

# 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 October 17, 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 September 19, 2022 Meeting [Page 4]
  - B. Acceptance of the Financial Report [Page 8]
  - C. Ratification of Resolution 2023-1 – FY 2023 Budget Amendment [Page 23]
5. **Staff Reports**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Consideration of Tri-Party Succession Agreement [Page 26]
    - ii. FY 2023 Meeting Schedule [Page 30]
    - iii. Discussion of Moving the Meeting to the Lions Club, 5827 Dean Dairy Road
    - iv. Discussion of Zoom Being Used at the Meeting
  - D. Proposals
  - E. Aquatics Report – September 2022 [Page 32]
6. **Old Business**
  - A. Solar Aerators
7. **Supervisor Requests and Comments**
8. **Adjournment**

**Next Meeting December 19, 2022**

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

[www.oakcreekcdd.org](http://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, September 19, 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	Chairman
Sam Watson	Vice Chairman
Ryan Gilbertsen	Assistant Secretary
Adam Silva	Assistant Secretary (via phone)
Lisa Vaile	Assistant Secretary

Also, present:

Mark Vega	District Manager
Robert Dvorak	District Engineer
Residents	

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

**FIRST ORDER OF BUSINESS** **Call to Order / Roll Call**

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

ON MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, to allow Mr. Silva to participate via phone was approved.

**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. 16 residents present.

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

- A. Minutes of June 20, 2022 Meeting
- B. Minutes of the August 15, 2022 Meeting
- C. Acceptance of the Financial Report

On MOTION by Mr. Gerald seconded by Ms. Vaile, with all in favor, the Consent Agenda was approved as amended correcting the spelling of Mr. Gilbertsen. 5/0

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

- District Counsel was on vacation and he is back today and will start work on the four easement variances.

#### **B. District Engineer**

On MOTION by Mr. Gilbertsen seconded by Mr. Gerald, with all in favor, the Engineer recommendation of removing side easement at 34031 Laughing Oak fence easement variance was approved. 5/0

- Mr. Gerald requested the Engineer contact the county on potholes to be filled and asked the status of crosswalk.
- Ms. Vaile requested streetlights be installed on each side of the south side of the bridge.

#### **C. District Manager**

On MOTION by Mr. Gilbertsen seconded by Mr. Watson, with all in favor, the Pulte and Pasco County easement on southeast corner of CDD owned land was approved. 5/0

#### **D. Proposals**

##### **i. Solar Aerator**

- Tabled until October 2023 and to be left on agenda under Old Business.

##### **ii. Midge Fly Control**

On MOTION by Mr. Watson seconded by Mr. Gilbertsen, with all in favor, the Blue Water Aquatics midge fly and mosquito control agreement was approved. 5/0

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, the new Triangle Pool contract at \$955 per month was approved. 5/0

On MOTION by Mr. Gilbertsen seconded by Mr. Gerald, with all in favor, the 5% increase to the LMP landscape contract was accepted. 5/0

On MOTION by Mr. Gerald seconded by Ms. Vaile, with all in favor, the FY 2023 budget amendment to incorporate the midge fly and mosquito control agreement, new pool contract and 5% increase to LMP landscape contract with all new dollar amounts to be shifted from R&M Plant Replacement was approved. 5/0

**E. Aquatics Report – August 2022**

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

- Mr. Gilbertson asked LMP to remove stink vine on fence line around mulch and Lorapedlum on bridge.
- Ms. Vaile requested that the missing Lorapedlum on bridge be replaced.
- Mr. Watson addressed the outfall structure on bridge.
- Mr. Gerald commented on budget and discussed moving the CDD meeting to the Lions Club at 5827 Dean Dairy Road. Discussion on the October agenda and discussion of Zoom being used at the meeting.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

With there being no other business,

On MOTION by Mr. Gerald seconded by Mr. Gilbertson, with all in favor, the meeting was adjourned at 7:47 p.m. 5/0

---

Mark Vega, Secretary

**4B.**

**Oak Creek  
Community Development District**

*Financial Report*

*August 31, 2022*

**Prepared by:**





## **Table of Contents**

### **FINANCIAL STATEMENTS**

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

### **SUPPORTING SCHEDULES**

Non-Ad Valorem Special Assessments .....	Page 6
Cash and Investment Report .....	Page 7
Bank Reconciliation .....	Page 8
Check Register .....	Page 9 - 10

---

**Oak Creek  
Community Development District**

**Financial Statements**

**(Unaudited)**

**August 31, 2022**

**Balance Sheet**  
August 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 163,105	\$ -	\$ 163,105
Investments:			
Certificates of Deposit - 12 Months	100,000	-	100,000
Money Market Account	122,986	-	122,986
Acquisition & Construction Account	-	7,911	7,911
Prepayment Fund (A-2)	-	3,593	3,593
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	99,572	99,572
Prepaid Items	6,951	-	6,951
Deposits	3,355	-	3,355
<b>TOTAL ASSETS</b>	<b>\$ 396,397</b>	<b>\$ 316,981</b>	<b>\$ 713,378</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 7,855	\$ -	\$ 7,855
Accrued Expenses	900	-	900
<b>TOTAL LIABILITIES</b>	<b>8,755</b>	<b>-</b>	<b>8,755</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	6,951	-	6,951
Deposits	3,355	-	3,355
<b>Restricted for:</b>			
Debt Service	-	316,981	316,981
<b>Assigned to:</b>			
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
<b>Unassigned:</b>	<b>249,066</b>	<b>-</b>	<b>249,066</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 387,642</b>	<b>\$ 316,981</b>	<b>\$ 704,623</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 396,397</b>	<b>\$ 316,981</b>	<b>\$ 713,378</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-22 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 300	\$ 533	177.67%	\$ 118
Interest - Tax Collector	100	1	1.00%	-
Special Assmnts- Tax Collector	598,231	598,231	100.00%	-
Special Assmnts- Discounts	(23,929)	(23,131)	96.67%	-
Other Miscellaneous Revenues	-	1,274	0.00%	-
Access Cards	250	510	204.00%	135
<b>TOTAL REVENUES</b>	<b>574,952</b>	<b>577,418</b>	<b>100.43%</b>	<b>253</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	10,000	5,400	54.00%	-
FICA Taxes	765	413	53.99%	-
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	30,000	16,325	54.42%	1,800
ProfServ-Legal Services	13,000	3,440	26.46%	374
ProfServ-Mgmt Consulting	46,149	42,303	91.67%	3,846
ProfServ-Property Appraiser	150	150	100.00%	-
ProfServ-Trustee Fees	3,233	3,233	100.00%	-
ProfServ-Web Site Maintenance	3,392	3,764	110.97%	112
Auditing Services	3,000	3,325	110.83%	-
Postage and Freight	200	140	70.00%	8
Rentals & Leases	500	-	0.00%	-
Public Officials Insurance	2,729	2,430	89.04%	-
Printing and Binding	500	45	9.00%	1
Legal Advertising	1,000	1,652	165.20%	-
Misc-Assessment Collection Cost	11,965	11,603	96.97%	-
Misc-Contingency	50	133	266.00%	8
Office Supplies	125	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>128,533</b>	<b>94,531</b>	<b>73.55%</b>	<b>6,149</b>

**Public Safety**

Contracts-Security Services	3,696	3,388	91.67%	308
<b>Total Public Safety</b>	<b>3,696</b>	<b>3,388</b>	<b>91.67%</b>	<b>308</b>

**Electric Utility Services**

Electricity - Streetlights	23,000	19,734	85.80%	2,054
Utility Services	10,000	11,664	116.64%	1,046
<b>Total Electric Utility Services</b>	<b>33,000</b>	<b>31,398</b>	<b>95.15%</b>	<b>3,100</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-22 ACTUAL
<b><u>Garbage/Solid Waste Services</u></b>				
Utility - Refuse Removal	698	687	98.42%	63
Solid Waste Disposal Assessm.	680	824	121.18%	-
<b>Total Garbage/Solid Waste Services</b>	<b>1,378</b>	<b>1,511</b>	<b>109.65%</b>	<b>63</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	10,000	11,087	110.87%	900
<b>Total Water-Sewer Comb Services</b>	<b>10,000</b>	<b>11,087</b>	<b>110.87%</b>	<b>900</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	24,660	19,550	79.28%	1,805
Stormwater Assessment	894	885	98.99%	-
R&M-Storm Water - Pond	8,000	21,608	270.10%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>33,554</b>	<b>42,043</b>	<b>125.30%</b>	<b>1,805</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	84,000	77,560	92.33%	7,105
Liability/Property Insurance	9,176	8,174	89.08%	-
R&M-Entry Feature	20,000	-	0.00%	-
R&M-Irrigation	7,000	1,048	14.97%	-
R&M-Mulch	13,320	13,320	100.00%	-
R&M-Plant&Tree Replacement	20,000	2,150	10.75%	-
<b>Total Other Physical Environment</b>	<b>153,496</b>	<b>102,252</b>	<b>66.62%</b>	<b>7,105</b>
<b><u>Capital Expenditures &amp; Projects</u></b>				
Misc-Holiday Lighting	6,800	6,800	100.00%	-
Misc-Contingency	13,680	7,677	56.12%	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>20,480</b>	<b>14,477</b>	<b>70.69%</b>	<b>-</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Bike Paths & Asphalt	1,200	-	0.00%	-
R&M-Parking Lots	1,200	-	0.00%	-
R&M-Sidewalks	15,000	1,470	9.80%	-
R&M-Pressure Washing	12,000	11,845	98.71%	-
<b>Total Road and Street Facilities</b>	<b>29,400</b>	<b>13,315</b>	<b>45.29%</b>	<b>-</b>
<b><u>Clubhouse, Parks and Recreation</u></b>				
ProfServ-Field Management	7,680	7,040	91.67%	640
Contracts-Mgmt Services	10,296	9,438	91.67%	858
Contracts-Pools	9,540	9,505	99.63%	905
Contractual Maint. Services	45,000	28,583	63.52%	4,746

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-22 ACTUAL
Telephone/Fax/Internet Services	1,800	1,808	100.44%	151
R&M-Facility	2,500	3,565	142.60%	-
R&M-Pools	7,000	4,031	57.59%	734
R&M Basketball Courts	7,000	-	0.00%	-
R&M-Playground	1,000	-	0.00%	-
Op Supplies - General	4,500	3,184	70.76%	-
<b>Total Clubhouse, Parks and Recreation</b>	<b>96,316</b>	<b>67,154</b>	<b>69.72%</b>	<b>8,034</b>
<b><u>Reserves</u></b>				
Reserve - Other	65,100	-	0.00%	-
<b>Total Reserves</b>	<b>65,100</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>574,953</b>	<b>381,156</b>	<b>66.29%</b>	<b>27,464</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1)	196,262		(27,211)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(1)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (1)	\$ 196,262		\$ (27,211)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>191,380</b>	<b>191,380</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 191,379</b>	<b>\$ 387,642</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-22 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 25	\$ 17	68.00%	\$ 1
Special Assmnts- Tax Collector	437,163	437,162	100.00%	-
Special Assmnts- Discounts	(17,487)	(16,903)	96.66%	-
<b>TOTAL REVENUES</b>	<b>419,701</b>	<b>420,276</b>	<b>100.14%</b>	<b>1</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	8,743	8,479	96.98%	-
<b>Total Administration</b>	<b>8,743</b>	<b>8,479</b>	<b>96.98%</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	170,000	170,000	100.00%	-
Principal Debt Retirement A-2	50,000	50,000	100.00%	-
Prepayments Series A-2	-	10,000	0.00%	-
Interest Expense Series A-1	135,738	135,738	100.00%	-
Interest Expense Series A-2	51,450	51,450	100.00%	-
<b>Total Debt Service</b>	<b>407,188</b>	<b>417,188</b>	<b>102.46%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>415,931</b>	<b>425,667</b>	<b>102.34%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	3,770	(5,391)		1
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	3,770	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,770</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 3,770	\$ (5,391)		\$ 1
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>322,372</b>	<b>322,372</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 326,142</b>	<b>\$ 316,981</b>		

**Oak Creek  
Community Development District**

**Supporting Schedules**

**August 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
<b>Assessments Levied FY 2022</b>				\$ 1,035,395	\$ 598,232	\$ 437,163
<b>Allocation %</b>				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
02/04/22	6,079	150	124	6,352	3,670	2,682
03/09/22	7,834	75	160	8,070	4,662	3,407
04/08/22	11,072	-	226	11,298	6,528	4,770
05/09/22	2,210	-	45	2,255	1,303	952
06/09/22	5,362 1	(165)	287	5,485	3,169	2,316
<b>TOTAL</b>	<b>\$ 975,278</b>	<b>\$ 40,034</b>	<b>\$ 20,081</b>	<b>\$ 1,035,393</b>	<b>\$ 598,231</b>	<b>\$ 437,162</b>
% COLLECTED				100%	100%	100%
<b>TOTAL O/S</b>				<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 1</b>

**Notes:**

- (1) Tax Certificate Sale.
- (2) Postal Charges of \$174.24 are included in collection cost.

**Cash and Investment Report**  
**August 31, 2022**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b><u>GENERAL FUND</u></b>					
Checking Account - Operating	BankUnited	Checking	n/a	0.00%	163,105
Certificate of Deposit-12 Months	BankUnited	CD #1815114567	06/21/23	1.55%	100,000
Public Funds Money Market	BankUnited	Money Market	n/a	2.10%	122,986
<b>Subtotal-General Fund</b>					<b>\$386,091</b>
<b><u>DEBT SERVICE FUND</u></b>					
Series 2015 Acquisition Fund	US Bank	Commercial Paper	n/a	0.02%	\$7,911
Series 2015 Prepayment A-2	US Bank	Commercial Paper	n/a	0.02%	3,593
Series 2015 Reserve Fund A-1	US Bank	Commercial Paper	n/a	0.02%	153,927
Series 2015 Reserve Fund A-2	US Bank	Commercial Paper	n/a	0.02%	51,978
Series 2015 Revenue Fund A	US Bank	Commercial Paper	n/a	0.02%	99,572
<b>Subtotal-Debt Service Fund</b>					<b>\$316,981</b>
<b>Total - All Funds</b>					<b>\$703,072</b>

# Oak Creek CDD

## Bank Reconciliation

Agenda Page #19

Bank Account No. 0130 Bank United GF  
Statement No. 08-22  
Statement Date 8/31/2022

G/L Balance (LCY)	163,105.35	Statement Balance	172,797.98
G/L Balance	163,105.35	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	172,797.98
Subtotal	163,105.35	Outstanding Checks	9,692.63
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	163,105.35	Ending Balance	163,105.35
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
8/18/2022	Payment	640	COMPLETE I.T. SERVICE & SOLUTIONS	97.65	0.00	97.65
8/26/2022	Payment	DD3660	FRONTIER FLORIDA, LLC	150.98	0.00	150.98
8/29/2022	Payment	643	VICTOR ROBERT TROUY BLACKBURN	4,676.50	0.00	4,676.50
5/24/2022	Payment	598	JMT	4,767.50	0.00	4,767.50
Total Outstanding Checks.....				9,692.63		9,692.63

**OAK CREEK**

## Community Development District

**Payment Register by Fund**  
**For the Period from 08/01/22 to 08/31/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 632</b>							
001	08/08/22	GOLDEN EYE TECHNOLOGY, LLC	19222AGT	AUGUST '22 EXTERIOR MONITORING	Contracts-Security Services	534037-52001	\$308.00
<b>CHECK # 633</b>							
001	08/08/22	INFRAMARK, LLC	80530	JULY '22 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,845.75
001	08/08/22	INFRAMARK, LLC	80530	JULY '22 MANAGEMENT SERVICES	Postage and Freight	541006-51301	\$6.89
001	08/08/22	INFRAMARK, LLC	80530	JULY '22 MANAGEMENT SERVICES	Printing and Binding	547001-51301	\$30.75
001	08/08/22	INFRAMARK, LLC	80530	JULY '22 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	08/08/22	INFRAMARK, LLC	80530	JULY '22 MANAGEMENT SERVICES	PROJECT MANAGEMENT	531016-57231	\$640.00
001	08/08/22	INFRAMARK, LLC	80530	JULY '22 MANAGEMENT SERVICES	GO DADDY RENEWAL	531094-51301	\$3.14
001	08/08/22	INFRAMARK, LLC	80530	JULY '22 MANAGEMENT SERVICES	RECORD STORAGE FEE	549900-51301	\$8.33
<b>Check Total</b>							<b>\$5,392.86</b>
<b>CHECK # 634</b>							
001	08/08/22	LANDSCAPE MAINTENANCE PROFESSIONALS	169268	AUGUST 2022 MONTHLY GROUND MAINT	Contracts-Landscape	534050-53908	\$7,105.00
<b>CHECK # 635</b>							
001	08/08/22	STRALEY & ROBIN	001571	GENERAL MATTERS THRU 07/15/22	ProfServ-Legal Services	531023-51401	\$591.00
<b>CHECK # 636</b>							
001	08/08/22	TAMPA BAY TIMES	91249-071722	07/17/22 O&M ASSESSMENTS/AFFIDAVIT MAT	Legal Advertising	548002-51301	\$1,293.45
001	08/08/22	TAMPA BAY TIMES	072422-91249	NOTICE OF PUBLIC HEARINGS	Legal Advertising	548002-51301	\$175.50
<b>Check Total</b>							<b>\$1,468.95</b>
<b>CHECK # 637</b>							
001	08/15/22	AQUA TRIANGLE 1 CORP	6708	JULY '22 MONTHLY POOL SRVC 3X PER WEEK	R&M-Pools	546074-57231	\$905.00
<b>CHECK # 638</b>							
001	08/15/22	BLUE WATER AQUATICS, INC	28995	07/28/22 POND TREATMENT	Contracts-Aquatic Control	534067-53801	\$1,805.00
<b>CHECK # 639</b>							
001	08/15/22	JMT	45-196122	6/26/22 - 7/23/22 PROF ENG SERVICES	ProfServ-Engineering	531013-51501	\$805.00
<b>CHECK # 640</b>							
001	08/18/22	COMPLETE I.T. SERVICE & SOLUTIONS	9192	AUG '22- GOOGLE FOR BUSINESS EMAIL ACCTS	ProfServ-Web Site Maintenance	531094-51301	\$97.65
<b>CHECK # 642</b>							
001	08/25/22	INFRAMARK, LLC	81817	AUGUST 2022 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,845.75
001	08/25/22	INFRAMARK, LLC	81817	AUGUST 2022 MANAGEMENT SERVICES	Postage and Freight	541006-51301	\$7.74
001	08/25/22	INFRAMARK, LLC	81817	AUGUST 2022 MANAGEMENT SERVICES	Printing and Binding	547001-51301	\$1.15
001	08/25/22	INFRAMARK, LLC	81817	AUGUST 2022 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	08/25/22	INFRAMARK, LLC	81817	AUGUST 2022 MANAGEMENT SERVICES	PROJECT MANAGEMENT	531016-57231	\$640.00
001	08/25/22	INFRAMARK, LLC	81817	AUGUST 2022 MANAGEMENT SERVICES	GO DADDY RENEWAL	531094-51301	\$14.00
001	08/25/22	INFRAMARK, LLC	81817	AUGUST 2022 MANAGEMENT SERVICES	RECORD STORAGE FEE	549900-51301	\$8.33
<b>Check Total</b>							<b>\$5,374.97</b>
<b>CHECK # 643</b>							
001	08/29/22	VICTOR ROBERT TROUY BLACKBURN	060122	PAVERS, POOL PATCH, RAMP & FENCE	Misc-Contingency	549900-53918	\$4,676.50

**OAK CREEK**

Community Development District

**Payment Register by Fund**  
**For the Period from 08/01/22 to 08/31/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # DD3656</b>							
001	08/22/22	Cardmember Service - ACH	072522 ACH	06/24/22 - 07/25/22- PHONE/WALMART/ZEPH	Op Supplies - General	552001-57231	\$57.03
001	08/22/22	Cardmember Service - ACH	072522 ACH	06/24/22 - 07/25/22- PHONE/WALMART/ZEPH	Telephone/Fax/Internet Services	541009-57231	\$36.42
<b>Check Total</b>							<b>\$93.45</b>
<b>CHECK # DD3657</b>							
001	08/01/22	WITHLACOOCHEE RIVER ELECTRIC - ACH	071522 ACH	06/09/22 - 07/12/22 UTILITIES	Utility Services	543063-53100	\$1,172.53
001	08/01/22	WITHLACOOCHEE RIVER ELECTRIC - ACH	071522 ACH	06/09/22 - 07/12/22 UTILITIES	Electricity - Streetlighting	543013-53100	\$2,048.92
<b>Check Total</b>							<b>\$3,221.45</b>
<b>CHECK # DD3658</b>							
001	08/26/22	WITHLACOOCHEE RIVER ELECTRIC - ACH	081222 ACH	07/12/22 - 08/09/22 UTILITIES	Utility Services	543063-53100	\$1,045.66
001	08/26/22	WITHLACOOCHEE RIVER ELECTRIC - ACH	081222 ACH	07/12/22 - 08/09/22 UTILITIES	Electricity - Streetlighting	543013-53100	\$2,054.46
<b>Check Total</b>							<b>\$3,100.12</b>
<b>CHECK # DD3659</b>							
001	08/24/22	WASTE CONNECTIONS OF FLORIDA - ACH	1198915W426 ACH	AUG '22 REFUSE REMOVAL	Utility - Refuse Removal	543020-53401	\$63.42
<b>CHECK # DD3660</b>							
001	08/26/22	FRONTIER FLORIDA LLC - ACH	080122-3175 ACH	08/01/22 - 08/31/22 SRVC	Telephone/Fax/Internet Services	541009-57231	\$150.98
<b>CHECK # DD3661</b>							
001	08/05/22	INNOVATIVE EMPLOYER SOLUTIONS-ACH	202217-INIT ACH	PAYROLL PERIOD ENDING 07/30/22	415-202216	534378-57231	\$2,530.90
<b>CHECK # DD3662</b>							
001	08/19/22	INNOVATIVE EMPLOYER SOLUTIONS-ACH	202218-INIT	PAYROLL PE 08/13/22	415-202218	534378-57231	\$2,508.28
<b>CHECK # DD3663</b>							
001	08/10/22	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	072022 ACH	06/07/22 - 07/07/22 WATER SERVICES	Utility Services	543063-53601	\$918.88
<b>Fund Total</b>							<b>\$41,117.41</b>

**SERIES 2015 DEBT SERVICE FUND - 202**

<b>CHECK # 641</b>							
202	08/18/22	OAK CREEK C/O US BANK	08112022-SERIES2015	TRANSFER FY22 ASSESSMENTS	Due from other funds	131000	\$7,871.90
<b>Fund Total</b>							<b>\$7,871.90</b>

<b>Total Checks Paid</b>	<b>\$48,989.31</b>
--------------------------	--------------------

**4C.**

**RESOLUTION 2023-01**

**A RESOLUTION AMENDING THE OAK CREEK COMMUNITY  
DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR  
FISCAL YEAR 2023**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the “Board”, of the Oak Creek Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2023 and

**WHEREAS**, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 17<sup>th</sup> day of October 2022 and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District

***Oak Creek Community Development District***

by:

---

Chairperson

Attest:

by:

---

Secretary

## **Fifth Order of Business**



**5Ci.**



U.S. Bank Trust Company, N.A.  
Global Corporate Trust Group  
225 E. Robinson Street, Suite 250  
Orlando, FL 32801

Leanne M. Duffy  
Vice President  
Email: [leanne.duffy@usbank.com](mailto:leanne.duffy@usbank.com)  
Phone: 407-835-3807

September 23, 2022

Oak Creek Community Development District  
c/o Inframark  
210 N. University Drive, Ste 702  
Coral Springs, FL 33071  
Via email: [priscilla.lenzen@inframark.com](mailto:priscilla.lenzen@inframark.com)  
[Stephen.bloom@inframark.com](mailto:Stephen.bloom@inframark.com)

**Notice of Successor Trustee**

Reference is hereby made to the Master Trust Indenture dated as of November 1, 2004, (the “Master Indenture”) between Oak Creek Community Development District (the “District”) and U.S. Bank National Association as successor trustee to Wachovia Bank, National Association (“the Trustee”).

As you may have been previously notified, U.S. Bank National Association (“USBNA”) has transferred substantially all of its corporate trust business to its wholly owned subsidiary, U.S. Bank Trust Company, National Association (“U.S. Bank Trust Company”) effective January 29, 2022.

As required by Section 11.11 and Section 11.18 of the Master Indenture, notice is hereby given that USBNA is resigning as Trustee, Registrar and Paying Agent and U.S. Bank Trust Company, National Association (“U.S. Bank Trust Company”) will become the successor Trustee, Registrar and Paying Agent effective 60 days from the date of this notice.

U.S. Bank Trust Company is a national trust company having a combined capital and surplus of at least \$1,000,000,000 and is subject to supervision or examination by federal authority. U.S. Bank Trust Company will administer the Master Indenture from the same office locations and using the same systems and employees as did USBNA. The transaction accounts will remain at USBNA.

Note that the team that provides service to you remains the same. Please do not hesitate to reach out to your Relationship Manager if you have any questions. We appreciate our relationship and thank you for your business.

U.S. Bank National Association, as Trustee



## TRI-PARTY SUCCESSION AGREEMENT

This Tri-Party Succession Agreement is dated as of November 23, 2022 among Oak Creek Community Development District (the “District”), U.S. Bank National Association, as Trustee (“USB”), and U.S. Bank Trust Company, National Association (“Trust Company”). Reference is made to that certain Master Trust Indenture dated as of November 1, 2004, (the “Master Indenture”) between the District and USB as successor trustee to Wachovia Bank, National Association (“Trustee”) thereunder relating to the District’s \$4,140,000 Senior Special Assessment Refunding Bonds, Series 2015A-1 and \$1,260,000 Subordinate Special Assessment Refunding Bonds, Series 2015A-2. Capitalized terms used herein and not defined are used as defined in the Master Indenture. The parties agree as follows:

A. USB has notified the District that USB, has transferred (by contribution) substantially all its corporate trust business to Trust Company (USB’s direct wholly owned subsidiary) and desires to transfer its administration of the Master Indenture from USB to Trust Company such that Trust Company shall be the successor in interest to USB, as Trustee under the Master Indenture. Trust Company hereby represents and certifies to the District that it is a national banking association organized under the laws of the United States of America. Trust Company is qualified to do and does business in one or more states of the United States of America and has an officially reported combined capital, surplus, undivided profits, and reserves aggregating at least \$1,000,000,000. Trust Company is therefore qualified to act as successor trustee under Section 11.14 of the Master Indenture and successor registrar and paying agent under Section 11.21 of the Master Indenture.

B. USB hereby resigns as Trustee, Registrar and Paying Agent under the Master Indenture, and the District hereby accepts such resignation and appoints Trust Company as the successor Trustee, Registrar and Paying Agent under the Master Indenture. Trust Company hereby accepts such appointment as successor Trustee, Registrar and Paying Agent under the Master Indenture, and the parties hereby agree that Trust Company is fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of USB, its predecessor; and USB hereby transfers to Trust Company all such estates, properties, rights, powers and trusts and is contemporaneously herewith delivering all its records relating to the Master Indenture to Trust Company.

C. The District hereby certifies to Trust Company that no Event of Default or event which, with the giving of notice or the passage of time or both, would become an Event of Default, has occurred, and is continuing under the Master Indenture.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed, effective as of the day and year first above written.

OAK CREEK COMMUNITY DEVELOPMENT  
DISTRICT

By: \_\_\_\_\_

Name:

Title:

*Signatures Continued on Next Page*

U.S. BANK NATIONAL ASSOCIATION, as  
Trustee

By: \_\_\_\_\_

Name: Leanne M. Duffy

Title: Vice President

U.S. BANK TRUST COMPANY, NATIONAL  
ASSOCIATION, as Successor Trustee

By: \_\_\_\_\_

Name: Leanne M. Duffy

Title: Vice President

**5Cii.**

**Oak Creek Community Development District  
Notice of FY 2023 Meeting Dates**

The Board of Supervisors of the Oak Creek Community Development District will hold their meetings for Fiscal Year 2023 at Inframark, 2654 Cypress Ridge Blvd, Wesley Chapel, Florida at 6:00 p.m. on the third Monday monthly unless indicated otherwise:

**Regular Meeting Dates**

October 17, 2022	
December 19, 2022	Budget Amendment & Closeout FY2022 & Budget Planning/First Budget Presentation
February 20, 2023	Accept Tentative Budget
March 20, 2023	Budget Workshop
April 17, 2023	Budget Workshop
May 15, 2023	Adopt Budget
September 18, 2023	

Meetings may be continued to a date and time certain, which will be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega  
District Manager

**5E.**



# Oak Creek CDD MONTHLY REPORT

Prepared by: Virgil Stoltz, VP & General Manager  
Inspected: September 30, 2022





AUGUST 2022

10

Pond 10

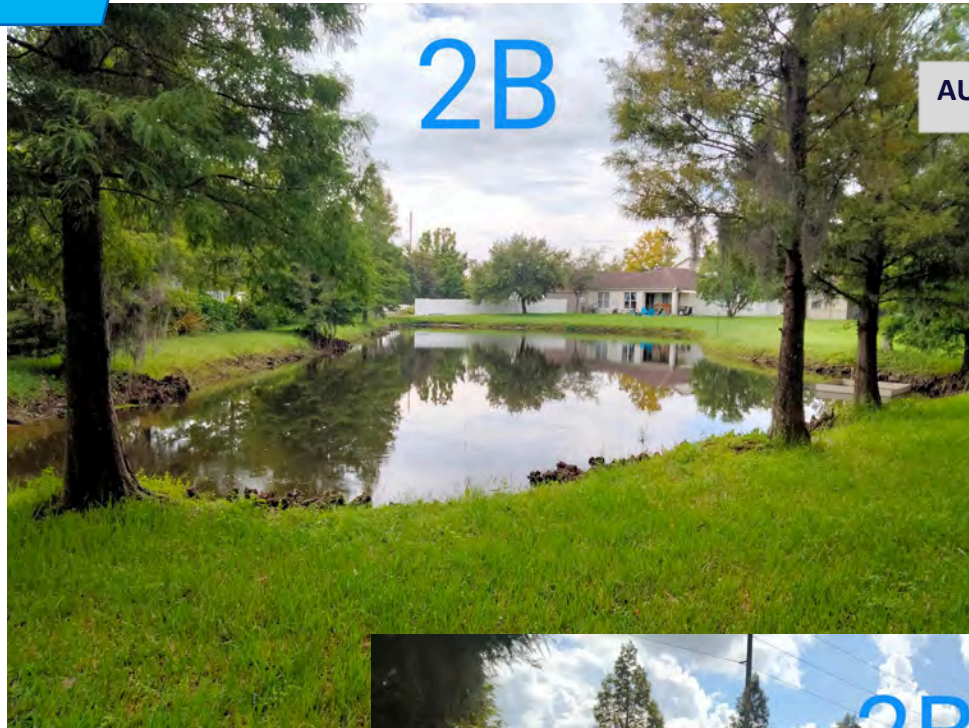


SEPTEMBER 2022

10



**POND 10** - Water level normal; Surface is clear. This month we treated all new vegetative growth with aquatic emergent herbicide.

**Pond 2B****SEPTEMBER 2022**

**Pond 2B** – Water level is normal and clear of algae. Treated all new vegetative growth with aquatic herbicide today. Planktonic algae are under control. Less green than last month.



**SUMP S1 & S2****SEPTEMBER 2022**

**Sump S1** – Clear of surface algae. Treated any new growth with aquatic herbicide today.

**Sump S2** – Water level is low, but clear of algae. This month we treated vegetative growth with aquatic herbicide.

**SUMP 3**

AUGUST 2022



SEPTEMBER 2022

**Sump 3** – Water level normal surface clear of algae. We treated all new emergent vegetative growth with aquatic herbicide.





AUGUST 2022



SEPTEMBER 2022

**Pond 9** – Water level normal and surface is clear. Treated all new vegetative growth with aquatic herbicide within the native plants.

**Pond 8A -**

The water level is normal small band of algae treated today with aquatic algaecide. All new vegetative growth treated with aquatic herbicide today. All torpedo grass now under control.

**Pond 8B -**

The water level is normal. There is a light amount of algae, which we treated. All new vegetative growth such as primrose willow was treated with aquatic herbicide.



# BLUE WATER AQUATICS

Agenda Page #39

## SERVICE REPORT

DATE: 9-26-22

CUSTOMER: Oak Creek

AQUATECH: George D

ACCOUNT #

WORK ORDER #

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
11A, 11B, 12, 10	✓														N 2		Sunny 80°
4, 8B, 1A, 4S7	✓																
S1, S2, S3, 3, 4	✓																
2B, 2A, 6, 1	✓																
18, 20, 1A, B, C, 17	✓																
16, 15, 14, 24	✓																
21, S5, 23, 22	✓																
25, 26, S6, 26A	✓																
S7, 26B	✓																

### OBSERVATIONS / RECOMMENDATIONS

Treated Algae, Torpedo Grass, prairie, Pennywort, Flat Sedge, Dog Tamar, Bulbs Tear, Red Ludwigia, Sphenocladus + West Indian Marsh Grass. Applied Dye to 1 and 6

## BLUE WATER AQUATICS

Aquatic & Environmental Services

5119 STATE ROAD 54  
NEW PORT RICHEY, FL 34652  
(727) 842-2100

WWW.BLUEWATERAQUATICSINC.COM

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal / Marsh Master
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER



# BLUE WATER AQUATICS

Agenda Page #40

## SERVICE REPORT

DATE: 4-13-22

CUSTOMER: Oak Creek

AQUATECH: Geoff D

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
11A, 11B, 12, 10	✓			✓			✓	✓	✓	✓	✓				H O		
4, 8B, 8A, 4B	✓																
S1, S2, S3, 3	✓																
54, 2B, 2A	✓																
6, 1, 18, 15, 14	✓																Sunny /
16, 17, 20abc	✓																Partly Rainy /
14, 24, 21, 22	✓																100°
23, S5, 28, 26	✓																
S6, 26A, S7, 26B	✓																

### OBSERVATIONS / RECOMMENDATIONS

Treated Algae, Torpedo Grass, Sedge, Primrose, Dog Fenel, Duckweed, Cattails, Pennywort, West Indian Marsh Grass

## BLUE WATER AQUATICS

Aquatic & Environmental Services

5119 STATE ROAD 54  
NEW PORT RICHEY, FL 34652  
(727) 842-2100

WWW.BLUEWATERAQUATICSINC.COM

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal / Marsh Master
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER