

# **OAK CREEK**

Community Development District

## ***Annual Operating and Debt Service Budget*** **Fiscal Year 2022**

Version 5 - Adopted Budget  
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Prepared by:



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# **Oak Creek**

Community Development District

## **Operating Budget**

Fiscal Year 2022

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JUN-2021	JUL- SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 4,988	\$ 1,136	\$ 1,500	\$ 249	\$ 83	\$ 332	\$ 300
Other Grants	-	-	-	500	-	500	-
Interest - Tax Collector	114	54	100	3	-	3	100
Special Assmnts- Tax Collector	480,392	480,392	507,936	507,936	-	507,936	598,232
Special Assmnts- Discounts	(18,299)	(18,413)	(20,317)	(19,699)	-	(19,699)	(23,929)
Other Miscellaneous Revenues	33,994	2,279	-	-	-	-	-
Access Cards	375	705	250	585	195	780	250
<b>TOTAL REVENUES</b>	<b>501,564</b>	<b>466,153</b>	<b>489,469</b>	<b>489,574</b>	<b>278</b>	<b>489,852</b>	<b>574,953</b>
<b>EXPENDITURES</b>							
<i><b>Administrative</b></i>							
P/R-Board of Supervisors	18,600	6,600	12,000	7,400	4,600	12,000	10,000
FICA Taxes	581	824	918	566	92	658	765
ProfServ-Arbitrage Rebate	600	600	1,200	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	5,000	-	1,000	1,000	1,000
ProfServ-Engineering	64,687	19,233	25,000	33,138	8,822	41,960	30,000
ProfServ-Legal Services	13,016	12,431	23,000	6,267	6,457	12,724	13,000
ProfServ-Mgmt Consulting Serv	44,805	44,805	44,805	33,604	11,201	44,805	46,149
ProfServ-Property Appraiser	150	150	150	150	-	150	150
ProfServ-Trustee Fees	3,433	3,233	3,536	3,233	-	3,233	3,233
ProfServ-Web Site Maintenance	4,581	4,049	2,772	3,240	1,080	4,320	3,392
Auditing Services	3,500	3,500	3,500	3,600	-	3,600	3,000
Postage and Freight	733	834	250	127	42	169	200
Rentals & Leases	600	100	600	375	225	600	500
Public Officials Insurance	2,255	355	2,729	1,695	1,034	2,729	2,729
Printing and Binding	632	230	500	-	167	167	500
Legal Advertising	971	2,754	1,000	76	924	1,000	1,000
Misc-Assessmnt Collection Cost	8,550	7,371	10,159	9,858	-	9,858	11,965
Misc-Contingency	230	8	50	-	25	25	50
Office Supplies	2,433	-	250	525	125	650	125
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>171,532</b>	<b>108,252</b>	<b>137,594</b>	<b>104,629</b>	<b>35,794</b>	<b>140,423</b>	<b>128,532</b>
<i><b>Public Safety</b></i>							
Contracts-Security Services	3,360	4,870	3,360	2,688	924	3,612	3,696
<b>Total Public Safety</b>	<b>3,360</b>	<b>4,870</b>	<b>3,360</b>	<b>2,688</b>	<b>924</b>	<b>3,612</b>	<b>3,696</b>
<i><b>Electric Utility Services</b></i>							
Electricity - Streetlighting	22,233	22,347	23,000	14,900	4,967	19,867	23,000
Utility Services	14,547	10,884	12,000	7,252	2,417	9,669	10,000
<b>Total Electric Utility Services</b>	<b>36,780</b>	<b>33,231</b>	<b>35,000</b>	<b>22,152</b>	<b>7,384</b>	<b>29,536</b>	<b>33,000</b>
<i><b>Garbage/Solid Waste Services</b></i>							
Utility - Refuse Removal	698	807	698	524	174	698	698
Solid Waste Disposal Assessm.	623	677	680	785	-	785	680
<b>Total Garbage/Solid Waste Services</b>	<b>1,321</b>	<b>1,484</b>	<b>1,378</b>	<b>1,309</b>	<b>174</b>	<b>1,483</b>	<b>1,378</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>Water-Sewer Comb Services</b>							
Utility Services	7,115	9,793	7,000	6,649	2,216	8,865	10,000
<b>Total Water-Sewer Comb Services</b>	<b>7,115</b>	<b>9,793</b>	<b>7,000</b>	<b>6,649</b>	<b>2,216</b>	<b>8,865</b>	<b>10,000</b>
<b>Flood Control/Stormwater Mgmt</b>							
Contracts-Aquatic Control	22,893	24,486	24,660	18,495	6,165	24,660	24,660
Stormwater Assessment	885	894	894	894	-	894	894
R&M-Storm Water - Pond	714	19,494	15,000	1,331	8,773	10,104	8,000
<b>Total Flood Control/Stormwater Mgmt</b>	<b>24,492</b>	<b>44,874</b>	<b>40,554</b>	<b>20,720</b>	<b>14,938</b>	<b>35,658</b>	<b>33,554</b>
<b>Other Physical Environment</b>							
Contracts-Landscape	84,000	84,000	84,000	63,000	21,000	84,000	84,000
Liability/Property Insurance	6,986	9,876	8,647	8,647	-	8,647	9,176
R&M-Entry Feature	-	-	1,500	-	1,500	1,500	20,000
R&M-Irrigation	7,770	6,551	9,000	693	6,468	7,161	7,000
R&M-Mulch	455	6,978	15,000	-	7,500	7,500	13,320
R&M-Plant&Tree Replacement	53,732	3,357	6,500	200	67	267	20,000
<b>Total Other Physical Environment</b>	<b>152,943</b>	<b>110,762</b>	<b>124,647</b>	<b>72,540</b>	<b>36,534</b>	<b>109,074</b>	<b>153,496</b>
<b>Capital Expenditures &amp; Projects</b>							
Misc-Holiday Lighting	-	13,400	13,400	-	6,800	6,800	6,800
Misc-Contingency	9,140	-	8,000	2,917	1,653	4,570	13,680
Capital Improvements	126,808	35,580	23,000	25,450	-	25,450	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>135,948</b>	<b>48,980</b>	<b>44,400</b>	<b>28,367</b>	<b>8,453</b>	<b>36,820</b>	<b>20,480</b>
<b>Road and Street Facilities</b>							
R&M-Parking Lots	3,595	-	1,500	-	-	-	1,200
R&M-Bike Paths & Asphalt	-	-	1,500	-	-	-	1,200
R&M-Sidewalks	-	8,380	5,000	-	-	-	15,000
R&M-Streetlights	-	-	1,000	-	-	-	-
R&M-Pressure Washing	-	-	-	-	-	-	12,000
<b>Total Road and Street Facilities</b>	<b>3,595</b>	<b>8,380</b>	<b>9,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>29,400</b>
<b>Parks and Recreation</b>							
ProfServ-Field Management	-	2,560	-	5,760	1,920	7,680	7,680
Contracts-Mgmt Services	10,296	10,296	10,296	7,722	2,574	10,296	10,296
Contract-Pools	9,540	9,257	9,540	7,155	2,385	9,540	9,540
Contractual Maint. Services	37,970	54,208	40,000	32,522	10,841	43,363	45,000
Telephone/Fax/Internet Services	1,925	1,812	1,800	1,370	457	1,827	1,800
R&M-Facility	39,542	13,319	2,500	1,950	650	2,600	2,500
R&M-Pools	1,171	12,633	400	12,497	-	12,497	7,000
R&M Basketball Courts	8,044	-	1,500	236	-	236	7,000
R&M-Playground	3,772	3,526	5,000	263	4,737	5,000	1,000
Op Supplies - General	8,268	5,235	5,500	3,984	1,328	5,312	4,500
<b>Total Parks and Recreation</b>	<b>120,528</b>	<b>112,846</b>	<b>76,536</b>	<b>73,459</b>	<b>24,891</b>	<b>98,350</b>	<b>96,316</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	JUL-	PROJECTED	BUDGET
			FY 2021	JUN-2021	SEP-2021	FY 2021	FY 2022
<b>Reserves</b>							
Reserve - Other	-	-		-	-	-	65,100
Reserve - Amenities	-	-	1,000	-	-	-	-
Reserves - Path	-	-	4,000	-	-	-	-
Reserves - Pool Equipment	-	-	4,000	-	-	-	-
Reserves - A/C	-	-	1,000	-	-	-	-
Reserves - Reserve Study	-	-	-	-	-	-	-
Reserves - Property	-	-	-	-	-	-	-
<b>Total Reserves</b>	-	-	<b>10,000</b>	-	-	-	<b>65,100</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>657,614</b>	<b>483,472</b>	<b>489,469</b>	<b>332,513</b>	<b>131,308</b>	<b>463,821</b>	<b>574,953</b>
Net change in fund balance	(156,050)	(17,319)	-	157,061	(131,030)	26,031	(0)
<b>FUND BALANCE, BEGINNING</b>	577,590	174,614	157,295	157,295	-	157,295	183,326
<b>FUND BALANCE, ENDING</b>	<b>\$ 174,614</b>	<b>\$ 157,295</b>	<b>\$ 157,295</b>	<b>\$ 314,356</b>	<b>\$ (131,030)</b>	<b>\$ 183,326</b>	<b>\$ 183,326</b>

**Budget Narrative**  
Fiscal Year 2022**REVENUES****Interest Income (Investments)**

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

**Special Assessment - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessment - Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Access Cards**

The district earns revenue from Access Card sales.

**EXPENDITURES*****Expenditures - Administrative*****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

**Professional Services – Arbitrage Rebate**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount is based on standard fees charged for this service.

**Professional Services – Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount is based on standard fees charged for this service.

**Professional Services-Engineering**

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity.

**Professional Services-Legal Services**

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Professional Services- Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Management Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in its Exhibit "A".

**Professional Services-Property Appraiser**

The District contracts with the Pasco County Property Appraiser for the purpose of placing the District's non-ad valorem tax assessments on the Notice of Proposed Property Taxes, thereby allowing the Tax Collector to collect such assessments. The District will fund the general budget in the amount of \$150 for the annual inclusion of Notice of Proposed Property Taxes.

**Budget Narrative**

Fiscal Year 2022

Expenditures - Administrative (continued)
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**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.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.



**Budget Narrative**  
Fiscal Year 2022**Expenditures – Public Safety****Contracts – Security Services**

The District has contracted with Golden Eye Technology for gate security services.

**Expenditures – Electric Utility Services****Electricity - Streetlighting**

Services provided by Withlacoochee Electric for streetlighting.

**Utility Services**

Electric usage for District facilities and assets as calculated by Withlacoochee Electric.

**Expenditures – Garbage/Solid Waste Services****Utility – Refuse Removal**

Refuse removal for District facilities provided by Waste Connections of Florida.

**Solid Waste Disposal Assessments**

An annual assessment by the Board of County Commissioners as it relates to the District's waste disposal.

**Expenditures – Water-Sewer Combined Services****Utility Services**

Water irrigation usage for District facilities and assets as calculated by Pasco County Utilities.

**Expenditures – Flood Control/Stormwater Mgmt****Contracts-Aquatic Control**

The District has contracted with Aquatic Systems Inc for monthly lake and wetland services.

**Stormwater Assessment**

Pasco County Non-Ad Valorem Stormwater annual assessment.

**R&M-Storm Water-Pond**

Includes expenses incurred for the maintenance of drainage ponds.

**Expenditures – Other Physical Environment****Contracts-Landscape**

The District has contracted with Landscape Maintenance Professionals to provide landscaping services for the District.

**Liability/Property Insurance**

Property & Liability Insurance includes coverage of the cabana, pools, irrigation, and pool pumps.

**Budget Narrative**  
Fiscal Year 2022**Expenditures – Other Physical Environment (continued)****R&M-Entry Feature**

Includes expenses incurred for the maintenance of entry walls.

**R&M-Irrigation**

Includes the cost of irrigation repairs as needed throughout the District.

**R&M-Mulch**

The District has an agreement with LMP to provide mulch for the District's common area.

**R&M-Plant & Tree Replacement**

The District has an agreement with LMP to provide annuals and miscellaneous landscaping for the District's common area.

**Expenditures – Capital Expenditures & Projects****Misc - Contingency**

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

**Capital Outlay**

The District designates funds to improve and/or replace assets or to extend the useful life of assets. The cost per event exceeds \$5,000.

**Expenditures – Roads & Street Facilities****R&M-Parking Lots**

Includes expenses incurred for the maintenance of District parking lots.

**R&M-Sidewalks**

Includes expenses incurred for the maintenance of District sidewalks.

**R&M-Streetlights**

Includes expenses incurred for the maintenance of District streetlights.

**Expenditures – Clubhouse, Parks & Recreation****Contracts-Management Services**

The District has contracted with Inframark Management Services as the on-site management representative to manage day to day operations and oversight of any outside contractors. IMS is responsible for the general maintenance of the amenities (based on a seasonal schedule) as outlined in Exhibit A of the First Amendment to the Management Advisory Services Agreement dated March 28, 2016.

**Contractual Maint. Services**

Innovative provides the manpower needed to manage the day to day operations of the district's assets. The staff is under the management and direction of Inframark Management Services.

**Contract-Pools**

The District has contracted with Aqua Triangle 1 Corp to provide monthly pool services. These services include chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Also included are operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals included.

**Budget Narrative**

Fiscal Year 2022

Expenditures – Clubhouse, Parks & Recreation (continued)
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**Telephone/Fax/Internet Services**

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

**R&M-Facility**

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

**R&M-Pool**

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

**R&M-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.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Anticipated Beginning Fund Balance - Fiscal Year 2022	\$ 183,326
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	65,100
<b>Total Estimated Funds - 9/30/2022</b>	<b>248,426</b>

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

Deposits	3,055
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***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	84,975 <sup>(1)</sup>
Reserves - Other (PY)	45,025
Reserves - Other FY 2021	10,000
Reserves - Other FY 2022	<u>65,100</u>
	120,125

<b>Total Allocation of Available Funds</b>	<b>208,155</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 40,270</u></b>
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**Notes**

(1) Represents approximately 2 months of operating expenditures for first Quarter.

## **Oak Creek**

Community Development District

### **Debt Service Budget**

Fiscal Year 2022

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Interest - Investments	\$ 984	\$ 222	\$ 400	\$ 17	\$ 6	\$ 23	\$ 25
Special Assmnts- Tax Collector	437,163	437,163	437,163	437,163	-	437,163	437,163
Special Assmnts- Discounts	(16,652)	(16,756)	(17,487)	(16,954)	-	(16,954)	(17,487)
<b>TOTAL REVENUES</b>	<b>421,495</b>	<b>420,629</b>	<b>420,076</b>	<b>420,226</b>	<b>6</b>	<b>420,232</b>	<b>419,701</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	7,781	6,707	8,743	8,485	-	8,485	8,743
<b>Total Administrative</b>	<b>7,781</b>	<b>6,707</b>	<b>8,743</b>	<b>8,485</b>	<b>-</b>	<b>8,485</b>	<b>8,743</b>
<i>Debt Service</i>							
Principal Debt Retirement Series A-1	160,000	165,000	165,000	165,000	-	165,000	170,000
Principal Debt Retirement Series A-2	45,000	45,000	45,000	45,000	-	45,000	50,000
Principal Prepayment Series A-1	-	10,000	-	5,000	-	5,000	-
Interest Expense Series A-1	148,699	145,019	140,688	140,688	-	140,688	135,738
Interest Expense Series A-2	59,325	56,963	54,076	53,944	-	53,944	51,450
<b>Total Debt Service</b>	<b>413,024</b>	<b>421,982</b>	<b>404,764</b>	<b>409,632</b>	<b>-</b>	<b>409,632</b>	<b>407,188</b>
<b>TOTAL EXPENDITURES</b>	<b>420,805</b>	<b>428,689</b>	<b>413,507</b>	<b>418,117</b>	<b>-</b>	<b>418,117</b>	<b>415,931</b>
Excess (deficiency) of revenues Over (under) expenditures	690	(8,060)	6,569	2,109	6	2,115	3,770
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	(8,060)	6,569	-	-	-	3,770
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(8,060)</b>	<b>6,569</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,770</b>
Net change in fund balance	690	(8,060)	6,569	2,109	6	2,115	3,770
<b>FUND BALANCE, BEGINNING</b>	<b>326,257</b>	<b>326,947</b>	<b>318,887</b>	<b>318,887</b>	<b>-</b>	<b>318,887</b>	<b>321,002</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 326,947</b>	<b>\$ 318,887</b>	<b>\$ 325,456</b>	<b>\$ 320,996</b>	<b>\$ 6</b>	<b>\$ 321,002</b>	<b>\$ 324,772</b>

**Budget Narrative**  
Fiscal Year 2022**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
11/1/2021	3,195,000				67,869	67,869	303,213
5/1/2022	3,195,000	170,000		3.3%	67,869	237,869	
11/1/2022	3,025,000				65,064	65,064	302,933
5/1/2023	3,025,000	180,000		3.5%	65,064	245,064	
11/1/2023	2,845,000				61,914	61,914	306,978
5/1/2024	2,845,000	185,000		3.8%	61,914	246,914	
11/1/2024	2,660,000				58,445	58,445	305,359
5/1/2025	2,660,000	190,000		3.9%	58,445	248,445	
11/1/2025	2,470,000				54,788	54,788	303,233
5/1/2026	2,470,000	200,000		4.0%	54,788	254,788	
11/1/2026	2,270,000				50,788	50,788	305,575
5/1/2027	2,270,000	210,000		4.5%	50,788	260,788	
11/1/2027	2,060,000				46,115	46,115	306,903
5/1/2028	2,060,000	220,000		4.5%	46,115	266,115	
11/1/2028	1,840,000				41,220	41,220	307,335
5/1/2029	1,840,000	230,000		4.5%	41,220	271,220	
11/1/2029	1,610,000				36,103	36,103	307,323
5/1/2030	1,610,000	240,000		4.5%	36,103	276,103	
11/1/2030	1,370,000				30,763	30,763	306,865
5/1/2031	1,370,000	250,000		4.5%	30,763	280,763	
11/1/2031	1,120,000				25,200	25,200	305,963
5/1/2032	1,120,000	260,000		4.5%	25,200	285,200	
11/1/2032	860,000				19,350	19,350	304,550
5/1/2033	860,000	275,000		4.5%	19,350	294,350	
11/1/2033	585,000				13,163	13,163	307,513
5/1/2034	585,000	285,000		4.5%	13,163	298,163	
11/1/2034	300,000				6,750	6,750	304,913
5/1/2035	300,000	300,000		4.5%	6,750	306,750	
11/1/2035							306,750
		3,195,000			1,155,058	4,350,058	4,585,401



**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
11/1/2021	980,000				25,725	25,725	
5/1/2022	980,000	50,000		5.25%	25,725	75,725	101,450
11/1/2022	930,000				24,413	24,413	
5/1/2023	930,000	50,000		5.25%	24,413	74,413	98,825
11/1/2023	880,000				23,100	23,100	
5/1/2024	880,000	55,000		5.25%	23,100	78,100	101,200
11/1/2024	825,000				21,656	21,656	
5/1/2025	825,000	60,000		5.25%	21,656	81,656	103,313
11/1/2025	765,000				20,081	20,081	
5/1/2026	765,000	60,000		5.25%	20,081	80,081	100,163
11/1/2026	705,000				18,506	18,506	
5/1/2027	705,000	65,000		5.25%	18,506	83,506	102,013
11/1/2027	640,000				16,800	16,800	
5/1/2028	640,000	65,000		5.25%	16,800	81,800	98,600
11/1/2028	575,000				15,094	15,094	
5/1/2029	575,000	70,000		5.25%	15,094	85,094	100,188
11/1/2029	505,000				13,256	13,256	
5/1/2030	505,000	75,000		5.25%	13,256	88,256	101,513
11/1/2030	430,000				11,288	11,288	
5/1/2031	430,000	80,000		5.25%	11,288	91,288	102,575
11/1/2031	350,000				9,188	9,188	
5/1/2032	350,000	80,000		5.25%	9,188	89,188	98,375
11/1/2032	270,000				7,088	7,088	
5/1/2033	270,000	85,000		5.25%	7,088	92,088	99,175
11/1/2033	185,000				4,856	4,856	
5/1/2034	185,000	90,000		5.25%	4,856	94,856	99,713
11/1/2034	95,000				2,494	2,494	
5/1/2035	95,000	95,000		5.25%	2,494	97,494	99,988
11/1/2035	-						
		980,000			427,088	1,407,088	1,407,088

## **Oak Creek**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2022

**Comparison of Non-Ad Valorem Assessment Rates  
Fiscal Year 2022 vs. Fiscal Year 2021**

Product	General Fund 001			2015A DS Per Unit			Total Assessments per Unit			O&M	Bond	Prepaid
	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	Units	Units 2015	Units
50' lot	\$987.83	\$838.73	17.8%	\$730.20	\$730.20	0.0%	\$1,718.03	\$1,568.93	9.5%	272	270	0
60' lot	\$1,185.40	\$1,006.48	17.8%	\$863.34	\$863.34	0.0%	\$2,048.74	\$1,869.82	9.6%	278	278	0
										<b>550</b>	<b>548</b>	<b>0</b>