

OAK CREEK

Community Development District

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

Version 2 - Approved Tentative Budget
Approved on May 10th, 2021

Prepared by:



Table of Contents

	<u>Page</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-3
Budget Narrative	4-8
Exhibit A - Allocation of Fund Balances	9
<u>DEBT SERVICE BUDGET</u>	
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	10
Budget Narrative	11
Amortization Schedule	12-13
<u>SUPPORTING BUDGET SCHEDULES</u>	
2022-2021 Non-Ad Valorem Assessment Summary.....	14

Oak Creek

Community Development District

Operating Budget

Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAR-2021	PROJECTED APR- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 4,988	\$ 1,136	\$ 1,500	\$ 151	\$ 151	\$ 302	\$ 300
Other Grants	-	-	-	500	-	500	-
Interest - Tax Collector	114	54	100	3	3	6	100
Special Assmnts- Tax Collector	480,392	480,392	507,936	499,604	8,332	507,936	628,608
Special Assmnts- Discounts	(18,299)	(18,413)	(20,317)	(19,818)	-	(19,818)	(25,144)
Other Miscellaneous Revenues	33,994	2,279	-	-	-	-	-
Access Cards	375	705	250	105	105	210	250
TOTAL REVENUES	501,564	466,153	489,469	480,545	8,591	489,136	604,113
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	18,600	6,600	12,000	4,400	7,600	12,000	12,000
FICA Taxes	581	824	918	337	152	489	918
ProfServ-Arbitrage Rebate	600	600	1,200	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	5,000	-	5,000	5,000	5,000
ProfServ-Engineering	64,687	19,233	25,000	29,148	12,812	41,960	40,000
ProfServ-Legal Services	13,016	12,431	23,000	4,821	7,903	12,724	13,000
ProfServ-Mgmt Consulting Serv	44,805	44,805	44,805	22,403	22,402	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	2,782	2,782	5,564	3,392
Auditing Services	3,500	3,500	3,500	3,000	-	3,000	3,000
Postage and Freight	733	834	250	96	96	192	200
Rentals & Leases	600	100	600	125	375	500	500
Public Officials Insurance	2,255	355	2,729	1,695	1,034	2,729	2,729
Printing and Binding	632	230	500	-	500	500	500
Legal Advertising	971	2,754	1,000	76	924	1,000	1,000
Misc-Assessmnt Collection Cost	8,550	7,371	10,159	9,596	167	9,763	12,572
Misc-Contingency	230	8	50	-	-	-	50
Office Supplies	2,433	-	250	-	125	125	125
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	171,532	108,252	137,594	82,487	62,021	144,508	145,293
<i>Public Safety</i>							
Contracts-Security Services	3,360	4,870	3,360	1,764	1,848	3,612	3,696
Total Public Safety	3,360	4,870	3,360	1,764	1,848	3,612	3,696
<i>Electric Utility Services</i>							
Electricity - Streetlighting	22,233	22,347	23,000	11,167	11,167	22,334	23,000
Utility Services	14,547	10,884	12,000	5,363	5,363	10,726	10,000
Total Electric Utility Services	36,780	33,231	35,000	16,530	16,530	33,060	33,000
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	698	807	698	349	349	698	698
Solid Waste Disposal Assessm.	623	677	680	-	-	-	680
Total Garbage/Solid Waste Services	1,321	1,484	1,378	349	349	698	1,378

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAR-2021	PROJECTED APR- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Water-Sewer Comb Services							
Utility Services	7,115	9,793	7,000	5,310	5,310	10,620	10,000
Total Water-Sewer Comb Services	7,115	9,793	7,000	5,310	5,310	10,620	10,000
Flood Control/Stormwater Mgmt							
Contracts-Aquatic Control	22,893	24,486	24,660	12,330	12,330	24,660	24,660
Stormwater Assessment	885	894	894	894	-	894	894
R&M-Storm Water - Pond	714	19,494	15,000	974	9,130	10,104	10,000
Total Flood Control/Stormwater Mgmt	24,492	44,874	40,554	14,198	21,460	35,658	35,554
Other Physical Environment							
Contracts-Landscape	84,000	84,000	84,000	42,000	42,000	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	1,500
R&M-Irrigation	7,770	6,551	9,000	481	6,680	7,161	7,000
R&M-Mulch	455	6,978	15,000	-	7,500	7,500	15,000
R&M-Plant&Tree Replacement	53,732	3,357	6,500	200	200	400	400
	152,943	110,762	124,647	51,328	57,880	109,208	117,076
Capital Expenditures & Projects							
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	5,000
Capital Improvements	126,808	35,580	32,000	8,000	-	8,000	88,800
Total Capital Expenditures & Projects	135,948	48,980	53,400	10,917	8,453	19,370	100,600
Road and Street Facilities							
R&M-Parking Lots	3,595	-	1,500	-	-	-	1,500
R&M-Bike Paths & Asphalt	-	-	1,500	-	-	-	1,500
R&M-Sidewalks	-	8,380	5,000	-	-	-	15,000
R&M-Streetlights	-	-	1,000	-	-	-	1,000
Total Road and Street Facilities	3,595	8,380	9,000	-	-	-	19,000
Parks and Recreation							
ProfServ-Field Management	-	2,560	-	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	9,257	9,540	4,770	4,770	9,540	9,540
Contractual Maint. Services	37,970	54,208	40,000	22,548	22,548	45,096	45,000
Telephone/Fax/Internet Services	1,925	1,812	1,800	917	905	1,822	1,800
R&M-Facility	39,542	13,319	2,500	1,625	1,625	3,250	3,000
R&M-Pools	1,171	12,633	400	4,797	2,105	6,902	10,000
R&M Basketball Courts	8,044	-	1,500	-	-	-	10,000
R&M-Playground	3,772	3,526	5,000	-	5,000	5,000	1,000
Op Supplies - General	8,268	5,235	5,500	2,315	2,315	4,630	4,500
Total Parks and Recreation	120,528	112,846	76,536	45,960	48,256	94,216	102,816

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAR-2021	PROJECTED APR- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Reserves							
Reserve - Amenities	-	-	1,000	-	-	-	1,000
Reserves - Path	-	-	-	-	-	-	4,000
Reserves - Pool	-	-	-	-	-	-	13,654
Reserves - A/C	-	-	-	-	-	-	1,000
Reserves - Reserve Study	-	-	-	-	-	-	1,500
Reserves - Property	-	-	-	-	-	-	14,546
Total Reserves	-	-	1,000	-	-	-	35,700
TOTAL EXPENDITURES & RESERVES	657,614	483,472	489,469	228,843	222,107	450,950	604,113
Net change in fund balance	(156,050)	(17,319)	-	251,702	(213,516)	38,186	-
FUND BALANCE, BEGINNING	577,590	174,614	157,295	157,295	-	157,295	195,481
FUND BALANCE, ENDING	\$ 174,614	\$ 157,295	\$ 157,295	\$ 408,997	\$ (213,516)	\$ 195,481	\$ 195,481

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)

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)
--

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

	<u>Amount</u>
Anticipated Beginning Fund Balance - Fiscal Year 2022	\$ 195,481
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	35,700
Total Estimated Funds - 9/30/2022	231,181

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

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

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	142,103 ⁽¹⁾
---	------------------------

Reserve - Amenities (PY)	45,025	
Reserve - Amenities FY 2021	1,000	
Reserve - Amenities FY 2022	<u>1,000</u>	47,025
Reserves - Path FY 2022	4,000	
Reserves - Pool FY 2022	13,654	
Reserves - A/C FY 2022	1,000	
Reserve Study - FY 2022	1,500	
Reserves - Property FY 2022	<u>14,546</u>	34,700

Total Allocation of Available Funds	226,883
--	----------------

Total Unassigned (undesignated) Cash	\$ 4,298
---	-----------------

Notes

(1) Represents approximately 3 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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAR-2021	PROJECTED APR- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Interest - Investments	\$ 984	\$ 222	\$ 400	\$ 11	\$ 11	\$ 22	\$ 25
Special Assmnts- Tax Collector	437,163	437,163	437,163	429,991	7,172	\$ 437,163	437,163
Special Assmnts- Discounts	(16,652)	(16,756)	(17,487)	(17,056)	-	(17,056)	(17,487)
TOTAL REVENUES	421,495	420,629	420,076	412,946	7,183	420,129	419,701
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	7,781	6,707	8,743	8,259	143	8,402	8,743
Total Administrative	7,781	6,707	8,743	8,259	143	8,402	8,743
<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	70,344	70,344	140,688	135,738
Interest Expense Series A-2	59,325	56,963	54,076	27,038	27,038	54,076	51,450
Total Debt Service	413,024	421,982	404,764	102,382	307,382	409,764	407,188
TOTAL EXPENDITURES	420,805	428,689	413,507	110,641	307,525	418,166	415,931
Excess (deficiency) of revenues Over (under) expenditures	690	(8,060)	6,569	302,305	(300,342)	1,963	3,770
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	(8,060)	6,569	-	-	-	3,770
TOTAL OTHER SOURCES (USES)	-	(8,060)	6,569	-	-	-	3,770
Net change in fund balance	690	(8,060)	6,569	302,305	(300,342)	1,963	3,770
FUND BALANCE, BEGINNING	326,257	326,947	318,887	318,887	-	318,887	320,850
FUND BALANCE, ENDING	\$ 326,947	\$ 318,887	\$ 325,456	\$ 621,192	\$ (300,342)	\$ 320,850	\$ 324,620

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	\$1,037.99	\$838.73	23.8%	\$730.20	\$730.20	0.0%	\$1,768.19	\$1,568.93	12.7%	272	270	0
60' lot	\$1,245.59	\$1,006.48	23.8%	\$863.34	\$863.34	0.0%	\$2,108.93	\$1,869.82	12.8%	278	278	0
										550	548	0