

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"/> Vivek Babbar, 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 March 21, 2022 – 6:00 P.M.

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

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments (3) minute time limit**
4. **Consent Agenda**
 - A. Minutes of the February 21, 2022 Meeting [Page 4]
 - B. Acceptance of the Financial Report [Page 7]
 - C. GE Resolution 2022-2 [Page 22]
5. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Presentation of Proposed Budget for Fiscal Year 2022/2023 [Page 27]
 - a. Consideration of Resolution 2022-3, Approving Proposed Budget for Fiscal Year 2022/2023 and Setting the Public Hearing [Page 47]
 - ii. Proposals
 - a. Blue Water Aquatic Management Agreement [Page 51]
 - b. LMP #76491 – Bahia Sod at Dog Park [Page 57]
 - c. LMP # 76538 – Cleanup Wood Line in Common Area [Page 59]
 - d. Miracle – Playground Stairs and Swing [Page 61]
 - e. Miracle – Playground Parts [Page 64]
6. **Supervisor Requests and Comments**
7. **Adjournment**

Next Meeting May 16, 2022

Meeting Location at District Office:
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, FL 33544

www.oakcreekcdd.org

Fourth Order of Business

4A.

**MINUTES OF MEETING
OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, February 21, 2022 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
Sam Watson
Adam Silva
Lisa Vaile

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also, present:

Mark Vega
Residents

District Manager

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**

- Comments were received.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes of January 17, 2022 Audit Committee and Regular Meeting
- B. Acceptance of the Financial Report

On MOTION by Mr. Gerald seconded by Mr. Silva, with all in favor, the Consent Agenda was approved as amended. 4/0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
- None.

B. District Engineer

i. Discussion of Stormwater Needs Analysis

- None.

C. District Manager

i. Preliminary FY 2023 Budget

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Mr. Watson requested they look at the Oak trees on Spring Oak Trail and determine if they can remove and replace the trees.
- Mr. Silva inquired where they are with replacing the playground deck, swing sets and chains.
- Ms. Vaile noted Wild Elm has two benches and a trash can that need to be cleaned.
 - Mr. Vega will convey this to Bruce.
- Ms. Vaile addressed the landscape around the basketball court and the landscape around Pickford Court.
- Mr. Gerald noted LMP needs to fill in under the sidewalk on Spring Oak Trail.
- Move the two benches on Wild Elm to under the trees by the playground.
- The Engineer is getting proposal to repair the outfall on the back of Pond 1.
- Add a poop station in the small dog park.
- Discuss at March meeting possibly putting more sod in the dog park.

SEVENTH ORDER OF BUSINESS

Adjournment

With there being no other business,

| |
|--|
| On MOTION by Mr. Gerald seconded by Mr. Silva, with all in favor, the meeting was adjourned. 4/0 |
|--|

Mark Vega, Secretary

4B.

**Oak Creek
Community Development District**

Financial Report

January 31, 2022

Prepared by:



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FINANCIAL STATEMENTS

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SUPPORTING SCHEDULES

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**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

January 31, 2022

Balance Sheet
January 31, 2022

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2015 DEBT SERVICE FUND | TOTAL |
|--|-------------------|----------------------------------|---------------------|
| <u>ASSETS</u> | | | |
| Cash - Checking Account | \$ 147,339 | \$ - | \$ 147,339 |
| Due From Other Funds | - | 5,485 | 5,485 |
| Investments: | | | |
| Money Market Account | 447,515 | - | 447,515 |
| Acquisition Fund | - | 7,911 | 7,911 |
| Prepayment Fund (A-2) | - | 13,592 | 13,592 |
| Reserve Fund (A-1) | - | 153,927 | 153,927 |
| Reserve Fund (A-2) | - | 51,978 | 51,978 |
| Revenue Fund A | - | 393,924 | 393,924 |
| Prepaid Items | 151 | - | 151 |
| Deposits | 3,055 | - | 3,055 |
| TOTAL ASSETS | \$ 598,060 | \$ 626,817 | \$ 1,224,877 |
| <u>LIABILITIES</u> | | | |
| Accounts Payable | \$ 1,156 | \$ - | \$ 1,156 |
| Accrued Expenses | 1,095 | - | 1,095 |
| Due To Other Funds | 5,485 | - | 5,485 |
| TOTAL LIABILITIES | 7,736 | - | 7,736 |
| <u>FUND BALANCES</u> | | | |
| Nonspendable: | | | |
| Prepaid Items | 151 | - | 151 |
| Deposits | 3,055 | - | 3,055 |
| Restricted for: | | | |
| Debt Service | - | 626,817 | 626,817 |
| Assigned to: | | | |
| Operating Reserves | 73,245 | - | 73,245 |
| Reserves-A/C | 1,000 | - | 1,000 |
| Reserves - Other | 46,025 | - | 46,025 |
| Reserves-Path | 4,000 | - | 4,000 |
| Reserves - Pools | 4,000 | - | 4,000 |
| Unassigned: | 458,848 | - | 458,848 |
| TOTAL FUND BALANCES | \$ 590,324 | \$ 626,817 | \$ 1,217,141 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 598,060 | \$ 626,817 | \$ 1,224,877 |

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | JAN-22 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| REVENUES | | | | |
| Interest - Investments | \$ 300 | \$ 60 | 20.00% | \$ 53 |
| Interest - Tax Collector | 100 | 1 | 1.00% | 1 |
| Special Assmnts- Tax Collector | 598,231 | 578,899 | 96.77% | 7,896 |
| Special Assmnts- Discounts | (23,929) | (23,096) | 96.52% | (237) |
| Other Miscellaneous Revenues | - | 1,184 | 0.00% | - |
| Access Cards | 250 | 30 | 12.00% | 15 |
| TOTAL REVENUES | 574,952 | 557,078 | 96.89% | 7,728 |
| EXPENDITURES | | | | |
| Administration | | | | |
| P/R-Board of Supervisors | 10,000 | 1,800 | 18.00% | 1,000 |
| FICA Taxes | 765 | 138 | 18.04% | 77 |
| ProfServ-Arbitrage Rebate | 600 | - | 0.00% | - |
| ProfServ-Dissemination Agent | 1,000 | - | 0.00% | - |
| ProfServ-Engineering | 30,000 | 1,598 | 5.33% | 415 |
| ProfServ-Legal Services | 13,000 | 647 | 4.98% | 181 |
| ProfServ-Mgmt Consulting | 46,149 | 15,383 | 33.33% | 3,846 |
| ProfServ-Property Appraiser | 150 | - | 0.00% | - |
| ProfServ-Trustee Fees | 3,233 | 3,233 | 100.00% | - |
| ProfServ-Web Site Maintenance | 3,392 | 1,943 | 57.28% | 98 |
| Auditing Services | 3,000 | - | 0.00% | - |
| Postage and Freight | 200 | 50 | 25.00% | 5 |
| Rentals & Leases | 500 | - | 0.00% | - |
| Public Officials Insurance | 2,729 | 2,430 | 89.04% | - |
| Printing and Binding | 500 | - | 0.00% | - |
| Legal Advertising | 1,000 | 102 | 10.20% | - |
| Misc-Assessment Collection Cost | 11,965 | 11,116 | 92.90% | 153 |
| Misc-Contingency | 50 | - | 0.00% | - |
| Office Supplies | 125 | - | 0.00% | - |
| Annual District Filing Fee | 175 | 175 | 100.00% | - |
| Total Administration | 128,533 | 38,615 | 30.04% | 5,775 |
| Public Safety | | | | |
| Contracts-Security Services | 3,696 | 1,232 | 33.33% | 308 |
| Total Public Safety | 3,696 | 1,232 | 33.33% | 308 |
| Electric Utility Services | | | | |
| Electricity - Streetlights | 23,000 | 7,705 | 33.50% | 1,926 |
| Utility Services | 10,000 | 2,754 | 27.54% | 939 |
| Total Electric Utility Services | 33,000 | 10,459 | 31.69% | 2,865 |

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | JAN-22 ACTUAL |
|---|-----------------------------|------------------------|--|------------------|
| <u>Garbage/Solid Waste Services</u> | | | | |
| Utility - Refuse Removal | 698 | 243 | 34.81% | 63 |
| Solid Waste Disposal Assessm. | 680 | 824 | 121.18% | - |
| Total Garbage/Solid Waste Services | 1,378 | 1,067 | 77.43% | 63 |
| <u>Water-Sewer Comb Services</u> | | | | |
| Utility Services | 10,000 | 3,516 | 35.16% | 960 |
| Total Water-Sewer Comb Services | 10,000 | 3,516 | 35.16% | 960 |
| <u>Flood Control/Stormwater Mgmt</u> | | | | |
| Contracts-Aquatic Control | 24,660 | 8,220 | 33.33% | 2,055 |
| Stormwater Assessment | 894 | 885 | 98.99% | - |
| R&M-Storm Water - Pond | 8,000 | 16,069 | 200.86% | 15,700 |
| Total Flood Control/Stormwater Mgmt | 33,554 | 25,174 | 75.03% | 17,755 |
| <u>Other Physical Environment</u> | | | | |
| Contracts-Landscape | 84,000 | 28,000 | 33.33% | 7,000 |
| Liability/Property Insurance | 9,176 | 8,174 | 89.08% | - |
| R&M-Entry Feature | 20,000 | - | 0.00% | - |
| R&M-Irrigation | 7,000 | - | 0.00% | - |
| R&M-Mulch | 13,320 | 13,320 | 100.00% | - |
| R&M-Plant&Tree Replacement | 20,000 | 550 | 2.75% | 400 |
| Total Other Physical Environment | 153,496 | 50,044 | 32.60% | 7,400 |
| <u>Capital Expenditures & Projects</u> | | | | |
| Misc-Holiday Lighting | 6,800 | 6,800 | 100.00% | - |
| Misc-Contingency | 13,680 | 3,000 | 21.93% | (16,395) |
| Total Capital Expenditures & Projects | 20,480 | 9,800 | 47.85% | (16,395) |
| <u>Road and Street Facilities</u> | | | | |
| R&M-Bike Paths & Asphalt | 1,200 | - | 0.00% | - |
| R&M-Parking Lots | 1,200 | - | 0.00% | - |
| R&M-Sidewalks | 15,000 | - | 0.00% | - |
| R&M-Pressure Washing | 12,000 | - | 0.00% | - |
| Total Road and Street Facilities | 29,400 | - | 0.00% | - |
| <u>Clubhouse, Parks and Recreation</u> | | | | |
| ProfServ-Field Management | 7,680 | 2,560 | 33.33% | 640 |
| Contracts-Mgmt Services | 10,296 | 3,432 | 33.33% | 858 |
| Contracts-Pools | 9,540 | 3,230 | 33.86% | 845 |
| Contractual Maint. Services | 45,000 | 5,070 | 11.27% | 2,162 |
| Telephone/Fax/Internet Services | 1,800 | 604 | 33.56% | 151 |

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | JAN-22 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| R&M-Facility | 2,500 | 695 | 27.80% | 695 |
| R&M-Pools | 7,000 | 809 | 11.56% | 398 |
| R&M Basketball Courts | 7,000 | - | 0.00% | - |
| R&M-Playground | 1,000 | - | 0.00% | - |
| Op Supplies - General | 4,500 | 1,827 | 40.60% | 616 |
| Total Clubhouse, Parks and Recreation | 96,316 | 18,227 | 18.92% | 6,365 |
| Reserves | | | | |
| Reserve - Other | 65,100 | - | 0.00% | - |
| Total Reserves | 65,100 | - | 0.00% | - |
| TOTAL EXPENDITURES & RESERVES | 574,953 | 158,134 | 27.50% | 25,096 |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (1) | 398,944 | | (17,368) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Contribution to (Use of) Fund Balance | (1) | - | 0.00% | - |
| TOTAL FINANCING SOURCES (USES) | (1) | - | 0.00% | - |
| Net change in fund balance | \$ (1) | \$ 398,944 | | \$ (17,368) |
| FUND BALANCE, BEGINNING (OCT 1, 2021) | 191,380 | 191,380 | | |
| FUND BALANCE, ENDING | \$ 191,379 | \$ 590,324 | | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2022

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | JAN-22 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 25 | \$ 5 | 20.00% | \$ 1 |
| Special Assmnts- Tax Collector | 437,163 | 423,035 | 96.77% | 5,770 |
| Special Assmnts- Discounts | (17,487) | (16,878) | 96.52% | (173) |
| TOTAL REVENUES | 419,701 | 406,162 | 96.77% | 5,598 |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Misc-Assessment Collection Cost | 8,743 | 8,123 | 92.91% | 112 |
| Total Administration | 8,743 | 8,123 | 92.91% | 112 |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement A-1 | 170,000 | - | 0.00% | - |
| Principal Debt Retirement A-2 | 50,000 | - | 0.00% | - |
| Interest Expense Series A-1 | 135,738 | 67,869 | 50.00% | - |
| Interest Expense Series A-2 | 51,450 | 25,725 | 50.00% | - |
| Total Debt Service | 407,188 | 93,594 | 22.99% | - |
| TOTAL EXPENDITURES | 415,931 | 101,717 | 24.46% | 112 |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | 3,770 | 304,445 | | 5,486 |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Contribution to (Use of) Fund Balance | 3,770 | - | 0.00% | - |
| TOTAL FINANCING SOURCES (USES) | 3,770 | - | 0.00% | - |
| Net change in fund balance | \$ 3,770 | \$ 304,445 | | \$ 5,486 |
| FUND BALANCE, BEGINNING (OCT 1, 2021) | 322,372 | 322,372 | | |
| FUND BALANCE, ENDING | \$ 326,142 | \$ 626,817 | | |

**Oak Creek
Community Development District**

Supporting Schedules

January 31, 2022

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2022**

| | | | | | | ALLOCATION BY FUND | |
|-----------------------------------|----------------------|-------------------------------|------------------|-----------------------|-----|--------------------|-------------------|
| Date Received | Net Amount Received | Discount / (Penalties) Amount | Collection Costs | Gross Amount Received | | General Fund | Debt Service Fund |
| Assessments Levied FY 2022 | | | | \$ 1,035,395 | | \$ 598,232 | \$ 437,163 |
| Allocation % | | | | 100% | | 58% | 42% |
| 11/04/21 | \$ 6,313 | \$ 357 | \$ 129 | \$ 6,799 | | \$ 3,928 | \$ 2,871 |
| 11/12/21 | 34,133 | 1,451 | 697 | 36,280 | | 20,962 | 15,318 |
| 11/19/21 | 27,887 | 1,186 | 569 | 29,642 | | 17,126 | 12,515 |
| 12/02/21 | 777,635 | 33,027 | 15,870 | 826,532 | | 477,555 | 348,977 |
| 12/09/21 | 56,640 | 2,408 | 1,156 | 60,204 | | 34,785 | 25,419 |
| 12/17/21 | 27,123 | 1,135 | 554 | 28,811 | | 16,647 | 12,165 |
| 01/07/21 | 12,991 | 410 | 265 | 13,666 | | 7,896 | 5,770 |
| TOTAL | \$ 942,720.27 | \$ 39,974 | \$ 19,239 | \$ 1,001,934 | | \$ 578,899 | \$ 423,035 |
| % COLLECTED | | | | | 97% | 97% | 97% |
| TOTAL O/S | | | | \$ 33,461 | | \$ 19,333 | \$ 14,128 |

Cash and Investment Report
January 31, 2022

| <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 | BankUnited | Checking | n/a | 0.00% | 147,339 |
| Public Funds Money Market | BankUnited | Money Market | n/a | 0.25% | 447,515 |
| Subtotal-General Fund | | | | | \$594,854 |
| <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% | 13,592 |
| 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% | 393,924 |
| Subtotal-Debt Service Fund | | | | | \$621,332 |
| Total - All Funds | | | | | \$1,216,186 |

Oak Creek CDD

Bank Reconciliation

Bank Account No. 0130 Bank United GF
Statement No. 01-22
Statement Date 1/31/2022

| | | | |
|----------------------|------------|----------------------|------------|
| G/L Balance (LCY) | 147,339.40 | Statement Balance | 557,682.17 |
| G/L Balance | 147,339.40 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 557,682.17 |
| Subtotal | 147,339.40 | Outstanding Checks | 410,342.77 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 147,339.40 | Ending Balance | 147,339.40 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------------------------------|---------------|--------------|-----------------------------------|-------------------|----------------|-------------------|
| Outstanding Checks | | | | | | |
| 1/21/2022 | Payment | 518 | SAMUEL E. WATSON, JR | 184.70 | 0.00 | 184.70 |
| 1/21/2022 | Payment | 521 | RYAN M. GILBERTSEN | 184.70 | 0.00 | 184.70 |
| 1/25/2022 | Payment | DD3608 | FRONTIER FLORIDA, LLC | 150.98 | 0.00 | 150.98 |
| 1/28/2022 | Payment | 522 | INFRAMARK, LLC | 5,349.05 | 0.00 | 5,349.05 |
| 1/28/2022 | Payment | 523 | LANDSCAPE MAINTENANCE | 7,400.00 | 0.00 | 7,400.00 |
| 1/28/2022 | Payment | 524 | OAK CREEK C/O US BANK | 393,921.79 | 0.00 | 393,921.79 |
| 1/28/2022 | Payment | 525 | COMPLETE I.T. SERVICE & SOLUTIONS | 97.65 | 0.00 | 97.65 |
| 1/28/2022 | Payment | 526 | AQUA TRIANGLE 1 CORP | 998.90 | 0.00 | 998.90 |
| 1/28/2022 | Payment | 527 | SOLITUDE LAKE MANAGEMENT | 2,055.00 | 0.00 | 2,055.00 |
| Total Outstanding Checks..... | | | | 410,342.77 | | 410,342.77 |

OAK CREEK

Community Development District

Payment Register by Fund
For the Period from 01/01/22 to 01/31/22
(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---------------------------|----------|--|----------------|--|---------------------------------|---------------|-------------------|
| GENERAL FUND - 001 | | | | | | | |
| CHECK # 514 | | | | | | | |
| 001 | 01/03/22 | GOLDEN EYE TECHNOLOGY, LLC | 19222JAN | JAN 21- MONITORING SERVICES | Contracts-Security Services | 534037-52001 | \$308.00 |
| CHECK # 515 | | | | | | | |
| 001 | 01/03/22 | AQUA TRIANGLE 1 CORP | 102735 | COAST GUARD/THROW LINE LIFE RING | R&M-Pools | 546074-57231 | \$91.90 |
| CHECK # 516 | | | | | | | |
| 001 | 01/03/22 | JMT | 37-183003 | PROF SERVICES 09/26/21-11/2021 | ProfServ-Engineering | 531013-51501 | \$1,182.50 |
| CHECK # 522 | | | | | | | |
| 001 | 01/28/22 | INFRAMARK, LLC | 72184 | JAN 2022 MGMT FEES | ProfServ-Mgmt Consulting Serv | 531027-51201 | \$3,845.75 |
| 001 | 01/28/22 | INFRAMARK, LLC | 72184 | JAN 2022 MGMT FEES | Postage and Freight | 541006-51301 | \$5.30 |
| 001 | 01/28/22 | INFRAMARK, LLC | 72184 | JAN 2022 MGMT FEES | Contracts-Mgmt Services | 534001-57231 | \$858.00 |
| 001 | 01/28/22 | INFRAMARK, LLC | 72184 | JAN 2022 MGMT FEES | ProfServ-Field Management | 531016-57231 | \$640.00 |
| Check Total | | | | | | | \$5,349.05 |
| CHECK # 523 | | | | | | | |
| 001 | 01/28/22 | LANDSCAPE MAINTENANCE PROFESSIONALS | 165037 | JAN 22- GROUND MAINTENANCE | Contracts-Landscape | 534050-53908 | \$7,000.00 |
| 001 | 01/28/22 | LANDSCAPE MAINTENANCE PROFESSIONALS | 165300 | 400 SQFT OF BAHIA SOD - DOG PARK | R&M-Plant&Tree Replacement | 546170-53908 | \$400.00 |
| Check Total | | | | | | | \$7,400.00 |
| CHECK # 525 | | | | | | | |
| 001 | 01/28/22 | COMPLETE I.T. SERVICE & SOLUTIONS | 7976 | GOOGLE BUSINESS EMAIL ACCOUNTS | ProfServ-Web Site Maintenance | 531094-51301 | \$97.65 |
| CHECK # 526 | | | | | | | |
| 001 | 01/28/22 | AQUA TRIANGLE 1 CORP | 9712 | MONTHLY CLEANING SERVICES | Contracts-Pools | 534078-57231 | \$795.00 |
| 001 | 01/28/22 | AQUA TRIANGLE 1 CORP | 103995 | REPAIRED BLEACH STENNER FEEDER | Contracts-Pools | 534078-57231 | \$203.90 |
| Check Total | | | | | | | \$998.90 |
| CHECK # 527 | | | | | | | |
| 001 | 01/28/22 | SOLITUDE LAKE MANAGEMENT | PI-A00739593 | JAN 22- LAKE & POND MGMT | Contracts-Aquatic Control | 534067-53801 | \$2,055.00 |
| CHECK # DD3603 | | | | | | | |
| 001 | 01/06/22 | PASCO COUNTY UTILITIES SERVICES BRANCH - ACH | 122021 ACH | UTILITY SVCS 11/05-12/07/21 | Utility Services | 543063-53601 | \$959.72 |
| CHECK # DD3604 | | | | | | | |
| 001 | 01/07/22 | INNOVATIVE EMPLOYER SOLUTIONS-ACH | 20221-INIT | GROSS WAGES- 01/01/22 | 415-202025 | 534378-57231 | \$1,112.58 |
| CHECK # DD3605 | | | | | | | |
| 001 | 01/21/22 | INNOVATIVE EMPLOYER SOLUTIONS-ACH | 20222-INIT ACH | PAY PERIOD ENDING 1/15/22 | 415-20222 | 534378-57231 | \$1,049.21 |
| CHECK # DD3608 | | | | | | | |
| 001 | 01/25/22 | FRONTIER FLORIDA LLC - ACH | 23175-010122 | JANUARY SERVICE - A/C #8137790368 | Telephone/Fax/Internet Services | 541009-57231 | \$150.98 |
| CHECK # DD3611 | | | | | | | |
| 001 | 01/28/22 | WITHLACOOCHEE RIVER ELECTRIC - ACH | 011422 ACH | UTILITIES- SVC DATES 12/09/21-01/11/22 | Electricity - Streetlighting | 543013-53100 | \$1,926.17 |
| 001 | 01/28/22 | WITHLACOOCHEE RIVER ELECTRIC - ACH | 011422 ACH | UTILITIES- SVC DATES 12/09/21-01/11/22 | Utility Services | 543063-53100 | \$938.92 |
| Check Total | | | | | | | \$2,865.09 |

OAK CREEK

Community Development District

**Payment Register by Fund
For the Period from 01/01/22 to 01/31/22
(Sorted by Check / ACH No.)**

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|-----------------------|----------|------------------------------------|-----------------|---|--------------------------|---------------|--------------------|
| CHECK # DD3612 | | | | | | | |
| 001 | 01/28/22 | WASTE CONNECTIONS OF FLORIDA - ACH | 1106077W426 ACH | LOCK/SERVICE CHARGE SVC 02/01/22-02/28/22 | Utility - Refuse Removal | 543020-53401 | \$63.42 |
| CHECK # DD3613 | | | | | | | |
| 001 | 01/22/22 | Cardmember Service | 122421-3321 ACH | HOME DEPOT/PINCHAPENNY/WAL-MART | Op Supplies - General | 552001-57231 | \$662.14 |
| CHECK # 517 | | | | | | | |
| 001 | 01/21/22 | LISA M. VAILE | PAYROLL | January 21, 2022 Payroll Posting | | | \$184.70 |
| CHECK # 518 | | | | | | | |
| 001 | 01/21/22 | SAMUEL E. WATSON, JR | PAYROLL | January 21, 2022 Payroll Posting | | | \$184.70 |
| CHECK # 519 | | | | | | | |
| 001 | 01/21/22 | ADAM T. SILVA | PAYROLL | January 21, 2022 Payroll Posting | | | \$184.70 |
| CHECK # 520 | | | | | | | |
| 001 | 01/21/22 | DAVID J. GERALD | PAYROLL | January 21, 2022 Payroll Posting | | | \$184.70 |
| CHECK # 521 | | | | | | | |
| 001 | 01/21/22 | RYAN M. GILBERTSEN | PAYROLL | January 21, 2022 Payroll Posting | | | \$184.70 |
| Fund Total | | | | | | | \$25,269.64 |

SERIES 2015 DEBT SERVICE FUND - 202

| | | | | | | | |
|--------------------|----------|-----------------------|---------------------|---------------------------|----------------------|--------|---------------------|
| CHECK # 524 | | | | | | | |
| 202 | 01/28/22 | OAK CREEK C/O US BANK | 01032022-SERIES2015 | TRANSFER FY22 ASSESSMENTS | Due from other funds | 131000 | \$393,921.79 |
| Fund Total | | | | | | | \$393,921.79 |

| | |
|--------------------------|---------------------|
| Total Checks Paid | \$419,191.43 |
|--------------------------|---------------------|

4C.

RESOLUTION 2022-02

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

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

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

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

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

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

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

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

| | | |
|----------------------------|--------|-----------------------------|
| Supervisor Lisa Vaile | Seat 1 | four year – expires 11/2022 |
| Supervisor Ryan Gilbertsen | Seat 2 | four year – expires 11/2022 |
| Supervisor Adam Silva | Seat 3 | four year – expires 11/2022 |
| Supervisor Sam Watson | Seat 4 | four year – expires 11/2024 |
| Supervisor David Gerald | Seat 5 | four year – expires 11/2024 |

Section 3. Seat 1 currently held by Lisa Vaile, Seat 2 held by Ryan Gilbertsen and Seat 3 currently held by Adam Silva are scheduled for the General Election in November 2022.

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

Section 5. The term of office for the individuals to be elected to the Board in the November 2022 General Election is four years.

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

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

PASSED AND ADOPTED THIS 21st DAY OF MARCH 2022.

ATTEST:

**OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Mark Vega
Secretary

David Gerald
Chairman

Fifth Order of Business

5C

5Ci.

OAK CREEK

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2023**

Version 2 - Proposed Budget
(Printed - 03/11/22 @ 1:00 PM)

Prepared by:



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Oak Creek
Community Development District

Operating Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2023 Proposed Budget

| ACCOUNT DESCRIPTION | ACTUAL | ACTUAL | ADOPTED | ACTUAL | PROJECTED | TOTAL | ANNUAL |
|------------------------------------|----------|----------|----------|----------|-----------|-----------|----------|
| | | | BUDGET | THRU | FEB- | PROJECTED | BUDGET |
| | FY 2020 | FY 2021 | FY 2022 | JAN-2022 | SEP-2022 | FY 2022 | FY 2023 |
| REVENUES | | | | | | | |
| Interest - Investments | \$ 1,137 | 300 | \$ 300 | \$ 60 | \$ 120 | \$ 180 | \$ 300 |
| Other Grants | - | 500 | - | - | - | - | - |
| Interest - Tax Collector | 54 | 3 | 100 | 1 | - | 1 | 100 |
| Special Assmnts- Tax Collector | 480,392 | 507,936 | 598,231 | 578,899 | 19,332 | 598,231 | 598,231 |
| Special Assmnts- Discounts | (18,413) | (19,699) | (23,929) | (23,096) | (833) | (23,929) | (23,929) |
| Other Miscellaneous Revenues | 2,279 | 316 | - | 1,184 | - | 1,184 | - |
| Access Cards | 705 | 975 | 250 | 30 | 60 | 90 | 250 |
| TOTAL REVENUES | 466,154 | 490,331 | 574,952 | 557,078 | 18,679 | 575,757 | 574,952 |
| EXPENDITURES | | | | | | | |
| Administrative | | | | | | | |
| P/R-Board of Supervisors | 6,600 | 9,400 | 10,000 | 1,800 | 8,200 | 10,000 | 10,000 |
| FICA Taxes | 824 | 719 | 765 | 138 | 625 | 763 | 765 |
| ProfServ-Arbitrage Rebate | 600 | 1,200 | 600 | - | 600 | 600 | 600 |
| ProfServ-Dissemination Agent | 1,000 | 1,000 | 1,000 | - | 1,000 | 1,000 | 1,000 |
| ProfServ-Engineering | 19,233 | 43,370 | 30,000 | 1,598 | 29,704 | 31,302 | 30,000 |
| ProfServ-Legal Services | 12,431 | 9,444 | 13,000 | 647 | 10,291 | 10,938 | 13,000 |
| ProfServ-Mgmt Consulting Serv | 44,805 | 44,805 | 46,149 | 15,383 | 30,766 | 46,149 | 47,533 |
| ProfServ-Property Appraiser | 150 | 150 | 150 | - | 150 | 150 | 150 |
| ProfServ-Trustee Fees | 3,233 | 3,233 | 3,233 | 3,233 | - | 3,233 | 3,233 |
| ProfServ-Web Site Maintenance | 4,049 | 4,726 | 3,392 | 1,943 | 2,445 | 4,388 | 3,224 |
| Auditing Services | 3,500 | 3,600 | 3,000 | - | 3,000 | 3,000 | 3,000 |
| Postage and Freight | 834 | 453 | 200 | 50 | 100 | 150 | 200 |
| Rentals & Leases | 100 | 500 | 500 | - | 500 | 500 | 500 |
| Public Officials Insurance | 355 | 1,695 | 2,729 | 2,430 | - | 2,430 | 2,729 |
| Printing and Binding | 230 | 165 | 500 | - | 500 | 500 | 500 |
| Legal Advertising | 2,754 | 1,118 | 1,000 | 102 | 898 | 1,000 | 1,000 |
| Misc-Assessmnt Collection Cost | 7,371 | 8,263 | 11,965 | 11,116 | 387 | 11,503 | 11,965 |
| Misc-Contingency | 8 | 22 | 50 | - | 50 | 50 | 50 |
| Office Supplies | - | 525 | 125 | - | 125 | 125 | 125 |
| Annual District Filing Fee | 175 | 175 | 175 | 175 | - | 175 | 175 |
| Total Administrative | 108,252 | 134,563 | 128,533 | 38,615 | 89,339 | 127,954 | 129,749 |
| Public Safety | | | | | | | |
| Contracts-Security Services | 4,870 | 3,612 | 3,696 | 1,232 | 2,464 | 3,696 | 3,696 |
| Total Public Safety | 4,870 | 3,612 | 3,696 | 1,232 | 2,464 | 3,696 | 3,696 |
| Electric Utility Services | | | | | | | |
| Electricity - Streetlighting | 22,347 | 20,581 | 23,000 | 7,705 | 15,410 | 23,115 | 23,000 |
| Utility Services | 10,884 | 10,822 | 10,000 | 2,754 | 5,508 | 8,262 | 10,000 |
| Total Electric Utility Services | 33,231 | 31,403 | 33,000 | 10,459 | 20,918 | 31,377 | 33,000 |
| Garbage/Solid Waste Services | | | | | | | |
| Utility - Refuse Removal | 807 | 698 | 698 | 243 | 455 | 698 | 698 |
| Solid Waste Disposal Assessm. | 677 | 785 | 680 | 824 | - | 824 | 825 |
| Total Garbage/Solid Waste Services | 1,484 | 1,483 | 1,378 | 1,067 | 455 | 1,522 | 1,523 |

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2023 Proposed Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2020 | ACTUAL FY 2021 | ADOPTED BUDGET FY 2022 | ACTUAL | PROJECTED | TOTAL | ANNUAL |
|--|-------------------|-------------------|------------------------------|------------------|------------------|----------------------|-------------------|
| | | | | THRU JAN-2022 | FEB- SEP-2022 | PROJECTED FY 2022 | BUDGET FY 2023 |
| Water-Sewer Comb Services | | | | | | | |
| Utility Services | 9,793 | 8,930 | 10,000 | 3,516 | 7,032 | 10,548 | 10,000 |
| Total Water-Sewer Comb Services | 9,793 | 8,930 | 10,000 | 3,516 | 7,032 | 10,548 | 10,000 |
| Flood Control/Stormwater Mgmt | | | | | | | |
| Contracts-Aquatic Control | 24,486 | 24,660 | 24,660 | 8,220 | 16,440 | 24,660 | 24,660 |
| Stormwater Assessment | 894 | 894 | 894 | 885 | - | 885 | 894 |
| R&M-Storm Water - Pond | 19,494 | 2,195 | 8,000 | 16,069 | (8,069) | 8,000 | 8,000 |
| Total Flood Control/Stormwater Mgmt | 44,874 | 27,749 | 33,554 | 25,174 | 8,371 | 33,545 | 33,554 |
| Other Physical Environment | | | | | | | |
| Contracts-Landscape | 84,000 | 84,000 | 84,000 | 28,000 | 56,000 | 84,000 | 84,000 |
| Liability/Property Insurance | 9,876 | 8,647 | 9,176 | 8,174 | - | 8,174 | 9,176 |
| R&M-Entry Feature | - | - | 20,000 | - | 20,000 | 20,000 | 20,000 |
| R&M-Irrigation | 6,551 | 1,643 | 7,000 | - | 4,097 | 4,097 | 7,000 |
| R&M-Mulch | 6,978 | - | 13,320 | 13,320 | - | 13,320 | 13,320 |
| R&M-Plant&Tree Replacement | 3,357 | 200 | 20,000 | 550 | 1,229 | 1,779 | 20,000 |
| Total Other Physical Environment | 110,762 | 94,490 | 153,496 | 50,044 | 81,326 | 131,370 | 153,496 |
| Capital Expenditures & Projects | | | | | | | |
| Misc-Holiday Lighting | 13,400 | - | 6,800 | 6,800 | - | 6,800 | 6,800 |
| Misc-Contingency | - | 3,867 | 13,680 | 3,000 | 5,000 | 8,000 | 12,317 |
| Capital Improvements | 35,580 | 53,850 | - | - | - | - | - |
| Total Capital Expenditures & Projects | 48,980 | 57,717 | 20,480 | 9,800 | 5,000 | 14,800 | 19,117 |
| Road and Street Facilities | | | | | | | |
| R&M-Bike Paths & Asphalt | - | - | 1,200 | - | - | - | 1,200 |
| R&M-Parking Lots | - | - | 1,200 | - | - | - | 1,200 |
| R&M-Sidewalks | 8,380 | - | 15,000 | - | - | - | 15,000 |
| R&M-Pressure Washing | - | - | 12,000 | - | - | - | 12,000 |
| Total Road and Street Facilities | 8,380 | - | 29,400 | - | - | - | 29,400 |
| Parks and Recreation | | | | | | | |
| ProfServ-Field Management | 2,560 | 7,680 | 7,680 | 2,560 | 5,120 | 7,680 | 7,680 |
| Contracts-Mgmt Services | 10,296 | 10,296 | 10,296 | 3,432 | 6,864 | 10,296 | 10,296 |
| Contract-Pools | 9,257 | 9,540 | 9,540 | 3,230 | 6,310 | 9,540 | 9,540 |
| Contractual Maint. Services | 54,208 | 45,597 | 45,000 | 5,070 | 10,140 | 15,210 | 45,000 |
| Telephone/Fax/Internet Services | 1,812 | 1,823 | 1,800 | 604 | 1,208 | 1,812 | 1,800 |
| R&M-Facility | 13,319 | 1,950 | 2,500 | 695 | 1,805 | 2,500 | 2,500 |
| R&M-Pools | 12,633 | 12,824 | 7,000 | 809 | 6,191 | 7,000 | 7,000 |
| R&M Basketball Courts | - | 236 | 7,000 | - | 7,000 | 7,000 | 7,000 |
| R&M-Playground | 3,526 | 263 | 1,000 | - | 1,000 | 1,000 | 1,000 |
| Op Supplies - General | 5,235 | 6,091 | 4,500 | 1,827 | 3,654 | 5,481 | 4,500 |
| Total Parks and Recreation | 112,846 | 96,300 | 96,316 | 18,227 | 49,292 | 67,519 | 96,316 |

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2023 Proposed Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2020 | ACTUAL FY 2021 | ADOPTED BUDGET FY 2022 | ACTUAL THRU JAN-2022 | PROJECTED FEB- SEP-2022 | TOTAL PROJECTED FY 2022 | ANNUAL BUDGET FY 2023 |
|--|-------------------|-------------------|------------------------------|----------------------------|-------------------------------|-------------------------------|-----------------------------|
| Reserves | | | | | | | |
| Reserve - Other | - | | 65,100 | - | - | - | 65,100 |
| Total Reserves | - | - | 65,100 | - | - | - | 65,100 |
| TOTAL EXPENDITURES & RESERVES | 483,472 | 456,247 | 574,953 | 158,134 | 264,197 | 422,331 | 574,952 |
| Net change in fund balance | (17,318) | 34,084 | (1) | 398,944 | (245,518) | 153,426 | - |
| FUND BALANCE, BEGINNING | 174,613 | 157,295 | 191,380 | 191,380 | - | 191,380 | 344,807 |
| FUND BALANCE, ENDING | \$ 157,295 | \$ 191,380 | \$ 191,380 | \$ 590,324 | \$ (245,518) | \$ 344,807 | \$ 344,807 |

Budget Narrative
Fiscal Year 2023

REVENUES

Interest Income (Investments)

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

Interest Tax Collector

Interest earned from Assessment collections.

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.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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.

Budget Narrative
Fiscal Year 2023

Expenditures - Administrative (continued)

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.

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 \$125 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.

Misc-Contingency

This represents any additional unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Budget Narrative
Fiscal Year 2023

Expenditures - Administrative (continued)

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.

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.

Budget Narrative
Fiscal Year 2023

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.

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 – Holiday Lighting

The District designates funds for annual holiday Lighting.

Misc - Contingency

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

Expenditures – Roads & Street Facilities

R&M Bike Paths & Asphalt

The District designates funds for maintaining the bike paths & Asphalt.

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-Pressure Washing

Includes expenses incurred for the maintenance of the sidewalks, driveways etc.

Expenditures – Clubhouse, Parks & Recreation

ProfServ – Field Management

Inframark provides field services for the District.

Budget Narrative
Fiscal Year 2023

Expenditures – Clubhouse, Parks & Recreation (continued)

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.

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.

Contractual Maintenance 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.

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-Pools

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

R&M-Basketball Court

Includes expenses incurred for the maintenance of District's basketball courts 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.

Reserves

Reserve – Other

Funds set aside for the District's Amenities.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|---|----------------------|
| Anticipated Beginning Fund Balance - Fiscal Year 2023 | \$ 344,807 |
| Net Change in Fund Balance - Fiscal Year 2023 | - |
| Reserves - Fiscal Year 2023 Additions | 65,100 |
| Total Estimated Funds - 9/30/2023 | 409,907 |

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

| | |
|----------|-------|
| Deposits | 3,055 |
|----------|-------|

Assigned Fund Balance

| | |
|---|------------------------|
| Operating Reserve - First Quarter Operating Capital | 127,463 ⁽¹⁾ |
| Reserves - Other (PY) | 120,125 |
| Reserves - Other FY 2023 | 65,100 |
| | <u>185,225</u> |

| | |
|--|----------------|
| Total Allocation of Available Funds | 315,743 |
|--|----------------|

| | |
|---|------------------|
| Total Unassigned (undesignated) Cash | \$ 94,164 |
|---|------------------|

Notes

(1) Represents approximately 3 months of operating expenditures for first Quarter.

Oak Creek
Community Development District

Debt Service Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2020 | ACTUAL FY 2021 | ADOPTED BUDGET FY 2022 | ACTUAL THRU JAN-2022 | PROJECTED FEB- SEP-2022 | TOTAL PROJECTED FY 2022 | ANNUAL BUDGET FY 2023 |
|---------------------------------------|-------------------|-------------------|------------------------------|----------------------------|-------------------------------|-------------------------------|-----------------------------|
| Interest - Investments | \$ 222 | 21 | \$ 25 | \$ 5 | \$ 10 | \$ 15 | \$ 25 |
| Special Assmnts- Tax Collector | 437,163 | 437,163 | 437,163 | 423,035 | 14,128 | \$ 437,163 | 437,163 |
| Special Assmnts- Discounts | (16,756) | (16,954) | (17,487) | (16,878) | (609) | (17,487) | (17,487) |
| TOTAL REVENUES | 420,629 | 420,230 | 419,701 | 406,162 | 13,529 | 419,691 | 419,701 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 6,707 | 7,112.00 | 8,743 | 8,123 | 283 | 8,406 | 8,743 |
| Total Administrative | 6,707 | 7,112 | 8,743 | 8,123 | 283 | 8,406 | 8,743 |
| <i>Debt Service</i> | | | | | | | |
| Principal Debt Retirement Series A-1 | 165,000 | 165,000 | 170,000 | - | 170,000 | 170,000 | 180,000 |
| Principal Debt Retirement Series A-2 | 45,000 | 45,000 | 50,000 | - | 50,000 | 50,000 | 50,000 |
| Principal Prepayment Series A-1 | 10,000 | 5,000 | - | - | - | - | - |
| Interest Expense Series A-1 | 145,019 | 140,688 | 135,738 | 67,869 | 67,869 | 135,738 | 130,128 |
| Interest Expense Series A-2 | 56,963 | 53,944 | 51,450 | 25,725 | 25,725 | 51,450 | 48,825 |
| Total Debt Service | 421,982 | 409,632 | 407,188 | 93,594 | 313,594 | 407,188 | 408,953 |
| TOTAL EXPENDITURES | 428,689 | 416,744 | 415,931 | 101,717 | 313,876 | 415,593 | 417,696 |
| Excess (deficiency) of revenues | | | | | | | |
| Over (under) expenditures | (8,060) | 3,486 | 3,770 | 304,445 | (300,347) | 4,098 | 2,005 |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | (8,060) | - | 3,770 | - | - | - | 2,005 |
| TOTAL OTHER SOURCES (USES) | (8,060) | - | 3,770 | - | - | - | 2,005 |
| Net change in fund balance | (8,060) | 3,486 | 3,770 | 304,445 | (300,347) | 4,098 | 2,005 |
| FUND BALANCE, BEGINNING | 326,947 | 318,887 | 318,887 | 322,372 | - | 322,372 | 326,469 |
| FUND BALANCE, ENDING | \$ 318,887 | \$ 322,372 | \$ 322,657 | \$ 626,817 | \$ (300,347) | \$ 326,469 | \$ 328,474 |

Budget Narrative
Fiscal Year 2023

REVENUES

Interest - Investment

Interest earned on investments.

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 - 2015 Series A-1

| Period Ending | Total Outstanding Par Balance | Principal | Extraordinary Redemption | Coupon | Interest | Debt Service | Annual Debt Service |
|---------------|-------------------------------|-----------|--------------------------|--------|-----------|--------------|---------------------|
| 11/1/2022 | 3,025,000 | | | | 65,064 | 65,064 | 302,933 |
| 5/1/2023 | 3,025,000 | 180,000 | | 3.5% | 65,064 | 245,064 | |
| 11/1/2023 | 2,845,000 | | | | 61,914 | 61,914 | 306,978 |
| 5/1/2024 | 2,845,000 | 185,000 | | 3.8% | 61,914 | 246,914 | |
| 11/1/2024 | 2,660,000 | | | | 58,445 | 58,445 | 305,359 |
| 5/1/2025 | 2,660,000 | 190,000 | | 3.9% | 58,445 | 248,445 | |
| 11/1/2025 | 2,470,000 | | | | 54,788 | 54,788 | 303,233 |
| 5/1/2026 | 2,470,000 | 200,000 | | 4.0% | 54,788 | 254,788 | |
| 11/1/2026 | 2,270,000 | | | | 50,788 | 50,788 | 305,575 |
| 5/1/2027 | 2,270,000 | 210,000 | | 4.5% | 50,788 | 260,788 | |
| 11/1/2027 | 2,060,000 | | | | 46,115 | 46,115 | 306,903 |
| 5/1/2028 | 2,060,000 | 220,000 | | 4.5% | 46,115 | 266,115 | |
| 11/1/2028 | 1,840,000 | | | | 41,220 | 41,220 | 307,335 |
| 5/1/2029 | 1,840,000 | 230,000 | | 4.5% | 41,220 | 271,220 | |
| 11/1/2029 | 1,610,000 | | | | 36,103 | 36,103 | 307,323 |
| 5/1/2030 | 1,610,000 | 240,000 | | 4.5% | 36,103 | 276,103 | |
| 11/1/2030 | 1,370,000 | | | | 30,763 | 30,763 | 306,865 |
| 5/1/2031 | 1,370,000 | 250,000 | | 4.5% | 30,763 | 280,763 | |
| 11/1/2031 | 1,120,000 | | | | 25,200 | 25,200 | 305,963 |
| 5/1/2032 | 1,120,000 | 260,000 | | 4.5% | 25,200 | 285,200 | |
| 11/1/2032 | 860,000 | | | | 19,350 | 19,350 | 304,550 |
| 5/1/2033 | 860,000 | 275,000 | | 4.5% | 19,350 | 294,350 | |
| 11/1/2033 | 585,000 | | | | 13,163 | 13,163 | 307,513 |
| 5/1/2034 | 585,000 | 285,000 | | 4.5% | 13,163 | 298,163 | |
| 11/1/2034 | 300,000 | | | | 6,750 | 6,750 | 304,913 |
| 5/1/2035 | 300,000 | 300,000 | | 4.5% | 6,750 | 306,750 | |
| 11/1/2035 | | | | | | | 306,750 |
| | | 3,025,000 | | | 1,019,320 | 4,044,320 | 4,282,189 |

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS - 2015 Series A-2

| Period Ending | Total Outstanding Par Balance | Principal | Extraordinary Redemption | Coupon | Interest | Debt Service | Annual Debt Service |
|---------------|-------------------------------|-----------|--------------------------|--------|----------|--------------|---------------------|
| 11/1/2022 | 930,000 | | | | 24,413 | 24,413 | |
| 5/1/2023 | 930,000 | 50,000 | | 5.25% | 24,413 | 74,413 | 98,825 |
| 11/1/2023 | 880,000 | | | | 23,100 | 23,100 | |
| 5/1/2024 | 880,000 | 55,000 | | 5.25% | 23,100 | 78,100 | 101,200 |
| 11/1/2024 | 825,000 | | | | 21,656 | 21,656 | |
| 5/1/2025 | 825,000 | 60,000 | | 5.25% | 21,656 | 81,656 | 103,313 |
| 11/1/2025 | 765,000 | | | | 20,081 | 20,081 | |
| 5/1/2026 | 765,000 | 60,000 | | 5.25% | 20,081 | 80,081 | 100,163 |
| 11/1/2026 | 705,000 | | | | 18,506 | 18,506 | |
| 5/1/2027 | 705,000 | 65,000 | | 5.25% | 18,506 | 83,506 | 102,013 |
| 11/1/2027 | 640,000 | | | | 16,800 | 16,800 | |
| 5/1/2028 | 640,000 | 65,000 | | 5.25% | 16,800 | 81,800 | 98,600 |
| 11/1/2028 | 575,000 | | | | 15,094 | 15,094 | |
| 5/1/2029 | 575,000 | 70,000 | | 5.25% | 15,094 | 85,094 | 100,188 |
| 11/1/2029 | 505,000 | | | | 13,256 | 13,256 | |
| 5/1/2030 | 505,000 | 75,000 | | 5.25% | 13,256 | 88,256 | 101,513 |
| 11/1/2030 | 430,000 | | | | 11,288 | 11,288 | |
| 5/1/2031 | 430,000 | 80,000 | | 5.25% | 11,288 | 91,288 | 102,575 |
| 11/1/2031 | 350,000 | | | | 9,188 | 9,188 | |
| 5/1/2032 | 350,000 | 80,000 | | 5.25% | 9,188 | 89,188 | 98,375 |
| 11/1/2032 | 270,000 | | | | 7,088 | 7,088 | |
| 5/1/2033 | 270,000 | 85,000 | | 5.25% | 7,088 | 92,088 | 99,175 |
| 11/1/2033 | 185,000 | | | | 4,856 | 4,856 | |
| 5/1/2034 | 185,000 | 90,000 | | 5.25% | 4,856 | 94,856 | 99,713 |
| 11/1/2034 | 95,000 | | | | 2,494 | 2,494 | |
| 5/1/2035 | 95,000 | 95,000 | | 5.25% | 2,494 | 97,494 | 99,988 |
| 11/1/2035 | - | | | | | | |
| | | 930,000 | | | 375,638 | 1,305,638 | 1,305,638 |

Oak Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2023

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2023 vs. Fiscal Year 2022**

| Product | General Fund 001 | | | 2015A DS Per Unit | | | Total Assessments per Unit | | | O&M | Bond | Prepaid |
|---------|------------------|------------|----------------|-------------------|----------|----------------|----------------------------|------------|----------------|------------|------------|----------|
| | FY 2023 | FY 2022 | Percent Change | FY 2023 | FY 2022 | Percent Change | FY 2023 | FY 2022 | Percent Change | Units | Units 2015 | Units |
| 50' lot | \$987.83 | \$987.83 | 0.0% | \$730.20 | \$730.20 | 0.0% | \$1,718.03 | \$1,718.03 | 0.0% | 272 | 270 | 0 |
| 60' lot | \$1,185.40 | \$1,185.40 | 0.0% | \$863.34 | \$863.34 | 0.0% | \$2,048.74 | \$2,048.74 | 0.0% | 278 | 278 | 0 |
| | | | | | | | | | | 550 | 548 | 0 |

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RESOLUTION 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Oak Creek Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 15, 2022

HOUR: 6:00 p.m.

LOCATION: Inframark
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, Florida

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

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

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

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

PASSED AND ADOPTED ON MARCH 21, 2022.

Attest:

**Oak Creek Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

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HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Early Termination: In the event that either party believes the other party has materially breached any obligations under this Agreement (except for failing to pay an invoice when due), such party shall so notify the breaching party in writing of such breach. The breaching party shall have thirty (30) days from the receipt of notice to cure the alleged breach and to notify the non-breaching party in writing that cure has been affected. If the breach is not cured within the stated period, the non-breaching party shall have the right to terminate the Agreement without further notice.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty.

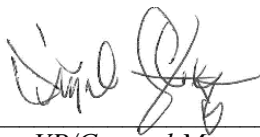
Automatic Renewal: This agreement shall automatically renew for a term equal to its original term unless written notice of termination has been received. **Annual Increase:** Beginning on the first anniversary of the contract commencement date and annually thereafter on each anniversary, the contract price shall be adjusted by a percentage equal to the percentage increase in the Consumer Price Index for such year, but not to exceed a maximum of 5% per year in the aggregate. The Consumer Price Index (all goods and services, all urban consumers, U.S. City Average) published by the United States Department of Labor Bureau of Labor Statistics ("CPI-U") shall be the index for adjustment.

Written Notice: All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

Addenda: See attached map, survey, and report (where applicable).

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as extra trash clean-up, physical cutting and / or plant removal and other manual maintenance can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

Aquatics Consulting: Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.



*Virgil Stoltz, VP/General Manager
Blue Water Aquatics, Inc.*

Customer

03/10/2022

Date

Date

Oak Creek CDD WWM 03-10-2022

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

**Survey Sheet
OAK CREEK CDD
GEP Surveyed**

| <u>POND #</u> | <u>Linear Feet</u> | <u>Surface Acres @ NWL</u> | <u>Sump</u> | <u>Littoral Shelf</u> |
|----------------------|---------------------------|-----------------------------------|--------------------|------------------------------|
| 1 | 1,005 | 0.90 | N/A | N/A |
| 2A | 500 | 0.30 | N/A | N/A |
| 2B | 530 | 0.31 | 0.30 | 0.01 |
| S4 | 80 | 0.01 | 0.01 | N/A |
| 3 | 435 | 0.30 | N/A | N/A |
| S3 | 90 | 0.01 | 0.01 | N/A |
| S2 | 60 | 0.001 | 0.001 | N/A |
| S1 | 120 | 0.03 | 0.03 | N/A |
| 6 | 1,035 | 0.86 | 0.74 | 0.12 |
| 8A | 725 | 0.52 | 0.43 | 0.09 |
| 8B | 1,245 | 0.82 | 0.57 | 0.25 |
| 9 | 1,255 | 0.99 | 0.65 | 0.34 |
| 10 | 1,115 | 1.16 | 0.76 | 0.40 |
| 11A | 550 | 0.45 | N/A | N/A |
| 11B | 850 | 0.87 | N/A | N/A |
| 12 | 800 | 0.72 | N/A | N/A |
| 14 | 610 | 0.49 | N/A | N/A |
| 15 | 1,040 | 1.41 | N/A | N/A |
| 16 | 610 | 0.52 | N/A | N/A |
| 17 | 405 | 0.11 | N/A | N/A |
| 18 | 1,250 | 1.87 | 1.54 | 0.33 |
| 19 | 565 | 0.33 | N/A | N/A |
| 20 | 725 | 0.33 | N/A | N/A |
| 21 | 1,050 | 0.68 | N/A | N/A |
| 22 | 435 | 0.29 | N/A | N/A |

Oak Creek CDD WWM 03-10-2022

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

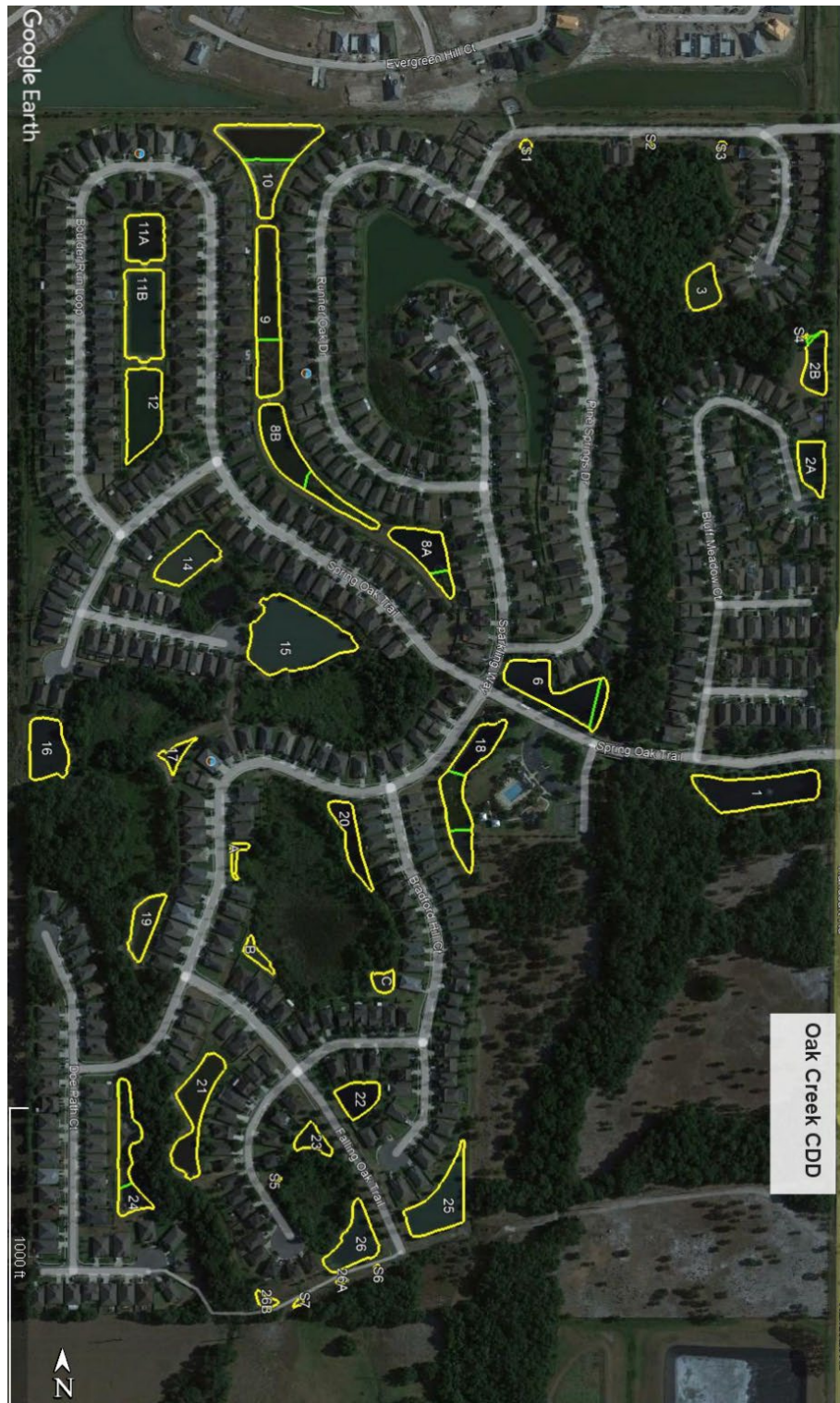
Survey Sheet (Continued)
OAK CREEK CDD
GEP Surveyed

| <u>POND #</u> | <u>Linear Feet</u> | <u>Surface Acres @ NWL</u> | <u>Sump</u> | <u>Littoral Shelf</u> |
|----------------------|---------------------------|-----------------------------------|--------------------|------------------------------|
| 23 | 380 | 0.16 | N/A | N/A |
| 24 | 1,105 | 0.57 | 0.19 | 0.38 |
| 25 | 870 | 0.66 | N/A | N/A |
| 26 | 680 | 0.48 | N/A | N/A |
| 26A | 100 | 0.10 | N/A | N/A |
| 26B | 200 | 0.05 | N/A | N/A |
| S5 | 80 | 0.01 | 0.01 | N/A |
| S6 | 75 | 0.07 | 0.07 | N/A |
| S7 | 105 | 0.01 | 0.01 | N/A |
| A | 340 | 0.07 | N/A | N/A |
| B | 350 | 0.10 | N/A | N/A |
| C | 270 | 0.10 | N/A | N/A |
| Total | 2,640 | 16.601 | 5.26 | 1.92 |

Oak Creek CDD WWM 03-10-2022

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

Site Map - OAK CREEK CDD



Oak Creek CDD WWM 03-10-2022

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
 Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

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Estimate

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

| | |
|--------------------|----------|
| Date | 3/7/2022 |
| Estimate # | 76491 |
| LMP REPRESENTATIVE | |
| FCL | |
| PO # | |
| Work Order # | |

| DESCRIPTION | QTY | COST | TOTAL |
|--|-----|------|--------|
| Install 800 sqft of Bahia sod at the dog park. | | | |
| Sod - Bahia 800 sq ft | 800 | 1.00 | 800.00 |

| | |
|--------------|-----------------|
| TOTAL | \$800.00 |
|--------------|-----------------|

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.

DATE _____

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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 | 3/9/2022 |
| Estimate # | 76538 |
| LMP REPRESENTATIVE | |
| FCL | |
| PO # | |
| Work Order # | |

| DESCRIPTION | QTY | COST | TOTAL |
|---|-----|----------|----------|
| Clean up wood line in the common area at Pickford Ct . | | | |
| All work includes, clean-up, removal, and disposal of debris generated during the course of work. | | | |
| Vegetative removal/ clean-up | 1 | 1,600.00 | 1,600.00 |

TERMS AND CONDITIONS:

| | |
|--------------|-------------------|
| TOTAL | \$1,600.00 |
|--------------|-------------------|

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

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Miracle Recreation Equip. Co.
878 E. US Hwy 60
Monett, MO 65708
1-888-458-2752

QUOTE: R0093228046

Prepared For:

MARK VEGA

OAK CREEK CDD
INFRAMARK
210 N UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071
954+603-0033 (phone)
mark.vega@inframark.com

Project Name & Location:

Attn: OAK CREEK CDD
34300 SPRING OAK TRAIL

WESLEY CHAPEL, FL 33545

Prepared by:

MILLER RECREATION EQUIPMENT
& DESIGN

16 CORRINE PLACE
KEY LARGO, FL 33037
(941)792-4580 (phone)
mrecfla@gmail.com

Ship To Address:

BRUCE VASQUEZ
OAK CREEK CDD
34300 SPRING OAK TRAIL
WESLEY CHAPEL, FL 33545
813+469-5609 (phone)
staff@oakcreekcdd.org

End User:

MARK VEGA
OAK CREEK CDD
INFRAMARK
210 N UNIVERSITY DRIVE,
STE 702
CORAL SPRINGS, FL 33071
954+603-0033 (phone)
mark.vega@inframark.com

Quote Number: R0093228046
Quote Date: 3/11/2022
Valid For: 30 Days From Quote Date

PlayArea_Q1

Product line: Freestanding

Age group:

Components

| Part Number | Description | Qty | Weight | Unit Price | Total |
|-------------|---|-----|--------|------------|--------|
| 2840 | SWG PART SLASH PROOF SEAT W/CHAIN (8' TR) | 2 | 10.00 | 137.00 | 274.00 |
| 2990 | SWG PART TOT SEAT 360 DEG W/CHAIN (8' TR) | 1 | 15.00 | 202.00 | 202.00 |
| 851121 | 5/16" "S" HOOK 7901735 | 6 | 0.25 | 2.04 | 12.24 |
| 990057HG | PVC DECK-TRANSFER POINT HG | 1 | 36.70 | 370.00 | 370.00 |
| 990072 | PARTS CARTON-KC SQ.TRANSFER POINT | 1 | 2.00 | 128.00 | 128.00 |
| 990465HG | PVC STAIR-3' SQUARE TRANSFER POINT HG | 1 | 61.10 | 686.00 | 686.00 |
| AW2811 | ANTI-WRAP (1) HANGER 3 1/2" OD TOP RAIL | 6 | 6.00 | 135.00 | 810.00 |

Additional Items

| Part Number | Description | Qty | Weight | Unit Price | Total |
|-------------|------------------------|-----|--------|------------|-------|
| 925961 | THUMB DRIVE 2GB - MREC | 1 | 0.00 | 0.00 | 0.00 |

3/11/2022

QUOTE: R0093228046

| | | | | | |
|---------|----------------------------|---|------|------|------|
| 926021 | MREC CARD F/THUMB DRIVE | 1 | 0.00 | 0.00 | 0.00 |
| INSTALL | INSTALL BOOK FOR PP ORDERS | 1 | 0.00 | 0.00 | 0.00 |
| BOOK | | | | | |

Agenda Page #62

Totals:

Equipment Weight: 172.30 lbs
 Equipment List: \$2,482.24
 Equipment Price: \$2,482.24
 Freight: \$202.87
 SubTotal: \$2,685.11
Grand Total: \$2,685.11

Notes:

PRICE DOES NOT INCLUDE INSTALLATION. PLEASE INCLUDE TAX EXEMPT CERTIFICATE WITH ORDER.

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Miracle Recreation Equip. Co.
878 E. US Hwy 60
Monett, MO 65708
1-888-458-2752

QUOTE: R0093228047

Project: R0093_44630420045_02

Prepared For:

MARK VEGA

OAK CREEK CDD
INFRAMARK
210 N UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071
954+603-0033 (phone)
mark.vega@inframark.com

Project Name & Location:

Attn: OAK CREEK CDD
34300 SPRING OAK TRAIL
WESLEY CHAPEL, FL 33545

Prepared by:

MILLER RECREATION EQUIPMENT
& DESIGN

16 CORRINE PLACE
KEY LARGO, FL 33037
(941)792-4580 (phone)
mrecfla@gmail.com

Ship To Address:

BRUCE VASQUEZ
OAK CREEK CDD
34300 SPRING OAK TRAIL
WESLEY CHAPEL, FL 33545
813+469-5609 (phone)
staff@oakcreekcdd.org

End User:

MARK VEGA
OAK CREEK CDD
INFRAMARK
210 N UNIVERSITY DRIVE,
STE 702
CORAL SPRINGS, FL 33071
954+603-0033 (phone)
mark.vega@inframark.com

Quote Number: R0093228047
Quote Date: 3/11/2022
Valid For: 30 Days From Quote Date

PlayArea_1

Product line: Freestanding
Age group: 5-12

Components

| Part Number | Description | Qty | Weight | Unit Price | Total |
|-------------|---|-----|--------|------------|--------|
| 2840 | SWG PART SLASH PROOF SEAT W/CHAIN (8' TR) | 2 | 10.00 | 137.00 | 274.00 |
| 2990 | SWG PART TOT SEAT 360 DEG W/CHAIN (8' TR) | 1 | 15.00 | 202.00 | 202.00 |
| 851121 | 5/16" "S" HOOK 7901735 | 6 | 0.25 | 2.04 | 12.24 |
| AW2811 | ANTI-WRAP (1) HANGER 3 1/2" OD TOP RAIL | 6 | 6.00 | 135.00 | 810.00 |

Additional Items

| Part Number | Description | Qty | Weight | Unit Price | Total |
|--------------|----------------------------|-----|--------|------------|-------|
| 925961 | THUMB DRIVE 2GB - MREC | 1 | 0.00 | 0.00 | 0.00 |
| 926021 | MREC CARD F/THUMB DRIVE | 1 | 0.00 | 0.00 | 0.00 |
| INSTALL BOOK | INSTALL BOOK FOR PP ORDERS | 1 | 0.00 | 0.00 | 0.00 |

3/11/2022
QUOTE: R0093228047

Totals:

| | |
|---------------------|----------------------|
| Equipment Weight: | 72.50 lbs |
| Equipment List: | \$1,298.24 |
| Equipment Price: | \$1,298.24 |
| Freight: | \$41.00 Code: Needed |
| SubTotal: | \$1,339.24 |
| Grand Total: | \$1,339.24 |

Notes:

PRICE DOES NOT INCLUDE INSTALLATION.