

**Oakstead  
Community Development District**

Operating and Debt Service Budgets

Fiscal Year 2009

ADOPTED

August 19, 2008

**OAKSTEAD CDD  
GENERAL FUND  
ADOPTED BUDGET  
FY 2009**

	ACTUAL FY 2007	ADOPTED BUDGET FY 2007	ADOPTED BUDGET FY 2008	ACTUAL THRU JUNE 2008	PROJECTED JULY SEPT 2008	TOTAL PROJECTED 9/30/2008	ADOPTED BUDGET FY 2009
<b>REVENUE</b>							
Interest - Investments	\$ 39,253	\$ -	\$ 30,000	\$ 16,657	\$ 894	\$ 17,551	\$ 15,000
Other Charges For Services	7,669	3,000	1,200	1,159	221	1,380	1,200
Interest - State Board	2,041	-	5,000	557	-	557	-
Special Assmnts - On Roll	1,055,199	1,057,280	1,033,942	1,033,567	375	1,033,942	1,002,002
Special Assmnts - Discounts	-	-	(41,358)	(36,831)	-	(36,831)	(40,080)
Settlements	30,906	-	-	-	-	-	-
Room Rentals (#347010)	22,404	-	1,500	2,721	300	3,021	1,500
Gate Bar Code/Remotes	-	-	500	1,275	175	1,450	500
Special Events (#348500)	3,736	-	2,000	2,097	500	2,597	2,000
Fund Carryforward	-	-	-	-	-	-	60,000
<b>TOTAL REVENUE</b>	<b>1,161,208</b>	<b>1,060,280</b>	<b>1,032,784</b>	<b>1,021,202</b>	<b>2,465</b>	<b>1,023,667</b>	<b>1,042,122</b>
<b>EXPENDITURES</b>							
<b>ADMINISTRATIVE</b>							
P/R-Board of Supervisors	16,800	12,000	16,800	12,600	4,200	16,800	18,000
FICA Taxes	1,285	918	1,285	964	321	1,285	1,375
Unemployment Compensation	81	-	-	81	40	121	-
ProfServ-Arbitrage Rebate	3,075	3,000	3,500	1,250	-	1,250	1,250
ProfServ-Dissemination Agent	-	2,000	-	1,000	-	1,000	1,000
ProfServ-Engineering	25,379	30,000	30,000	18,297	8,488	26,785	30,000
ProfServ-Info Technology	1,200	1,200	1,200	900	300	1,200	-
ProfServ-Legal Services	34,930	15,000	22,000	13,996	8,301	22,297	22,000
ProfServ-Mgmt Consulting Serv	46,575	46,575	48,000	36,000	12,000	48,000	52,800
ProfServ-Special Assessment	12,000	12,000	12,000	12,000	-	12,000	12,000
ProfServ-Trustee	1,077	10,000	8,000	4,927	-	4,927	5,000
ProfServ-Web Site Development	442	600	600	242	200	442	600
Auditing Services	12,500	12,000	10,000	10,000	-	10,000	10,000
Postage and Freight	5,380	5,000	5,000	2,618	1,908	4,526	4,050
Rentals - General	2,400	2,400	2,400	1,800	600	2,400	-
Insurance - General Liability	5,096	5,000	6,000	5,250	1,750	7,000	6,000
Printing and Binding	-	-	1,200	2,371	741	3,112	2,400
Legal Advertising	1,616	1,200	1,500	1,037	536	1,573	500
Misc-Bank Charges	535	250	250	1,180	317	1,497	1,500
Misc-Property Taxes	-	-	-	1,562	-	1,562	1,600
Misc-Assessmnt Collection Fee	58,739	63,437	20,679	19,512	1,167	20,679	20,190
Office Supplies	4,907	4,000	3,000	631	1,380	2,011	1,000
Annual District Filing Fee	175	500	500	175	-	175	200
<b>TOTAL ADMINISTRATIVE</b>	<b>234,192</b>	<b>227,080</b>	<b>193,914</b>	<b>148,393</b>	<b>42,249</b>	<b>190,642</b>	<b>191,465</b>

**OAKSTEAD CDD  
GENERAL FUND  
ADOPTED BUDGET  
FY 2009**

	ACTUAL FY 2007	ADOPTED BUDGET FY 2007	ADOPTED BUDGET FY 2008	ACTUAL THRU JUNE 2008	PROJECTED JULY SEPT 2008	TOTAL PROJECTED 9/30/2008	ADOPTED BUDGET FY 2009
<b>OPERATIONS AND MAINTENANCE</b>							
<b>FIELD (org unit 53901)</b>							
Contracts-Security Services	-	3,000	40,000	478	16,621	17,099	-
Communication - Teleph - Field	5,343	5,400	5,400	4,155	1,308	5,463	5,800
Capital Improvements - General	14,202	30,000	40,000	8,200	16,667	24,867	30,000
Electricity - General	16,369	45,000	-	-	-	-	-
Electricity - Streetlighting	65,925	45,000	95,000	58,816	28,986	87,802	95,000
Utility - Gas	384	500	500	172	159	331	500
Utility - Refuse Removal	832	1,000	1,000	544	417	961	1,200
Utility - Water/Sewer	4,028	22,000	5,000	3,959	504	4,463	4,000
Utility - Reclaimed Water	15,019	6,000	22,000	15,595	6,131	21,726	22,000
R&M-Lake	27,269	27,000	27,000	21,522	6,657	28,179	27,000
R&M-Mitigation	7,380	2,400	7,800	8,310	1,850	10,160	7,000
R&M-Gate	28,690	25,000	25,000	30,238	3,058	33,296	30,000
Payroll-Salaried	37,204	38,950	40,300	30,254	10,046	40,300	41,500
FICA Taxes	2,846	3,500	3,083	2,314	769	3,083	3,175
Unemployment Compensation	-	-	-	49	-	49	-
Contracts-On-Site Management	17,496	18,000	18,000	15,500	4,500	20,000	18,000
Contracts-Landscape	181,596	225,000	240,000	149,123	63,788	212,911	230,000
Insurance - General Liability	13,637	19,000	20,000	9,732	3,244	12,976	15,000
R&M-Entry Feature	5,994	1,000	7,000	4,244	2,647	6,891	8,400
R&M-Fountain	-	2,500	1,000	-	417	417	1,000
R&M-Irrigation	12,497	5,000	10,000	8,267	1,935	10,202	12,000
R&M-Reserves	-	-	105,000	-	105,000	105,000	100,000
Miscellaneous Services	5,248	5,000	5,000	4,478	1,187	5,665	5,000
Misc-Contingency	-	100,000	-	-	-	-	30,000
<b>TOTAL FIELD (ORG UNIT 53901)</b>	<b>461,959</b>	<b>630,250</b>	<b>718,083</b>	<b>375,950</b>	<b>275,891</b>	<b>651,841</b>	<b>686,575</b>
<b>PARKS AND RECREATION - GENERAL</b>							
Payroll-Salaried	82,698	91,050	95,000	68,909	26,091	95,000	95,000
FICA Taxes	7,026	8,200	7,268	5,271	1,997	7,268	7,268
Workers' Compensation	11,221	7,700	7,000	3,838	3,162	7,000	7,000
Unemployment Compensation	423	-	-	276	144	420	-
Clubhouse Telephones	2,610	3,000	3,000	2,297	703	3,000	3,000
R&M-Clubhouse	18,204	30,000	25,500	11,169	9,686	20,855	15,000
R&M-Pest Control	-	-	1,000	685	295	980	1,000
R&M-Pools	-	-	3,500	6,240	1,650	7,890	3,500

**OAKSTEAD CDD  
GENERAL FUND  
ADOPTED BUDGET  
FY 2009**

	ACTUAL FY 2007	ADOPTED BUDGET FY 2007	ADOPTED BUDGET FY 2008	ACTUAL THRU JUNE 2008	PROJECTED JULY SEPT 2008	TOTAL PROJECTED 9/30/2008	ADOPTED BUDGET FY 2009
Miscellaneous Services	3,690	3,000	3,000	2,054	818	2,872	2,500
Misc-Special Events	10,234	13,000	13,000	6,229	6,736	12,965	10,000
Office Supplies	64	-	1,500	1,625	631	2,256	1,814
Cleaning Supplies	-	-	4,200	3,285	1,082	4,367	4,200
Op Supplies - Clubhouse	7,220	18,000	2,300	1,888	412	2,300	1,800
Capital Improvements - General	4,414	4,000	-	-	-	-	-
Cap Outlay-Clubhouse Furniture	5,644	4,000	-	-	-	-	-
Cap Outlay - Streetlight Imp & Furniture	2,866	14,000	14,520	584	6,050	6,634	12,000
<b>TOTAL PARKS AND RECREATION - GENERAL</b>	<b>156,314</b>	<b>195,950</b>	<b>180,788</b>	<b>114,350</b>	<b>59,457</b>	<b>173,807</b>	<b>164,082</b>
<b>TOTAL EXPENDITURES</b>	<b>852,465</b>	<b>1,053,280</b>	<b>1,092,785</b>	<b>638,693</b>	<b>377,596</b>	<b>1,016,289</b>	<b>1,042,122</b>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	308,743	7,000	(60,000)	382,509	(375,131)	7,378	0
<b>NET CHANGE IN FUND BALANCES</b>	<b>308,743</b>	<b>7,000</b>	<b>(60,000)</b>	<b>382,509</b>	<b>(375,131)</b>	<b>7,378</b>	<b>0</b>
FUND BALANCE, OCTOBER 1	295,258	-	60,000	519,067	-	519,067	526,445
<b>FUND BALANCE, ENDING</b>	<b>\$ 604,001</b>	<b>\$ 7,000</b>	<b>\$ (0)</b>	<b>\$ 901,576</b>	<b>\$ -</b>	<b>\$ 526,445</b>	<b>\$ 526,445</b>

**OAKSTEAD CDD  
SERIES 2006 A-1 & A-2 DEBT SERVICE FUND  
ADOPTED BUDGET  
FY 2009**

	ACTUAL FY 2007	ADOPTED BUDGET FY 2007	ADOPTED BUDGET FY 2008	ACTUAL THRU JUNE 2008	PROJECTED JULY SEPT 2008	TOTAL PROJECTED 9/30/2008	ADOPTED BUDGET FY 2009
<b>REVENUE</b>							
Interest - Investments	\$ 10,584	\$ -	\$ 13,868	\$ 6,125	\$ 900	\$ 7,025	\$ 2,582
Special Assmnts - On Roll	840,726	-	842,493	842,240	253	842,493	842,493
Special Assmnts - Discounts	-	-	(33,700)	(30,013)	-	(30,013)	(33,700)
<b>TOTAL REVENUE</b>	<b>851,310</b>	<b>-</b>	<b>822,661</b>	<b>818,352</b>	<b>1,153</b>	<b>819,505</b>	<b>811,375</b>
<b>EXPENDITURES</b>							
<b><u>ADMINISTRATIVE</u></b>							
Misc-Assessmnt Collection Fee	44,364	-	16,850	15,778	1,072	16,850	16,850
<b>TOTAL ADMINISTRATIVE</b>	<b>44,364</b>	<b>-</b>	<b>16,850</b>	<b>15,778</b>	<b>1,072</b>	<b>16,850</b>	<b>16,850</b>
<b><u>DEBT SERVICE</u></b>							
Debt Retirement Series A	265,000	-	275,000	275,000	-	275,000	285,000
Interest Expense Series A	334,235	-	520,525	520,525	-	520,525	509,525
<b>TOTAL DEBT SERVICE</b>	<b>599,235</b>	<b>-</b>	<b>795,525</b>	<b>795,525</b>	<b>-</b>	<b>795,525</b>	<b>794,525</b>
<b>TOTAL EXPENDITURES</b>	<b>643,599</b>	<b>-</b>	<b>812,375</b>	<b>811,303</b>	<b>1,072</b>	<b>812,375</b>	<b>811,375</b>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	207,711	-	10,286	7,049	81	7,130	0
<b>OTHER FINANCING SOURCES</b>							
Interfund Transfer	8,198	-	-	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>8,198</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>215,909</b>	<b>-</b>	<b>10,286</b>	<b>7,049</b>	<b>81</b>	<b>7,130</b>	<b>0</b>
FUND BALANCE, OCTOBER 1	69,400	-	-	285,308	-	285,308	292,438
<b>FUND BALANCE, ENDING</b>	<b>\$ 285,309</b>	<b>\$ -</b>	<b>\$ 10,286</b>	<b>\$ 292,357</b>	<b>\$ -</b>	<b>\$ 292,438</b>	<b>\$ 292,438</b>

**Oakstead  
Community Development District  
Debt Amortization Fund 203  
Series 2006**

Date	Principal	Interest	Principal Balance
			<b>\$12,300,000.00</b>
11/1/2006		\$88,344.17	\$12,300,000.00
5/1/2007	\$265,000.00	\$265,032.51	\$12,035,000.00
11/1/2007		\$260,262.51	\$12,035,000.00
5/1/2008	\$275,000.00	\$260,262.51	\$11,760,000.00
11/1/2008		\$254,762.51	\$11,760,000.00
5/1/2009	\$285,000.00	\$254,762.51	\$11,475,000.00
11/1/2009		\$249,062.51	\$11,475,000.00
5/1/2010	\$295,000.00	\$249,062.51	\$11,180,000.00
11/1/2010		\$243,162.51	\$11,180,000.00
5/1/2011	\$305,000.00	\$243,162.51	\$10,875,000.00
11/1/2011		\$237,634.38	\$10,875,000.00
5/1/2012	\$320,000.00	\$237,634.38	\$10,555,000.00
11/1/2012		\$231,634.38	\$10,555,000.00
5/1/2013	\$330,000.00	\$231,634.38	\$10,225,000.00
11/1/2013		\$225,446.88	\$10,225,000.00
5/1/2014	\$340,000.00	\$225,446.88	\$9,885,000.00
11/1/2014		\$218,859.38	\$9,885,000.00
5/1/2015	\$355,000.00	\$218,859.38	\$9,530,000.00
11/1/2015		\$211,981.25	\$9,530,000.00
5/1/2016	\$375,000.00	\$211,981.25	\$9,155,000.00
11/1/2016		\$204,481.25	\$9,155,000.00
5/1/2017	\$385,000.00	\$204,481.25	\$8,770,000.00
11/1/2017		\$196,300.00	\$8,770,000.00
5/1/2018	\$400,000.00	\$196,300.00	\$8,370,000.00
11/1/2018		\$187,800.00	\$8,370,000.00
5/1/2019	\$420,000.00	\$187,800.00	\$7,950,000.00
11/1/2019		\$178,875.00	\$7,950,000.00
5/1/2020	\$440,000.00	\$178,875.00	\$7,510,000.00
11/1/2020		\$168,975.00	\$7,510,000.00
5/1/2021	\$460,000.00	\$168,975.00	\$7,050,000.00
11/1/2021		\$158,625.00	\$7,050,000.00
5/1/2022	\$485,000.00	\$158,625.00	\$6,565,000.00
11/1/2022		\$147,712.50	\$6,565,000.00
5/1/2023	\$505,000.00	\$147,712.50	\$6,060,000.00
11/1/2023		\$136,350.00	\$6,060,000.00
5/1/2024	\$525,000.00	\$136,350.00	\$5,535,000.00
11/1/2024		\$124,537.50	\$5,535,000.00
5/1/2025	\$550,000.00	\$124,537.50	\$4,985,000.00
11/1/2025		\$112,162.50	\$4,985,000.00
5/1/2026	\$575,000.00	\$112,162.50	\$4,410,000.00
11/1/2026		\$99,225.00	\$4,410,000.00
5/1/2027	\$605,000.00	\$99,225.00	\$3,805,000.00
11/1/2027		\$85,612.50	\$3,805,000.00
5/1/2028	\$630,000.00	\$85,612.50	\$3,175,000.00
11/1/2028		\$71,437.50	\$3,175,000.00
5/1/2029	\$660,000.00	\$71,437.50	\$2,515,000.00
11/1/2029		\$56,587.50	\$2,515,000.00
5/1/2030	\$690,000.00	\$56,587.50	\$1,825,000.00
11/1/2030		\$41,062.50	\$1,825,000.00
5/1/2031	\$720,000.00	\$41,062.50	\$1,105,000.00
11/1/2031		\$24,862.50	\$1,105,000.00
5/1/2032	\$750,000.00	\$24,862.50	\$355,000.00
11/1/2032		\$7,987.50	\$355,000.00
5/1/2033	\$355,000.00	\$7,987.50	\$0.00
	<b>\$12,300,000.00</b>	<b>\$8,624,176.80</b>	

**OAKSTEAD**  
Community Development District  
SCHEDULE OF ANNUAL ASSESSMENTS

Parcel	ASSESSABLE UNITS FY 2008-2009				O&M	DS
	# Total Units	O&M per unit	DS per unit	Total per unit		
<b>PHASE I (Series 2000A)</b>						
Parcel 1	69	\$847	\$872	\$1,719	\$58,443	\$60,155
Parcel 4	164	\$847	\$660	\$1,507	\$138,908	\$108,226
Parcel 4	1	\$847	\$81	\$928	\$847	\$81
Parcel 6A	103	\$847	\$528	\$1,375	\$87,241	\$54,377
Parcel 6A	1	\$847	\$65	\$912	\$847	\$65
Parcel 7	71	\$847	\$792	\$1,639	\$60,137	\$56,225
Parcel 9	109	\$847	\$660	\$1,507	\$92,323	\$71,931
Parcel 10	140	\$847	\$713	\$1,560	\$118,580	\$99,804
Parcel 10	1	\$847	\$87	\$934	\$847	\$87
<b>Total Phase I</b>	<b>659</b>					<b>\$450,950</b>
<b>PHASE 2 (Series 2002A)</b>						
Parcel 2	44	\$847	\$1,529	\$2,376	\$37,268	\$67,285
Parcel 5	206	\$847	\$764	\$1,611	\$174,482	\$157,410
Parcel 6B	128	\$847	\$611	\$1,458	\$108,416	\$78,198
Parcel 8	145	\$847	\$611	\$1,458	\$122,815	\$88,583
Parcel 8	1	\$847	\$66	\$913	\$847	\$66
<b>Total Phase 2</b>	<b>524</b>					<b>\$391,542</b>
<b>TOTAL</b>	<b>1183</b>				<b>\$1,002,002</b>	<b>\$842,493</b>

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **REVENUES:**

##### **Interest - Investments**

The District receives interest income from Hillsborough County Tax Collector.

##### **Special Assessment - On Roll (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 – Discount**

Special Assessment-Discount is calculating 4% Discount on the Non-Ad Valorem assessments.

##### **Amenities Revenue**

The District will earn revenue through Clubhouse Rentals, FOB Sales & vending machine commissions.

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#### **EXPENDITURES:**

##### **Administrative:**

##### **P/R Board of Supervisor Salaries**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting plus payroll taxes.

##### **Profserv-Arbitrage Rebate Calculation**

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 amount is based on standard fees charged for this service.

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **Profserv-Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5), which relates to additional reporting requirements for unrelated bond issues. The District has contracted for this service and the amount is based on the contracted amount.

#### **Profserv-Special Assessments**

The District has contracted with Severn Trent to administer, levy and collect the Operating and Maintenance and Debt Service assessment. See Exhibit "A" of the Management Agreement.

#### **Profserv-Engineering Fees**

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.

#### **Profserv-Legal Services**

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year legal expenses.

#### **Profserv-Mgmt Consulting Serv**

The District receives Management, Accounting and Administrative services as part of the Management Agreement with **Severn Trent Environmental Services, Inc.** These services are further outlined in Exhibit "A" of the Management Agreement. The fees are related to the current contracted fees in the Management Agreement plus anticipated increases.

#### **Profserv-Trustee**

The District issued Series of Special Assessment 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.

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **Profserv-Web site Development**

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

#### **Accounting Services**

The District receives payroll services as part of the Management Agreement outlined in Exhibit "A".

#### **Auditing Services**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Fee is based on existing year engagement letter, plus anticipated increase for this year's engagement letter.

#### **Communication-Telephone**

Telephone and fax machine expenses.

#### **Postage & Freight**

Mailing of agenda packages, overnight deliveries & correspondence.

#### **Public Officials Liability Insurance**

The District will incur expenditures for public officials' liability insurance for the Board & Staff.

#### **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

#### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

#### **Miscellaneous-Bank Charges**

Bank Fees charged by Wachovia on the main operating acct & LOC annual renewal fee charged by Colonial Bank.

**Oakstead**  
**Community Development District**

GENERAL FUND BUDGET

**Misc-Assessment Collection Fee**

This represents 4% Tax Collector and Appraiser Fees

**Office Supplies**

Miscellaneous office supplies

**Annual District Filing Fee**

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

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**OPERATIONS and MAINTENANCE:**

**Payroll-Salaried (Field Manager)**

Payroll for Field Manager who oversees the day to day operations of Common Area.

**FICA Taxes**

Payroll taxes for employees.

**Workers' Compensation**

Workers' compensation for employees.

**Contracts-Landscape**

The District currently has a contract with **Greenbriar Landscaping** to provide landscaping services for the District. These services include monthly grounds maintenance, fertilizer, pesticides, tree trimming, annuals, mulching & irrigation repairs.

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **Utility – General**

Electricity expenditures for general purposes such as entry lighting and irrigation pumps.

#### **Electricity - Streetlighting**

Streetlighting usage for District facilities and assets. Costs based on historical expenses.

#### **Utility – Water & Sewer**

Water Irrigation usage for District facilities and assets. Costs based on historical expenses.

#### **R&M-Entry Feature**

Includes expenses incurred for the maintenance of entry walls & sidewalks. Includes the cost of remote key purchases.

#### **R&M-Fountain**

The District has several fountains that require periodic maintenance & repairs.

#### **R&M-Irrigation**

Includes cost of irrigation repairs provided by Greenbriar Landscaping.

#### **R&M-Lake**

The District will contract to maintain the lakes located within the District. The contract will include aquatic weed control & water chemistry testing required by FEC plant management program. The District currently has a contract with **American EcoSystems** to provide monthly lake management services.

#### **R&M-Plant Replacement**

The District will incur expenditures related to the replacement of turf, trees, shrubs, etc.

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **R&M-Mitigation Maint & Reporting**

The District is required to establish a surface water quality program which will consist of sampling & analysis from various points within the District. It is required that the District reports on the Mitigation Maintenance.

#### **Payroll-Salaried (Security)**

Payroll for employee(s) who patrol the District or man the Gatehouse.

#### **Payroll-Salaried (Parks & Recreation)**

Payroll for Activities Director who oversees the day to day operations of Park & Recreation facilities & special events.

#### **Communications-Teleph-Field**

Telephone Expenses incurred by the District as they relate to recreational facilities and employee reimbursements. Includes two **VERIZON** telephone lines:

#### **Utility – Refuse Removal**

Refuse removal for District facilities provided by **WASTE SERVICES of FLORIDA**. Costs based on historical expenses.

#### **R&M-Clubhouse**

The District incurs expenses to maintain its recreation facilities. This category includes Payroll Wages paid to the Maintenance Staff.

#### **R&M-Pools**

The District incurs expenses related to the repair & maintenance of swimming pools.

#### **Office Supplies**

The Clubhouse manager will purchase needed office supplies from local vendors.

**Oakstead**  
**Community Development District**

GENERAL FUND BUDGET

**Cleaning Services**

Expenses related to the cleaning of the facility and related supplies.

**Cap Outlay-Clubhouse Furniture**

The District will replace existing clubhouse/pool furniture or purchase new furniture for District facilities.

**1<sup>st</sup> Quarter Operating Reserves**

The District will maintain funds necessary to ensure payment of District expenses during the first quarter of the budget year prior to receipt of annual assessments.

**Capital Reserve**

The District will designate funds as a Reserve to ensure repair and/or replacement of District capital assets.