

OAK CREEK

Community Development District

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

Version 5 - Adopted Budget
Adopted 07/17/23
(Printed - 08/14/23 @ 4:00 PM)

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>	
2024-2023 Non-Ad Valorem Assessment Summary.....	14

Oak Creek
Community Development District

Operating Budget
Fiscal Year 2024

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

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	AMENDED BUDGET FY 2023	ACTUAL THRU MAY-2023	PROJECTED JUN- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 300	1129	\$ 300	\$ 5,337	\$ 2,669	\$ 8,006	\$ 300
Other Grants	500	-	-	-	-	-	-
Interest - Tax Collector	3	1	100	193	-	193	100
Special Assmnts- Tax Collector	507,936	598,231	598,231	594,546	3,685	598,231	598,231
Special Assmnts- Discounts	(19,699)	(23,131)	(23,929)	(22,986)	-	(22,986)	(23,929)
Other Miscellaneous Revenues	316	1,274	-	36,861	-	36,861	-
Access Cards	975	510	249	406	203	609	250
TOTAL REVENUES	490,331	578,014	574,951	614,357	6,557	620,914	574,952
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	9,400	6,400	10,000	6,000	4,000	10,000	10,000
FICA Taxes	719	516	765	547	305	852	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	11,801	19,404	31,205	30,000
ProfServ-Legal Services	9,444	3,440	13,000	2,249	4,193	6,442	13,000
ProfServ-Mgmt Consulting Serv	44,805	46,149	47,533	31,689	15,844	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	2,334	890	3,224	3,224
Auditing Services	3,600	3,325	3,000	3,325	-	3,325	3,000
Postage and Freight	453	179	200	134	67	201	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	11,431	534	11,965	11,965
Misc-Contingency	22	141	50	67	34	101	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	76,244	48,736	124,980	130,020
<i>Public Safety</i>							
Contracts-Security Services	3,612	3,696	3,696	2,464	1,232	3,696	3,696
Total Public Safety	3,612	3,696	3,696	2,464	1,232	3,696	3,696
<i>Electric Utility Services</i>							
Electricity - Streetlighting	20,581	23,946	23,000	16,357	8,179	24,536	24,200
Utility Services	10,822	13,970	10,000	7,764	3,882	11,646	10,000
Total Electric Utility Services	31,403	37,916	33,000	24,121	12,061	36,182	34,200
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	698	751	761	444	317	761	761
Solid Waste Disposal Assessm.	785	824	825	908	-	908	825
Total Garbage/Solid Waste Services	1,483	1,575	1,586	1,352	317	1,669	1,586

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

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	AMENDED BUDGET FY 2023	ACTUAL THRU MAY-2023	PROJECTED JUN- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Water-Sewer Comb Services							
Utility Services	8,930	12,167	10,000	7,265	3,284	10,549	11,000
Total Water-Sewer Comb Services	8,930	12,167	10,000	7,265	3,284	10,549	11,000
Flood Control/Stormwater Mgmt							
Contracts-Aquatic Control	24,660	21,355	24,660	14,822	8,220	23,042	24,660
Contracts-Aquatic Midge Mgmt	-	-	5,187	2,611	-	2,611	-
Stormwater Assessment	894	885	894	885	-	885	894
R&M-Storm Water - Pond	2,195	21,608	8,000	7,694	-	7,694	8,000
Total Flood Control/Stormwater Mgmt	27,749	43,848	38,741	26,012	8,220	34,232	33,554
Other Physical Environment							
Contracts-Landscape	84,000	84,630	88,200	59,201	29,601	88,802	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	1,457	5,543	7,000	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	75,112	61,510	136,622	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	5,120	2,560	7,680	7,680
Contracts-Mgmt Services	10,296	10,296	10,296	6,864	3,432	10,296	10,296
Contract-Pools	9,540	10,410	11,460	7,960	3,980	11,940	12,000
Contractual Maint. Services	45,597	31,846	45,000	19,891	9,946	29,837	41,140
Telephone/Fax/Internet Services	1,823	2,031	1,800	1,503	752	2,255	2,200
R&M-Facility	1,950	3,565	2,500	1,688	812	2,500	2,500
R&M-Pools	12,824	7,289	7,000	8,654	1,500	10,154	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	1,700	850	2,550	4,500
Total Clubhouse Parks and Recreation	96,300	79,604	98,236	53,945	31,266	85,211	95,316

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

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	AMENDED BUDGET FY 2023	ACTUAL THRU MAY-2023	PROJECTED JUN- 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	273,153	195,882	469,035	574,952
Net change in fund balance	34,084	153,370	-	341,204	(189,326)	151,879	-
FUND BALANCE, BEGINNING	157,295	191,381	345,997	345,997	-	345,997	497,876
FUND BALANCE, ENDING	\$ 191,381	\$ 345,997	\$ 345,997	\$ 687,201	\$ (189,326)	\$ 497,876	\$ 497,876

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	\$ 497,876
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	65,100
Total Estimated Funds - 9/30/2024	562,976

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	4,600
----------	-------

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
	<u>250,325</u>

Total Allocation of Available Funds	382,388
--	----------------

Total Unassigned (undesignated) Cash	\$ 180,588
---	-------------------

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 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	AMENDED BUDGET FY 2023	ACTUAL THRU MAY-2023	PROJECTED JUN- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Interest - Investments	\$ 21	18	\$ 25	\$ 2,133	\$ 1,067	\$ 3,200	\$ 25
Special Assmnts- Tax Collector	437,163	437,162	437,163	434,470	2,693	\$ 437,163	437,163
Special Assmnts- Discounts	(16,954)	(16,903)	(17,487)	(16,797)	-	(16,797)	(17,487)
TOTAL REVENUES	420,230	420,277	419,701	419,806	3,760	423,566	419,701
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	7,112	6,887	8,743	8,353	390	8,743	8,743
Total Administrative	7,112	6,887	8,743	8,353	390	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	-	10,000	-	10,000	-
Interest Expense Series A-1	140,688	135,738	130,128	130,128	-	130,128	123,828
Interest Expense Series A-2	53,944	51,450	48,825	48,300	-	48,300	45,675
Total Debt Service	409,632	417,188	408,953	418,428	-	418,428	409,503
TOTAL EXPENDITURES	416,744	424,075	417,696	426,781	390	427,171	418,246
Excess (deficiency) of revenues							
Over (under) expenditures	3,486	(3,798)	2,005	(6,975)	3,370	(3,606)	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	(6,975)	3,370	(3,606)	1,455
FUND BALANCE, BEGINNING	318,887	322,372	322,372	318,574	-	318,574	314,969
FUND BALANCE, ENDING	\$ 322,372	\$ 318,574	\$ 324,377	\$ 311,599	\$ 3,370	\$ 314,969	\$ 316,424

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