

**Oakstead
Community Development District**

September 20, 2011

Agenda Package

Handwritten initials

Oakstead Community Development District
Severn Trent Services • Management Services Division
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 753-5841 • Fax: (954) 345-1292

September 13, 2011

Board of Supervisors
Oakstead Community
Development District

Dear Board Members:

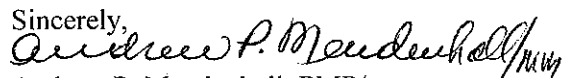
The regular meeting of the Board of Supervisors of the Oakstead Community Development District will be held Tuesday, **September 20, 2011 at 2:30 p.m.** in the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O'Lakes, Florida. Following is the advance agenda for this meeting:

1. Call to Order and Roll Call
2. Audience Attendance Count and Comments
3. Consent Agenda:
 - A. Approval of the Minutes of the August 16, 2011 Regular Meeting
 - B. Approval of the Financial Statements through August 31, 2011
4. Attorney's Report
5. Engineer's Report
6. Manager's Report
 - A. Implementation of GASB 54
 - B. Renewal Engagement Letter from Grau & Associates for the Fiscal Year 2011 Audit
7. Staff Reports
 - A. Field Manager
 - i. Approval of Ecological Consultants Proposal
 - ii. Approval of Bay Area Environmental Proposal
 - iii. Update on Striping Bids
 - B. Park Director
 - C. Finance Committee
 - D. Newsletter Committee
8. Supervisors' Reports, Requests and Comments
9. Audience Comments
10. Adjournment

Enclosed for your review under the consent agenda is a copy of the minutes of the August 16, 2011 meeting and the financial statements through August 31, 2011.

Under the Manager's Report enclosed is information on the implementation of GASB 54 and a renewal engagement letter from Grau & Associates for your consideration.

The balance of the agenda is routine in nature. I look forward to seeing you at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Andrew P. Mendenhall, PMP/mm
District Manager

cc: Tracy Robin Tonja Stewart

Third Order of Business

3A

**MINUTES OF MEETING
OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oakstead Community Development District was held on August 16, 2011 at 6:30 p.m. at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida.

The following is a summary of the discussions and actions taken at the August 16, 2011, Oakstead Community Development District's Board of Supervisors meeting.

The Chairman explained to the audience what was going to be done at the meeting. They were asked to make comments after the budget is discussed by the Board or as the budget discussion occurs. It was explained the purpose of the public hearing is to approve two resolutions; one to adopt the proposed budget and one resolution to allow the District to levy the assessments with the County. The public hearing will be closed and the Board will discuss regular agenda items.

Mr. Keith continued, the Board has worked during five or six meetings on the budget and resulted in an increase to the budget of 98 cents per month; \$11.64 per year. The Board is pleased with the results.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the July 19, 2011 Minutes**
- B. Approval of the Financial Statements through July 31, 2011**

Mr. Paradiso MOVED to approve the consent agenda and Mr. Krauer seconded.

Mr. Paradiso questioned an item on page 7 of the financials; the Cash and Investment Report. He asked what is the reason why we are waiting to move the SBA account money?

Mr. Mendenhall responded there is a transfer fee for moving those funds so they usually like to wait until it is at a certain level before moving them.

Mr. Paradiso requested that the push on the State to release those funds be renewed.

Mr. Mendenhall noted he will try to get a new update on the SBA funds.

Ms. Feldman inquired about the fund balances on page 1; Capital Projects shows a negative or a credit of \$13,500.

Mr. John Witmer explained that amount represents the last year of amortization from Bright House deferred revenues.

Mr. Mendenhall will find out why this amount (\$13,500) is listed under Capital Project Funds.

On VOICE vote with all in favor the consent agenda was approved.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The record will reflect all Board members were present.

Norman Keith
Barbara Feldman
Diane Davis
Fred Krauer
Sal Paradiso

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Andrew Mendenhall
Mario Grasso
Nancy Intini
Residents (7)

District Manager
Field Manager
Park Director

SECOND ORDER OF BUSINESS

Audience Attendance Count and Comments

There were 7 audience members in attendance.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2012 (Resolution 2011-4) and Levy of Non Ad Valorem Assessments (Resolution 2011-5)

The Chairman asked for a motion to open the public hearing.

On MOTION by Mr. Paradiso seconded by Ms. Feldman with all in favor the budget public hearing was opened.

Mr. Keith directed the audience to the last page of the budget, which indicates the assessment rates. It was noted the assessments are virtually the same as noted in the current budget.

The Board was asked for comments on the budget.

Mr. Paradiso thanked Mr. Witmer for his help with the budget.

The audience was asked for comments on the budget.

There not being any, the public hearing was closed.

On MOTION by Mr. Paradiso seconded by Ms. Davis with all in favor the budget public hearing was closed.

On MOTION by Mr. Paradiso seconded by Ms. Feldman with all in favor Resolution 2011-4 relating to the annual appropriations of the District and adopting the budget for fiscal year 2012 and referencing the maintenance and benefit special assessments to be levied by the District and Resolution 2011-5 levying and imposing a non ad valorem maintenance special assessment for fiscal year 2012 were adopted.

FIFTH ORDER OF BUSINESS

Attorney's Report

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Engineer's Report

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Meeting Schedule for Fiscal Year 2012

The Board was asked to review and comment on the drafted fiscal year 2012 meeting schedule as provided in their agenda packages.

Board consensus was to change the time of each fiscal year 2012 workshop and regular meeting to 6:30 P.M.

On MOTION by Mr. Paradiso seconded by Ms. Davis with all in favor the fiscal year 2012 drafted meeting schedule, which includes a change in the time of the meetings to be held at 6:30 P.M. was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Grasso gave his report which included the following:

- The SWFWMD letter regarding Parcel 2.
- The letter sent to a resident regarding illegal dumping in Brenford. This has been taken care of; it is all clean.
- Snapshot of the control structure at pond 59 in Tanglewylde. A proposal for lowering that structure was received. This will be kept on ice.

As proposals submitted by the District Engineer to the Board have been coming in at costs much higher than proposals received by staff members Ms. Davis asked to have this issue put on the next workshop agenda for discussion; under Engineers Policies and Procedures.

- Ron Bryant Qualified Service gave a price for the sidewalk near the playground, three sections, and to install one near the electrical box for \$750. However, he can probably do it for \$450, pending work being done in Tanglewylde.

On MOTION by Mr. Paradiso seconded by Ms. Davis with all in favor cement sidewalk repairs as discussed above and the little sidewalk out front, including an area in the back mentioned by Ms. Intini, to be done by Ron Bryant Qualified Service in the amount of not to exceed \$1,000; the funds to come from the current year's budget and the work to be done before the Fun Fair event, was approved.

- Gate repairs are being done. The District is saving money by having Mr. Grasso repairing the gate systems himself instead of contracting with a gate vendor.

Mr. Paradiso asked about the following:

- Lighting at the round-about.
- Requested Mr. Grasso get an estimate for re-stripping behind the gates.

- Information on use of recreational vehicles will be put in the September Newsletter.

B. Park Director

Ms. Intini reported she received 3 quotes for lighting; one for \$3,400, one for \$3,600 and one for \$3,310 from HN Contracting, LLC.

On MOTION by Mr. Paradiso seconded by Mr. Krauer with all in favor the proposal from HN Contracting, LLC for replacement of 24 existing 2'x2' lay-in troffer light fixtures in the amount of \$3,310, funds to be used from the Clubhouse Capital Outlay was approved.

C. Finance Committee

This item was not discussed.

D. Newsletter Committee

Mr. Paradiso reported the editor was at the HOA meeting last night and was kicking around some ideas; new content and soliciting content. He will follow up with Kelly about some color pages.

Mr. Paradiso provided a contract to Mr. Mendenhall for the Chairman's signature. Upon obtaining the Chairman's signature, Mr. Mendenhall will forward a copy of the executed contract to Ms. Intini and the District recording secretary for the public record.

It was also reported that the CDD website is going okay. The August Newsletter was posted a little late due to the web administrator's vacation.

Mr. Keith noted he found the website extremely handy for reviewing minutes.

NINTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Mr. Paradiso addressed a moving van parking issue; permits for parking moving vans.

Mr. Keith indicated that this issue was discussed many times and both boards made the same exceptions and if it has to be challenged, maybe somebody will have to challenge it. The Articles of Incorporation say that the purpose of the CDD Board and the HOA Board is to ensure the safety of the residents.

The consensus of the Board was to concur with the current policy on parking moving vans on District property.

Ms. Feldman insisted that Mr. Mendenhall make sure the current parking policy indicates 48 hours.

Mr. Paradiso suggested that Mr. Mendenhall send Eric a formal response.

Mr. Mendenhall indicated he has responded to Eric a number of times via email. He can again respond to Eric indicating the Board has reaffirmed their position on parking.

Mr. Krauer noted, as he brought up at the workshop meeting, there is a patch of Brazilian Pepper trees coming from Tanglewylde to the conservation area and he would like the Board to find out what it would cost to have them removed.

The Chairman requested that Mr. Grasso handle the Brazilian Pepper issue mentioned by Mr. Krauer. Mr. Mendenhall was asked to check where the funds would come from to handle this issue. The Board was reminded that removing Brazilian Peppers can be a very expensive endeavor.

Mr. Keith requested that the Brazilian Pepper issue be included on the next workshop agenda.

Mr. Krauer reminded the Board to be wary of residents who encroach onto conservation areas, as SWFWMD is watching and looking to impose fines.

Ms. Feldman remarked about the minutes she typed from the August 9th workshop. She indicated there were 9 issues that require a response from Mr. Mendenhall.

Ms. Davis requested that the trees in front of the pedestrian gate at Strathmore, the Logustus, be cut back more than what was done.

Mr. Keith reiterated that Board members and staff are not to contact the District's Attorney or District Engineer, as doing so will incur charges to the District. Inquiries should be directed to the District Manager who will circulate the inquiry accordingly.

TENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Feldman seconded by Mr. Paradiso with all in favor the meeting was adjourned at 7:30 P.M.

Andrew P. Mendenhall
Secretary

Norman Keith
Chairman

3B

**Oakstead
Community Development District**

Financial Report

August 31, 2011

Prepared by



**Oakstead
Community Development District**

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Oakstead
Community Development District

Financial Statements

(Unaudited)

August 31, 2011

Oakstead
Community Development District

Governmental Funds

Balance Sheet
August 31, 2011

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 A-1 & A-2 DEBT SERVICE FUND	SERIES 2006 A-1 & A-2 CAP PROJECT FUND	TOTAL
ASSETS				
Cash In Bank	\$ 84,793	\$ -	\$ -	\$ 84,793
Cash On Hand/Petty Cash	250	-	-	250
Accounts Receivable	92	-	-	92
Interest/Dividend Receivables	835	-	-	835
Due From Other Funds	715	-	-	715
Investments:				
Certificates of Deposit - 540 Days	204,968	-	-	204,968
Money Market Account	656,616	-	-	656,616
SBA Account	1,652	-	-	1,652
SBA Account - Restricted	5,085	-	-	5,085
SBA Account Reserves	796	-	-	796
SBA Account Reserves - Restricted	2,450	-	-	2,450
Prepayment Account A	-	1	-	1
Revenue Fund	-	309,217	-	309,217
FMV Adjustment	(2,570)	-	-	(2,570)
Prepaid Items	1,736	-	-	1,736
Deposits	1,989	-	-	1,989
TOTAL ASSETS	\$ 959,407	\$ 309,218	\$ -	\$ 1,268,625
LIABILITIES				
Accounts Payable	\$ 10,515	\$ -	\$ -	\$ 10,515
Accrued Expenses	27,102	-	-	27,102
Deferred Revenue	-	-	13,500	13,500
Due To Other Funds	-	715	-	715
TOTAL LIABILITIES	37,617	715	13,500	51,832
FUND BALANCES				
Reserved for Debt Service	-	308,503	-	308,503
Reserved for Capital Projects	-	-	(13,500)	(13,500)
Reserves - Roadways	75,000	-	-	75,000
Reserves - Asset Replacement	309,714	-	-	309,714
Reserves - Weymouth	52,471	-	-	52,471
Reserves - Ponds	29,000	-	-	29,000
Unreserved/Undesignated	455,605	-	-	455,605
TOTAL FUND BALANCES	\$ 921,790	\$ 308,503	\$ (13,500)	\$ 1,216,793
TOTAL LIABILITIES & FUND BALANCES	\$ 959,407	\$ 309,218	\$ -	\$ 1,268,625

Prepared by:

Balance Sheet - GASB 54
August 31, 2011

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	SERIES 2006 CAP PROJECT FUND	TOTAL
ASSETS				
Cash In Bank	\$ 84,793	\$ -	\$ -	\$ 84,793
Cash On Hand/Petty Cash	250	-	-	250
Accounts Receivable	92	-	-	92
Interest/Dividend Receivables	835	-	-	835
Due From Other Funds	715	-	-	715
Investments:				
Certificates of Deposit - 540 Days	204,968	-	-	204,968
Money Market Account	656,616	-	-	656,616
SBA Account	1,652	-	-	1,652
SBA Account - Restricted	5,085	-	-	5,085
SBA Account Reserves	796	-	-	796
SBA Account Reserves - Restricted	2,450	-	-	2,450
Prepayment Account A	-	1	-	1
Revenue Fund	-	309,217	-	309,217
FMV Adjustment	(2,570)	-	-	(2,570)
Prepaid Items	1,736	-	-	1,736
Deposits	1,989	-	-	1,989
Total Assets	\$ 959,407	\$ 309,218	\$ -	\$ 1,268,625
LIABILITIES				
Accounts Payable	\$ 10,515	\$ -	\$ -	\$ 10,515
Accrued Expenses	27,102	-	-	27,102
Deferred Revenue	-	-	13,500	13,500
Due To Other Funds	-	715	-	715
TOTAL LIABILITIES	37,617	715	13,500	51,832
FUND BALANCES				
<i>Nonspendable:</i>				
Prepaid Items	1,736	-	-	1,736
Deposits	1,989	-	-	1,989
<i>Restricted for:</i>				
Debt Service	-	308,503	-	308,503
Capital Projects	-	-	(13,500)	(13,500)
<i>Assigned to:</i>				
1st Qtr Operating Reserve	184,225	-	-	184,225
Asset Replacement	309,714	-	-	309,714
Roadway	150,000	-	-	150,000
Ponds	39,000	-	-	39,000
Clubhouse	10,000	-	-	10,000
Weymouth	52,471	-	-	52,471
<i>Unassigned:</i>	172,655	-	-	172,655
TOTAL FUND BALANCES	\$ 921,790	\$ 308,503	\$ (13,500)	\$ 1,216,793
Total Liabilities & Fund Balances	\$ 959,407	\$ 309,218	\$ -	\$ 1,268,625

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUGUST-11 ACTUAL
REVENUES					
Interest - Investments	\$ 4,000	\$ 3,667	\$ 7,301	182.53%	\$ 361
Room Rentals	3,000	2,750	3,199	106.63%	410
Special Events	1,000	917	695	69.50%	-
Other Charges For Services	2,500	2,292	4,168	166.72%	735
Special Assmnts- Tax Collector	1,042,999	1,042,999	1,041,777	99.88%	(904)
Special Assmnts- Discounts	(41,720)	(41,720)	(38,419)	92.09%	-
Gate Bar Code/Remotes	1,500	1,375	2,022	134.80%	371
TOTAL REVENUES	1,013,279	1,012,280	1,020,743	100.74%	973
EXPENDITURES					
Administrative					
P/R-Board of Supervisors	18,000	16,500	13,200	73.33%	1,200
FICA Taxes	1,377	1,262	1,010	73.35%	92
Unemployment Compensation	150	150	-	0.00%	-
ProfServ-Arbitrage Rebate	1,250	1,250	-	0.00%	-
ProfServ-Dissemination Agent	1,000	1,000	1,000	100.00%	-
ProfServ-Engineering	20,800	19,492	8,229	39.56%	2,588
ProfServ-Legal Services	20,800	19,492	7,070	33.99%	180
ProfServ-Mgmt Consulting Serv	52,800	48,400	48,400	91.67%	4,400
ProfServ-Property Appraiser	150	150	150	100.00%	-
ProfServ-Special Assessment	12,000	12,000	12,000	100.00%	-
ProfServ-Trustee	5,000	5,000	4,389	87.78%	-
ProfServ-Web Site Development	1,200	1,100	590	49.17%	35
Auditing Services	10,000	10,000	10,000	100.00%	-
Postage and Freight	2,000	1,833	1,949	97.45%	918
Insurance - General Liability	9,000	8,250	6,098	67.76%	554
Printing and Binding	1,500	1,375	985	65.67%	74
Legal Advertising	1,500	1,375	723	48.20%	543
Misc-Bank Charges	1,500	1,375	967	64.47%	101
Misc-Assessmnt Collection Cost	20,860	20,860	19,767	94.76%	(18)
Office Supplies	500	458	101	20.20%	12
Annual District Filing Fee	175	175	175	100.00%	-
Total Administrative	181,562	171,497	136,803	75.35%	10,679
Field					
Payroll-Salaries	42,745	39,182	37,212	87.06%	(1,181)
FICA Taxes	3,270	2,997	2,847	87.06%	(90)
Unemployment Compensation	150	150	-	0.00%	-
Contracts-State Police	13,400	12,267	12,420	92.69%	1,270
Contracts-Landscape	235,000	215,417	193,639	82.40%	16,367
Contracts-Landscape Consultant	18,500	16,958	16,995	91.86%	1,545
Contracts-Lakes	27,000	24,750	25,180	93.26%	2,219
Communication - Gate Phone	5,000	4,583	4,312	86.24%	454

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUGUST-11 ACTUAL
Electricity - Streetlighting	95,000	87,083	83,508	87.90%	7,697
Utility - Reclaimed Water	25,000	22,917	25,292	101.17%	2,089
Insurance - Property	11,550	10,588	9,862	85.39%	897
R&M-Aquascaping	5,000	4,583	3,250	65.00%	-
R&M-Entry Feature	8,000	7,333	10,123	126.54%	3,851
R&M-Fountain	2,000	1,833	285	14.25%	190
R&M-Gate	20,000	18,333	19,490	97.45%	3,933
R&M-Irrigation	10,000	9,167	6,161	61.61%	322
R&M-Sidewalks	10,000	10,000	8,293	82.93%	-
R&M-Mitigation	7,100	6,508	5,450	76.76%	-
Miscellaneous Services	4,000	3,667	8,251	206.28%	126
Misc-Property Taxes	1,600	1,600	1,719	107.44%	-
Capital Improvements - General	21,000	18,917	4,713	22.44%	-
Impr - Lake Bank Restoration	-	-	11,000	0.00%	-
Reserve - Ponds	10,000	10,000	-	0.00%	-
Reserve - Roadways	75,000	75,000	-	0.00%	-
Total Field	650,315	603,833	490,002	75.35%	39,689
Parks and Recreation					
Payroll-Salaries	92,000	84,333	86,685	94.22%	17,928
FICA Taxes	7,038	6,451	6,631	94.22%	1,371
Workers' Compensation	7,000	6,417	5,706	81.51%	-
Unemployment Compensation	350	350	347	99.14%	-
Communication - Telephone	3,000	2,750	2,455	81.83%	226
Utility - Gas	500	458	298	59.60%	28
Utility - Refuse Removal	1,200	1,100	914	76.17%	83
Utility - Water & Sewer	6,000	5,500	8,173	136.22%	760
R&M-Clubhouse	15,000	13,750	9,256	61.71%	679
R&M-Pest Control	1,300	1,192	935	71.92%	85
R&M-Pools	9,000	8,250	15,925	176.94%	751
Miscellaneous Services	2,500	2,292	3,783	151.32%	-
Misc-Special Events	9,000	8,250	6,025	66.94%	2,034
Office Supplies	1,814	1,663	2,829	155.95%	147
Cleaning Supplies	4,200	3,850	3,824	91.05%	570
Op Supplies - Clubhouse	2,500	2,292	2,408	96.32%	102
Capital Outlay	9,000	8,250	7,275	80.83%	3,310
Reserve - Clubhouse	10,000	10,000	-	0.00%	-
Total Parks and Recreation	181,402	167,148	163,469	90.11%	28,074
TOTAL EXPENDITURES	1,013,279	942,478	790,274	77.99%	78,442
Net change in fund balance	\$ -	\$ 69,802	\$ 230,469	0.00%	\$ (77,469)
FUND BAL, BEGINNING (OCT 1, 2010)	691,321	691,321	691,321		
FUND BALANCE, ENDING	\$ 691,321	\$ 761,123	\$ 921,790		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUGUST-11 ACTUAL
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 524	0.00%	\$ 13
Special Assmnts- Tax Collector	842,495	842,495	841,087	99.83%	(730)
Special Assmnts- Discounts	(33,700)	(33,700)	(31,018)	92.04%	-
TOTAL REVENUES	808,795	808,795	810,593	100.22%	(717)
EXPENDITURES					
Administrative					
Misc-Assessmnt Collection Cost	16,850	16,850	15,959	94.71%	(15)
Total Administrative	16,850	16,850	15,959	94.71%	(15)
Debt Service					
Debt Retirement Series A	305,000	305,000	305,000	100.00%	-
Prepayments Series A-2	-	-	10,000	0.00%	-
Interest Expense Series A	486,325	486,325	486,213	99.98%	-
Total Debt Service	791,325	791,325	801,213	101.25%	-
TOTAL EXPENDITURES	808,175	808,175	817,172	101.11%	(15)
Excess (deficiency) of revenues Over (under) expenditures	620	620	(6,579)	-1061.13%	(702)
Net change in fund balance	\$ 620	\$ 620	\$ (6,579)	-1061.13%	\$ (702)
FUND BAL, BEGINNING (OCT 1, 2010)	315,082	315,082	315,082		
FUND BALANCE, ENDING	\$ 315,702	\$ 315,702	\$ 308,503		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUGUST-11 ACTUAL
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 6	0.00%	\$ -
Cable Television	-	-	13,500	0.00%	-
TOTAL REVENUES	-	-	13,506	0.00%	-
EXPENDITURES					
Construction In Progress					
Construction in Progress	-	-	15,971	0.00%	-
Total Construction In Progress	-	-	15,971	0.00%	-
TOTAL EXPENDITURES	-	-	15,971	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	(2,465)	0.00%	-
Net change in fund balance	\$ -	\$ -	\$ (2,465)	0.00%	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2010)	-	-	(11,035)		
FUND BALANCE, ENDING	\$ -	\$ -	\$ (13,500)		

**Oakstead
Community Development District**

Supporting Schedules

August 31, 2011

**OAKSTEAD
Community Development District**

**Non-Ad Valorem Special Assessments
(Pasco County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2011**

Date Rcvd	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION						
					General Fund Assmnts	Discount Amount	Collection Costs	Debt Service Fund Assmnts	Discount Amount	Collection Costs	
2010 Assessments Levied				\$1,884,763	\$1,042,828				\$841,935		
Allocation %				100%	55%				45%		
11/09/10	\$ 13,786	\$ 779	\$ 281	\$ 14,847	\$ 8,215	\$ 431	\$ 156	\$ 6,632	\$ 348	\$ 126	
11/22/10	78,911	3,355	1,610	83,876	46,408	1,856	891	37,468	1,499	719	
12/09/10	1,396,467	59,374	28,499	1,484,340	821,276	32,851	15,768	663,064	26,523	12,731	
12/20/10	87,173	3,636	1,779	92,588	51,228	2,012	984	41,360	1,624	795	
01/18/11	37,488	1,233	765	39,485	21,847	682	423	17,638	551	342	
02/09/11	27,443	663	560	28,666	15,861	367	310	12,805	296	250	
03/09/11	21,511	277	439	22,227	12,298	153	243	9,929	124	196	
04/12/11	57,514	122	1,174	58,810	32,539	67	649	26,271	54	524	
05/10/11	22,193	-	453	22,646	12,530	-	251	10,116	-	202	
06/10/11	9,683	-	198	9,881	5,467	-	109	4,414	-	88	
06/10/11	27,132	-	-	27,132	15,012	-	-	12,120	-	-	
08/11/11 (1)	(1,601)	(0)	(33)	(1,634)	(904)	(0)	(18)	(730)	(0)	(15)	
TOTAL	1,777,700	69,438	35,726	1,882,864	1,041,777	38,420	19,767	841,087	31,018	15,959	
% COLLECTED				99.90%	99.90%			99.90%			
TOTAL OUTSTANDING				\$ 1,899	\$ 1,051	\$	\$	\$ 848			

1.) 8/11/11 - County requested refund of Tax Cert Sale due to individual filing bankruptcy. County wasn't notified before Tax Cert Sales were distributed.

Report Date: 9/6/2011

Prepared by:
Severn Trent Management Services

Community Development District**Cash and Investment Report***August 31, 2011***General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Petty Cash	n/a	n/a	n/a	0.00%	\$250
Checking Account - Operating	SunTrust Bank	n/a	n/a	0.18%	84,693
Checking Account - Operating	Bank United	n/a	n/a	0.00%	100
Operating Acct	SBA	n/a	n/a	0.23%	1,652
Operating Acct (Restricted)	SBA	n/a	n/a	0.00%	5,085
Reserve Acct	SBA	n/a	n/a	0.23%	796
Reserve Acct (Restricted)	SBA	n/a	n/a	0.00%	2,450
Money Market Fund	CenterState Bank	Money Market Account	n/a	0.30%	255,613
Money Market Fund	Bank United	Money Market Account	n/a	0.85%	401,003
CD - 540 Days	First Southern Bank	Certificate of Deposit #7920	12/21/12	1.11%	101,247
CD - 540 Days	First Southern Bank	Certificate of Deposit #7932	10/13/12	1.10%	103,721
				Subtotal	\$956,610

Debt Service Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Ser 2006 A-1 & A-2 Revenue Fd	US Bank	US Bank Open-End Comm Paper	n/a	0.10%	\$309,217
				Subtotal	\$309,217
Ser 2006 A-2 Prepayment Acct	US Bank	US Bank Open-End Comm Paper	n/a	0.00%	\$1
				Subtotal	\$1

Total \$1,265,829

**Oakstead
Community Development District**

Check Register by Fund
For the Period from 8/1/11 to 8/31/11
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
GENERAL FUND - 001							
CHECK # 5126	001 08/05/11	AMERICAN ECOSYSTEMS	8288	Water Management - August 2011	Contracts-Lakes	534084-53901	\$2,219.00
						Check Total	\$2,219.00
CHECK # 5127	001 08/05/11	CLEAN SWEEP SUPPLY CO	00171792	Multi Fold Towels, Latex Gloves	Cleaning Supplies	551003-57201	\$87.90
						Check Total	\$87.90
CHECK # 5128	001 08/05/11	CULLIGAN WATER	90238	Water Service 7/22/11	Op Supplies - Clubhouse	552003-57201	\$26.25
	001 08/05/11	CULLIGAN WATER	91024	Water Service 7/20/11	Op Supplies - Clubhouse	552003-57201	\$7.50
						Check Total	\$33.75
CHECK # 5129	001 08/05/11	FEDEX	7-573-58690	9870-4 7/18/11	Postage and Freight	541006-51301	\$18.92
						Check Total	\$18.92
CHECK # 5130	001 08/05/11	JAMES E. LAROSE, JR	073011	Security Patrol 7/30/11	Contracts-Security Services	534037-53901	\$140.00
						Check Total	\$140.00
CHECK # 5131	001 08/05/11	JOHN SESSA	080111-ADMIN	Administrative Fee - August 2011	Contracts-Security Services	534037-53901	\$150.00
						Check Total	\$150.00
CHECK # 5132	001 08/05/11	OLM	21659	Landscape Inspection - July 2011	Contracts-Landscape Consultant	534062-53901	\$1,545.00
						Check Total	\$1,545.00
CHECK # 5133	001 08/05/11	ORIENTAL TRADING CO.	645781369-02	Halloween & Fun Fair Supplies	Misc-Special Events	549052-57201	\$39.99
						Check Total	\$39.99
CHECK # 5134	001 08/05/11	PASCO COUNTY UTILITIES	072811	Utilities 6/8/11 - 7/7/11	Utility - Reclaimed Water	543028-53901	\$2,088.65
						Check Total	\$2,088.65
CHECK # 5135	001 08/05/11	STRALEY & ROBIN	7853	General Matters thu 7/15/11	ProfServ-Legal Services	531023-51401	\$180.00
						Check Total	\$180.00
CHECK # 5136	001 08/05/11	SUNTRUST BANK	072611-8900	Purchases 7/11/11 - 7/22/11	R&M-Gate	546034-53901	\$208.47
	001 08/05/11	SUNTRUST BANK	072611-8900	Purchases 7/11/11 - 7/22/11	R&M-Clubhouse	546015-57201	\$73.70
	001 08/05/11	SUNTRUST BANK	072611-8900	Purchases 7/11/11 - 7/22/11	Misc-Special Events	549052-57201	\$1,614.23
	001 08/05/11	SUNTRUST BANK	072611-8900	Purchases 7/11/11 - 7/22/11	R&M-Pools	546074-57201	\$17.30
	001 08/05/11	SUNTRUST BANK	072611-8900	Purchases 7/11/11 - 7/22/11	Office Supplies	551002-57201	\$81.85
						Check Total	\$7,995.55

**Oakstead
Community Development District**

Check Register by Fund
For the Period from 8/1/11 to 8/31/11
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
CHECK # 5137							
001	08/05/11	TIMES PUBLISHING CO	11003550299-0722	Notice of Public Hearing	Legal Advertising	548002-51301	\$377.10
						Check Total	\$377.10
CHECK # 5138							
001	08/05/11	VERIZON FLORIDA LLC	071911-1088	(813) 197-1088 7/19/11 - 8/18/11	Communication - Mobile	541004-53901	\$423.75
						Check Total	\$423.75
CHECK # 5139							
001	08/05/11	WASTE SRVS. OF FL, INC.	0001980980	Refuse Removal - August 2011	Utility - Refuse Removal	543020-57201	\$83.10
						Check Total	\$83.10
CHECK # 5140							
001	08/05/11	WILSON MILLER, INC.	510153	General Consultation thry 7/15/11	ProfServ-Engineering	531013-51501	\$1,598.75
						Check Total	\$1,598.75
CHECK # 5141							
001	08/11/11	AQUA TRIANGLE CORP	186	Chlorine	R&M-Pools	546074-57201	\$100.50
001	08/11/11	AQUA TRIANGLE CORP	234	Chlorine	R&M-Pools	546074-57201	\$78.00
						Check Total	\$178.50
CHECK # 5142							
001	08/11/11	B & A CUSTOM TRIM	1054	Remove Roots & Pressure Wash Walls @ Weymouth	R&M-Entry Feature	546021-53901	\$1,238.00
001	08/11/11	B & A CUSTOM TRIM	1055	Pressure Wash Wall @ Keswick	R&M-Entry Feature	546021-53901	\$1,096.00
001	08/11/11	B & A CUSTOM TRIM	1053	Pressure Wash Wall/Repair Styrofoam @ Hillington	R&M-Entry Feature	546021-53901	\$1,000.00
						Check Total	\$3,334.00
CHECK # 5143							
001	08/11/11	CULLIGAN WATER	90607	Water Service 8/1/11	Op Supplies - Clubhouse	552003-57201	\$18.75
001	08/11/11	CULLIGAN WATER	080111	Cooler Rental - August 2011	Op Supplies - Clubhouse	552003-57201	\$1.00
001	08/11/11	CULLIGAN WATER	90238A	Cups 7/22/11	Op Supplies - Clubhouse	552003-57201	\$25.50
						Check Total	\$45.25
CHECK # 5144							
001	08/11/11	DAVID M. BECHTEL	081160	Repair Wiring	R&M-Entry Feature	546021-53901	\$122.84
001	08/11/11	DAVID M. BECHTEL	081159	Repair Lighting	R&M-Entry Feature	546021-53901	\$394.52
						Check Total	\$517.36
CHECK # 5145							
001	08/11/11	FEDEX	7-581-29251	9870-4 7/22/11, 7/28/11	Postage and Freight	541006-51301	\$15.59
						Check Total	\$15.59
CHECK # 5146							
001	08/11/11	FLORIDA FLAG & PENNANT	9501	US Flag	R&M-Clubhouse	546015-57201	\$179.87
						Check Total	\$179.87
CHECK # 5147							
001	08/11/11	FLORIDA GATE MASTERS	1162-6	Preventative Maintenance - August 2011	R&M-Gate	546034-53901	\$900.00
						Check Total	\$900.00

Prepared by:
Severn Trent Management Services

Report Date 9/6/2011

**Oakstead
Community Development District**

Check Register by Fund
For the Period from 8/1/11 to 8/31/11
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
CHECK # 5148							
001	08/11/11	GREENBRIAR LANDSCAPING	9972	Maintenance - July 2011	Contracts-Landscape	534050-53901	\$15,356.80
001	08/11/11	GREENBRIAR LANDSCAPING	9956	Truck & Watering Trailer	Contracts-Landscape	534050-53901	\$260.00
001	08/11/11	GREENBRIAR LANDSCAPING	9896	Irrigation Repairs - July 2011	R&M-Irrigation	546041-53901	\$322.00
001	08/11/11	GREENBRIAR LANDSCAPING	9897	Fig Vine Removal @ Weymouth	Contracts-Landscape	534050-53901	\$750.00
					Check Total		\$16,688.80
CHECK # 5149							
001	08/11/11	HPI	R3217	Security Services 9/1/11 - 11/30/11	Prepaid Items	155000	\$285.00
					Check Total		\$285.00
CHECK # 5150							
001	08/11/11	JOHN SESSA	080411	Security Patrol 8/4/11	Contracts-Security Services	534037-53901	\$140.00
001	08/11/11	JOHN SESSA	080811	Security Patrol 8/8/11	Contracts-Security Services	534037-53901	\$140.00
					Check Total		\$280.00
CHECK # 5151							
001	08/11/11	MERCER WEB DESIGN	9445	Web Hosting - July 2011	ProfServ-Web Site Development	531047-51301	\$35.00
					Check Total		\$35.00
CHECK # 5152							
001	08/11/11	MIKE OLSON	070811	22-26-18-0020-01000-0310	Special Assmnts- Tax Collector	363010	\$1,633.58
001	08/11/11	MIKE OLSON	070811	22-26-18-0020-01000-0310	Misc-Assessment Collection Cost	549070-51301	(\$32.67)
001	08/11/11	MIKE OLSON	070811	22-26-18-0020-01000-0310	Special Assmnts- Discounts	363090	(\$0.18)
					Check Total		\$1,600.73
CHECK # 5153							
001	08/11/11	OUTSMART PEST MGMT	1867	Pest Control - July 2011	R&M-Pest Control	546070-57201	\$45.00
					Check Total		\$45.00
CHECK # 5154							
001	08/11/11	PHOENIX SVC SYSTEMS	0012	Ant Control - August 2011	R&M-Pest Control	546070-57201	\$40.00
					Check Total		\$40.00
CHECK # 5155							
001	08/11/11	SUNSHINE POOL SERVICE	586173	Chemicals	R&M-Pools	546074-57201	\$107.00
					Check Total		\$107.00
CHECK # 5156							
001	08/11/11	TIMES PUBLISHING CO	11003550569-0729	Notice of Board Meetings 7/29/11	Legal Advertising	548002-51301	\$166.28
					Check Total		\$166.28
CHECK # 5157							
001	08/11/11	VERIZON FLORIDA LLC	080111-6591	(813) 949-6591 8/1/11 - 8/31/11	Communication - Telephone	541003-57201	\$134.77
					Check Total		\$134.77
CHECK # 5164							
001	08/16/11	HOME DEPOT	9098859	ACCT#8698 WJK SET KEY	R&M-Clubhouse	546015-57201	\$43.19
					Check Total		\$43.19

**Oakstead
Community Development District**

Check Register by Fund
For the Period from 8/1/11 to 8/31/11
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount	
CHECK # 5166								
001	08/25/11	AQUA TRIANGLE I CORP	281	Chlorine	R&M-Pools	546074-57201	\$85.50	
001	08/25/11	AQUA TRIANGLE I CORP	331	Chlorine	R&M-Pools	546074-57201	\$61.50	
							Check Total	\$150.00
CHECK # 5167								
001	08/25/11	ARCHITECTURAL FOUNTAINS	020111104Q	Fountain Service Jan - March 2011	R&M-Fountain	546032-53901	\$95.00	
001	08/25/11	ARCHITECTURAL FOUNTAINS	050111105Q	Fountain Service April - June 2011	R&M-Fountain	546032-53901	\$95.00	
							Check Total	\$190.00
CHECK # 5168								
001	08/25/11	CLEAN SWEEP SUPPLY CO.	00172223	Multi-Fold Towels, Tissue Toilet, Mop Head	Cleaning Supplies	551003-57201	\$147.35	
							Check Total	\$147.35
CHECK # 5169								
001	08/25/11	CULLIGAN WATER	91337	Water Service 8/15/11	Op Supplies - Clubhouse	552003-57201	\$22.50	
							Check Total	\$22.50
CHECK # 5170								
001	08/25/11	FEDEX	7-588-73676	9870-4 8/1/11	Postage and Freight	541006-51301	\$10.52	
001	08/25/11	FEDEX	7-596-70609	9870-4 8/8/11, 8/9/11	Postage and Freight	541006-51301	\$21.98	
							Check Total	\$32.50
CHECK # 5171								
001	08/25/11	JAMES E. LAROSE, JR	081311	Security Patrol 8/13/11	Contracts-Security Services	534037-53901	\$140.00	
001	08/25/11	JAMES E. LAROSE, JR	082211	Security Patrol 8/22/11	Contracts-Security Services	534037-53901	\$140.00	
							Check Total	\$280.00
CHECK # 5172								
001	08/25/11	JOHN SESSA	081711	Security Patrol 8/17/11	Contracts-Security Services	534037-53901	\$140.00	
							Check Total	\$140.00
CHECK # 5173								
001	08/25/11	MOZART'S ARTISTIC DESIGNS	11-1622	Gate Repair @ Keswick	R&M-Gate	546034-53901	\$425.00	
							Check Total	\$425.00
CHECK # 5174								
001	08/25/11	OLM	21835	Landscpe Inspection - August 2011	Contracts-Landscape Consultant	534062-53901	\$1,545.00	
							Check Total	\$1,545.00
CHECK # 5175								
001	08/25/11	PASCO COUNTY UTILITIES	081111-0012	701-17-8010-0-12 7/7/11 - 8/4/11	Utility - Water & Sewer	543021-57201	\$759.79	
							Check Total	\$759.79
CHECK # 5176								
001	08/25/11	PROGRESS ENERGY	081011-14391	Utilities 7/1/11 - 8/2/11	Electricity - Streetlighting	543013-53901	\$7,696.81	
							Check Total	\$7,696.81
CHECK # 5177								
001	08/25/11	ROBERT DAVIES	081711	Carpet Cleaning / Waxing	Cleaning Supplies	551003-57201	\$230.00	
							Check Total	\$230.00

Prepared by:
Severn Trent Management Services

Report Date 9/6/2011

**Oakstead
Community Development District**

Check Register by Fund
For the Period from 8/1/11 to 8/31/11
(Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
CHECK # 5178							
001	08/25/11	SAM'S CLUB	080711-3224	Purchases 7/19/11	Cleaning Supplies	551003-57201	\$105.12
001	08/25/11	SAM'S CLUB	080711-3224	Purchases 7/19/11	Office Supplies	551002-57201	\$61.48
						Check Total	\$166.60
CHECK # 5179							
001	08/25/11	SEVERN TRENT SERVICES	2055521	Public Hearing Ltrs - July 2011	Postage and Freight	541006-51301	\$805.12
						Check Total	\$805.12
CHECK # 5180							
001	08/25/11	SPRINT	081011-6135	233586135 7/7/11 - 8/6/11	Communication - Telephone	541003-57201	\$90.76
						Check Total	\$90.76
CHECK # 5181							
001	08/25/11	SUNSHINE POOL SERVICE	112510801	100# Stabilizer	R&M-Pools	546074-57201	\$298.00
						Check Total	\$298.00
CHECK # 5182							
001	08/25/11	TECO	080911	11701034 thru 8/5/11	Utility - Gas	543019-57201	\$28.29
						Check Total	\$28.29
CHECK # 5183							
001	08/25/11	THE CHAMBERLAIN GROUP	11965275	Elite DC2000 Controller	R&M-Gate	546034-53901	\$275.67
001	08/25/11	THE CHAMBERLAIN GROUP	11951895	Siren Operated Sensor	R&M-Gate	546034-53901	\$1,250.98
001	08/25/11	THE CHAMBERLAIN GROUP	11951967	Tri-Code Remotes	R&M-Gate	546034-53901	\$873.18
						Check Total	\$2,399.83
AUGUST PAYROLL							
001	08/03/11	PAYROLL		August 2011 Payroll Posting			\$15,190.65
						Total Payroll	\$15,190.65
Total Checks Paid							\$66,176.00

STRALEY & ROBIN

Attorneys At Law

1510 W. Cleveland Street

Tampa, Florida 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Oakstead Community Development District
c/o SEVERN TRENT MANAGEMENT SERVICES
210 N. UNIVERSITY DRIVE
SUITE 702
CORAL SPRINGS, FL 33071

July 28, 2011

Client: 001011

Matter: 000001

Invoice #: 7853

Page: 1

RE: General Matters

For Professional Services Rendered Through July 15, 2011

SERVICES

Date	Person	Description of Services	Hours	
06/17/2011	JMV	REVIEW EMAIL FROM M. MURPHY; REVIEW ASSESSMENT NOTICE; REVIEW BUDGET NOTICE; DRAFT EMAIL TO M. MURPHY.	0.5	
06/20/2011	JMV	TELEPHONE CALL FROM A. MENDENHALL.	0.3	
Total Professional Services			0.8	\$180.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.8	\$180.00

July 28, 2011
Client: 001011
Matter: 000001
Invoice #: 7853

Page: 2

Total Services	\$180.00
Total Disbursements	\$0.00
Total Current Charges	\$180.00
PAY THIS AMOUNT	\$180.00

Please Include Invoice Number on all Correspondence



INVOICE

Invoice Number 510153
 Invoice Date July 22, 2011
 Purchase Order 215600243
 Customer Number 83340
 Project Number 215600243

PAID
 JUL 27 2011
 Vern Trent Service:
 Coral Springs

Bill To
 Oakstead CDD
 Accounts Payable
 210 North University Drive #702
 Coral Springs FL 33071
 United States

Please Remit to:
 Wilson Miller, Inc.
 P.O. Box 409756
 Atlanta GA 30384-9756
 United States

Project 05247-000-000 - Oakstead CDD General Consultation
 Project Manager Stewart, Tonja L For Period Ending July 15, 2011
 Current Invoice Total (USD) 1,598.75

Fema info to S Paradiso
 Road response info to N Keith
 Drainage inspection
 Weymouth inspection

Top Task 200 Genl Consultation-Board Meetings (O&M)

Professional Services

	Current Hours	Rate	Current Amount
Reese, Geri L	1.25	59.00	73.75
Kime, Wayne G	0.50	80.00	40.00
Stewart, Tonja L	11.00	135.00	1,485.00
Subtotal Professional Services	12.75		1,598.75

Top Task Subtotal Genl Consultation-Board Meetings (O&M) 1,598.75
Total Fees & Disbursements 1,598.75
INVOICE TOTAL (USD) 1,598.75

Due on Receipt

7/27



MercerWebDesign.com
 9809 Bridgeton Drive
 Tampa, FL 33626
 813-926-3059
 EIN: 36-4514827

Invoice

DATE	INVOICE NO.
7/29/2011	9445

BILL TO
Oakstead CDD 3038 Oakstead Blvd Land O'Lakes, FL 34639

PROJECT
OaksteadCDD.org

AUG 09 2011
 Government Services
 West Orange

DUE DATE	P.O. NUMBER
8/8/2011	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
July: Post minutes, convert agenda to PDF and post; post audit and newsletters	0.7	50.00	35.00
Total			35.00

DR-616C
R. 03/93

RECEIPT OF DEPOSIT OF COUNTY FUNDS

(AS PROVIDED BY SEC. 136.03, F.S.)

July 8, 2011

RECEIPT NO. 12420

Oakstead CDD
Severn Trent Services
Attn: Karen Ellis/Assessment Roll Dept
210 N University Dr., Suite 702
Coral Springs, FL 33071

Received of:
Mike Olson, Tax Collector
P.O. Box 276
Dade City, FL 33526-0276

-\$1,600.73

Distribution of Taxes:

2010

Prior Year Tax Liens & Refunds: (1,633.58)

Less Commission: 32.67

Interest: .18

Tax Certificates: \$

Discounts for June 1-30, 2011 Distribution are \$.00.

Tax Authority:
Sign Depository Receipt. Return a **Signed Copy** to Tax Collector in the enclosed envelope.

TOTAL ACKNOWLEDGED BY THIS RECEIPT------\$1,600.73

Oakstead CDD

CHECK NO. THIS IS A BILL

SIGNED _____

RECEIVED
JUL 14 2011
Severn Trent Services
Coral Springs

Deanna

**SEVERN TRENT ENVIRONMENTAL SERVICES, INC.
BOX 516860
PHILADELPHIA, PA 19175-6860**

OAKSTEAD
SEVERN TRENT SERVICES
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

DATE: AUGUST 1, 2011
G/L#: 42100-3010
Invoice # 2055521

BILLING CHARGES - JULY 2011

*OIC
LL*

PUBLIC HEARING LETTERS-FILE 1			
PRINTING, INSERTING, POSTAGE CHARGES			
OAKSTEAD	1184	\$0.60	\$710.40
2ND PAGE	1184	\$0.08	\$94.72
CANADIAN POSTAGE @ .75	0	\$0.75	\$0.00
FOREIGN POSTAGE @ .98	0	\$0.98	\$0.00

TOTAL

\$805.12

Sixth Order of Business

6A

August 15, 2011



Board of Supervisors
Oakstead Community Development District

Severn Trent Services
210 N University Dr, Suite 702
Coral Springs, FL 33071
United States

Re: Implementation of GASB 54

T: (954) 753 - 5841
F: (954) 345 - 1292

Dear Supervisors:

www.severntrentms.com

As you know the financial statements for the District must conform to the guidelines and standards established by the Governmental Accounting Standards Board ("GASB"). The GASB is an independent organization whose core mission is to establish and improve the standards for state and local government accounting and financial reporting. Each year the District's financial statements are audited to ensure compliance with these standards.

The GASB will, from time to time, make changes to the standards in an effort to continuously improve the usefulness of the financial reporting or to help guide and educate the public and other users of financial statements. In February 2009, the GASB did just that by issuing a new accounting standard called GASB Statement No. 54 ("GASB 54"), *Fund Balance Reporting and Governmental Fund Type Definitions*. The new accounting standard will affect all local governments and must be implemented by the end of the current fiscal year (September 30, 2011). For the District, this means that the District Accountant will be updating your financial statements with GASB 54 prior to the end of the current fiscal year, September 30, 2011, for inclusion in the annual audit report.

To assist with the implementation, we have put together for your review some information highlighting the key points of GASB 54 relevant to the District. We also included in this package some responses to the more frequently asked question such as:

- How will GASB 54 affect the District's financial statements?
- What role does the Board of Supervisors have in implementing GASB 54?
- What is the plan / time-line for implementing GASB 54?

I hope this package is helpful as we begin the process of implementing GASB 54. Please feel free to contact me should you have any questions or require addition information.

Sincerely,

A handwritten signature in blue ink that reads "Stephen Bloom".

Stephen Bloom
Accounting Manager
Phone: 954 753-5841 ext. 3022
sbloom@severntrentms.com

Implementing GASB Statement No. 54
("GASB 54")

Prepared By:



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IMPLEMENTING GASB 54

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GASB 54 - Overview

INTRODUCTION

In February 2009, the Government Accounting Standards Board (“GASB”) issued a new accounting standard called GASB Statement No. 54 (“GASB 54”), *Fund Balance Reporting and Governmental Fund Type Definitions*. The objective of GASB 54 is to enhance the usefulness of the fund balance information reported on the balance sheet by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund type definitions.⁽¹⁾ The new standard only affects governmental funds on the financial statements and must be implemented prior to the end of the current fiscal year, September 30, 2011.

For many local governments, GASB 54 will have a significant impact on how their financial statements are presented. But for most Districts, the only significant change will be in the fund balance section of the balance sheet. GASB 54 establishes new classifications for how the District’s resources will be shown in the fund balance section on the balance sheet. The new categories are based on the constraints or limitations placed on the District’s resources either by the nature of the resource, internal or external parties. ***It is important to note that although GASB 54 will change how the fund balance and its various components are presented in the financial statements, GASB 54 will not affect the calculation or total of the fund balance.***

CURRENT FUND BALANCE COMPONENTS

Before discussing the impact of GASB 54, it is helpful to review the current fund balance components. To begin with, fund balance is an important measurement of the difference between assets and liabilities. Traditionally, fund balance has been used to isolate the portion of the government’s resources that are available for the following period’s budget as shown in Exhibit 1. The reported fund balance components were reported as either reserved (not available) or unreserved (available). Many Districts will then impose additional limitations on portions of the unreserved balances by designating resources for a specific purpose.

Exhibit 1 – Current Fund Balance Components

- ✓ **Reserved Fund Balance** (not available for appropriation)
- ✓ **Unreserved Fund Balance** (available for appropriation)
 - **Designated / Unreserved Fund Balance** (available for appropriation, with a limitation on use imposed by government itself)
 - **Undesignated / Unreserved Fund Balance** (available for appropriation, with no external or internal limitations)

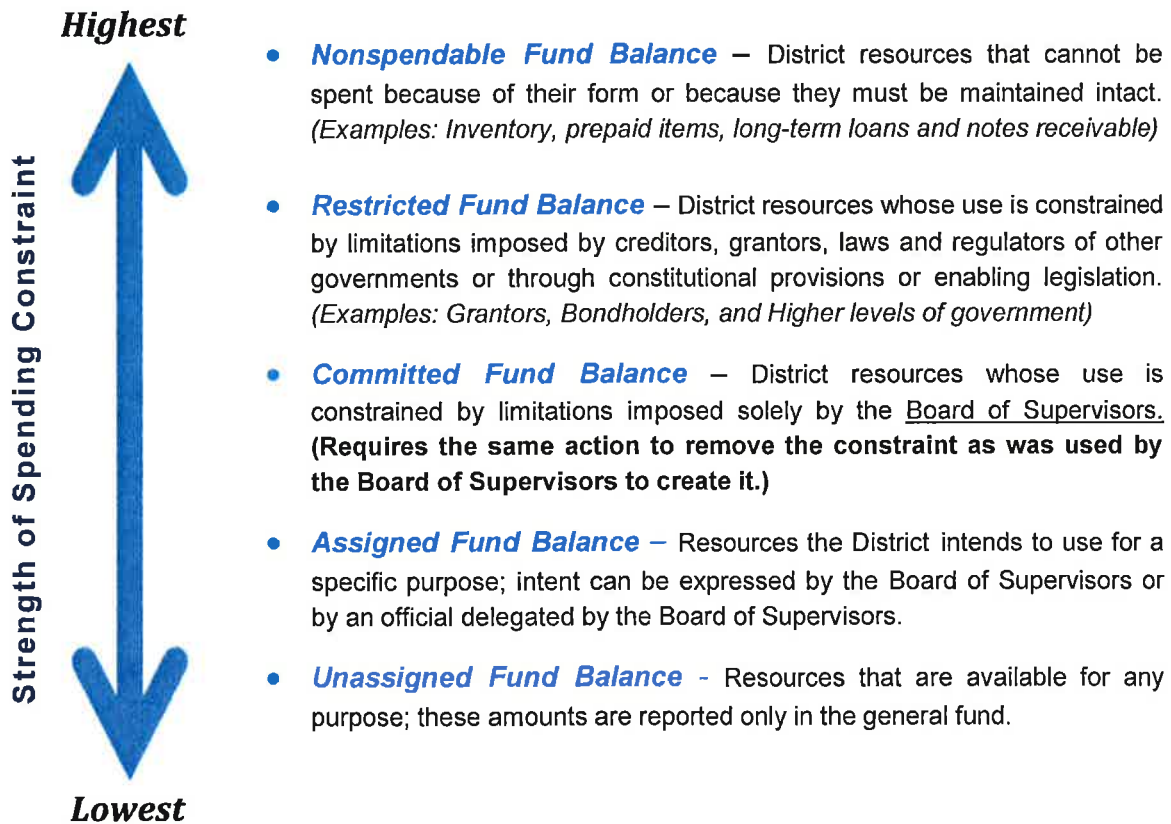
GASB 54 - Overview

NEW FUND BALANCE COMPONENTS

As discussed previously, the current approach to reporting fund balances is based on the availability of the resource for budgeting. GASB 54 shifts that focus from the availability of fund resources for budgeting to “the extent to which the government is **bound to honor constraints** on the specific purposes for which amounts in those funds can be spent.” ⁽²⁾

GASB 54 establishes five new fund balance components for reporting: nonspendable, restricted, committed, assigned, or unassigned. Together these components create a hierarchy (from highest to lowest) based on the level (degree) of constraint or restriction placed on the District’s resources either by the nature of the resource, internal or external parties. Exhibit 2 describes the purpose for each of the new components and the relative strength of the limitation (constraint) imposed/created on each of the components. ***It is important to note that not all Districts will report all five components on their balance sheet.***

Exhibit 2: New Components of Fund Balance

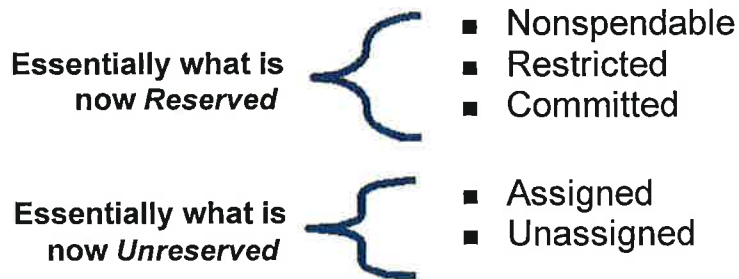


GASB 54 - Overview

COMPARISON OF CURRENT AND NEW

Another way to visualize the change in fund balance reporting is by comparing the new fund balance components with the current ones. Exhibit 3 compares the new components with the old ones. As discussed earlier, the District is able to impose the limitations on resources in both the committed and assigned components. The nonspendable and restricted components are limited by either the nature of the resource or by external parties.

Exhibit 3 – Current vs. New Fund Balance Components



Not every government or every governmental fund will report all of these components.

Notes

1. Summary of Statement No. 54, Paragraph 1; <http://www.gasb.org/st/summary/gstsm54.html>
2. GASB Statement No. 54, Paragraph 5

Implementation Plan

The following table shows the steps (in order) that will be taken to implement GASB 54 as well as the role the Board of Supervisors will play in the process.

Task	Assigned To	Time Frame
Provide Board of Supervisors with preliminary information on GASB 54.	Accounting Manager	September or October Meeting
Include a sample balance sheet utilizing the new GASB 54 standards for the Board of Supervisors. In the sample balance sheets, all current reserved amounts will be temporarily classified as assigned.	District Accountant	Starting with the next meeting on the calendar, the District Accountant will include a sample balance sheet with the new GASB 54 standards in the agenda package.
Review sample balance sheet with Board of Supervisors. Determine if any resources need to be committed or assigned. All assigned or committed resources must have a specific intended purpose.	District Manager	September or October Meeting
Discuss with Board of Supervisors the method by which resources will be committed. (i.e. resolution or motion)	District Manager	September or October Meeting
Discuss with Board of Supervisors if anyone other than the Board of Supervisors can designate resources as <u>assigned</u> . (i.e. District Manager, District Accountant)	District Manager	September or October Meeting
Based on the direction of the Board of Supervisors, create a new fund balance policy for the Board of Supervisors to adopt at a meeting.	District Accountant	October or November Meeting

Sample Financials



PRE-GASB 54 EXAMPLE

Balance Sheet January 31, 2011

Description	General Fund	Debt Service Fund	Capital Project Fund	Total
Assets				
Cash	\$ 289,183	\$ -	\$ -	\$ 289,183
Investments:				
Certificate of Deposits	446,904	-	-	446,904
Construction Fund	-	-	850,000	850,000
Reserve Fund	-	224,741	-	224,741
Revenue Fund	-	253,412	-	253,412
Prepaid Items	24,635	-	-	24,635
Total Assets	\$ 760,722	\$ 478,153	\$ 850,000	\$ 2,088,875
Liabilities and Fund Balances				
Liabilities				
Accounts Payable	\$ 16,942	\$ -	\$ -	\$ 16,942
Accrued Expenses	13,728	-	-	13,728
Total Liabilities	30,670	-	-	30,670
Fund Balances				
<i>Reserved for:</i>				
Debt Service	-	478,153	-	478,153
Capital Projects	-	-	850,000	850,000
<i>Unreserved/Designated to:</i>				
Reserves - Renewal & Replacement	135,686	-	-	135,686
<i>Unreserved/Undesignated</i>				
	594,366	-	-	594,366
Total Fund Balances	730,052	478,153	850,000	2,058,205
Total Liabilities and Fund Balances	\$ 760,722	\$ 478,153	\$ 850,000	\$ 2,088,875

Sample Financials



GASB 54 EXAMPLE

Balance Sheet January 31, 2011

Description	General Fund	Debt Service Fund	Capital Project Fund	Total
Assets				
Cash	\$ 289,183	\$ -	\$ -	\$ 289,183
Investments:				
Certificate of Deposits	446,904	-	-	446,904
Construction Fund	-	-	850,000	850,000
Reserve Fund	-	224,741	-	224,741
Revenue Fund	-	253,412	-	253,412
Prepaid Items	24,635	-	-	24,635
Total Assets	\$ 760,722	\$ 478,153	\$ 850,000	\$ 2,088,875
Liabilities and Fund Balances				
Liabilities				
Accounts Payable	\$ 16,942	\$ -	\$ -	\$ 16,942
Accrued Expenses	13,728	-	-	13,728
Total Liabilities	30,670	-	-	30,670
Fund Balances				
<i>Nonspendable</i>				
Prepaid Items	24,635	-	-	24,635
<i>Restricted for:</i>				
Debt Service	-	478,153	-	478,153
Capital Projects	-	-	850,000	850,000
<i>Committed to:</i>				
Construction Project	100,000	-	-	100,000
<i>Assigned to:</i>				
1st Quarter Operating Reserve	50,000	-	-	50,000
Roadway Resurfacing	35,000	-	-	35,000
Asset Replacement	30,000	-	-	30,000
Clubhouse Renovation	21,000	-	-	21,000
Recreational Projects	29,686	-	-	29,686
<i>Unassigned:</i>	439,731	-	-	439,731
Total Fund Balances	730,052	478,153	850,000	2,058,205
Total Liabilities and Fund Balances	\$ 760,722	\$ 478,153	\$ 850,000	\$ 2,088,875

FREQUENTLY ASKED QUESTIONS

Below are responses to some of the frequently asked questions about GASB 54.

1. Why has the GASB issued new standards for reporting the fund balance?

The GASB issued Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions, to address issues related to how fund balance information on the balance sheet was being reported. The GASB's original intention was to clear up confusion regarding the relationship between reserved fund balance and restricted net assets. However, the GASB's research revealed that the existing standards guiding fund balance reporting were being interpreted inconsistently by different governments. Consequently, the fund balance information reported by many governments also was inconsistent.

2. What are the objectives of GASB 54?

The objective of GASB 54 is to enhance the usefulness of fund balance information by:

- a.) Providing clearer fund balance classifications that can be more consistently applied;
and
- b.) Clarifying the existing governmental fund type definitions.

3. How does GASB 54 change the way Districts present their financial statements?

The first change, which affects all Districts, will occur in the fund balance section on the balance sheet. Under the current reporting format, the fund balance is reported based on the availability of the resources using the categories - *Reserved, Unreserved – Designated, and Unreserved – Undesignated*. GASB 54 shifts the focus of fund balance reporting from the availability of fund resources for budgeting to: "the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent." The fund balance will now be reported as *Nonspendable, Restricted, Committed, Assigned, and Unassigned*.

FREQUENTLY ASKED QUESTIONS (continued)

The second change, which only affects a very small number of Districts, is in the type of government fund reported in the financial statements (i.e. General Fund, Special Revenue Fund, Debt Service Fund, and Capital Project Fund). GASB 54 provides additional clarification on what types of resources should be reported in each of the fund types. In some circumstances, it might be possible that a District will need to change the type of fund (i.e. from Special Revenue Fund to General Fund) being used in the financial statements; however, the majority of Districts will not be affected by this aspect of GASB 54.

3. When does GASB 54 take effect?

Governments are required to implement Statement 54 for fiscal years first ending June 30, 2011. For the District, this means that the financial statements must be updated with GASB 54 prior to the end of the current fiscal year, September 30, 2011.

4. What should the Board of Supervisors do to assist with implementing GASB 54?

The Board of Supervisors can assist in the implementation of GASB 54 by determining which of the current designated funds in the General fund need to be committed or assigned. As stated previously, committed funds are for a specific use and can only be used for that purpose. Only the Board of Supervisors has the authority to reverse the commitment using the same procedure as was used to originally constrain the funds (i.e. resolution). The Board of Supervisors may also wish to assign other resources depending on the specific purpose and circumstance by which the funds can be spent. Resources that are assigned do not require a resolution.

The Board of Supervisors will also need to determine the method by which resources will be committed when required (i.e. resolution or motion). In addition, the Board of Supervisors will need to decide who has the authority to assign resources (i.e. District Manager, District Accountant) and at what limits. The District Accountant will utilize this information to create a new fund policy for the Board of Supervisors to adopt at a meeting.

Finally, the Board of Supervisors will need to adopt a resolution or motion to designate resources as committed fund balances.

Sample Fund Balance Policy

Fund balance shall mean the gross difference between governmental fund assets and liabilities reflected on the balance sheet.

- The District shall report governmental fund balances per GASB 54 definitions in the balance sheet as follows:
 - Nonspendable
 - Restricted
 - Committed
 - Assigned
 - Unassigned

- The Board shall approve all commitments by formal action. The action to commit funds must occur prior to fiscal year-end, to report such commitments on the balance sheet of the respective period, even though the amount may be determined subsequent to fiscal year-end. A commitment can only be modified or removed by the same formal action.

- When it is appropriate for fund balance to be assigned, the Board delegates the responsibility to assign funds to the District Manager or his/her designee. Assignments may occur subsequent to fiscal year-end.

- The Board will utilize funds in the following spending order:
 - Restricted
 - Committed
 - Assigned
 - Unassigned

6B



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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September 6, 2011

Board of Supervisors
Oakstead Community Development District
210 N University Drive, Suite 702
Coral Springs, FL 33071

We are pleased to confirm our understanding of the services we are to provide Oakstead Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2011. We will audit the financial statements of the governmental activities and each major fund, which collectively comprise the basic financial statements of Oakstead Community Development District as of and for fiscal year ended September 30, 2011. This letter serves to renew our agreement and establish the terms and fee for the 2011 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis
2. Budgetary comparison schedule for the general fund

Audit Objectives

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of additional information, if applicable, when considered in relation to the basic financial statements taken as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. If our opinion on the financial statements is other than unqualified, we will fully discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with laws, regulations and the provisions of contracts or grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and compliance will include a statement that the report is intended solely for the information and use of management, those charged with governance, others within the entity, and specific legislative or regulatory bodies and is not intended to be

and should not be used by anyone other than these specified parties. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Management Responsibilities

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. As part of the audit, we will prepare a draft of your financial statements and related notes. You are responsible for making all management decisions and performing all management functions relating to the financial statements and related notes and for accepting full responsibility for such decisions. You will be required to review and approve those financial statements prior to their issuance and have a responsibility to be in a position in fact and appearance to make an informed judgment on those financial statements. And, you will be required to acknowledge in the management representation letter our assistance with the preparation of the financial statements and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you are required to designate a qualified management-level individual with suitable skill, knowledge, or experience to be responsible and accountable for overseeing our services.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; for the selection and application of accounting principles; and for the fair presentation in the financial statements of the respective financial position of the governmental activities and each major fund of the District and the respective changes in financial position, in conformity with U.S. generally accepted accounting principles.

Management is responsible for making all financial records and related information available to us and for ensuring that management and financial information is reliable and properly recorded. Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard, adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of any proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants for taking timely and appropriate steps to remedy any fraud, illegal acts, violations of contracts or grant agreements, or abuse that we may report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and the timing and format related thereto.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute

information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because an audit is designed to provide reasonable, but not absolute assurance and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements and related matters.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the District and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants, if applicable. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Audit Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to a cognizant or oversight agency for audit or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,500 for the September 30, 2011 audit. The fee for each annual renewal will be agreed upon separately.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

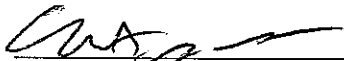
This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees.

Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2010 peer review report accompanies this letter.

We appreciate the opportunity to be of service Oakstead Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Oakstead Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

GRAU & ASSOCIATES

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2010, which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA, and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in dark ink, appearing to read "Daniel J. Henick", written over a horizontal line.

Daniel J. Henick, Chair
AICPA Peer Review Board
2010