

Oak Creek Community Development District

Board of Supervisors

- | | |
|---|---|
| <input type="checkbox"/> David Gerald, Chairman | <input type="checkbox"/> Mark Vega, District Manager |
| <input type="checkbox"/> Lisa Vaile, 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"/> Michael Rudman, Assistant Secretary | |
| <input type="checkbox"/> Sam Watson, Assistant Secretary | |

Meeting Agenda May 15, 2023 – 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. Approval of the March 20, 2023 Minutes [Page 2]
 - B. Acceptance of the Financial Report [Page 5]
 - C. Report on Number of Registered Voters – 1,149 [Page 19]
5. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Discussion of the Budget for Fiscal Year 2023/2024 [Page 20]
 - a. Consideration of Resolution 2023-4, Rescheduling the Public Hearing [Page 39]
 - D. Aquatics Report
 - i. April 2023 [Page 40]
 - ii. Midge Fly Inspection Report [Page 54]
6. **Old Business**
7. **Supervisor Requests and Comments**
8. **Adjournment**

Next Meeting July 17, 2023

**Meeting Location:
5827 Dean Dairy Road
Zephyrhills, FL 33541**

www.oakcreekcdd.org

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

The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, March 20, 2023 at 6:00 p.m. at 5827 Dean Dairy Road, Zephyrhills, Florida.

Present and constituting a quorum were:

David Gerald	Chairman
Lisa Vaile	Vice Chairperson
Ryan Gilbertson	Assistant Secretary
Michael Rudman	Assistant Secretary
Sam Watson	Assistant Secretary

Also, present:

Mark Vega	District Manager
Residents	

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

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

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Public Comments on Agenda Items (3)
Minute Time Limit**

- Resident comments were received about the dog park issues.

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. **Approval of the February 20, 2023 Minutes**
- B. **Acceptance of the Financial Report**
- C. **Acceptance of the Audit for FY 2022**

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

FIFTH ORDER OF BUSINESS **Staff Reports**

- A. **District Counsel**
- None.

B. District Engineer

- Mr. Vega conveyed Mr. Dvorak's request from Pasco County to install a 4-way stop and two crosswalks and the Board was in consensus.
- Withlacoochee will be able to provide the CDD a more aggressive price in two months for the additional light by the bridge and the Board was in consensus to wait.

i. Pond Inspection Report

- Mr. Vega asked if there were any questions, and the Board had no comments.

C. District Manager

i. Discussion of FY 2024 Budget

- Discussion ensued and the Board was in consensus to stay flat as presented.

ii. Discussion of Proposal for Dog Park Synthetic Turf

- Discussed ensued and tabled due to lack of funds in the current budget.

D. Aquatics Report

i. February 2023

- Mr. Vega asked if there were any questions, the Board requested more quotes on aerators.

ii. Midge Fly Inspection Report

- Discussion ensued on the inspection report.

SIXTH ORDER OF BUSINESS

Old Business

- None.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Mr. Rudman noted Pond 6 with Blue Water to address scum in the pond and more meetings during the summer.
- Mr. Gerald discussion installing a bottom rain versus a wire bottom and possibly close the dog park until the sod roots in.
- Ms. Vaile also addressed possibly closing the dog park until the sod roots in.
- Mr. Gilbertsen requested they move one meeting to the summer to spread the meetings out.
- Mr. Watson requested the website be updated.
- Board consensus to move the April 17 meeting to July 17.
- Board consensus to close the large dog park for three weeks until the sod roots.

EIGHTH ORDER OF BUSINESS

Adjournment

With there being no other business,

On MOTION by Mr. Gilbertsen seconded by Mr. Watson, with all in favor, the meeting was adjourned at 7:15 p.m. 5/0
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Mark Vega, Secretary

**Oak Creek
Community Development District**

Financial Report

March 31, 2023

Prepared by:



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**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

March 31, 2023

Balance Sheet

March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 161,840	\$ -	\$ 161,840
Interest/Dividend Receivables	388	-	388
Due From Other Funds	-	11,974	11,974
Investments:			
Certificates of Deposit - 12 Months	100,000	-	100,000
Money Market Account	475,054	-	475,054
Acquisition & Construction Account	-	7,911	7,911
Prepayment Fund (A-2)	-	13,955	13,955
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,978	51,978
Revenue Fund A	-	390,913	390,913
Prepaid Items	6,800	-	6,800
Deposits	3,355	-	3,355
TOTAL ASSETS	\$ 747,437	\$ 630,658	\$ 1,378,095
LIABILITIES			
Accounts Payable	\$ 5,151	\$ -	\$ 5,151
Accrued Expenses	4,177	-	4,177
Due To Other Funds	11,974	-	11,974
TOTAL LIABILITIES	21,302	-	21,302
FUND BALANCES			
Nonspendable:			
Prepaid Items	6,800	-	6,800
Deposits	3,355	-	3,355
Restricted for:			
Debt Service	-	630,658	630,658
Assigned to:			
Operating Reserves	84,975	-	84,975
Reserves - Other	120,125	-	120,125
Unassigned:	510,880	-	510,880
TOTAL FUND BALANCES	\$ 726,135	\$ 630,658	\$ 1,356,793
TOTAL LIABILITIES & FUND BALANCES	\$ 747,437	\$ 630,658	\$ 1,378,095

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	AMENDED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF AMENDED BUD	MAR-23 ACTUAL
<u>REVENUES</u>					
Interest - Investments	\$ 300	\$ 300	\$ 1,859	619.67%	\$ 1,027
Interest - Tax Collector	100	100	143	143.00%	-
Special Assmnts- Tax Collector	598,231	598,231	583,390	97.52%	7,522
Special Assmnts- Discounts	(23,929)	(23,929)	(23,039)	96.28%	(85)
Other Miscellaneous Revenues	-	-	36,861	0.00%	-
Access Cards	249	249	135	54.22%	15
TOTAL REVENUES	574,951	574,951	599,349	104.24%	8,479
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	10,000	10,000	5,000	50.00%	1,000
FICA Taxes	765	765	470	61.44%	164
ProfServ-Arbitrage Rebate	600	600	-	0.00%	-
ProfServ-Dissemination Agent	1,000	1,000	-	0.00%	-
ProfServ-Engineering	30,000	30,000	8,409	28.03%	2,979
ProfServ-Legal Services	13,000	13,000	2,065	15.88%	625
ProfServ-Mgmt Consulting	47,533	47,533	23,766	50.00%	3,961
ProfServ-Property Appraiser	150	150	-	0.00%	-
ProfServ-Trustee Fees	3,233	3,233	3,610	111.66%	-
ProfServ-Web Site Maintenance	3,224	3,224	2,138	66.32%	98
Auditing Services	3,000	3,000	3,325	110.83%	3,325
Postage and Freight	200	200	115	57.50%	10
Rentals & Leases	500	500	-	0.00%	-
Public Officials Insurance	2,729	2,729	2,729	100.00%	-
Printing and Binding	500	500	3	0.60%	1
Legal Advertising	1,000	1,000	-	0.00%	-
Misc-Assessment Collection Cost	11,965	11,965	11,207	93.66%	149
Misc-Contingency	50	50	50	100.00%	8
Office Supplies	125	125	-	0.00%	-
Annual District Filing Fee	175	175	175	100.00%	-
Total Administration	129,749	129,749	63,062	48.60%	12,320
<u>Public Safety</u>					
Contracts-Security Services	3,696	3,696	1,848	50.00%	308
Total Public Safety	3,696	3,696	1,848	50.00%	308
<u>Electric Utility Services</u>					
Electricity - Streetlights	23,000	23,000	12,375	53.80%	1,991
Utility Services	10,000	10,000	5,476	54.76%	1,043
Total Electric Utility Services	33,000	33,000	17,851	54.09%	3,034

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	AMENDED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF AMENDED BUD	MAR-23 ACTUAL
<u>Garbage/Solid Waste Services</u>					
Utility - Refuse Removal	761	761	381	50.07%	63
Solid Waste Disposal Assessm.	825	825	908	110.06%	-
Total Garbage/Solid Waste Services	1,586	1,586	1,289	81.27%	63
<u>Water-Sewer Comb Services</u>					
Utility Services	10,000	10,000	4,791	47.91%	1,143
Total Water-Sewer Comb Services	10,000	10,000	4,791	47.91%	1,143
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Aquatic Control	24,660	24,660	12,704	51.52%	2,178
Contracts-Aquatic Midge Mgmt	-	5,187	-	0.00%	-
Stormwater Assessment	894	894	885	98.99%	-
R&M-Storm Water - Pond	8,000	8,000	7,685	96.06%	-
Total Flood Control/Stormwater Mgmt	33,554	38,741	21,274	54.91%	2,178
<u>Other Physical Environment</u>					
Contracts-Landscape	84,000	88,200	44,354	50.29%	7,387
Liability/Property Insurance	9,176	9,176	8,807	95.98%	-
R&M-Entry Feature	20,000	20,000	-	0.00%	-
R&M-Irrigation	7,000	7,000	232	3.31%	-
R&M-Mulch	13,320	13,320	1,440	10.81%	-
R&M-Plant&Tree Replacement	20,000	8,693	4,207	48.40%	2,534
Total Other Physical Environment	153,496	146,389	59,040	40.33%	9,921
<u>Capital Expenditures & Projects</u>					
Misc-Holiday Lighting	6,800	6,800	-	0.00%	-
Misc-Contingency	12,254	12,254	714	5.83%	-
Total Capital Expenditures & Projects	19,054	19,054	714	3.75%	-
<u>Road and Street Facilities</u>					
R&M-Bike Paths & Asphalt	1,200	1,200	-	0.00%	-
R&M-Parking Lots	1,200	1,200	-	0.00%	-
R&M-Sidewalks	15,000	15,000	-	0.00%	-
R&M-Pressure Washing	12,000	12,000	5,924	49.37%	-
Total Road and Street Facilities	29,400	29,400	5,924	20.15%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	AMENDED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF AMENDED BUD	MAR-23 ACTUAL
<u>Clubhouse, Parks and Recreation</u>					
ProfServ-Field Management	7,680	7,680	3,840	50.00%	640
Contracts-Mgmt Services	10,296	10,296	5,148	50.00%	858
Contracts-Pools	9,540	11,460	5,970	52.09%	995
Contractual Maint. Services	45,000	45,000	15,375	34.17%	4,043
Telephone/Fax/Internet Services	1,800	1,800	1,118	62.11%	192
R&M-Facility	2,500	2,500	1,004	40.16%	232
R&M-Pools	7,000	7,000	7,587	108.39%	798
R&M Basketball Courts	7,000	7,000	-	0.00%	-
R&M-Playground	1,000	1,000	565	56.50%	565
Op Supplies - General	4,500	4,500	1,566	34.80%	588
Total Clubhouse, Parks and Recreation	96,316	98,236	42,173	42.93%	8,911
<u>Reserves</u>					
Reserve - Other	65,100	65,100	-	0.00%	-
Total Reserves	65,100	65,100	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	574,951	574,951	217,966	37.91%	37,878
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	381,383	0.00%	(29,399)
Net change in fund balance	\$ -	\$ -	\$ 381,383	0.00%	\$ (29,399)
FUND BALANCE, BEGINNING (OCT 1, 2022)	344,752	344,752	344,752		
FUND BALANCE, ENDING	\$ 344,752	\$ 344,752	\$ 726,135		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	AMENDED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF AMENDED BUD	MAR-23 ACTUAL
REVENUES					
Interest - Investments	\$ 25	\$ 25	\$ 6	24.00%	\$ 1
Special Assmnts- Tax Collector	437,163	437,163	426,318	97.52%	5,497
Special Assmnts- Discounts	(17,487)	(17,487)	(16,836)	96.28%	(62)
TOTAL REVENUES	419,701	419,701	409,488	97.57%	5,436
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,743	8,743	8,190	93.67%	109
Total Administration	8,743	8,743	8,190	93.67%	109
Debt Service					
Principal Debt Retirement A-1	180,000	180,000	-	0.00%	-
Principal Debt Retirement A-2	50,000	50,000	-	0.00%	-
Interest Expense Series A-1	130,128	130,128	65,064	50.00%	-
Interest Expense Series A-2	48,825	48,825	24,150	49.46%	-
Total Debt Service	408,953	408,953	89,214	21.82%	-
TOTAL EXPENDITURES	417,696	417,696	97,404	23.32%	109
Excess (deficiency) of revenues					
Over (under) expenditures	2,005	2,005	312,084	15565.29%	5,327
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	2,005	2,005	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	2,005	2,005	-	0.00%	-
Net change in fund balance	\$ 2,005	\$ 2,005	\$ 312,084	15565.29%	\$ 5,327
FUND BALANCE, BEGINNING (OCT 1, 2022)	318,574	318,574	318,574		
FUND BALANCE, ENDING	\$ 320,579	\$ 320,579	\$ 630,658		

**Oak Creek
Community Development District**

Supporting Schedules

March 31, 2023

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

						ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received		General Fund	Debt Service Fund
Assessments Levied FY 2023				\$ 1,035,393		\$ 598,231	\$ 437,163
Allocation %				100%		58%	42%
11/15/22	\$ 43,087	\$ 1,832	\$ 879	\$ 45,798		\$ 26,461	\$ 19,337
11/21/22	37,365	1,589	763	39,716		22,947	16,769
11/25/22	74,480	3,167	1,520	79,167		45,741	33,426
11/07/22	7,090	401	145	7,635		4,411	3,224
12/02/22	676,970	28,770	13,816	719,555		415,745	303,810
12/09/22	76,658	3,259	1,564	81,482		47,079	34,403
12/20/22	6,427	263	131	6,821		3,941	2,880
01/12/23	5,475	161	112	5,748		3,321	2,427
02/07/23	10,271	286	210	10,767		6,221	4,546
03/17/23	12,614	147	257	13,018		7,522	5,497
TOTAL	\$ 950,437	\$ 39,874	\$ 19,397	\$ 1,009,707		\$ 583,390	\$ 426,318
% COLLECTED					98%	98%	98%
TOTAL O/S				\$ 25,687		\$ 14,841	\$ 10,845

Cash and Investment Report
March 31, 2023

<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%	\$161,840 (1)
Certificate of Deposit-12 Months	BankUnited	CD #1815114567	06/21/23	1.55%	100,000
Public Funds Money Market	BankUnited	Money Market	n/a	4.00%	475,054
Subtotal-General Fund					\$736,894
<u>DEBT SERVICE FUND</u>					
Series 2015 Acquisition Fund	US Bank	Commercial Paper	n/a	0.05%	\$7,911
Series 2015 Prepayment A-2	US Bank	Commercial Paper	n/a	0.05%	13,955
Series 2015 Reserve Fund A-1	US Bank	Commercial Paper	n/a	0.05%	153,927
Series 2015 Reserve Fund A-2	US Bank	Commercial Paper	n/a	0.05%	51,978
Series 2015 Revenue Fund A	US Bank	Commercial Paper	n/a	0.05%	390,913
Subtotal-Debt Service Fund					\$618,684
Total - All Funds					\$1,355,578

(1) \$12K to be paid to US Bank in May.

Oak Creek CDD

Bank Reconciliation

Bank Account No. 0130 Bank United GF
Statement No. 03-23
Statement Date 3/31/2023

G/L Balance (LCY)	161,839.82	Statement Balance	168,872.98
G/L Balance	161,839.82	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	168,872.98
Subtotal	161,839.82	Outstanding Checks	7,033.16
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	161,839.82	Ending Balance	161,839.82
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/28/2023	Payment	752	SAMUEL E. WATSON, JR	184.70	0.00	184.70
3/23/2023	Payment	771	LISA M. VAILE	184.70	0.00	184.70
3/23/2023	Payment	773	SAMUEL E. WATSON, JR	184.70	0.00	184.70
3/28/2023	Payment	777	INFRAMARK, LLC	5,479.06	0.00	5,479.06
3/28/2023	Payment	779	LANDSCAPE MAINTENANCE	1,000.00	0.00	1,000.00
Total Outstanding Checks.....				7,033.16		7,033.16

OAK CREEK

Community Development District

**Payment Register by Fund
For the Period from 03/01/23 to 03/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 755							
001	03/01/23	BRLETIC DVORAK, INC	1021	2023 POND RESTORATION PROJECT	ProfServ-Engineering	531013-51501	\$700.00
CHECK # 756							
001	03/01/23	FOURQUREAN WELL DRILLING LLC	1191	REPAIR POOL WELL - BROKEN PVC FITTINGS	R&M-Pools	546074-57231	\$408.00
CHECK # 757							
001	03/01/23	JMT	51-206735	ENG SVCS - JAN 2023	ProfServ-Engineering	531013-51501	\$800.00
CHECK # 758							
001	03/01/23	LANDSCAPE MAINTENANCE PROFESSIONALS	173685	REPAIRED 3 INCH MAIN LINE LEAK	R&M-Irrigation	546041-53908	\$232.20
CHECK # 759							
001	03/06/23	LANDSCAPE MAINTENANCE PROFESSIONALS	173883	MARCH '23 MAINTENANCE	Contracts-Landscape	534050-53908	\$7,386.75
CHECK # 760							
001	03/09/23	AQUA TRIANGLE 1 CORP	6463	FEB 2023 MNTHLY POOL MAINTENANCE	R&M-Pools	546074-57231	\$995.00
CHECK # 761							
001	03/09/23	BLUE WATER AQUATICS, INC	29827	MNTHLY MIDGE FLY CONTROL MANAGMT TREATMENT	Contracts-Aquatic Control	534067-53801	\$373.00
CHECK # 762							
001	03/09/23	GOLDEN EYE TECHNOLOGY, LLC	192MRH23	MARCH 2023 EXTERIOR MONITORING SRVCS	Contracts-Security Services	534037-52001	\$308.00
CHECK # 763							
001	03/09/23	INFRAMARK, LLC	90448	FEB 2023 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,961.08
001	03/09/23	INFRAMARK, LLC	90448	FEB 2023 MANAGEMENT SERVICES	Postage and Freight	541006-51301	\$14.01
001	03/09/23	INFRAMARK, LLC	90448	FEB 2023 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57231	\$858.00
001	03/09/23	INFRAMARK, LLC	90448	FEB 2023 MANAGEMENT SERVICES	ProfServ-Field Management	531016-57231	\$640.00
001	03/09/23	INFRAMARK, LLC	90448	FEB 2023 MANAGEMENT SERVICES	RECORD STORAGE FEE	549900-51301	\$8.33
Check Total							\$5,481.42
CHECK # 764							
001	03/09/23	LANDSCAPE MAINTENANCE PROFESSIONALS	174035	TREE REMOVAL W/STUMP GRIND - CYPRESS	R&M-Plant&Tree Replacement	546170-53908	\$612.50
CHECK # 765							
001	03/09/23	VICTOR ROBERT TROUY BLACKBURN	03092023	PLAYGROUND-REPLACE STEPS/LANDING/SWINGS	R&M-Playground	546326-57231	\$564.56
CHECK # 766							
001	03/15/23	BERGER, TOOMBS, ELAM & FRANK	361109	AUDIT FYE 09/30/22	Auditing Services	532002-51301	\$3,325.00
CHECK # 767							
001	03/15/23	BLUE WATER AQUATICS, INC	29830	FEB 2023 POND/WATERWAY TREATMENT	Contracts-Aquatic Control	534067-53801	\$1,805.00
CHECK # 768							
001	03/15/23	BRLETIC DVORAK, INC	1034	MEETINGS/PAVING PROJECT/POND INSPECTION	ProfServ-Engineering	531013-51501	\$2,978.75
CHECK # 769							
001	03/15/23	COMPLETE I.T. SERVICE & SOLUTIONS	10530	MARCH '23 GOOGLE FOR BUSINESS EMAIL	ProfServ-Web Site Maintenance	531094-51301	\$97.65
CHECK # 770							
001	03/15/23	STRALEY & ROBIN	22841	DRAFT EASMENT ENCROACHMENT	ProfServ-Legal Services	531023-51401	\$244.00
CHECK # 776							
001	03/28/23	AQUA TRIANGLE 1 CORP	119263	INSTALLED NEW MOTOR PLUS DG SEAL PLATE	R&M-Pools	546074-57231	\$797.90
CHECK # 777							
001	03/28/23	INFRAMARK, LLC	91847	MAR '23 MGMNT SRVCS / RECORD STORAGE FEE	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,961.08
001	03/28/23	INFRAMARK, LLC	91847	MAR '23 MGMNT SRVCS / RECORD STORAGE FEE	Postage and Freight	541006-51301	\$10.20
001	03/28/23	INFRAMARK, LLC	91847	MAR '23 MGMNT SRVCS / RECORD STORAGE FEE	Printing and Binding	547001-51301	\$1.45
001	03/28/23	INFRAMARK, LLC	91847	MAR '23 MGMNT SRVCS / RECORD STORAGE FEE	Contracts-Mgmt Services	534001-57231	\$858.00
001	03/28/23	INFRAMARK, LLC	91847	MAR '23 MGMNT SRVCS / RECORD STORAGE FEE	ProfServ-Field Management	531016-57231	\$640.00
001	03/28/23	INFRAMARK, LLC	91847	MAR '23 MGMNT SRVCS / RECORD STORAGE FEE	RECORD STORAGE FEE	549900-51301	\$8.33
Check Total							\$5,479.06

OAK CREEK

Community Development District

**Payment Register by Fund
For the Period from 03/01/23 to 03/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 778							
001	03/28/23	J & J LIGHTING SOLUTIONS	011923	HOLIDAY LIGHTING - OCT & DEC INSTALL DATE	Prepaid Items	155000	\$6,800.00
CHECK # 779							
001	03/28/23	LANDSCAPE MAINTENANCE PROFESSIONALS	174461	TWO PALLETS BAHIA - PREP & INSTALL	R&M-Plant&Tree Replacement	546170-53908	\$1,000.00
CHECK # DD3709							
001	03/08/23	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	021623 ACH	12/06/22 - 01/05/23 WATER SERVICES	Utility Services	543063-53601	\$949.49
CHECK # DD3710							
001	03/27/23	FRONTIER FLORIDA LLC - ACH	030123-3175 ACH	SERVICE FROM 03/01/23 TO 03/31/23	Telephone/Fax/Internet Services	541009-57231	\$155.98
CHECK # DD3711							
001	03/22/23	Cardmember Service - ACH	022023 ACH	CELL PHONE/ VARIOUS SUPPLIES/SRV RETURN	HOME DEPOT RETURN	552001-57231	(\$58.78)
001	03/22/23	Cardmember Service - ACH	022023 ACH	CELL PHONE/ VARIOUS SUPPLIES/SRV RETURN	HOME DEPOT	552001-57231	\$257.71
001	03/22/23	Cardmember Service - ACH	022023 ACH	CELL PHONE/ VARIOUS SUPPLIES/SRV RETURN	HOME DEPOT	552001-57231	\$98.40
001	03/22/23	Cardmember Service - ACH	022023 ACH	CELL PHONE/ VARIOUS SUPPLIES/SRV RETURN	HOME DEPOT	552001-57231	\$57.53
001	03/22/23	Cardmember Service - ACH	022023 ACH	CELL PHONE/ VARIOUS SUPPLIES/SRV RETURN	HOME DEPOT	552001-57231	\$29.44
001	03/22/23	Cardmember Service - ACH	022023 ACH	CELL PHONE/ VARIOUS SUPPLIES/SRV RETURN	HOME DEPOT	541009-57231	\$36.45
001	03/22/23	Cardmember Service - ACH	022023 ACH	CELL PHONE/ VARIOUS SUPPLIES/SRV RETURN	HOME DEPOT	552001-57231	\$57.88
001	03/22/23	Cardmember Service - ACH	022023 ACH	CELL PHONE/ VARIOUS SUPPLIES/SRV RETURN	HOME DEPOT	552001-57231	\$145.93
001	03/22/23	Cardmember Service - ACH	022023 ACH	CELL PHONE/ VARIOUS SUPPLIES/SRV RETURN	PEST CONTROL SERVICES	546024-57231	\$231.83
Check Total							\$856.39
CHECK # DD3712							
001	03/03/23	S2 HR SOLUTIONS 1C, LLC	100261 ACH	PAY PERIOD ENDING 02/25/23	415-20235	534378-57231	\$1,156.33
CHECK # DD3713							
001	03/31/23	S2 HR SOLUTIONS 1C, LLC	20237-INIT ACH	PAY PERIOD ENDING 3/25/23	415-20237	534378-57231	\$1,625.62
CHECK # DD3714							
001	03/31/23	WITHLACOOCHEE RIVER ELECTRIC - ACH	031423 ACH	02/08/23 - 03/09/23 UTILITY SRVCS	Utility Services	543063-53100	\$1,013.35
001	03/31/23	WITHLACOOCHEE RIVER ELECTRIC - ACH	031423 ACH	02/08/23 - 03/09/23 UTILITY SRVCS	Electricity - Streetlighting	543013-53100	\$2,014.69
Check Total							\$3,028.04
CHECK # DD3715							
001	03/17/23	S2 HR SOLUTIONS 1C, LLC	100593 ACH	PAY PERIOD ENDING 3/11/23	415-20236	534378-57231	\$1,261.40
CHECK # DD3716							
001	03/22/23	Cardmember Service - ACH	022023 B ACH	CREDIT WAS APPLIED BEFORE PAYMENT WAS TAKEN	Op Supplies - General	552001-57231	\$58.78
CHECK # 771							
001	03/23/23	LISA M. VAILE	PAYROLL	March 23, 2023 Payroll Posting			\$184.70
CHECK # 772							
001	03/23/23	MICHAEL RUDMAN	PAYROLL	March 23, 2023 Payroll Posting			\$184.70
CHECK # 773							
001	03/23/23	SAMUEL E. WATSON, JR	PAYROLL	March 23, 2023 Payroll Posting			\$184.70
CHECK # 774							
001	03/23/23	DAVID J. GERALD	PAYROLL	March 23, 2023 Payroll Posting			\$184.70
CHECK # 775							
001	03/23/23	RYAN M. GILBERTSEN	PAYROLL	March 23, 2023 Payroll Posting			\$184.70
Fund Total							\$50,404.32

Total Checks Paid	\$50,404.32
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Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.gov

April 26, 2023

Sandra Demarco, Recording Manager
210 N University Dr
Suite 702
Coral Springs FL 33071

Dear Sandra Demarco:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

• Chapel Crossing Community Development District	69
• Heritage Springs Community Development District	2,111
• Lake Bernadette Community Development District	1,580
• Lexington Oaks Community Development District	3,044
• Meadow Pointe I Community Development District	2,985
• Meadow Pointe II Community Development District	3,710
• New River Community Development District	930
• Oak Creek Community Development District	1,149
• Oakstead Community Development District	2,286
• Watergrass II Community Development District	1,997

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

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

OAK CREEK

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2024**

Version 3 - Modified Tentative Budget

(Printed - 04/27/23 @ 1:51 PM)

Prepared by:



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Oak Creek
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	AMENDED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU MAR-2023	APR- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 300	1129	\$ 300	\$ 1,859	\$ 1,859	\$ 3,718	\$ 300
Other Grants	500	-	-	-	-	-	-
Interest - Tax Collector	3	1	100	143	-	143	100
Special Assmnts- Tax Collector	507,936	598,231	598,231	583,390	14,841	598,231	598,231
Special Assmnts- Discounts	(19,699)	(23,131)	(23,929)	(23,039)	-	(23,039)	(23,929)
Other Miscellaneous Revenues	316	1,274	-	36,861	-	36,861	-
Access Cards	975	510	249	135	135	270	250
TOTAL REVENUES	490,331	578,014	574,951	599,349	16,835	616,184	574,952
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	9,400	6,400	10,000	5,000	5,000	10,000	10,000
FICA Taxes	719	516	765	470	381	851	765
ProfServ-Arbitrage Rebate	1,200	600	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	43,370	19,040	30,000	8,409	22,796	31,205	30,000
ProfServ-Legal Services	9,444	3,440	13,000	2,065	4,377	6,442	13,000
ProfServ-Mgmt Consulting Serv	44,805	46,149	47,533	23,766	23,767	47,533	47,533
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Trustee Fees	3,233	3,233	3,233	3,610	-	3,610	3,233
ProfServ-Web Site Maintenance	4,726	3,861	3,224	2,138	1,086	3,224	3,224
Auditing Services	3,600	3,325	3,000	3,325	-	3,325	3,000
Postage and Freight	453	179	200	115	115	230	200
Rentals & Leases	500	-	500	-	500	500	500
Public Officials Insurance	1,695	2,430	2,729	2,729	-	2,729	3,000
Printing and Binding	165	46	500	3	103	106	500
Legal Advertising	1,118	1,814	1,000	-	1,000	1,000	1,000
Misc-Assessmnt Collection Cost	8,263	9,425	11,965	11,207	758	11,965	11,965
Misc-Contingency	22	141	50	50	50	100	50
Office Supplies	525	-	125	-	263	263	125
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	134,563	101,924	129,749	63,062	61,945	125,007	130,020
Public Safety							
Contracts-Security Services	3,612	3,696	3,696	1,848	1,848	3,696	3,696
Total Public Safety	3,612	3,696	3,696	1,848	1,848	3,696	3,696
Electric Utility Services							
Electricity - Streetlighting	20,581	23,946	23,000	12,375	12,375	24,750	24,200
Utility Services	10,822	13,970	10,000	5,476	5,476	10,952	10,000
Total Electric Utility Services	31,403	37,916	33,000	17,851	17,851	35,702	34,200
Garbage/Solid Waste Services							
Utility - Refuse Removal	698	751	761	381	381	762	761
Solid Waste Disposal Assessm.	785	824	825	908	-	908	825
Total Garbage/Solid Waste Services	1,483	1,575	1,586	1,289	381	1,670	1,586

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	AMENDED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Water-Sewer Comb Services							
Utility Services	8,930	12,167	10,000	4,791	5,758	10,549	11,000
Total Water-Sewer Comb Services	8,930	12,167	10,000	4,791	5,758	10,549	11,000
Flood Control/Stormwater Mgmt							
Contracts-Aquatic Control	24,660	21,355	24,660	12,704	12,330	25,034	24,660
Contracts-Aquatic Midge Mgmt	-	-	5,187	-	-	-	-
Stormwater Assessment	894	885	894	885	-	885	894
R&M-Storm Water - Pond	2,195	21,608	8,000	7,685	-	7,685	8,000
Total Flood Control/Stormwater Mgmt	27,749	43,848	38,741	21,274	12,330	33,604	33,554
Other Physical Environment							
Contracts-Landscape	84,000	84,630	88,200	44,354	44,354	88,708	92,610
Liability/Property Insurance	8,647	8,174	9,176	8,807	-	8,807	9,176
R&M-Entry Feature	-	-	20,000	-	10,000	10,000	11,390
R&M-Irrigation	1,643	1,048	7,000	232	1,114	1,346	7,000
R&M-Mulch	-	13,320	13,320	1,440	11,880	13,320	13,320
R&M-Dog Park	-	-	-	-	-	-	1,500
R&M-Plant&Tree Replacement	200	2,150	8,693	4,207	4,486	8,693	20,000
Total Other Physical Environment	94,490	109,322	146,389	59,040	71,834	130,874	154,996
Capital Expenditures & Projects							
Misc-Holiday Lighting	-	13,600	6,800	-	6,800	6,800	6,800
Misc-Contingency	3,867	7,677	12,254	714	5,058	5,772	9,284
Capital Improvements	53,850	-	-	-	-	-	-
Total Capital Expenditures & Projects	57,717	21,277	19,054	714	11,858	12,572	16,084
Road and Street Facilities							
R&M-Bike Paths & Asphalt	-	-	1,200	-	1,200	1,200	1,200
R&M-Parking Lots	-	-	1,200	-	1,200	1,200	1,200
R&M-Sidewalks	-	1,470.00	15,000	-	15,000	15,000	15,000
R&M-Pressure Washing	-	11,845.00	12,000	5,924	-	5,924	12,000
Total Road and Street Facilities	-	13,315	29,400	5,924	17,400	23,324	29,400
Clubhouse Parks and Recreation							
ProfServ-Field Management	7,680	7,680	7,680	3,840	3,840	7,680	7,680
Contracts-Mgmt Services	10,296	10,296	10,296	5,148	5,148	10,296	10,296
Contract-Pools	9,540	10,410	11,460	5,970	5,970	11,940	12,000
Contractual Maint. Services	45,597	31,846	45,000	15,375	15,375	30,750	41,140
Telephone/Fax/Internet Services	1,823	2,031	1,800	1,118	1,118	2,236	2,200
R&M-Facility	1,950	3,565	2,500	1,004	1,496	2,500	2,500
R&M-Pools	12,824	7,289	7,000	7,587	1,500	9,087	7,000
R&M Basketball Courts	236	-	7,000	-	7,000	7,000	7,000
R&M-Playground	263	2,685	1,000	565	435	1,000	1,000
Op Supplies - General	6,091	3,802	4,500	1,566	1,566	3,132	4,500
Total Clubhouse Parks and Recreation	96,300	79,604	98,236	42,173	43,448	85,621	95,316

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	AMENDED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<i>Reserves</i>							
Reserve - Other	-		65,100	-	-	-	65,100
Total Reserves	-	-	65,100	-	-	-	65,100
TOTAL EXPENDITURES & RESERVES	456,247	424,644	574,951	217,966	244,652	462,618	574,952
Net change in fund balance	34,084	153,370	-	381,383	(227,817)	153,566	-
FUND BALANCE, BEGINNING	157,295	191,381	344,752	344,752	-	344,752	498,318
FUND BALANCE, ENDING	\$ 191,381	\$ 344,752	\$ 344,752	\$ 726,135	\$ (227,817)	\$ 498,318	\$ 498,318

Budget Narrative
Fiscal Year 2024

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 2024

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 2024

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 2024

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 2024

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 2024	\$ 497,428
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	65,100
Total Estimated Funds - 9/30/2024	562,528

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

Deposits	3,355
----------	-------

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	127,463 ⁽¹⁾
Reserves - Other (PY)	120,125 ⁽²⁾
Reserves - Other FY 2023	65,100
Reserves - Other FY 2024	65,100
	250,325

Total Allocation of Available Funds	381,143
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Total Unassigned (undesignated) Cash	\$ 181,385
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Notes

- (1) Represents approximately 3 months of operating expenditures for first Quarter.
 (2) Per Motion to assign Fund Balance as of 9/30/2022

Oak Creek
Community Development District

Debt Service Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	AMENDED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Interest - Investments	\$ 21	18	\$ 25	\$ 6	\$ 6	\$ 12	\$ 25
Special Assmnts- Tax Collector	437,163	437,162	437,163	426,318	10,845	\$ 437,163	437,163
Special Assmnts- Discounts	(16,954)	(16,903)	(17,487)	(16,836)	(651)	(17,487)	(17,487)
TOTAL REVENUES	420,230	420,277	419,701	409,488	10,200	419,688	419,701
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	7,112	6,887	8,743	8,190	553	8,743	8,743
Total Administrative	7,112	6,887	8,743	8,190	553	8,743	8,743
<i>Debt Service</i>							
Principal Debt Retirement Series A-1	165,000	170,000	180,000	-	180,000	180,000	185,000
Principal Debt Retirement Series A-2	45,000	50,000	50,000	-	50,000	50,000	55,000
Principal Prepayment Series A-1	5,000	10,000	-	-	-	-	-
Interest Expense Series A-1	140,688	135,738	130,128	65,064	65,064	130,128	123,828
Interest Expense Series A-2	53,944	51,450	48,825	24,150	24,150	48,300	45,675
Total Debt Service	409,632	417,188	408,953	89,214	319,214	408,428	409,503
TOTAL EXPENDITURES	416,744	424,075	417,696	97,404	319,767	417,171	418,246
Excess (deficiency) of revenues							
Over (under) expenditures	3,486	(3,798)	2,005	312,084	(309,567)	2,517	1,455
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	3,486	-	2,005	-	-	-	1,455
TOTAL OTHER SOURCES (USES)	3,486	-	2,005	-	-	-	1,455
Net change in fund balance	3,486	(3,798)	2,005	312,084	(309,567)	2,517	1,455
FUND BALANCE, BEGINNING	318,887	322,372	322,372	318,574	-	318,574	321,091
FUND BALANCE, ENDING	\$ 322,372	\$ 318,574	\$ 324,377	\$ 630,658	\$ (309,567)	\$ 321,091	\$ 322,547

Budget Narrative
Fiscal Year 2024

REVENUES

Special Assessment – Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the debt service expenditures of the Series 2015 Special Assessments Revenue Refunding Bond during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

Misc – Assessment Collection Cost

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt of the Series 2015 Revenue Refunding Bonds.

Interest Expense

The District pays interest expense on the outstanding debt twice during the fiscal year.

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS - 2015 Series A-1

Period Ending	Total Outstanding Par Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
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
		2,845,000			889,193	3,734,193	3,979,256

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
11/1/2023	870,000				22,838	22,838	
5/1/2024	870,000	55,000		5.25%	22,838	77,838	100,675
11/1/2024	815,000				21,394	21,394	
5/1/2025	815,000	55,000		5.25%	21,394	76,394	97,788
11/1/2025	760,000				19,950	19,950	
5/1/2026	760,000	60,000		5.25%	19,950	79,950	99,900
11/1/2026	700,000				18,375	18,375	
5/1/2027	700,000	65,000		5.25%	18,375	83,375	101,750
11/1/2027	635,000				16,669	16,669	
5/1/2028	635,000	65,000		5.25%	16,669	81,669	98,338
11/1/2028	570,000				14,963	14,963	
5/1/2029	570,000	70,000		5.25%	14,963	84,963	99,925
11/1/2029	500,000				13,125	13,125	
5/1/2030	500,000	75,000		5.25%	13,125	88,125	101,250
11/1/2030	425,000				11,156	11,156	
5/1/2031	425,000	75,000		5.25%	11,156	86,156	97,313
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
		870,000			324,188	1,194,188	1,194,188

Oak Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2024

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023**

Product	General Fund 001			2015A DS Per Unit			Total Assessments per Unit			O&M	Bond	Prepaid
	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	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

RESOLUTION 2023-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT RESCHEDULING THE PUBLIC HEARING TO ADOPT THE BUDGET FOR FISCAL 2023/2024

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Oak Creek Community Development District ("Board") prior to June 15, 2023, proposed budgets for Fiscal Year 2023/2024; and

WHEREAS, the Board of Supervisors considered said proposed budget and set the required public hearing thereon; and

WHEREAS, it is the desire of the Board to reschedule the public hearing;

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

1. It is the desire of the Board to reschedule the public hearing to consider the adoption of the budget for the following date, hour and place:

DATE: July 17, 2023
HOOR: 6:00 p.m.
LOCATION: Lions Club
5827 Dean Dairy Road
Zephyrhills, Florida

2. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2.

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

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

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2023.

ATTEST:

**OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Mark A. Vega, Secretary

David Gerald, Chairman

Chris Thompson

Blue Water Aquatics, Inc.

4/28/2023 | 33 Photos



Oak Creek CDD



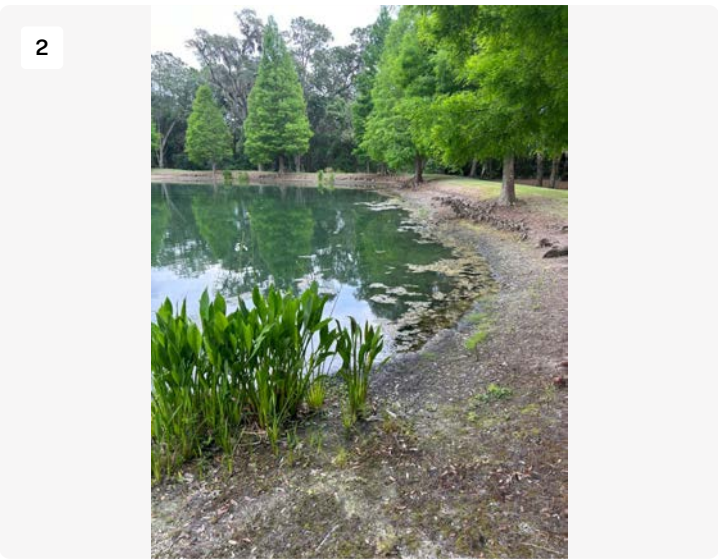
Monthly Report

April was dry but we received a little more rain than March. There were 4 rainy days and 1.7" of rainfall in East Pasco, the historical average is 4.38". Temperature high was 91* and the low was 44*. Water levels across Pasco County are extremely low. Low water levels mean we are limited in algae treatment options due to the lower water volume. As algae dies off after treatment, it consumes oxygen in the water which can lead to fish kills if too much is treated at one time. We exercised an abundance of caution in our algae treatments this month. Algae continues to be a problem on pond 6. This will be addressed in May's treatment. The littoral shelves are greening up nicely and starting to bloom.



Pond 1
The water level in the pond is low. The exposed banks were treated for emergent growth.

Project: Oak Creek CDD
Date: 4/27/2023, 2:59pm
Creator: Chris Thompson



Pond 1
Minor filamentous algae accumulated at the shoreline. These small blooms will continue to be treated. Algae blooms will be more frequent in the summer months due to extended daylight hours and frequent rains which wash fertilizer into the ponds.

Project: Oak Creek CDD
Date: 4/27/2023, 2:59pm
Creator: Chris Thompson



Pond 8B
The skimmer and water control structure are intact and free of vegetation.

Project: Oak Creek CDD
Date: 4/27/2023, 2:27pm
Creator: Chris Thompson

**Pond 9**

The drain is free of obstructions and vegetation. The Fire-flag and Jointed spike rush are thriving.

Project: Oak Creek CDD
Date: 4/27/2023, 2:30pm
Creator: Chris Thompson

**Pond 9**

Some Jointed Spike rush was sprayed while addressing Torpedo grass along the edge of the shoreline.

Project: Oak Creek CDD
Date: 4/27/2023, 2:30pm
Creator: Chris Thompson

**Pond 457**

Very minor amount of algae was treated this month. May's treatment will target some of the shoreline growth.

Project: Oak Creek CDD
Date: 4/27/2023, 2:42pm
Creator: Chris Thompson



Pond 457

Project: Oak Creek CDD
Date: 4/27/2023, 2:42pm
Creator: Chris Thompson



Pond 457

Project: Oak Creek CDD
Date: 4/27/2023, 2:42pm
Creator: Chris Thompson



S2

Drainage area is free of debris and excess vegetation.

Project: Oak Creek CDD
Date: 4/27/2023, 2:46pm
Creator: Chris Thompson



S1
Drainage area is free of debris and excess vegetation.

Project: Oak Creek CDD
Date: 4/27/2023, 2:47pm
Creator: Chris Thompson



Pond 23
The shorelines are free of nuisance vegetation and the water is algae free.

Project: Oak Creek CDD
Date: 4/27/2023, 2:52pm
Creator: Chris Thompson



Pond 23

Project: Oak Creek CDD
Date: 4/27/2023, 2:52pm
Creator: Chris Thompson

13

**Pond 22**

This pond had a filamentous algae bloom late in the month that will be treated in May's 1st service.

Project: Oak Creek CDD
Date: 4/27/2023, 2:52pm
Creator: Chris Thompson

14

**Pond 22**

Project: Oak Creek CDD
Date: 4/27/2023, 2:52pm
Creator: Chris Thompson

15

**Pond 25**

The pond looks great. The shoreline was treated for nuisance vegetation and no algae was present this month.

Project: Oak Creek CDD
Date: 4/27/2023, 2:53pm
Creator: Chris Thompson



Pond 26

Project: Oak Creek CDD
Date: 4/27/2023, 2:54pm
Creator: Chris Thompson



Pond 26

Very low water levels and

Project: Oak Creek CDD
Date: 4/27/2023, 2:54pm
Creator: Chris Thompson



Pond 20

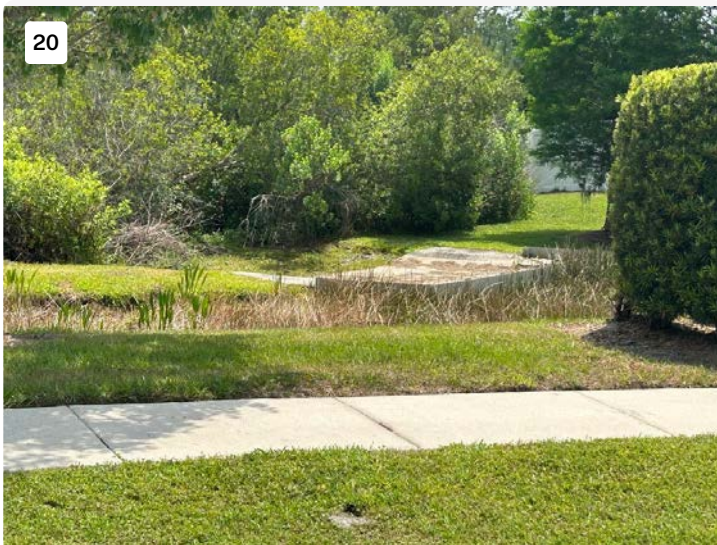
The pond is very low but there were no algae blooms this month.

Project: Oak Creek CDD
Date: 4/27/2023, 12:40pm
Creator: Chris Thompson

**Pond A**

The Jointed Spike rush is healthy and filling in nicely.

Project: Oak Creek CDD
Date: 4/27/2023, 12:41pm
Creator: Chris Thompson

**Pond A**

The skimmer and water control structure is free of debris and vegetation.

Project: Oak Creek CDD
Date: 4/27/2023, 12:41pm
Creator: Chris Thompson

**Pond 24**

We will continue to keep the pond free of vegetation at the HOA's request. This pond tends to grow Jointed Spike rush.

Project: Oak Creek CDD
Date: 4/27/2023, 12:42pm
Creator: Chris Thompson

**Pond 18**

A healthy littoral shelf with native Pickerel weed.

Project: Oak Creek CDD
Date: 4/27/2023, 12:47pm
Creator: Chris Thompson

**Pond 18**

Technicians will continue to selectively target non-natives along the shoreline.

Project: Oak Creek CDD
Date: 4/27/2023, 12:47pm
Creator: Chris Thompson

**Pond 6**

Filamentous algae has accumulated in the east and west ends of the pond. The pond was treated for algae this month but we are limited in the amount of algicide we can apply due to the water levels. Our goal is to manage the algae without causing a fish kill. Decomposing algae creates a low oxygen environment which can lead to a fish kill if too much algae is treated at once.

Project: Oak Creek CDD
Date: 4/27/2023, 1:43pm
Creator: Chris Thompson

25



Pond 6

Project: Oak Creek CDD
Date: 4/27/2023, 1:43pm
Creator: Chris Thompson

26



Ponds 11A, 11B, 12

These ponds look great this month. They are finally free of algae and a significant population of minnows have spawned. These minnows will help alleviate midge fly and mosquito activity as they eat the larvae of those insects.

Project: Oak Creek CDD
Date: 4/27/2023, 2:02pm
Creator: Chris Thompson

27



Pond 16

The pond is free of shoreline vegetation with minimal submersed vegetation.

Project: Oak Creek CDD
Date: 4/27/2023, 2:13pm
Creator: Chris Thompson



Pond 16

Project: Oak Creek CDD
Date: 4/27/2023, 2:13pm
Creator: Chris Thompson



Pond 15

The pond is healthy and free of algae and nuisance shore-line vegetation.

Project: Oak Creek CDD
Date: 4/27/2023, 2:17pm
Creator: Chris Thompson



Pond 15

This pond has a healthy Tilapia population.

Project: Oak Creek CDD
Date: 4/27/2023, 2:18pm
Creator: Chris Thompson



Mitigation cutback area
The cutback area will continue to be sprayed once a month.

Project: Oak Creek CDD
Date: 4/27/2023, 2:19pm
Creator: Chris Thompson



Mitigation cutback area
Drainage is free of vegetation.

Project: Oak Creek CDD
Date: 4/27/2023, 2:20pm
Creator: Chris Thompson



Project: Oak Creek CDD
Date: 3/31/2023, 2:03pm
Creator: Chris Thompson

BLUE WATER AQUATICS

Agenda Page #53

SERVICE REPORT

DATE: 4/20/23

CUSTOMER: Oak creek

AQUATECH: Day F

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
All	✓			✓				✓									
B (1, 6, 18, 12, 11a, 11b, 51, 52, 22)	✓			✓			✓	✓									Sunny 76

OBSERVATIONS / RECOMMENDATIONS

All sites treated for invasive growth sites 1, 6, 18, 12, 11a, 11b, 51, 52, 22 for algae

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 #54

SERVICE REPORT

DATE: 4-27-23

CUSTOMER: Oak Creek CDD

AQUATECH: Chris

ACCOUNT # _____ WORK ORDER # _____

Midge Fly Treatment

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
12, 11A, 11B	✓	✓															Sunny, 85 SW @ 7-9 mph

OBSERVATIONS / RECOMMENDATIONS *Treated pines by pond 12.*
Altosid pond 12 & 11B, Skeeter larviciding oil in all three ponds.

BLUE WATER AQUATICS

Aquatic & Environmental Services

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 NEW PORT RICHEY, FL 34652
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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

MIDGE FLY INSPECTION REPORT

Location: Oak Creek CDD

Date: 4/27/23 Time In: 12:50 Time Out: 2:15

Type of Service: ☒ Land ☒ Aquatic

TRAPS	MIDGE FLIES PRESENT?	ESTIMATED QUANTITY	BOARD REPLACED?
1	Yes	Moderate	Yes
2			
3			
4			
5			
6			
7			
8			
9			
10			

COMMENTS: Observations, recommendations on treatments

Some adult midges were still resting in the upper canopy of the pines in the park near pond 12.

We sprayed the upper canopy with an adulticide. The population has declined nicely

since the March treatment. We applied 2lbs of Altosid larviciding pellets to ponds 12 and 11B

to treat any larvae in the water. We then applied a larviciding oil to the surface of all

three ponds. Adults midges are resting on the screened in patios at 6920 and 6916 Boulder Run

loop. Receiving permission to treat those two properties would help greatly.

Blue Water Aquatics Technician Signature: Christopher Thompson