

Oakstead

Community Development District



Proposed Budget
FY 2007

7/5/2006 Version

Oakstead

Community Development District

Proposed Budget General Fund Fiscal Year 2007

Description	Adopted Budget FY2006	Actual thru 4/30/2006	Projected Next 5 Months	Total Projected at 9/30/2006	Proposed Budget FY2007
Revenues					
36310 Special Assessments					
1002 Operations & Maintenance Assmts - Tax Roll	\$ 1,107,325	\$ 833,751	\$ 4,826	\$ 838,577	\$ 996,843
Special Assessments - Direct Bill		312,098		312,098	
36900 Miscellaneous Revenues					
Miscellaneous Revenues		3,890	4,810	8,700	3,000
Settlements		30,000		30,000	-
Total Revenues	\$ 1,107,325	\$ 1,179,739	\$ 9,636	\$ 1,189,375	\$ 999,843
Expenditures					
51100 Legislative					
3401 Supervisors Fees	\$ 12,000	\$ 5,598	\$ 6,402	\$ 12,000	\$ 12,918
51300 Financial & Administrative					
3100 District Manager	26,925	22,500	4,425	26,925	46,575
3102 Recording Secretary	4,500	1,766	2,734	4,500	-
3103 District Engineer	20,000	1,148	18,852	20,000	30,000
3104 Disclosure Report/Dissemination Agent	5,000	-	5,000	3,000	2,000
3105 Trustee Fees	12,000	2,379	9,621	12,000	10,000
3106 Assessment Roll Preparation	5,750	-	5,750	5,750	12,000
3110 Collection Agent	-	-	-	-	-
3111 Financial Advisory Services	3,500	-	3,500	3,500	-
3201 Accounting Services	12,000	1,752	4,000	5,752	-
3202 Audit Services	7,500	500	7,000	7,500	12,000
3203 Arbitrage Rebate Calculation	2,750	1,500	1,250	2,750	3,000
4001 Travel Per Diem	500	-	500	500	-
4101 Postage/Communication	7,000	2,504	4,496	7,000	5,000
4401 Rental & Leases	2,400	-	2,400	2,400	2,400
4501 Public Officials Insurance	5,000	2,754	2,246	5,000	5,000
4801 Legal Advertising	1,500	553	947	1,500	1,200
4901 Bank Fees	250	65	185	250	250
4902 Dues, Licenses & Fees	500	175	325	500	500
4903 Miscellaneous Fees Capital Outlay	2,000	928	1,072	2,000	-
4906 Investment Reporting Fees	2,000	-	2,000	2,000	-
5101 Office Supplies	2,000	379	1,621	2,000	4,000
5102 Technology Services	1,200	-	1,200	1,200	1,200
5103 Website Development & Maintenance	1,200	-	1,200	1,200	600
51400 District Counsel					
3405 District Counsel	15,000	57,398	2,090	59,488	15,000
53100 Electric Utility Services					
4301 Electric Utility Services	28,000	24,431	3,569	28,000	45,000
4307 Street Lighting	50,000	22,169	27,831	50,000	45,000
53200 Gas Utility Services					
4301 Gas Utility Services	350	75	275	350	500
53400 Garbage/Solid Waste Control Services					
4305 Garbage Collection	1,750	504	1,246	1,750	1,000

Oakstead

Community Development District

Proposed Budget
General Fund
Fiscal Year 2007

Description	Adopted Budget FY2006	Actual thru 4/30/2006	Projected Next 5 Months	Total Projected at 9/30/2006	Proposed Budget FY2007
53600 Water--Sewer Combination Services					
4301 Water Utility Services	17,750	16,887	863	17,750	22,000
4304 Water & Sewer Treatment Provided by County	13,000	2,274	1,000	3,274	6,000
53800 Storm water Control					
4602 Lake/Pond Bank Maintenance/Mowing	-	-	-	-	-
4605 Lake Maintenance Contract	27,000	12,600	14,400	27,000	27,000
4606 Mitigation Area Monitoring & Maintenance	3,500	2,450	1,050	3,500	2,400
53900 Other Physical Environment					
3301 Employee-Salaries	40,000	19,128	20,872	40,000	38,950
3302 Employee-P/R Taxes	3,500	1,313	2,187	3,500	3,500
3303 Employee-Workers Comp	-	-	-	-	-
4502 General Liability, Property & casualty Ins.	10,000	6,049	3,951	10,000	19,000
4601 Fountain Service Repairs & Maintenance	2,000	145	1,855	2,000	2,500
4603 Entry & Walls Maintenance	6,000	2,020	3,980	6,000	1,000
4604 Landscape Maintenance	189,000	116,459	72,541	189,000	225,000
Landscape Management Contract	-	-	-	-	28,000
4609 Irrigation Repairs & Maintenance	5,000	277	4,723	5,000	5,000
4650 Landscape Replacement Plants, Shrubs, Trees	20,000	-	20,000	20,000	-
4785 Miscellaneous Expenses	20,000	-	20,000	20,000	5,000
6403 Capital Improvements/Contingency	25,000	-	25,000	25,000	7,000
54100 Road Street Facilities					
4102 Gate Phone	-	-	-	-	5,400
4612 Gate Maintenance	22,500	5,867	16,633	22,500	25,000
57200 Parks & Recreations					
3301 Recreation Staff	80,000	29,819	50,181	80,000	91,050
3302 FICA Taxes/Unemployment Tax/ADP Fees	6,500	3,599	2,901	6,500	8,200
3303 Health/WC Insurance	4,000	1,871	2,129	4,000	7,700
4701 Club Facility Maintenance	30,000	12,810	17,190	30,000	30,000
4702 Clubhouse Telephone, Fax, Internet & Gate Phone	7,500	4,324	3,176	7,500	3,000
4705 Clubhouse Operating Supplies	18,000	3,589	14,411	18,000	18,000
4721 Clubhouse Furniture Replacement	2,500	6,194	(3,694)	2,500	4,000
4722 Clubhouse Lighting Replacement	11,000	759	10,241	11,000	14,000
Special Events & Programs	-	-	-	-	3,000
4785 Miscellaneous Expense	-	-	-	-	3,000
6403 Capital Improvements	-	-	8,000	8,000	4,000
52900 Security Operations					
4740 Security Patrols	6,000	595	5,405	3,000	3,000
4785 Miscellaneous Expense/Developer Loan	-	6,731	(6,731)	6,700	-
6403 Capital Improvements	-	-	-	-	30,000
57400 Fiscal Year Liability					
4775 FY04/05 Loan	135,000	-	-	-	-
1st Qtr O&M	150,000	-	-	-	-
57900 Contingency					
6405 Uninsurable Assets/assessment Reserve	20,000	-	20,000	20,000	100,000
Total Expenditures	\$ 1,107,325	\$ 404,836	\$ 454,003	\$ 860,539	\$ 996,843

Oakstead

Community Development District

Proposed Budget
General Fund
Fiscal Year 2007

Description	Adopted Budget FY2006	Actual thru 4/30/2006	Projected Next 5 Months	Total Projected at 9/30/2006	Proposed Budget FY2007
Net Change in Fund Balance	\$ -	\$ 774,903	\$ (444,367)	\$ 328,836	\$ 3,000

Gross Assessments	\$ 1,060,471
Less: Discounts & Collections (6%)	\$ 63,628
* Net Assessments	\$ 996,843
Units	1,183
Gross Assessment per Unit	\$ 896

Oakstead

Community Development District

Budget for Fiscal Year 2007

Debt Service Fund 202 - Series 2000 Capital Improvement Revenue Bond

Statement of Revenue, Expenditures and Changes in Fund Balance For the Fiscal Year Ending September 30, 2006

	FY 2006 Adopted Budget	Actual Through 5/31/2006	Projected Next 4 Months	Total Projected 9/30/2006
Revenues:				
Special Assessments - Tax Roll	\$0	\$470,013	\$0	\$470,013
Special Assessments - Off Roll	\$0	\$692	\$0	\$692
Interfund Transfer	\$0	\$5,090	\$0	\$5,090
Assessment Prepayments	\$0	\$19,932	\$0	\$19,932
Interest Income	\$0	\$11,955	\$3,000	\$14,955
Total Revenues	\$0	\$507,682	\$3,000	\$510,682
Appropriations:				
Principal Retirement	\$0	\$70,000	\$0	\$70,000
Principal Prepayments	\$0	\$20,000	\$0	\$20,000
Interest Expense 11/1	\$0	\$196,920	\$0	\$196,920
Interest Expense 5/1	\$0	\$196,920	\$0	\$196,920
Other Debt Service Costs	\$0	\$10,910	\$0	\$10,910
Interfund Transfer Out	\$0	\$6,491	\$0	\$6,491
Total Appropriations	\$0	\$501,241	\$0	\$501,241
Net Income				\$9,441
Fund Balance September 30, 2005				
Fund Balance September 30, 2005				\$729,034
Reserved for Debt Service, Series A (All Years)				\$469,056
Reserved for Debt Service(Fiscal Year 2008):				
Principal on Bonds Due 11/1/2007			\$0	
Interest Expense Due 11/1/2007			\$192,600	
				\$192,600

Oakstead
Community Development District
Budget for Fiscal Year 2007

Debt Service Fund 202 - Series 2000 Capital Improvement Revenue Bond

Reserved for Future Debt Service	\$76,819
Fund Balance September 30, 2006	<u>\$0</u>

Revenues:

Unappropriated Fund Balance- October 1, 2006	\$0
Special Assessments (A)	\$496,383
Interest Income	\$0
Total Revenue:	<u><u>\$496,383</u></u>

Appropriations:

Debt Service:

Principal Debt Retirement	\$75,000
Principal Prepayments	\$0
Interest Expense Series - 11/1/2006	\$195,300
Interest Expense Series - 5/1/2007	\$195,300
Total Debt Service:	<u><u>\$465,600</u></u>

Administrative Expenses:

Bank Charges	\$1,000
Collection Fees & Early Pymnt Disc	\$29,783
Total Administrative Expenses:	<u><u>\$30,783</u></u>

Total Debt Service:	<u><u>\$496,383</u></u>
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Oakstead
Community Development District
Debt Amortization
Series 2000A

Date	Principal	7.2% Interest	Principal Balance
			\$5,675,000.00
11/1/2001		\$510,750.00	\$5,675,000.00
5/1/2002		\$204,300.00	\$5,675,000.00
11/1/2002		\$204,300.00	\$5,675,000.00
5/1/2003	\$55,000.00	\$204,300.00	\$5,620,000.00
11/1/2003		\$202,320.00	\$5,620,000.00
5/1/2004	\$60,000.00	\$202,320.00	\$5,560,000.00
11/1/2004		\$200,160.00	\$5,560,000.00
5/1/2005	\$65,000.00	\$200,160.00	\$5,495,000.00
11/1/2005		\$197,820.00	\$5,495,000.00
5/1/2006	\$70,000.00	\$197,820.00	\$5,425,000.00
11/1/2006		\$195,300.00	\$5,425,000.00
5/1/2007	\$75,000.00	\$195,300.00	\$5,350,000.00
11/1/2007		\$192,600.00	\$5,350,000.00
5/1/2008	\$80,000.00	\$192,600.00	\$5,270,000.00
11/1/2008		\$189,720.00	\$5,270,000.00
5/1/2009	\$85,000.00	\$189,720.00	\$5,185,000.00
11/1/2009		\$186,660.00	\$5,185,000.00
5/1/2010	\$90,000.00	\$186,660.00	\$5,095,000.00
11/1/2010		\$183,420.00	\$5,095,000.00
5/1/2011	\$100,000.00	\$183,420.00	\$4,995,000.00
11/1/2011		\$179,820.00	\$4,995,000.00
5/1/2012	\$105,000.00	\$179,820.00	\$4,890,000.00
11/1/2012		\$176,040.00	\$4,890,000.00
5/1/2013	\$115,000.00	\$176,040.00	\$4,775,000.00
11/1/2013		\$171,900.00	\$4,775,000.00
5/1/2014	\$120,000.00	\$171,900.00	\$4,655,000.00
11/1/2014		\$167,580.00	\$4,655,000.00
5/1/2015	\$130,000.00	\$167,580.00	\$4,525,000.00
11/1/2015		\$162,900.00	\$4,525,000.00
5/1/2016	\$140,000.00	\$162,900.00	\$4,385,000.00
11/1/2016		\$157,860.00	\$4,385,000.00
5/1/2017	\$150,000.00	\$157,860.00	\$4,235,000.00
11/1/2017		\$152,460.00	\$4,235,000.00

Oakstead
Community Development District
Debt Amortization
Series 2000A

Date	Principal	7.2% Interest	Principal Balance
5/1/2018	\$160,000.00	\$152,460.00	\$4,075,000.00
11/1/2018		\$146,700.00	\$4,075,000.00
5/1/2019	\$175,000.00	\$146,700.00	\$3,900,000.00
11/1/2019		\$140,400.00	\$3,900,000.00
5/1/2020	\$190,000.00	\$140,400.00	\$3,710,000.00
11/1/2020		\$133,560.00	\$3,710,000.00
5/1/2021	\$200,000.00	\$133,560.00	\$3,510,000.00
11/1/2021		\$126,360.00	\$3,510,000.00
5/1/2022	\$215,000.00	\$126,360.00	\$3,295,000.00
11/1/2022		\$118,620.00	\$3,295,000.00
5/1/2023	\$235,000.00	\$118,620.00	\$3,060,000.00
11/1/2023		\$110,160.00	\$3,060,000.00
5/1/2024	\$250,000.00	\$110,160.00	\$2,810,000.00
11/1/2024		\$101,160.00	\$2,810,000.00
5/1/2025	\$270,000.00	\$101,160.00	\$2,540,000.00
11/1/2025		\$91,440.00	\$2,540,000.00
5/1/2026	\$290,000.00	\$91,440.00	\$2,250,000.00
11/1/2026		\$81,000.00	\$2,250,000.00
5/1/2027	\$310,000.00	\$81,000.00	\$1,940,000.00
11/1/2027		\$69,840.00	\$1,940,000.00
5/1/2028	\$335,000.00	\$69,840.00	\$1,605,000.00
11/1/2028		\$57,780.00	\$1,605,000.00
5/1/2029	\$360,000.00	\$57,780.00	\$1,245,000.00
11/1/2029		\$44,820.00	\$1,245,000.00
5/1/2030	\$385,000.00	\$44,820.00	\$860,000.00
11/1/2030		\$30,960.00	\$860,000.00
5/1/2031	\$415,000.00	\$30,960.00	\$445,000.00
11/1/2031		\$16,020.00	\$445,000.00
5/1/2032	\$445,000.00	\$16,020.00	\$0.00
	\$5,675,000.00	\$9,094,410.00	

Oakstead
Community Development District
Budget for Fiscal Year 2007

Debt Service Fund 201 - Series 2002 Capital Improvement Revenue Bond

Statement of Revenue, Expenditures and Changes in Fund Balance
For the Fiscal Year Ending September 30, 2006

	FY 2006 Adopted Budget	Actual Through 5/31/2006	Projected Next 4 Months	Total Projected 9/30/2006
Revenues:				
Fund Balance	\$0	\$0	\$0	\$0
Special Assessments - Tax Roll	\$0	\$382,780	\$0	\$382,780
Special Assessments - Off Roll	\$0	\$10,183	\$0	\$10,183
Assessment Prepayments	\$0	\$322,453	\$0	\$322,453
Interest Income	\$0	\$30,714	\$10,000	\$40,714
Total Revenues	\$0	\$746,130	\$10,000	\$756,130
Appropriations:				
Principal Retirement	\$0	\$60,000	\$0	\$60,000
Principal Prepayments	\$0	\$1,310,000	\$0	\$1,310,000
Interest Expense - 11/1	\$0	\$209,640	\$0	\$209,640
Interest Expense - 5/1	\$0	\$181,173	\$0	\$181,173
Collection Fees & Early Pymnt Disc	\$0	\$0	\$0	\$0
Total Appropriations	\$0	\$1,760,813	\$0	\$1,760,813
Net Income				(\$1,004,683)

Fund Balance September 30, 2005	\$1,634,538
Reserved for Debt Service, Series A (All Years)	\$409,444
Reserved for Debt Service(Fiscal Year 2008):	
Principal on Bonds Due 11/1/2007	\$0
Interest Expense Due 11/1/2007	\$163,797
	\$163,797
Reserved for Future Debt Service	\$56,615
Fund Balance September 30, 2006	\$0

Oakstead
Community Development District
Budget for Fiscal Year 2007

Debt Service Fund 201 - Series 2002 Capital Improvement Revenue Bond

Statement of Revenue, Expenditures and Changes in Fund Balance
For the Fiscal Year Ending September 30, 2006

Revenues:

Unappropriated Fund Balance- October 1, 2006
 Special Assessments
 Interest Income

	(\$0)
	\$544,105
	\$4,094
Total Revenue:	\$548,199

Appropriations:

Debt Service:

Principal Debt Retirement
 Principal Prepayments
 Interest Expense Series - 11/1/2006
 Interest Expense Series - 5/1/2007

	\$175,000
	\$0
	\$169,276
	\$169,276
Total Debt Service:	\$513,553

Administrative Expenses:

Bank Fees
 Collection Fees & Early Pymnt Disc

	\$2,000
	\$32,646
Total Administrative Expenses:	\$34,646
Total Debt Service:	\$548,199

Oakstead
Community Development District
Debt Amortization
Series 2002A

Date	Principal	6.875% Interest	Principal Balance	
			\$4,995,000.00	
11/1/2002		\$171,703.13	\$4,995,000.00	\$171,703.13
5/1/2003		\$171,703.13	\$4,995,000.00	
11/1/2003		\$171,703.13	\$4,995,000.00	\$343,406.25
5/1/2004	\$50,000.00	\$171,703.13	\$4,945,000.00	
11/1/2004		\$169,984.38	\$4,945,000.00	\$391,687.50
5/1/2005	\$55,000.00	\$169,984.38	\$4,890,000.00	
11/1/2005		\$168,093.75	\$4,890,000.00	\$393,078.13
5/1/2006	\$60,000.00	\$168,093.75	\$4,830,000.00	
11/1/2006		\$166,031.25	\$4,830,000.00	\$394,125.00
5/1/2007	\$65,000.00	\$166,031.25	\$4,765,000.00	
11/1/2007		\$163,796.88	\$4,765,000.00	\$394,828.13
5/1/2008	\$70,000.00	\$163,796.88	\$4,695,000.00	
11/1/2008		\$161,390.63	\$4,695,000.00	\$395,187.50
5/1/2009	\$75,000.00	\$161,390.63	\$4,620,000.00	
11/1/2009		\$158,812.50	\$4,620,000.00	\$395,203.13
5/1/2010	\$80,000.00	\$158,812.50	\$4,540,000.00	
11/1/2010		\$156,062.50	\$4,540,000.00	\$394,875.00
5/1/2011	\$85,000.00	\$156,062.50	\$4,455,000.00	
11/1/2011		\$153,140.63	\$4,455,000.00	\$394,203.13
5/1/2012	\$90,000.00	\$153,140.63	\$4,365,000.00	
11/1/2012		\$150,046.88	\$4,365,000.00	\$393,187.50
5/1/2013	\$95,000.00	\$150,046.88	\$4,270,000.00	
11/1/2013		\$146,781.25	\$4,270,000.00	\$391,828.13
5/1/2014	\$100,000.00	\$146,781.25	\$4,170,000.00	
11/1/2014		\$143,343.75	\$4,170,000.00	\$390,125.00
5/1/2015	\$110,000.00	\$143,343.75	\$4,060,000.00	
11/1/2015		\$139,562.50	\$4,060,000.00	\$392,906.25
5/1/2016	\$120,000.00	\$139,562.50	\$3,940,000.00	
11/1/2016		\$135,437.50	\$3,940,000.00	\$395,000.00
5/1/2017	\$125,000.00	\$135,437.50	\$3,815,000.00	
11/1/2017		\$131,140.63	\$3,815,000.00	\$391,578.13
5/1/2018	\$135,000.00	\$131,140.63	\$3,680,000.00	
11/1/2018		\$126,500.00	\$3,680,000.00	\$392,640.63
5/1/2019	\$145,000.00	\$126,500.00	\$3,535,000.00	
11/1/2019		\$121,515.63	\$3,535,000.00	\$393,015.63
5/1/2020	\$155,000.00	\$121,515.63	\$3,380,000.00	

Oakstead
Community Development District
Debt Amortization
Series 2002A

Date	Principal	6.875% Interest	Principal Balance	
11/1/2020		\$116,187.50	\$3,380,000.00	\$392,703.13
5/1/2021	\$165,000.00	\$116,187.50	\$3,215,000.00	
11/1/2021		\$110,515.63	\$3,215,000.00	\$391,703.13
5/1/2022	\$180,000.00	\$110,515.63	\$3,035,000.00	
11/1/2022		\$104,328.13	\$3,035,000.00	\$394,843.75
5/1/2023	\$190,000.00	\$104,328.13	\$2,845,000.00	
11/1/2023		\$97,796.88	\$2,845,000.00	\$392,125.00
5/1/2024	\$205,000.00	\$97,796.88	\$2,640,000.00	
11/1/2024		\$90,750.00	\$2,640,000.00	\$393,546.88
5/1/2025	\$220,000.00	\$90,750.00	\$2,420,000.00	
11/1/2025		\$83,187.50	\$2,420,000.00	\$393,937.50
5/1/2026	\$235,000.00	\$83,187.50	\$2,185,000.00	
11/1/2026		\$75,109.38	\$2,185,000.00	\$393,296.88
5/1/2027	\$250,000.00	\$75,109.38	\$1,935,000.00	
11/1/2027		\$66,515.63	\$1,935,000.00	\$391,625.00
5/1/2028	\$270,000.00	\$66,515.63	\$1,665,000.00	
11/1/2028		\$57,234.38	\$1,665,000.00	\$393,750.00
5/1/2029	\$290,000.00	\$57,234.38	\$1,375,000.00	
11/1/2029		\$47,265.63	\$1,375,000.00	\$394,500.00
5/1/2030	\$310,000.00	\$47,265.63	\$1,065,000.00	
11/1/2030		\$36,609.38	\$1,065,000.00	\$393,875.00
5/1/2031	\$330,000.00	\$36,609.38	\$735,000.00	
11/1/2031		\$25,265.63	\$735,000.00	\$391,875.00
5/1/2032	\$355,000.00	\$25,265.63	\$380,000.00	
11/1/2032		\$13,062.50	\$380,000.00	\$393,328.13
5/1/2033	\$380,000.00	\$13,062.50	\$0.00	\$393,062.50
	\$4,995,000.00	\$7,317,750.01		\$12,312,750.01

Oakstead
Community Development District
Debt Amortization
Series 2002B

Date	Principal	5.900% Interest	Principal Balance	
			\$7,440,000.00	
11/1/2002		\$219,480.00	\$7,440,000.00	\$219,480.00
5/1/2003	\$1,350,000.00	\$219,480.00	\$6,090,000.00	
11/1/2003	\$2,670,000.00	\$179,655.00	\$3,420,000.00	\$4,419,135.00
5/1/2004	\$1,945,000.00	\$100,890.00	\$1,475,000.00	
11/1/2004	\$1,095,000.00	\$43,512.50	\$380,000.00	\$3,184,402.50
5/1/2005	\$250,000.00	\$11,210.00	\$130,000.00	
11/1/2005	\$20,000.00	\$3,835.00	\$110,000.00	\$285,045.00
5/1/2006		\$3,245.00	\$110,000.00	
11/1/2006		\$3,245.00	\$110,000.00	\$6,490.00
5/1/2007	\$110,000.00	\$3,245.00	\$0.00	
	<u><u>\$7,440,000.00</u></u>	<u><u>\$787,797.50</u></u>		<u><u>\$8,114,552.50</u></u>