pipe bollards.
- Mr. Watson discussed light maintenance at the pavilions. Between the pavilions and the playground, we need lighting to illuminate the area.
- Mr. Silva suggested since we are utilizing so much of our budget now with so much improvements that next year and for the foreseeable future, we should take at a minimum 15% to 20% and set that aside for maintenance, unforeseen costs and expenses.
- Mr. Vega noted normally if the District had more money, he would have about 15 reserve line items, for example, a reserve line item for ponds, a reserve line item for pools, and etc.
- Mr. Gerald noted you want your community to look good and the HOA is trying to do things, but he thinks we need to get in a position where we can do things. We are here to do things for the betterment of our community.
- Mr. Vega noted the \$77,643, first quarter operating, is paying for everything, October, November, December. That pays for the electric, the water bill, the landscaper, the aquatics

company, staff at the pool. That is for the basic operations. Normally, the County sends the money to us a few days after Thanksgiving. It is in the bank December 1st and if you want to do any projects, we will have the money then.

- Mr. Silva thinks even before we get any money, we should go for a 15% increase on our reserves. That is an increase of \$11,550, that would start to give us the money.
- Discussion ensued on projects for the future, illumination at the pool, LED lights.
- Mr. Vega noted he will get quotes for the dog park fencing.

ii. Follow Up

- Discussed above.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Mr. Silva requested to look at the playground decks where there are rust spots again.
- Mr. Vega believes that is still under warranty. If it is under warranty, he will execute it and have the warranty company come out. They will replace the deck and we only pay for installation. They are certified playground installers. Staff should not do the work.
- Ms. Vaile asked about securing the tables at the pavilion.
- Ms. Vaile asked will we continue having the pool monitors or will we let them go?
- Mr. Watson noted that is supposed to be discussed at this meeting.
- Mr. Vega noted our insurance company said we should follow CDC guidelines. Previously Mr. Walters said we must follow what the insurance company says, who say follow CDC guidelines. CDC says we should monitor the pool. He asked Ms. Whelan, how are you interpreting that? Is that by camera? Having a person there 24-7? Have a part-time?
- Ms. Whelan noted ultimately that is what you are going to do. Are you generally fitting in what they are recommending? Most of our districts, like you, had pool monitors, that has been extended or enhanced during COVID-19, to make sure you can ensure social distancing. Generally, it has been by staff, not by cameras.
- Mr. Vega noted we have Bruce Monday through Friday. We have coverage on the weekends. We can cut down on the hours and give him plus time on the weekends, so that we have someone there. If something happens, our insurance company will ask about what kind of coverage we have.
- Mr. Watson asked have we had up to 50 people at the pool at any one time?

- Mr. Gerald noted not even on a good day.
- Mr. Vega noted we want to be sure we have coverage during Thanksgiving and Christmas when school is out. We have Bruce covering during week. We can get an extra person for the holidays when kids are out of school.
- Ms. Vaile commented on sealing on the bridge.
- Mr. Vega will have Bruce follow up on that.
- The Board agreed to have the holiday lights go on now.

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. Silva seconded by Mr. Watson with all in favor the meeting was adjourned at 7:37 p.m.
--

David Gerald
Chairperson

**Oak Creek
Community Development District**

Financial Report

November 30, 2020

Prepared by:



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**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

November 30, 2020

Balance Sheet
November 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 167,758	\$ -	\$ 167,758
Due From Other Funds	-	38,889	38,889
Investments:			
Money Market Account	12,158	-	12,158
Acquisition Fund	-	7,911	7,911
Prepayment Fund (A-2)	-	917	917
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	1	1
Deposits	3,055	-	3,055
TOTAL ASSETS	\$ 182,971	\$ 253,623	\$ 436,594
<u>LIABILITIES</u>			
Accounts Payable	\$ 18,680	\$ -	\$ 18,680
Accrued Expenses	3,711	-	3,711
Due To Other Funds	38,889	-	38,889
TOTAL LIABILITIES	61,280	-	61,280
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	3,055	-	3,055
Restricted for:			
Debt Service	-	253,623	253,623
Assigned to:			
Operating Reserves	73,611	-	73,611
Reserves - Clubhouse	45,025	-	45,025
TOTAL FUND BALANCES	\$ 121,691	\$ 253,623	\$ 375,314
TOTAL LIABILITIES & FUND BALANCES	\$ 182,971	\$ 253,623	\$ 436,594

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-20 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 1,500	\$ 6	0.40%	\$ 3
Other Grants	-	500	0.00%	-
Interest - Tax Collector	100	-	0.00%	-
Special Assmnts- Tax Collector	507,936	45,869	9.03%	45,869
Special Assmnts- Discounts	(20,317)	(1,866)	9.18%	(1,866)
Access Cards	250	-	0.00%	-
TOTAL REVENUES	489,469	44,509	9.09%	44,006
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	1,600	13.33%	1,600
FICA Taxes	918	122	13.29%	122
ProfServ-Arbitrage Rebate	1,200	600	50.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	25,000	6,765	27.06%	6,765
ProfServ-Legal Services	23,000	1,855	8.07%	-
ProfServ-Mgmt Consulting Serv	44,805	7,468	16.67%	3,734
ProfServ-Property Appraiser	150	-	0.00%	-
ProfServ-Trustee Fees	3,536	3,233	91.43%	-
ProfServ-Web Site Maintenance	2,772	2,211	79.76%	359
Auditing Services	3,500	-	0.00%	-
Postage and Freight	250	13	5.20%	7
Rentals & Leases	600	-	0.00%	-
Public Officials Insurance	2,729	1,695	62.11%	-
Printing and Binding	500	-	0.00%	-
Legal Advertising	1,000	-	0.00%	-
Misc-Assessmnt Collection Cost	10,159	880	8.66%	880
Misc-Contingency	50	-	0.00%	-
Office Supplies	250	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	137,594	26,617	19.34%	13,467
<u>Public Safety</u>				
Contracts-Security Services	3,360	560	16.67%	280
Total Public Safety	3,360	560	16.67%	280
<u>Electric Utility Services</u>				
Electricity - Streetlighting	23,000	3,726	16.20%	3,726

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-20 ACTUAL
Utility Services	12,000	1,924	16.03%	1,834
Total Electric Utility Services	35,000	5,650	16.14%	5,560
<u>Garbage/Solid Waste Services</u>				
Utility - Refuse Removal	698	58	8.31%	58
Solid Waste Disposal Assessm.	680	-	0.00%	-
Total Garbage/Solid Waste Services	1,378	58	4.21%	58
<u>Water-Sewer Comb Services</u>				
Utility Services	7,000	1,671	23.87%	1,734
Total Water-Sewer Comb Services	7,000	1,671	23.87%	1,734
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	24,660	4,110	16.67%	2,055
Stormwater Assessment	894	894	100.00%	894
R&M-Storm Water - Pond	15,000	974	6.49%	-
Total Flood Control/Stormwater Mgmt	40,554	5,978	14.74%	2,949
<u>Other Physical Environment</u>				
Contracts-Landscape	84,000	14,000	16.67%	7,000
Liability/Property Insurance	8,647	8,647	100.00%	-
R&M-Entry Feature	1,500	-	0.00%	-
R&M-Irrigation	9,000	-	0.00%	-
R&M-Mulch	15,000	-	0.00%	-
R&M-Plant&Tree Replacement	6,500	-	0.00%	-
Total Other Physical Environment	124,647	22,647	18.17%	7,000
<u>Capital Expenditures & Projects</u>				
Misc-Holiday Lighting	13,400	-	0.00%	-
Misc-Contingency	8,000	-	0.00%	-
Capital Improvements	32,000	-	0.00%	-
Total Capital Expenditures & Projects	53,400	-	0.00%	-
<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	5,000	-	0.00%	-
R&M-Streetlights	1,000	-	0.00%	-
Total Road and Street Facilities	9,000	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-20 ACTUAL
<u>Clubhouse, Parks and Recreation</u>				
ProfServ-Field Management	-	1,280	0.00%	640
Contracts-Mgmt Services	10,296	1,716	16.67%	(981)
Contracts-Pools	9,540	1,590	16.67%	795
Contractual Maint. Services	40,000	8,648	21.62%	5,233
Telephone/Fax/Internet Services	1,800	313	17.39%	151
R&M-Facility	2,500	-	0.00%	-
R&M-Pools	400	566	141.50%	566
R&M Basketball Courts	1,500	-	0.00%	-
R&M-Playground	5,000	-	0.00%	-
Op Supplies - General	5,500	909	16.53%	909
Total Clubhouse, Parks and Recreation	76,536	15,022	19.63%	7,313
<u>Reserves</u>				
Reserve - Clubhouse	1,000	-	0.00%	-
Total Reserves	1,000	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	489,469	78,203	15.98%	38,361
Excess (deficiency) of revenues				
Over (under) expenditures	-	(33,694)	0.00%	5,645
Net change in fund balance	\$ -	\$ (33,694)	0.00%	\$ 5,645
FUND BALANCE, BEGINNING (OCT 1, 2020)	155,385	155,385		
FUND BALANCE, ENDING	\$ 155,385	\$ 121,691		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-20 ACTUAL
REVENUES				
Interest - Investments	\$ 400	\$ 3	0.75%	\$ 1
Special Assmnts- Tax Collector	437,163	39,478	9.03%	39,478
Special Assmnts- Discounts	(17,487)	(1,606)	9.18%	(1,606)
TOTAL REVENUES	420,076	37,875	9.02%	37,873
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	8,743	757	8.66%	757
Total Administration	8,743	757	8.66%	757
Debt Service				
Principal Debt Retirement A-1	165,000	-	0.00%	-
Principal Debt Retirement A-2	45,000	-	0.00%	-
Prepayments Series A-2	-	5,000	0.00%	-
Interest Expense Series A-1	140,688	70,344	50.00%	-
Interest Expense Series A-2	54,076	27,038	50.00%	-
Total Debt Service	404,764	102,382	25.29%	-
TOTAL EXPENDITURES	413,507	103,139	24.94%	757
Excess (deficiency) of revenues Over (under) expenditures	6,569	(65,264)		37,116
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	6,569	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	6,569	-	0.00%	-
Net change in fund balance	\$ 6,569	\$ (65,264)		\$ 37,116
FUND BALANCE, BEGINNING (OCT 1, 2020)	318,887	318,887		
FUND BALANCE, ENDING	\$ 325,456	\$ 253,623		

**Oak Creek
Community Development District**

Supporting Schedules

November 30, 2020

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2021

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY 2021				\$ 945,099	\$ 507,936	\$ 437,163
Allocation %				100%	54%	46%
11/16/20	\$ 40,864	\$ 1,737	\$ 834	\$ 43,436	\$ 23,344	\$ 20,092
11/25/20	35,021	1,489	715	37,224	20,006	17,218
11/12/20	4,352	246	89	4,687	2,519	2,168
TOTAL	\$ 80,237	\$ 3,473	\$ 1,637	\$ 85,347	\$ 45,869	\$ 39,478
% COLLECTED				9%	9%	9%
TOTAL O/S				\$ 859,752	\$ 462,067	\$ 397,685

Notes:

Cash and Investment Report
November 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%	\$47,892
Checking Account - Operating	BankUnited	Checking	n/a	0.00%	\$109,346 (1)
Checking Account - Operating	BB&T	Checking	n/a	0.00%	10,521
Subtotal - Operating					<u>167,758</u>
Public Funds Money Market	BankUnited	Money Market #0623	n/a	0.25%	12,158
Subtotal-General Fund					<u>\$179,916</u>
<u>DEBT SERVICE FUND</u>					
Series 2015 Acquisition Fund	US Bank	Open Ended Comm. Paper	n/a	0.02%	\$7,911
Series 2015 Prepayment A-2	US Bank	Open Ended Comm. Paper	n/a	0.02%	917
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%	1
Subtotal-Debt Service Fund					<u>\$214,734</u>
Total - All Funds					<u><u>\$394,650</u></u>

(1) Amount of \$383K will be transferred to US Bank in December.

Oak Creek CDD

Bank Reconciliation

Bank Account No. 4502 SYNOVUS GF
Statement No. 11-20
Statement Date 11/30/2020

G/L Balance (LCY)	47,891.82	Statement Balance	53,919.08
G/L Balance	47,891.82	Outstanding Deposits	58.20
Positive Adjustments	0.00		
		Subtotal	53,977.28
Subtotal	47,891.82	Outstanding Checks	6,085.46
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	47,891.82	Ending Balance	47,891.82
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
11/24/2020	Payment	2348	US BANK	3,232.50	0.00	3,232.50
11/24/2020	Payment	2349	DEPT. OF ECONOMIC OPPORTUNITY	175.00	0.00	175.00
11/24/2020	Payment	2350	LLS TAX SOLUTIONS INC	600.00	0.00	600.00
11/24/2020	Payment	2351	SOLITUDE LAKE MANAGEMENT	617.02	0.00	617.02
11/24/2020	Payment	2352	LISA M. VAILE	184.70	0.00	184.70
11/24/2020	Payment	2353	SAMUEL E. WATSON, JR	361.07	0.00	361.07
11/24/2020	Payment	2354	ADAM T. SILVA	369.40	0.00	369.40
11/24/2020	Payment	2355	DAVID J. GERALD	361.07	0.00	361.07
11/24/2020	Payment	2356	RYAN M. GILBERTSEN	184.70	0.00	184.70
Total Outstanding Checks.....				6,085.46		6,085.46
Outstanding Deposits						
11/30/2020			Waste Connections	58.20	0.00	58.20
				58.20		58.20

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 10/1/2020 to 11/30/2020 (Sorted by Payee)

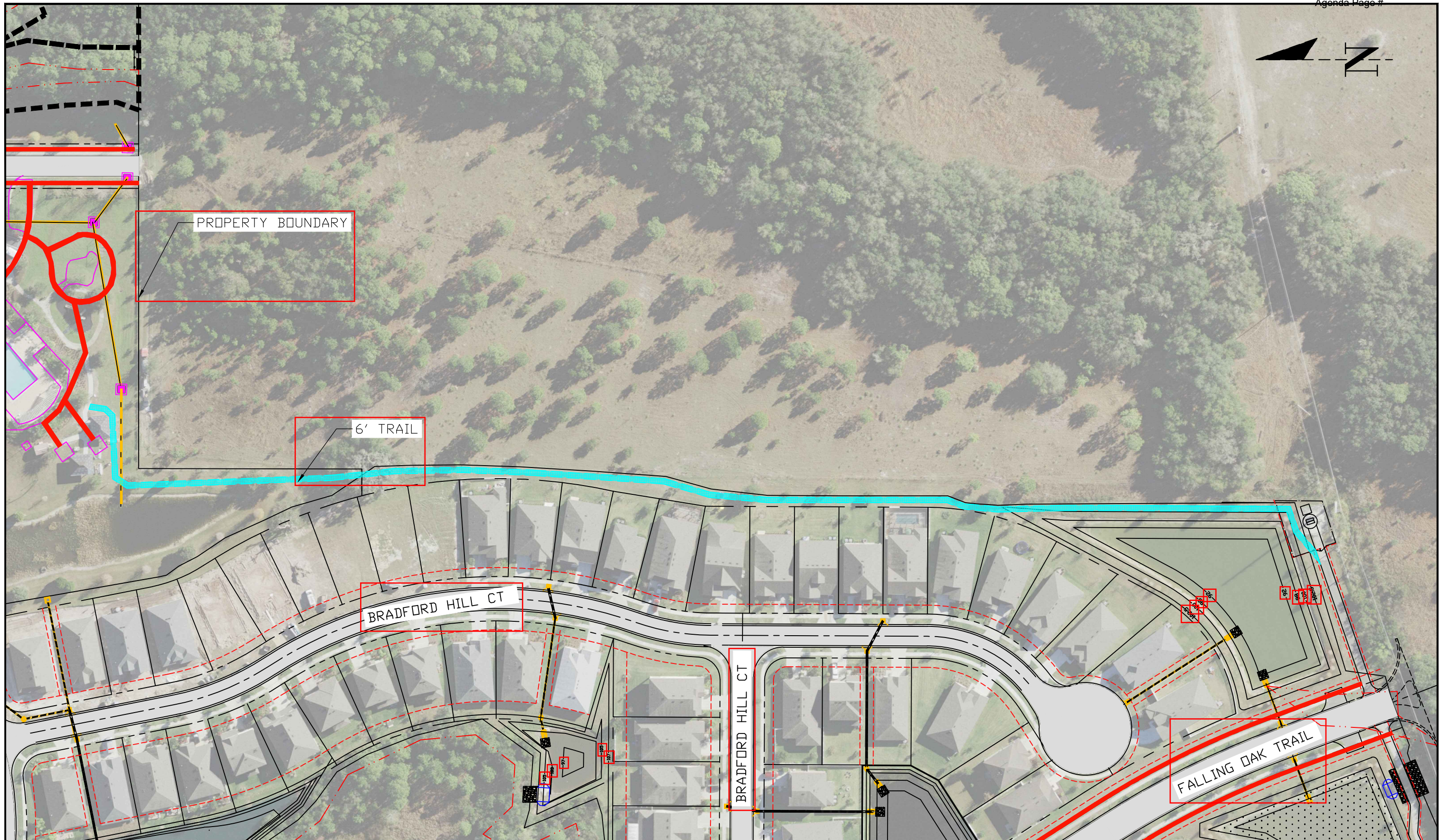
Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2329	10/01/20	AQUA TRIANGLE 1 CORP	91121	REPAIR LEAK / RELOCATED WASTE LINE	R&M-Pools	546074-57231	\$108.80
001	2332	10/08/20	AQUA TRIANGLE 1 CORP	8381	SEPT POOL SERVICE	Contracts-Pools	534078-57231	\$795.00
001	2328	10/01/20	COMPLETE I.T. SERVICE & SOLUTIONS	5732	TECH LABOR/CARD READER REPLACEMENT	ProfServ-Web Site Maintenance	531094-51301	\$404.95
001	2341	10/22/20	COMPLETE I.T. SERVICE & SOLUTIONS	5893	GOOGLE FOR BUSINESS EMAIL ACCOUNTS	ProfServ-Web Site Maintenance	531094-51301	\$111.60
001	2344	10/29/20	COMPLETE I.T. SERVICE & SOLUTIONS	5942	ADJUSTED MAG STRIKE PLATE	ProfServ-Web Site Maintenance	531094-51301	\$187.50
001	2349	11/24/20	DEPT. OF ECONOMIC OPPORTUNITY	83008	2020/2021 DISTRICT FILING FEE	Annual District Filing Fee	554007-51301	\$175.00
001	2336	10/13/20	EGIS INSURANCE ADVISORS LLC	11787	10/1/20-10/1/21 INSURANCE RENEWAL	Liability/Property Insurance	545010-53908	\$8,647.00
001	2336	10/13/20	EGIS INSURANCE ADVISORS LLC	11787	10/1/20-10/1/21 INSURANCE RENEWAL	Public Officials Insurance	545008-51301	\$1,695.00
001	2339	10/22/20	FRONTIER FLORIDA LLC	100120-3175	10/01-10/30/20 8137790368	Telephone/Fax/Internet Services	541009-57231	\$162.24
001	2331	10/08/20	GOLDEN EYE TECHNOLOGY, LLC	19220OCT	OCT MONITORING	Contracts-Security Services	534037-52001	\$280.00
001	2347	11/19/20	GOLDEN EYE TECHNOLOGY, LLC	19220NOV	NOV MONITORING	Contracts-Security Services	534037-52001	\$280.00
001	2334	10/13/20	HOPPING GREEN & SAMS	117534	JULY/AUG GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$802.20
001	2342	10/29/20	HOPPING GREEN & SAMS	117909	TRESPASS LETTER/PHASE 3 EXEC ORDER/HGS	ProfServ-Legal Services	531023-51401	\$423.00
001	2343	10/29/20	INFRAMARK, LLC	56510	OCT MGNT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,733.75
001	2343	10/29/20	INFRAMARK, LLC	56510	OCT MGNT SRVCS	Postage and Freight	541006-51301	\$6.00
001	2343	10/29/20	INFRAMARK, LLC	56510	OCT MGNT SRVCS	Contracts-Mgmt Services	534001-57231	\$858.00
001	2343	10/29/20	INFRAMARK, LLC	56510	OCT MGNT SRVCS	ProfServ-Field Management	531016-57231	\$640.00
001	2333	10/08/20	INNERSYNC STUDIO LTD	18976	ANNUAL ADA COMPLIANCE 10/1/20-09/30/21	ProfServ-Web Site Maintenance	531094-51301	\$1,552.50
001	2330	10/08/20	LANDSCAPE MAINTENANCE PROFESSIONALS	155234	OCT GROUNDS MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
001	2330	10/08/20	LANDSCAPE MAINTENANCE PROFESSIONALS	155112	REPLACE 2INCH IRR CONTROL	R&M-Irrigation	546041-53908	\$409.78
001	2335	10/13/20	LANDSCAPE MAINTENANCE PROFESSIONALS	155457	REPLACE FAULTY IRR CONTROLLER	R&M-Irrigation	546041-53908	\$389.25
001	2346	11/11/20	LANDSCAPE MAINTENANCE PROFESSIONALS	155858	OCT GROUNDS MAINTENANCE	Contracts-Landscape	534050-53908	\$7,000.00
001	2350	11/24/20	LLS TAX SOLUTIONS INC	002017	ARBITRAGE P/E 9/24/2020	SERIES 2015 A-1	531002-51301	\$600.00
001	309	11/30/20	MIKE FASANO	00A00-0000	STORM WATER NON-AD VALOREM TAX	Stormwater Assessment	538001-53801	\$893.85
001	DD296	10/02/20	WITHLACOOCHIEE RIVER ELECTRIC - ACH	091520 ACH	08/11-09/10/20 ELECTRIC UTILITY	Utility Services	543063-53100	\$778.50
001	DD296	10/02/20	WITHLACOOCHIEE RIVER ELECTRIC - ACH	091520 ACH	08/11-09/10/20 ELECTRIC UTILITY	Electricity - Streetlighting	543013-53100	\$1,857.13
001	DD294	10/14/20	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	091820 ACH	08/07/20-09/08/20 WATER UTILITY	Utility Services	543063-53601	\$886.82
001	DD293	10/01/20	WASTE CONNECTIONS OF FLORIDA - ACH	805045 ACH	OCT REFUSE REMOVAL	Utility - Refuse Removal	543020-53401	\$58.20
001	DD295	10/14/20	BB&T	092520-6264 ACH	HOME DEPOT / WALMART SUPPLIES	Op Supplies - General	552001-57231	\$407.92
001	DD298	10/16/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	078901 ACH	PAYROLL FOR WE 10/10/20 415-202021	415-20209	534378-57231	\$1,488.23
001	DD299	10/30/20	WITHLACOOCHIEE RIVER ELECTRIC - ACH	101420 ACH	09/10-10/09/20 ELECTRIC UTILITY	Utility Services	543063-53100	\$870.03
001	DD299	10/30/20	WITHLACOOCHIEE RIVER ELECTRIC - ACH	101420 ACH	09/10-10/09/20 ELECTRIC UTILITY	Electricity - Streetlighting	543013-53100	\$1,857.13
001	DD300	11/11/20	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	102120 ACH	09/08/20-10/07/20 WATER UTILITY	Utility Services	543063-53601	\$803.44
001	DD301	11/11/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	202022 ACH	PAYROLL FOR WE 10/24/20 415-202022	415-20209	534378-57231	\$1,838.59
001	DD304	11/13/20	WASTE CONNECTIONS OF FLORIDA - ACH	820615 ACH	NOV REFUSE REMOVAL	Utility - Refuse Removal	543020-53401	\$58.20
001	DD305	11/13/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	079560 ACH	PAYROLL FOR WE 11/13/20 415-202023	415-20209	534378-57231	\$1,801.80
001	3501	11/27/20	WITHLACOOCHIEE RIVER ELECTRIC - ACH	111220 ACH	10/09-11/09/20 ELECTRIC UTILITY	Utility Services	543063-53100	\$916.55
001	3501	11/27/20	WITHLACOOCHIEE RIVER ELECTRIC - ACH	111220 ACH	10/09-11/09/20 ELECTRIC UTILITY	Electricity - Streetlighting	543013-53100	\$1,863.30
001	DD303	10/30/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	078557 ACH	PAYROLL FOR WE 9/26/20 415-202020	415-20209	534378-57231	\$1,926.82
001	3502	11/27/20	INNOVATIVE EMPLOYER SOLUTIONS-ACH	202024-INIT ACH	PAYROLL FOR WE 11/21/20 415-202024	415-20209	534378-57231	\$1,592.67
001	DD306	11/13/20	FRONTIER FLORIDA LLC	110120-3175	10/01-10/30/20 8137790368	Telephone/Fax/Internet Services	541009-57231	\$150.98
001	DD307	11/27/20	BB&T	102620-6264 ACH	HOME DEPOT / WALMART SUPPLIES/CIRCLE K/FLAGS UNLIM	Op Supplies - General	552001-57231	\$658.06
001	2340	10/22/20	SOLITUDE LAKE MANAGEMENT	PI-A00489056	OCT AQUATIC MAINT	Contracts-Aquatic Control	534067-53801	\$2,055.00

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 10/1/2020 to 11/30/2020
(Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	2345	10/29/20	SOLITUDE LAKE MANAGEMENT	PI-A00496231	10/1/20-3/31/20 BI ANNUAL AERATOR MAINT	R&M-Storm Water - Pond	546086-53801	\$357.00
001	2351	11/24/20	SOLITUDE LAKE MANAGEMENT	PI-A00498570	NEW 1/3 HP COMPRESSOR SITE #1	R&M-Storm Water - Pond	546086-53801	\$617.02
001	2337	10/22/20	TAMPA BAY TIMES	0000109389	9/16 MEETING SCHEDULE AFFIDAVIT MATERIAL	Legal Advertising	548002-51301	\$158.00
001	2337	10/22/20	TAMPA BAY TIMES	0000096684 - 2	AD FOR O&M ASSESSMENTS	Legal Advertising	548002-51301	\$1,008.40
001	2348	11/24/20	US BANK	5914605	ADMIN FEES 10/1-9/30/21	ProfServ-Trustee Fees	531045-51301	\$3,232.50
001	2354	11/24/20	ADAM T. SILVA	PAYROLL	November 24, 2020 Payroll Posting			\$369.40
001	2355	11/24/20	DAVID J. GERALD	PAYROLL	November 24, 2020 Payroll Posting			\$361.07
001	2352	11/24/20	LISA M. VAILE	PAYROLL	November 24, 2020 Payroll Posting			\$184.70
001	2356	11/24/20	RYAN M. GILBERTSEN	PAYROLL	November 24, 2020 Payroll Posting			\$184.70
001	2353	11/24/20	SAMUEL E. WATSON, JR	PAYROLL	November 24, 2020 Payroll Posting			\$361.07
Fund Total								\$65,858.65

Total Checks Paid	\$65,858.65
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NO.	DESCRIPTION	BY	DATE

OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT

TRAIL CONCEPTS



DESIGNED
DRAWN
Q.C.
APPROVED

OAK CREEK PH. 1,2, & 3
TRAIL CONCEPTS

PROJECT NO:
DATE: OCTOBER 2020
SHEET NO: 1

NO.	DESCRIPTION	BY	DATE

TRAIL CONCEPTS



DESIGNED
DRAWN
Q.C.
APPROVED

OAK CREEK PH. 1,2, & 3 TRAIL CONCEPTS

PROJECT NO:
DATE: OCTOBER 2020
SHEET NO: 2

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

Agenda Page #25

OAK CREEK

PROJECT:	Trail Concepts Cost Estimate
PROJECT DESCRIPTION:	Trail Concepts Cost Estimate. Clubhouse Trail Concrete Estimate. 1495' L x 6' W
SPEC YEAR:	2019
SUBMITTAL TYPE:	Final Estimate
COUNTY:	Hillsborough
DATE:	December 15, 2020
ENGINEERING CONSULTANT FIRM:	JMT
CONTACT NAME:	Robert Dvorak, PE
PHONE NUMBER:	813-314-0285
PAGE NUMBER:	1 of 2

COMPONENT GROUPS

PHASE 1		\$64,177
COMPONENT SUB-TOTAL		\$64,177
MOT (Maintenance of Traffic)	5%	\$3,209
SUB-TOTAL		\$67,385
MOB (Mobilization)	10%	\$6,739
SUB-TOTAL		\$74,124
PU (Project Unknowns)	5%	\$3,706
SUB-TOTAL		\$77,830
Initial Contingency (Do Not Bid)	5%	\$3,706
PROJECT GRAND TOTAL		\$82,000

NOTES:

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PHASE 1

FDOT-D7 Q:\2018\1801747 001 Oak Creek Community \Working Data\Trail Cost Estimate\Oak Creek Trails Cost Estimate Concrete.xlsm 12/15/2020

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

Agenda Page #27

OAK CREEK

PROJECT:	Trail Concepts Cost Estimate
PROJECT DESCRIPTION:	Trail Concepts Cost Estimate. Clubhouse Trail Asphalt Estimate. 1495' L x 6' W
SPEC YEAR:	2019
SUBMITTAL TYPE:	Final Estimate
COUNTY:	Hillsborough
DATE:	December 15, 2020
ENGINEERING CONSULTANT FIRM:	JMT
CONTACT NAME:	Robert Dvorak, PE
PHONE NUMBER:	813-314-0285
PAGE NUMBER:	1 of 2

COMPONENT GROUPS

PHASE 1		\$54,097
COMPONENT SUB-TOTAL		\$54,097
MOT (Maintenance of Traffic)	5%	\$2,705
	SUB-TOTAL	\$56,802
MOB (Mobilization)	10%	\$5,680
	SUB-TOTAL	\$62,482
PU (Project Unknowns)	5%	\$3,124
	SUB-TOTAL	\$65,606
Initial Contingency (Do Not Bid)	5%	\$3,124
PROJECT GRAND TOTAL		\$69,000

NOTES:

Agenda Page #28

PROJECT:	Trail Concepts Cost Estimate
FILE VERSION:	EE_03-15_Rev23
PAGE NUMBER:	2 of 2

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ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

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OAK CREEK

PROJECT:	Trail Concepts Cost Estimate
PROJECT DESCRIPTION:	Trail Concepts Cost Estimate. Wetland Trail-Mulch. 1090' L x 8' W
SPEC YEAR:	2019
SUBMITTAL TYPE:	Final Estimate
COUNTY:	Hillsborough
DATE:	December 15, 2020
ENGINEERING CONSULTANT FIRM:	JMT
CONTACT NAME:	Robert Dvorak, PE
PHONE NUMBER:	813-314-0285
PAGE NUMBER:	1 of 2

COMPONENT GROUPS

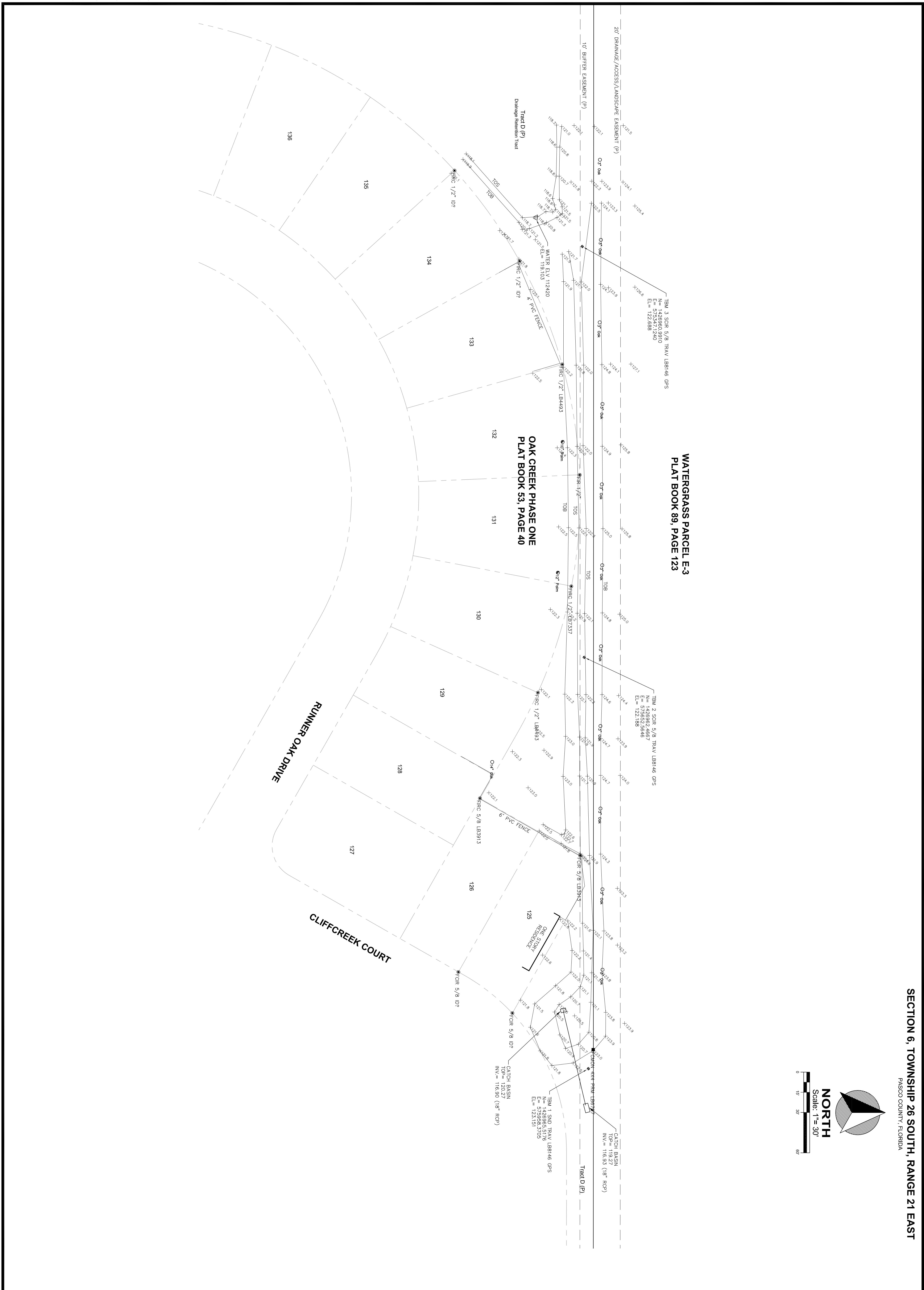
PHASE 1		\$32,047
COMPONENT SUB-TOTAL		\$32,047
MOT (Maintenance of Traffic)	5%	\$1,602
	SUB-TOTAL	\$33,649
MOB (Mobilization)	10%	\$3,365
	SUB-TOTAL	\$37,014
PU (Project Unknowns)	5%	\$1,851
	SUB-TOTAL	\$38,865
Initial Contingency (Do Not Bid)	5%	\$1,851
PROJECT GRAND TOTAL		\$41,000

NOTES:

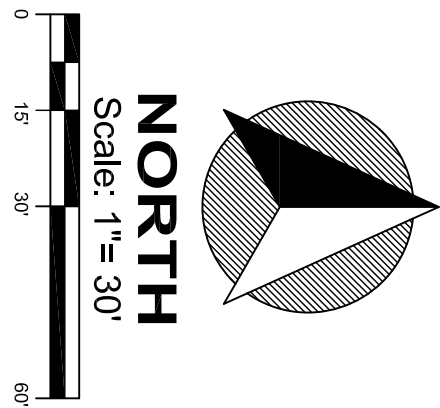

Agenda Page #30

PROJECT:	Trail Concepts Cost Estimate
FILE VERSION:	EE_03-15_Rev23
PAGE NUMBER:	2 of 2

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PASCO COUNTY, FLORIDA

[illegible]

2000 East 11th Avenue, Suite 300
Tampa, FL 33605
TEL: 813.314.0314
FAX: 813.314.0345
www.jmt.com
Licensed Business No. 8146

SHEET 1 OF 1	P.N.	18-01747-003	PROJECT NAME:	OAK CREEK SUBDIVISION NORTH BOUNDARY DITCH TOPOGRAPHIC SURVEY
	SCALE:	1"=20'	SHEET TITLE:	
	DATE:	12/4/2020		
	Crew Chief:	C.SMALL		
	DRAWN BY:	D.P.		
	CHECKED BY:	D.A.P.		
	FIELD BOOK			

PREPARED FOR:

OAK CREEK CDD

TELEPHONE: () - FAX: ()

PROJECT CONTACTS

OWNER
OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
2654 CYPRESS RIDGE BLVD SUITE 101,
WESLEY CHAPEL, FL 33544
CONTACT: MARK VEGA
(813) 991-1116

CIVIL ENGINEER:
JOHNSON, MIRIMAN & THOMPSON, INC.
2000 EAST 11TH AVE. SUITE 300
TAMPA, FL 33605
CONTACT ROBERT DVORAK, P.E.
(813) 314-0285

SURVEYOR:
JOHNSON, MIRIMAN & THOMPSON, INC.
2000 EAST 11TH AVE. SUITE 300
TAMPA, FL 33605
CONTACT DAVID PUIGDOMENENCH
(813) 868-6183

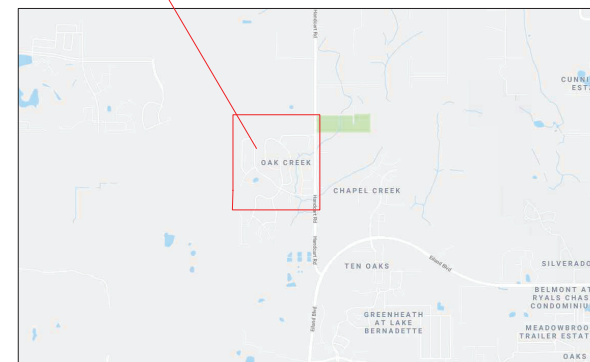
PROJECT LOCATION

PREPARED FOR:

OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT

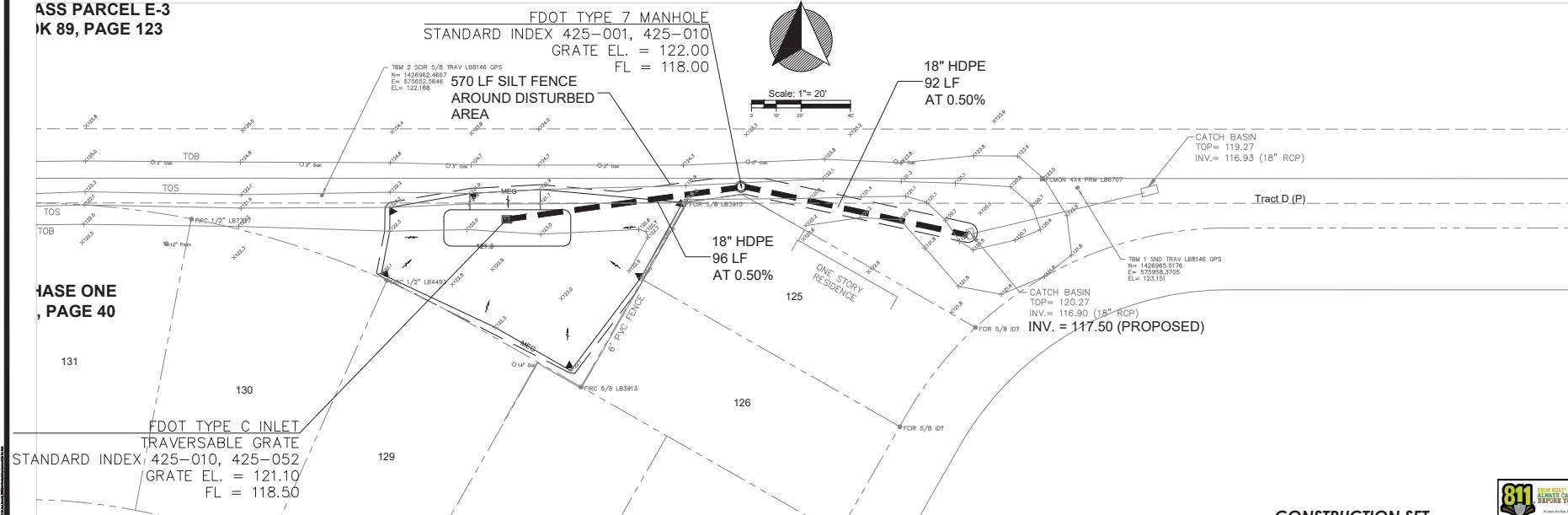
PROJECT AREA

VICINITY MAP



1. SOD ALL DISTURBED AREAS (MATCH EXISTING).
2. ALL ELEVATIONS SHOWN REFERENCE THE 1988 NAVD DATUM
3. THE FOLLOWING VERTICAL STATION WAS RECOVERED AND UTILIZED FOR THIS SURVEY:
 - A. NATIONAL GEODETIC SURVEY BENCHMARK "TBM 1 SND"
PUBLISHED ELEVATION = 123.151' (NAVD88)
4. CONTRACTOR TO CONTACT ENGINEER FOR APPROVAL OF ANY DEVIATION NECESSARY AFTER VERIFICATION OF ALL EXISTING DATA PRIOR TO CONSTRUCTION

ASS PARCEL E-3
OK 89, PAGE 123



CONSTRUCTION SET



OAK CREEK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2021

Adopted Budget
Adopted - 08/10/2020
Printed - 08/12/2020

Prepared by:



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

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUN-2020	PROJECTED JUL- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 6,832	\$ 4,988	\$ 5,000	\$ 1,086	\$ 362	\$ 1,448	\$ 1,500
Interest - Tax Collector	4	114	-	54	18	72	100
Special Assmnts- Tax Collector	480,392	480,392	480,391	480,392	-	480,392	507,936
Special Assmnts- Discounts	(18,372)	(18,299)	(19,216)	(18,413)	-	(18,413)	(20,317)
Other Miscellaneous Revenues	-	33,994	-	2,279	125	2,404	-
Access Cards	360	375	100	390	130	520	250
TOTAL REVENUES	469,216	501,564	466,275	465,788	635	466,423	489,469
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	18,800	18,600	24,000	5,600	1,000	6,600	12,000
FICA Taxes	-	581	1,836	747	20	767	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	16,353	3,000	19,353	25,000
ProfServ-Legal Services	26,356	13,016	24,000	8,459	11,227	19,686	23,000
ProfServ-Mgmt Consulting Serv	43,172	44,805	44,805	33,604	11,201	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	3,245	1,082	4,327	2,772
Auditing Services	3,400	3,500	3,523	3,500	-	3,500	3,500
Postage and Freight	1,622	733	1,500	165	55	220	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	225	75	300	500
Legal Advertising	1,216	971	1,000	270	730	1,000	1,000
Misc-Assessmnt Collection Cost	7,495	8,550	9,608	9,321	287	9,608	10,159
Misc-Contingency	60	230	50	8	3	11	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	86,310	36,855	123,165	137,594
<i>Public Safety</i>							
Contracts-Security Services	3,360	3,360	3,360	3,280	840	4,120	3,360
Total Public Safety	3,360	3,360	3,360	3,280	840	4,120	3,360
<i>Electric Utility Services</i>							
Electricity - Streetlighting	20,989	22,233	23,000	14,919	4,973	19,892	23,000
Utility Services	14,828	14,547	15,460	7,491	2,497	9,988	12,000
Total Electric Utility Services	35,817	36,780	38,460	22,410	7,470	29,880	35,000
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	698	698	698	632	66	698	698
Solid Waste Disposal Assessm.	611	623	623	677	-	677	680
Total Garbage/Solid Waste Services	1,309	1,321	1,321	1,309	66	1,375	1,378
<i>Water-Sewer Comb Services</i>							
Utility Services	11,469	7,115	10,000	6,848	2,283	9,131	7,000
Total Water-Sewer Comb Services	11,469	7,115	10,000	6,848	2,283	9,131	7,000

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

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUN-2020	PROJECTED JUL- 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	18,321	5,643	23,964	24,660
Stormwater Assessment	894	885	885	894	-	894	894
R&M-Storm Water - Pond	56,338	714	16,100	6,694	1,000	7,694	15,000
Total Flood Control/Stormwater Mgmt	76,612	24,492	40,949	25,909	6,643	32,552	40,554
<i>Other Physical Environment</i>							
Contracts-Landscape	84,000	84,000	84,000	63,000	21,000	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	5,540	3,385	8,925	9,000
R&M-Mulch	14,238	455	15,000	4,439	-	4,439	15,000
R&M-Plant&Tree Replacement	16,727	53,732	10,000	2,776	-	2,776	6,500
	134,167	152,943	124,938	85,631	24,385	110,016	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	67,901	-	67,901	18,000
Total Capital Expenditures & Projects	185,679	135,948	30,807	81,301	5,220	86,521	39,400
<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	7,722	2,574	10,296	10,296
Contract-Pools	8,851	9,540	9,540	6,872	2,668	9,540	9,540
Contractual Maint. Services	34,517	37,970	25,000	34,508	11,503	46,011	40,000
Telephone/Fax/Internet Services	5,597	1,925	1,788	1,359	441	1,800	1,800
R&M-Facility	15,274	39,542	7,500	9,694	-	9,694	2,500
R&M-Pools	6,404	1,171	400	1,910	-	1,910	400
R&M Basketball Courts	736	8,044	-	-	-	-	1,500
R&M-Playground	525	3,772	1,000	3,526	-	3,526	5,000
Op Supplies - General	2,362	8,268	5,500	3,514	-	3,514	5,500
Total Parks and Recreation	84,262	120,528	61,024	69,105	17,186	86,291	76,536
<i>Reserves</i>							
Clubhouse Reserves	-	-	-	-	-	-	1,000
Trail Reserves	-	-	-	-	-	-	5,000
Pool Reserves	-	-	-	-	-	-	3,000
Playground Reserves	-	-	-	-	-	-	1,000
Fence Reserves	-	-	-	-	-	-	5,000
Total Reserves	-	-	-	-	-	-	15,000
TOTAL EXPENDITURES & RESERVES	716,143	657,614	465,861	382,103	100,947	483,050	489,469
Net change in fund balance	(246,927)	(156,050)	414	83,685	(100,312)	(16,627)	0
FUND BALANCE, BEGINNING	577,590	330,663	174,613	174,613	-	174,613	157,986
FUND BALANCE, ENDING	\$ 330,663	\$ 174,613	\$ 175,027	\$ 258,298	\$ (100,312)	\$ 157,986	\$ 157,986

Annual Operating and Debt Service Budget
Fiscal Year 2021

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Anticipated Beginning Fund Balance - Fiscal Year 2021	\$ 157,986
Net Change in Fund Balance - Fiscal Year 2021	0
Reserves - Fiscal Year 2021 Additions	1,000
Total Funds Available (Estimated) - 9/30/2021	158,986

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
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Total Unassigned (undesignated) Cash	<u>\$ 36,661</u>
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Notes

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