

**Oakstead
Community Development District**

June 18, 2019

Agenda Package

Oakstead Community Development District

Inframark • Infrastructure Management Services

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June 11, 2019

Board of Supervisors
Oakstead Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Oakstead Community Development District will be held on Tuesday, June 18, 2019 at 2:00 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. Pledge of Allegiance
3. Consent Agenda:
 - A. Approval of the Minutes of the May 21, 2019 Regular Meeting
 - B. Approval of the Financial Statements for May, 2019
4. Attorney's Report
5. Engineer's Report
6. Manager's Report
 - A. Discussion of Approved, Tentative, Fiscal Year 2020 Budget
7. Staff Reports
 - A. Site Manager
 - B. Newsletter Committee
8. Supervisors' Reports, Requests and Comments
9. Audience Comments
10. Adjournment

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/mm
District Manager

Third Order of Business

3A.

1 **MINUTES OF MEETING**
2 **OAKSTEAD**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4
5 The regular meeting of the Board of Supervisors of the Oakstead Community
6 Development District was held on May 21, 2019 at 2:00 p.m. at the Oakstead Clubhouse, 3038
7 Oakstead Boulevard, Land O' Lakes, Florida.

8 Present and constituting a quorum were:

9 Barbara Feldman	Vice Chair
10 Joe Cascio	Assistant Secretary
11 Sal Paradiso	Assistant Secretary
12 Gary Goldstein	Assistant Secretary

13
14 Also present were:

15		
16 Andy Mendenhall	District Manager	
17 Tracy Robin	District Counsel	
18 Nancy Intini	Site Manager	

19
20 *The following is a summary of the discussions and actions taken.*

21 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

22
23 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

24 The pledge of allegiance was recited.

25 **THIRD ORDER OF BUSINESS** **Consent Agenda**

- 26 A. **Approval of the Minutes of the April 16, 2019 Meeting**
27 B. **Approval of the Financial Statements for April, 2019**
28

29 On MOTION by Mr. Paradiso seconded by Ms. Feldman with all
30 in favor the consent agenda was approved.

31
32 **FOURTH ORDER OF BUSINESS** **Attorney's Report**

33 The final payment to the contractor was discussed and a certificate of completion needs
34 to be submitted to the trustee.

35 *The record will reflect Ms. Stewart connected to the meeting via speaker phone.*

36 Ms. Stewart noted we could probably do the certificate of completion for that work. In
37 terms of final completion for the contractor we will have a report probably in late fall, after we
38 get through the rainy season and we go back and do the final punch list items. We are scheduled

to go back in late June, early July to visit the property again and make a couple of site visits during the wet season and then a final once the wet season ends and we do our final inspection.

Remaining community issues were discussed such as:

- Cleanup of the driveway tacking and road sweeping.
- Curb repair.

On MOTION by Mr. Paradiso seconded by Mr. Goldstein with all in favor retaining 5% of the Ripa paving contract amount until all outstanding punch list items are resolved was approved.

The record will reflect Ms. Stewart disconnected from the meeting.

Mr. Robin noted he brought the complete landscape contract with exhibits so that they can be executed and forwarded to the landscape contractor.

Mr. Robin briefly addressed the subject of sidewalk maintenance.

Mr. Cascio suggested discussing sidewalk maintenance again at the next workshop meeting.

The record will reflect Mr. Robin left the meeting.

FIFTH ORDER OF BUSINESS

Engineer's Report

None.

SIXTH ORDER OF BUSINESS

Manager's Report

B. Notice from Pasco County SOE on the Number of Registered Voters in the District – 2,118

A. Distribution of the Proposed Fiscal Year 2020 Budget and Consideration Resolution 2019-02 Approving the Budget and Setting the Public Hearing

Currently, the budget is level with assessments, no increase, no decrease.

On MOTION by Mr. Paradiso seconded by Mr. Goldstein with all in favor the proposed fiscal year 2020 budget was approved for purposes of setting the budget high-water mark and a public hearing on the adoption of the final budget was scheduled for August 20, 2019 at 6:30 P.M. in the Oakstead Clubhouse.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Site Manager

None.

B. Newsletter Committee

Mr. Paradiso noted we need to circle back with the Tampa Bay Times about delivery.

EIGHTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Mr. Cascio noted he would like to work with Mr. Goldstein on the HOA's perspective on the sidewalks.

Ms. Feldman discussed security when leaving the clubhouse at night.

NINTH ORDER OF BUSINESS

Audience Comments

An audience member asked about installing lights outside the cage in the back along the trail and it was noted that HOA permission is required.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Paradiso seconded by Ms. Feldman with all in favor the meeting was adjourned.

Chairman/Secretary

3B.

Oakstead
Community Development District

Financial Report

May 31, 2019



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OAKSTEAD
Community Development District

Financial Statements

(Unaudited)

May 31, 2019

Balance Sheet

May 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 A-1 DEBT SERVICE FUND	SERIES 2017 A-2 DEBT SERVICES FUND	SERIES 2016 A-1 CAPITAL PROJECTS FUND	SERIES 2017 A-2 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>						
Cash - Checking Account	\$ 157,966	\$ -	\$ -	\$ -	\$ -	\$ 157,966
Cash On Hand/Petty Cash	250	-	-	-	-	250
Due From Other Funds	262,686	9,684	8,371	-	-	280,741
Investments:						
Money Market Account	1,302,708	-	-	-	-	1,302,708
Construction Fund A	-	-	-	1,419	279,322	280,741
Interest Account A	-	5	-	-	-	5
Interest Fund (A-2)	-	-	4	-	-	4
Reserve Fund (A-2)	-	-	114,910	-	-	114,910
Reserve Fund A	-	131,811	-	-	-	131,811
Revenue Fund (A-2)	-	-	68,493	-	-	68,493
Revenue Fund A	-	80,227	-	-	-	80,227
Sinking Fund (A-2)	-	-	15	-	-	15
Sinking Fund A	-	18	-	-	-	18
Prepaid Items	6,889	-	-	-	-	6,889
Deposits	839	-	-	-	-	839
TOTAL ASSETS	\$ 1,731,338	\$ 221,745	\$ 191,793	\$ 1,419	\$ 279,322	\$ 2,425,617
<u>LIABILITIES</u>						
Accounts Payable	\$ 12,834	\$ -	\$ -	\$ -	\$ -	\$ 12,834
Accrued Expenses	9,235	-	-	-	-	9,235
Due To Other Funds	-	-	-	1,419	279,322	280,741
TOTAL LIABILITIES	22,069	-	-	1,419	279,322	302,810

Balance Sheet
May 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 A-1 DEBT SERVICE FUND	SERIES 2017 A-2 DEBT SERVICES FUND	SERIES 2016 A-1 CAPITAL PROJECTS FUND	SERIES 2017 A-2 CAPITAL PROJECTS FUND	TOTAL
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Items	6,889	-	-	-	-	6,889
Deposits	839	-	-	-	-	839
Restricted for:						
Debt Service	-	221,745	191,793	-	-	413,538
Assigned to:						
Operating Reserves	212,254	-	-	-	-	212,254
Reserves - Asset Replacement	211,086	-	-	-	-	211,086
Reserves - Clubhouse	25,789	-	-	-	-	25,789
Reserves - Landscape	30,000	-	-	-	-	30,000
Reserves - Ponds	65,774	-	-	-	-	65,774
Reserves-Recreation Facilities	21,600	-	-	-	-	21,600
Reserves - Tree Removal & Replacement	24,086	-	-	-	-	24,086
Reserves - Roadways	63,193	-	-	-	-	63,193
Reserves - Sidewalks	50,945	-	-	-	-	50,945
Reserve - Wall	48,800	-	-	-	-	48,800
Unassigned:	948,014	-	-	-	-	948,014
TOTAL FUND BALANCES	\$ 1,709,269	\$ 221,745	\$ 191,793	\$ -	\$ -	\$ 2,122,807
TOTAL LIABILITIES & FUND BALANCES	\$ 1,731,338	\$ 221,745	\$ 191,793	\$ 1,419	\$ 279,322	\$ 2,425,617

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-19 ACTUAL
REVENUES				
Interest - Investments	\$ 9,000	\$ 18,423	204.70%	\$ 2,252
Room Rentals	3,000	3,631	121.03%	-
Special Events	1,000	720	72.00%	-
Other Charges For Services	2,500	832	33.28%	-
Special Assmnts- Tax Collector	1,054,718	1,043,419	98.93%	1,089
Special Assmnts- Discounts	(42,189)	(40,010)	94.84%	26
Other Miscellaneous Revenues	-	6,812	0.00%	-
Gate Bar Code/Remotes	2,000	2,116	105.80%	-
TOTAL REVENUES	1,030,029	1,035,943	100.57%	3,367

EXPENDITURES**Administration**

P/R-Board of Supervisors	19,200	12,000	62.50%	1,600
FICA Taxes	1,469	918	62.49%	122
ProfServ-Arbitrage Rebate	1,200	1,200	100.00%	-
ProfServ-Engineering	7,000	5,716	81.66%	-
ProfServ-Legal Services	14,000	13,064	93.31%	3,350
ProfServ-Mgmt Consulting Serv	54,912	36,608	66.67%	4,576
ProfServ-Property Appraiser	150	150	100.00%	-
ProfServ-Special Assessment	12,000	12,000	100.00%	-
ProfServ-Trustee Fees	5,000	5,000	100.00%	-
ProfServ-Web Site Development	1,000	658	65.80%	98
Auditing Services	6,500	6,700	103.08%	-
Postage and Freight	1,500	757	50.47%	68
Insurance - General Liability	3,875	2,080	53.68%	260
Printing and Binding	800	585	73.13%	95
Legal Advertising	1,900	148	7.79%	-
Misc-Bank Charges	1,500	809	53.93%	60
Misc-Assessmnt Collection Cost	21,094	20,068	95.14%	22
Office Supplies	50	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	153,325	118,636	77.38%	10,251

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-19 ACTUAL
<u>Field</u>				
Contracts-Landscape	189,090	126,060	66.67%	15,758
Contracts-Landscape Consultant	19,440	13,460	69.24%	1,620
Contracts-Mulch	7,800	23,213	297.60%	-
Contracts-Lakes	26,630	17,752	66.66%	2,219
Contracts-Florida Hwy Patrol	20,000	13,640	68.20%	950
Contracts-Annuals	12,500	7,190	57.52%	-
Contracts-Gates	4,500	3,375	75.00%	-
Communication-Gate Phones	9,720	6,480	66.67%	810
Electricity - Streetlighting	76,321	56,084	73.48%	5,715
Utility - Reclaimed Water	20,000	9,771	48.86%	1,125
Insurance - Property	15,586	9,448	60.62%	1,181
R&M-Gate	30,000	17,679	58.93%	785
R&M-Irrigation	13,113	20,357	155.24%	1,810
R&M-Sidewalks	2,500	1,250	50.00%	-
R&M-Trees and Trimming	2,500	8,276	331.04%	-
Miscellaneous Services	9,000	7,494	83.27%	146
Misc-Decorative Lighting	10,000	6,750	67.50%	-
Misc-Property Taxes	1,900	3,151	165.84%	-
Storage Facility	-	7,225	0.00%	7,225
Reserve - Ponds	16,011	-	0.00%	-
Reserve - Roadways	115,000	529,934	460.81%	445,577
Reserve-Tree Rem./Replacem.	-	1,013	0.00%	-
Reserves - Wall	50,000	1,200	2.40%	-
Total Field	651,611	890,802	136.71%	484,921

Parks and Recreation - General

Payroll-Salaries	57,075	40,028	70.13%	4,294
Payroll-Hourly	62,930	38,145	60.61%	6,881
FICA Taxes	9,180	5,980	65.14%	855
Workers' Compensation	3,000	1,540	51.33%	-
Unemployment Compensation	350	-	0.00%	-
Contracts-Security Services	2,038	1,853	90.92%	285
Contracts-Pools	16,200	10,800	66.67%	1,350
Contracts-Pest Control	2,955	2,040	69.04%	255
Communication - Telephone	3,000	1,972	65.73%	267
Utility - Gas	310	202	65.16%	21

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-19 ACTUAL
Utility - Refuse Removal	1,000	665	66.50%	83
Utility - Water & Sewer	5,500	5,720	104.00%	2,633
R&M-Clubhouse	20,000	23,403	117.02%	3,691
R&M-Pools	11,870	5,346	45.04%	51
Miscellaneous Services	3,800	1,421	37.39%	219
Misc-Public Relations	7,885	5,880	74.57%	241
Solid Waste Disposal Assessm.	1,300	1,222	94.00%	-
Office Supplies	2,500	278	11.12%	-
Cleaning Supplies	4,200	793	18.88%	124
Op Supplies - Clubhouse	3,000	896	29.87%	185
Op Supplies - Pool Chemicals	7,000	4,231	60.44%	-
Impr - Pool	-	64,774	0.00%	11,585
Total Parks and Recreation - General	225,093	217,189	96.49%	33,020
TOTAL EXPENDITURES	1,030,029	1,226,627	119.09%	528,192
Excess (deficiency) of revenues				
Over (under) expenditures	-	(190,684)	0.00%	(524,825)
Net change in fund balance	\$ -	\$ (190,684)	0.00%	\$ (524,825)
FUND BALANCE, BEGINNING (OCT 1, 2018)	1,899,953	1,899,953		
FUND BALANCE, ENDING	\$ 1,899,953	\$ 1,709,269		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-19 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 4,551	0.00%	\$ 1,066
Special Assmnts- Tax Collector	451,062	446,230	98.93%	466
Special Assmnts- Discounts	(18,042)	(17,111)	94.84%	11
TOTAL REVENUES	433,020	433,670	100.15%	1,543
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	9,021	8,582	95.13%	10
Total Administration	9,021	8,582	95.13%	10
Debt Service				
Principal Debt Retirement A-1	280,000	280,000	100.00%	280,000
Interest Expense Series A-1	145,943	145,943	100.00%	72,971
Total Debt Service	425,943	425,943	100.00%	352,971
TOTAL EXPENDITURES	434,964	434,525	99.90%	352,981
Excess (deficiency) of revenues Over (under) expenditures	(1,944)	(855)	0.00%	(351,438)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(1,944)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(1,944)	-	0.00%	-
Net change in fund balance	\$ (1,944)	\$ (855)	0.00%	\$ (351,438)
FUND BALANCE, BEGINNING (OCT 1, 2018)	222,600	222,600		
FUND BALANCE, ENDING	\$ 220,656	\$ 221,745		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-19 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 3,901	0.00%	\$ 916
Special Assmnts- Tax Collector	389,884	385,707	98.93%	402
Special Assmnts- Discounts	(15,595)	(14,790)	94.84%	10
TOTAL REVENUES	374,289	374,818	100.14%	1,328
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	7,798	7,418	95.13%	8
Total Administration	7,798	7,418	95.13%	8
Debt Service				
Principal Debt Retirement A-2	235,000	235,000	100.00%	235,000
Interest Expense Series A-2	133,590	133,590	100.00%	66,795
Total Debt Service	368,590	368,590	100.00%	301,795
TOTAL EXPENDITURES	376,388	376,008	99.90%	301,803
Excess (deficiency) of revenues Over (under) expenditures	(2,099)	(1,190)	1.00%	(300,475)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(2,099)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(2,099)	-	0.00%	-
Net change in fund balance	\$ (2,099)	\$ (1,190)	0.00%	\$ (300,475)
FUND BALANCE, BEGINNING (OCT 1, 2018)	192,983	192,983		
FUND BALANCE, ENDING	\$ 190,884	\$ 191,793		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-19 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 3,199	0.00%	\$ 3
TOTAL REVENUES	-	3,199	0.00%	3
EXPENDITURES				
Physical Environment				
Cap Outlay-Roads	-	265,712	0.00%	1,418
Total Physical Environment	-	265,712	0.00%	1,418
TOTAL EXPENDITURES	-	265,712	0.00%	1,418
Excess (deficiency) of revenues Over (under) expenditures	-	(262,513)	0.00%	(1,415)
Net change in fund balance	\$ -	\$ (262,513)	0.00%	\$ (1,415)
FUND BALANCE, BEGINNING (OCT 1, 2018)	-	262,513		
FUND BALANCE, ENDING	\$ -	\$ -		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-19 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 3,951	0.00%	\$ 527
TOTAL REVENUES	-	3,951	0.00%	527
EXPENDITURES				
Physical Environment				
Cap Outlay-Roads	-	279,322	0.00%	279,322
Total Physical Environment	-	279,322	0.00%	279,322
TOTAL EXPENDITURES	-	279,322	0.00%	279,322
Excess (deficiency) of revenues				
Over (under) expenditures	-	(275,371)	0.00%	(278,795)
Net change in fund balance	\$ -	\$ (275,371)	0.00%	\$ (278,795)
FUND BALANCE, BEGINNING (OCT 1, 2018)	-	275,371		
FUND BALANCE, ENDING	\$ -	\$ -		

OAKSTEAD
Community Development District

Supporting Schedules

May 31, 2019

OAKSTEAD

Community Development District

Non-Ad Valorem Special Assessments
(Pasco County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019

					ALLOCATION BY FUND		
Date Rcvd	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Ser 2016A1 Debt Service Fund	Ser 2017A2 Debt Service Fund
2018 Assmnts				\$1,895,664	\$1,054,718	\$451,062	\$389,884
Allocation %				100%	56%	24%	21%
11/09/18	\$ 17,565	\$ 993	\$ 358	\$ 18,917	\$ 10,525	\$ 4,501	\$ 3,891
11/16/18	102,302	4,350	2,088	108,739	60,501	25,874	22,365
11/23/18	60,865	2,588	1,242	64,695	35,995	15,394	13,306
12/03/18	1,195,359	50,823	24,395	1,270,577	706,929	302,326	261,321
12/13/18	265,903	11,194	5,427	282,523	157,192	67,225	58,107
12/31/18	21,595	682	441	22,717	12,640	5,405	4,672
01/09/19	12,395	391	253	13,039	7,255	3,103	2,682
02/09/19	35,659	782	728	37,168	20,680	8,844	7,644
03/09/19	15,035	155	307	15,497	8,622	3,687	3,187
04/10/19	38,737	-	791	39,528	21,993	9,405	8,130
05/08/19	1,963	(46)	40	1,957	1,089	466	402
TOTAL	\$ 1,767,377	\$ 71,910	\$ 36,069	\$ 1,875,356	\$ 1,043,419	\$ 446,230	\$ 385,707
% Collected				99%	99%	99%	99%
TOTAL O/S				\$ 20,308	\$ 11,299	\$ 4,832	\$ 4,177

OAKSTEAD

Community Development District

**Assigned Reserves Report
May-19**

		Current Balance	Goal
GL #283010	Operating Reserves	\$212,254	n/a
GL #283070	Reserves - Asset Replacement	\$211,086	\$0
GL #283185	Reserves - Clubhouse	\$25,789	\$90,000
GL #283515	Reserves-Landscape	\$30,000	\$30,000
GL #283685	Reserves - Ponds	\$65,774	\$90,000
GL #283700	Reserves-Gates (formerly Recreation Facility)	\$21,600	\$10,000
GL #283719	Reserves-Tree Removal & Replacement	\$24,086	\$25,000
GL #283760	Reserves-Roadways** ** Includes Series A-1 & A-2 Construction Funds ** Includes redeemed 24mo CDs 3905 & 3906 (\$103,526.64 each deposited to BU MMA)	\$288,276	\$2,030,000
GL #283790	Reserves-Sidewalks	\$50,945	\$25,000
GL #283880	Reserves-Wall	\$48,800	\$50,000
GL #283925	Reserves - Weymouth	\$0	\$0
Total Assigned Reserves		\$978,610	\$2,350,000

Cash and Investment Report
May 31, 2019

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account-Clubhouse	SunTrust Bank	Public Funds NOW	n/a	1.51%	\$18,213
Checking Account - Main Op	Hancock Bank	checking account	n/a	0.00%	139,753
			subtotal		<u>157,966</u>
Petty Cash	n/a	n/a	n/a	0.00%	250
Public Funds MMA	Bank United	Money Market Acct #0682	n/a	1.75%	1,302,708
			Subtotal-GF		<u><u>\$1,460,924</u></u>

Debt Service & Capital Project Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Ser 2016 A-1 Interest Acct	Hancock Bank	Federated Oblig Fund	n/a	2.17%	\$ 5
Ser 2016 A-1 Reserve Fund	Hancock Bank	Federated Oblig Fund	n/a	2.27%	131,811
Ser 2016 A-1 Revenue Fund	Hancock Bank	Federated Oblig Fund	n/a	2.27%	80,227
Ser 2016 A-1 Sinking Fund	Hancock Bank	Federated Oblig Fund	n/a	2.28%	18
			Subtotal-DS 204		<u>\$212,061</u>
Ser 2017 A-2 Interest Acct	Hancock Bank	Federated Oblig Fund	n/a	2.37%	\$ 4
Ser 2017 A-2 Reserve Fund	Hancock Bank	Federated Oblig Fund	n/a	2.27%	114,910
Ser 2017 A-2 Revenue Fund	Hancock Bank	Federated Oblig Fund	n/a	2.27%	68,493
Ser 2017 A-2 Sinking Fund	Hancock Bank	Federated Oblig Fund	n/a	2.23%	15
			Subtotal-DS 205		<u>\$183,423</u>
Ser 2016 A-1 Construction Fund	Hancock Bank	Federated Oblig Fund	n/a	2.27%	\$ 1,419
Ser 2017 A-2 Construction Fund	Hancock Bank	Federated Oblig Fund	n/a	2.27%	\$ 279,322 (1)
			Total All Funds		<u><u>\$2,137,150</u></u>

(1) Requisition 2 reimbursing General Fund for payment of RIPA pay app #2 is pending signatures.

Oakstead CDD

Bank Reconciliation

Bank Account No. 5221 SunTrust Bank N.A.
Statement No. 05-19
Statement Date 5/31/2019

G/L Balance (LCY)	18,212.97	Statement Balance	18,212.97
G/L Balance	18,212.97	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	18,212.97
Subtotal	18,212.97	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	18,212.97	Ending Balance	18,212.97
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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Oakstead CDD

Bank Reconciliation

Bank Account No. 3063 HANCOCK BANK
Statement No. 05-19
Statement Date 5/31/2019

G/L Balance (LCY)	139,752.56	Statement Balance	158,339.97
G/L Balance	139,752.56	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	158,339.97
Subtotal	139,752.56	Outstanding Checks	18,587.41
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	139,752.56	Ending Balance	139,752.56
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
4/12/2019	Payment	10361	FITREV, INC.	2,342.00	0.00	2,342.00
5/14/2019	Payment	10413	GOLF CARS OF TAMPA LLC	7,225.00	0.00	7,225.00
5/23/2019	Payment	10422	JACK SIMPSON	146.34	0.00	146.34
5/23/2019	Payment	10423	JOHN SESSA	160.00	0.00	160.00
5/23/2019	Payment	10424	NANCY M INTINI	167.94	0.00	167.94
5/29/2019	Payment	10428	JACK N. SIMPSON	345.19	0.00	345.19
5/29/2019	Payment	10429	SONIA RODRIGUEZ	99.73	0.00	99.73
5/30/2019	Payment	10430	INFRAMARK, LLC	4,699.90	0.00	4,699.90
5/30/2019	Payment	10431	SIGNS NOW 284	51.31	0.00	51.31
5/30/2019	Payment	10432	STRALEY ROBIN VERICKER	3,350.00	0.00	3,350.00
Total Outstanding Checks.....				18,587.41		18,587.41

OAKSTEAD
Community Development District

Payment Register by Fund
For the Period from 5/1/19 to 5/31/19
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	10387	05/02/19	AMERICAN ECOSYSTEMS, INC.	1905250	MAY 2019 WATER MNGMT	Contracts-Lakes	534084-53901	\$2,219.00
001	10388	05/02/19	AT&T MOBILITY	7276359970X04172	3/10/19-4/9/19 #287276359970	Communication - Telephone	541003-57201	\$93.04
001	10389	05/02/19	BRIGHTVIEW LANDSCAPE SVC	6278069	APR INSPECT & IRR REPAIRS	R&M-Irrigation	546041-53901	\$1,433.73
001	10389	05/02/19	BRIGHTVIEW LANDSCAPE SVC	6282426	MAY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$15,757.50
001	10390	05/02/19	FEDEX	6-523-21742	4/9/19 FedEx srvc	Postage and Freight	541006-51301	\$13.73
001	10390	05/02/19	FEDEX	6-529-35407	4/12/19 FEDEX	Postage and Freight	541006-51301	\$19.87
001	10391	05/02/19	JOHN SESSA	042319	04/23/19 SECURITY	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10391	05/02/19	JOHN SESSA	042519	04/25 SECURITY PATROL	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10392	05/02/19	METRO GATES, INC	9373	4/22 WEYMOUTH GATE SVC CALL	R&M-Gate	546034-53901	\$170.00
001	10392	05/02/19	METRO GATES, INC	9375	MARCH 2019 GATE PHONES	Communication-Gate Phones	541008-53901	\$810.00
001	10393	05/02/19	STRALEY ROBIN VERICKER	16997	3/25-4/15/19 LEGAL SVCS	ProfServ-Legal Services	531023-51401	\$420.00
001	10394	05/08/19	INFRAMARK, LLC	40354	APRIL 2019 MNGT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,576.00
001	10394	05/08/19	INFRAMARK, LLC	40354	APRIL 2019 MNGT FEES	Printing and Binding	547001-51301	\$51.00
001	10394	05/08/19	INFRAMARK, LLC	40354	APRIL 2019 MNGT FEES	Postage and Freight	541006-51301	\$27.30
001	10395	05/08/19	JOHN SESSA	050119-ADMIN	MAY ADMIN FEE	Contracts-Florida Hwy Patrol	534101-53901	\$150.00
001	10395	05/08/19	JOHN SESSA	043019	4/30 SECURITY PATROL	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10396	05/08/19	OLM	34582	4/25/19 LANDSCAPE INSPECTION	Contracts-Landscape Consultant	534062-53901	\$1,620.00
001	10397	05/08/19	PHOENIX SERVICE SYSTEMS, INC	050119	5/1/19 PEST/RODENT CONTROL	Contracts-Pest Control	534125-57201	\$255.00
001	10398	05/08/19	THE POOL WORKS OF FLORIDA, INC.	709	FINAL 20% POOL RESURFACING	R&M-Pools	546074-57201	\$11,585.20
001	10399	05/08/19	TWO O EIGHT SECURITY, INC	040519	4/5 SECURITY PATROL(HYPES)	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10399	05/08/19	TWO O EIGHT SECURITY, INC	041519	4/15 SECURITY PATROL(HYPES)	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10399	05/08/19	TWO O EIGHT SECURITY, INC	042519	4/25 SECURITY PATROL(HYPES)	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10399	05/08/19	TWO O EIGHT SECURITY, INC	043019	4/30 SECURITY PATROL(HYPES)	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10400	05/08/19	WASTE CONNECTIONS OF FLORIDA	4062304	5/1-5/31/19 TRASH PICKUP	Utility - Refuse Removal	543020-57201	\$83.10
001	10401	05/08/19	JAMES E. LAROSE JR.	041819	4/18 SECURITY PATROL	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10401	05/08/19	JAMES E. LAROSE JR.	040619	4/6 SECURITY PATROL	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10411	05/14/19	FITNESS LOGIC	83798	8/27/18 ELLIPTICAL REPRS wo 83059	R&M-Clubhouse	546015-57201	\$196.90
001	10412	05/14/19	FRONTIER	050119-6591	MAY SERVICE 813-949-6591	Communication - Telephone	541003-57201	\$172.20
001	10413	05/14/19	GOLF CARS OF TAMPA LLC	042919-DEPOSIT	INSTALL NEW SHED & REMOVE OLD	Miscellaneous Services	549001-53901	\$7,225.00
001	10414	05/14/19	VENTURESIN.COM, INC	44524	MAY 2019 COMMUNITY XS APP	ProfServ-Web Site Development	531047-51301	\$80.00
001	10415	05/16/19	CASTLE VENTURES	0058643	EXT SVC PLAN JUNE 19-AUG 19	Contracts-Security Services	534037-57201	\$285.00
001	10416	05/16/19	STANTEC CONSULTING SERVICES INC.	1507623	GEN ENGINEERING P/E 4/26/19	ProfServ-Engineering	531013-51501	\$2,772.28
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	1.SHERWIN WILLIAMS	546015-57201	\$24.87
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	2.RACETRAC	549001-57201	\$24.57
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	3.RACETRAC	549001-57201	\$26.20
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	4.TIMES ADVERTISING-YARD SALE	549046-57201	\$38.00
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	5.CLIPPER MAGAZINE	549046-57201	\$49.95
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	6.COMMUNITY NEWS-YARD SALE	549046-57201	\$24.00
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	7.BIG LOTS-POOL FURNITURE	546015-57201	\$485.50

OAKSTEAD
Community Development District

Payment Register by Fund
For the Period from 5/1/19 to 5/31/19
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	8.OLD TIME POTTERY	546015-57201	\$360.36
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	9.PCLAND-April	546015-57201	\$250.00
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	10.LOWES-BATTERY	546015-57201	\$5.32
001	10417	05/16/19	SUNTRUST BANK-8900	042619-8900	Suntrust 3/26-4/26 Purchases	11.WAYFAIR	546015-57201	\$197.19
001	10418	05/17/19	FEDEX	6-544-01737	4/26/19 FEDEX	Postage and Freight	541006-51301	\$19.97
001	10419	05/17/19	JOHN SESSA	051319	5/13/19 SECURITY	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10419	05/17/19	JOHN SESSA	051519	5/15/19 SECURITY	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10420	05/17/19	SAM'S CLUB	050719-6821	Sam's: 4/11-5/3/19 PURCHASES	EGG HUNT	549046-57201	\$128.87
001	10420	05/17/19	SAM'S CLUB	050719-6821	Sam's: 4/11-5/3/19 PURCHASES	SUPPLIES	546015-57201	\$216.70
001	10420	05/17/19	SAM'S CLUB	050719-6821	Sam's: 4/11-5/3/19 PURCHASES	EASTER DECOR	546015-57201	\$96.43
001	10420	05/17/19	SAM'S CLUB	050719-6821	Sam's: 4/11-5/3/19 PURCHASES	CLEANING SUPPLIES	551003-57201	\$123.80
001	10420	05/17/19	SAM'S CLUB	050719-6821	Sam's: 4/11-5/3/19 PURCHASES	R&M-Clubhouse	546015-57201	(\$37.62)
001	10421	05/23/19	AT&T MOBILITY	87276359970X05172019	4/10/19-5/09/19 #287276359970	Communication - Telephone	541003-57201	\$94.42
001	10422	05/23/19	JACK SIMPSON	050819	10/19/18-05/08/19 MILEAGE REIMB	Miscellaneous Services	549001-53901	\$146.34
001	10423	05/23/19	JOHN SESSA	051719	05/17/19 SECURITY	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10424	05/23/19	NANCY M INTINI	051519	2/15/19-5/15/19 MILEAGE REIMB	Miscellaneous Services	549001-57201	\$167.94
001	10425	05/23/19	RIPA & ASSOCIATES LLC	2	PAVING PAY APP #2 less 5%	Reserve - Roadways	568138-53901	\$723,544.69
001	10430	05/30/19	INFRAMARK, LLC	41069	MAY 2019 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,576.00
001	10430	05/30/19	INFRAMARK, LLC	41069	MAY 2019 MANAGEMENT FEES	Printing and Binding	547001-51301	\$95.75
001	10430	05/30/19	INFRAMARK, LLC	41069	MAY 2019 MANAGEMENT FEES	Postage and Freight	541006-51301	\$28.15
001	10431	05/30/19	SIGNS NOW 284	284-19615	'NO CHAIRS IN POOL' SIGN	R&M-Pools	546074-57201	\$51.31
001	10432	05/30/19	STRALEY ROBIN VERICKER	17040	4/16-5/15/19 LEGAL SVCS	ProfServ-Legal Services	531023-51401	\$3,350.00
001	258	05/14/19	OAKSTEAD CDD	050819-0682	TRFR BU MMA 0682 TO CKING ACCT 3063	Cash-Checking Account	101035	\$400,000.00
001	DD03182	05/03/19	DUKE ENERGY-ACH	040819-4391 ACH	2/28/19-3/29/19 ELECTRIC SRVCS	Electricity - Streetlighting	543013-53901	\$5,661.01
001	DD03196	05/23/19	LOWE'S COMPANIES	050219-8450 ACH	LOWES: APR PURCHASES	Op Supplies - Clubhouse	552003-57201	\$184.55
001	DD03197	05/23/19	TECO PEOPLES GAS - ACH	050219-2101 ACH	3/30/19-4/30/19 GAS UTILITY	Utility - Gas	543019-57201	\$20.72
001	DD03204	05/16/19	PASCO COUNTY UTILITIES SERVICE - ACH	042919 ACH	2/28/19-3/29/19 RECLAIMED WATER	Utility - Reclaimed Water	543028-53901	\$1,124.50
001	DD03205	05/28/19	PASCO COUNTY UTILITIES SERVICE - ACH	11892197	3/21/19-4/22/19 WTR & SWR SRVC	Utility - Water & Sewer	543021-57201	\$2,632.95
001		05/01/19	Oakstead May Payroll Total	PAYROLL	May 2019 Payroll Totals			\$10,786.96
Fund Total								\$1,206,435.25

Total Cks Paid	\$1,206,435.25
-----------------------	-----------------------

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Oakstead Community Development District
ATTN: INFRAMARK - ACCTS PAYABLE
210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071

April 22, 2019

Client: 001011

Matter: 000001

Invoice #: 16997

Page: 1

RE: General Matters

For Professional Services Rendered Through April 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
3/25/2019	TJR	REVIEW COMMUNICATION FROM N. INTINI RE DAMAGE CLAIM FROM INJURED RESIDENT; CONTACT N. INTINI; CONTACT J. BRAMONTE.	0.3	
4/2/2019	TJR	TELEPHONE CONFERENCE WITH T. STEWART RE ISSUES ON PAVING FOR PARKING LOT AREA.	0.2	
4/5/2019	TJR	REVIEW COMMUNICATION FROM N. INTINI; REVIEW AND REVISE DRAFT NEWSLETTER TO RESIDENTS; REVIEW LETTER FROM J. CASIO RE MISC ISSUES INVOLVING TREES AND SIDEWALKS; CONTACT N. INTINI RE CHANGES TO NEWSLETTER.	0.9	
Total Professional Services			1.4	\$420.00

PERSON RECAP

Person	Hours	Amount
TJR Tracy J. Robin	1.4	\$420.00

April 22, 2019
Client: 001011
Matter: 000001
Invoice #: 16997

Page: 2

Total Services	\$420.00	
Total Disbursements	\$0.00	
Total Current Charges		\$420.00

PAY THIS AMOUNT	\$420.00
------------------------	-----------------

Please Include Invoice Number on all Correspondence

Invoice Number	1507623
Invoice Date	May 8, 2019
Purchase Order	215600243
Customer Number	83340
Project Number	215600243

Bill To

Oakstead CDD
Accounts Payable
Inframark
210 North University Drive, Suite 702
Coral Springs FL 33071
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Oakstead CDD General Consultation

Project Manager
Current Invoice Total (USD)

Stewart, Tonja L
2,772.28

For Period Ending

April 26, 2019

Pavement observations; process requisitions

Top Task 219 2019 FY General Consulting

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	0.75	110.00	82.50
	Stewart, Tonja L	15.00	170.00	2,550.00
	Subtotal Professional Services	<u>15.75</u>		<u>2,632.50</u>

Disbursements

Direct - Vehicle (mileage)	139.78
Subtotal Disbursements	<u>139.78</u>

Top Task Subtotal	2019 FY General Consulting	2,772.28
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Total Fees & Disbursements

2,772.28

INVOICE TOTAL (USD)

2,772.28

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Oakstead Community Development District
ATTN: INFRAMARK - ACCTS PAYABLE
210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071

May 22, 2019

Client: 001011

Matter: 000001

Invoice #: 17040

Page: 1

RE: General Matters

For Professional Services Rendered Through May 15, 2019

SERVICES

Date	Person	Description of Services	Hours
4/16/2019	TJR	REVIEW COMMUNICATION FROM T. STEWART; REVIEW SUBPOENA RECEIVED BY DISTRICT CONSULTANT HODGE INSPECTION SERVICES IN CAROL HICKEY INJURY CASE; REVIEW COMMUNICATION FROM T. STEWART AND INDEPENDENT INSPECTION REPORT ON AMENITY ASPHALT PAVING.	0.4
4/19/2019	TJR	REVIEW AND ANALYZE PROPOSED OLM CONTRACT FOR LANDSCAPE SERVICES; CONTACT A. MENENHALL RE ISSUES WITH CONTRACT AND RFP.	1.2
4/19/2019	KMS	ANALYZE AND REVISE OAKSTEAD LANDSCAPING RFP BID PACKAGE.	1.1
4/22/2019	TJR	REVIEW COMMUNICATION FROM A. MENDENHALL RE EXTENSION OF BRIGHTVIEW LANDSCAPE CONTRACT.	0.2
4/22/2019	KMS	DRAFT THIRD ADDENDUM TO EXTERIOR LANDSCAPE SERVICES AGREEMENT; REVIEW COMMUNICATIONS FROM A. MENDENHALL AND T. ROBIN.	1.7
4/23/2019	TJR	REVIEW AND REVISE OLM CONTRACT FOR RENEWAL OF BRIGHTVIEW CONTRACT.	2.3
4/23/2019	KMS	DRAFT RESOLUTION AUTHORIZING RENEWAL OF BRIGHTVIEW LANDSCAPE CONTRACT.	1.1
4/24/2019	KMS	REVISE LANDSCAPE MAINTENANCE AGREEMENT AND FINALIZE FOR EXECUTION; EMAIL TO A. MENDENHALL.	0.4

SERVICES

Date	Person	Description of Services	Hours
4/25/2019	TJR	REVIEW COMMUNICATION FROM T. STEWART RE RIPA REQUEST FOR PAYMENT; CONTACT T. STEWART RE CERTIFICATION OF COMPLETION; REVIEW AND RESPOND TO COMMUNICATION FROM T. STEWART RE LIEN RELEASE REQUIREMENTS; CONTACT A. MENDENHALL; EXCHANGE COMMUNICATIONS WITH FLORIDA ASPHALT RE LIEN RELEASE AND FINAL CONTRACTORS LIEN AFFIDAVIT.	0.7
4/26/2019	KMS	REVISE RESOLUTION APPROVING EXTENSION OF TERM OF EXTERIOR LANDSCAPE MAINTENANCE SERVICE AGREEMENT WITH BRIGHTVIEW LANDSCAPE SERVICES INC.	0.2
4/29/2019	KMS	INCORPORATE EXHIBITS TO LANDSCAPE AGREEMENT AND FINALIZE AGREEMENT FOR EXECUTION.	0.6
4/30/2019	KMS	REVIEW COMMUNICATION FROM A. MENDENHALL; EMAIL TO A. MENDENHALL; EMAIL TO N. INTINI RE: REQUEST FOR EXHIBITS (2); REVISE AND FINALIZE RESOLUTION 2019-05 APPROVING EXTENSION OF LANDSCAPE AGREEMENT TERM.	0.6
5/1/2019	TJR	REVISE AND FINALIZE RESOLUTION AUTHORIZING RENEWAL OF LANDSCAPE MAINTENANCE CONTRACT.	0.7
5/1/2019	KMS	EMAIL TO N. INTINI; REVISE RESOLUTION 2019-05; EMAIL TO A. MENDENHALL.	0.4
5/2/2019	KMS	REVIEW COMMUNICATIONS AND INVOICES FROM N. INTINI; EMAIL TO N. INTINI.	0.5
5/8/2019	KMS	DRAFT DEMAND LETTER TO AFFORDABLE SEATING LLC.	0.9
5/9/2019	KMS	REVISE DEMAND LETTER TO AFFORDABLE SEATING LLC.	0.2
5/10/2019	TJR	REVIEW EXHIBITS FOR ATTACHMENT TO LANDSCAPE CONTRACT.	0.3
5/10/2019	KMS	REVIEW IRRIGATION CONTROLLER EXHIBIT; REVISE LANDSCAPE MAINTENANCE AGREEMENT; EMAIL TO A. MENDENHALL, T. ROBIN AND T. MCLANE.	0.3
5/14/2019	TJR	REVIEW COMMUNICATIONS FROM N. INTINI AND T. STEWART RE STATUS ON PAVING WORK, ISSUES WITH DRIVEWAY MARKINGS, COMPLETION, ETC.; TELEPHONE CONFERENCE WITH T. STEWART RE STATUS ON COMPLETION OF PAVING WORK, PUNCHLIST, HOLDBACKS, ETC.	0.7
Total Professional Services			14.5
			\$3,950.00

May 22, 2019
Client: 001011
Matter: 000001
Invoice #: 17040

Page: 3

PERSON RECAP

Person		Hours	Amount
TJR	Tracy J. Robin	6.5	\$1,950.00
KMS	Kristen M. Schalter	8.0	\$2,000.00
		Total Services	\$3,950.00
		Total Disbursements	\$0.00
		Total Current Charges	\$3,950.00
		<i>Less Courtesy Discount</i>	<i>(\$600.00)</i>
		PAY THIS AMOUNT	\$3,350.00

Please Include Invoice Number on all Correspondence

Sixth Order of Business

6A.

OAKSTEAD
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2020

Version 2 - Modified Approved Budget
(Updated 6/10/19)

Prepared by:



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Oakstead
Community Development District

Operating Budget
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY - 2019	PROJECTED JUNE - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES						
Interest - Investments	\$ 24,664	\$ 9,000	\$ 18,423	\$ 4,000	\$ 22,423	\$ 16,500
Room Rentals	2,706	3,000	3,631	1,035	4,666	3,000
Special Events	2,250	1,000	720	280	1,000	1,000
Other Charges For Services	822	2,500	832	500	1,332	2,500
Special Assmnts- Tax Collector	1,054,720	1,054,718	1,043,419	11,299	1,054,718	1,054,718
Special Assmnts- Delinquent	883	-	-	-	-	-
Special Assmnts- Discounts	(39,398)	(42,189)	(40,010)	-	(40,010)	(42,189)
Settlements	-	-	-	-	-	-
Other Miscellaneous Revenues	63,429	-	6,812	-	6,812	-
Gate Bar Code/Remotes	3,486	2,000	2,116	1,370	3,486	2,000
TOTAL REVENUES	1,113,562	1,030,029	1,035,943	18,484	1,054,427	1,037,529
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	18,200	19,200	12,000	6,400	18,400	19,200
FICA Taxes	1,392	1,469	918	490	1,408	1,469
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-	1,200	1,200
ProfServ-Engineering	1,096	7,000	5,716	2,000	7,716	7,000
ProfServ-Legal Services	19,137	14,000	13,064	6,532	19,596	14,000
ProfServ-Mgmt Consulting Serv	54,912	54,912	36,608	18,304	54,912	54,912
ProfServ-Property Appraiser	150	150	150	-	150	150
ProfServ-Special Assessment	12,000	12,000	12,000	-	12,000	12,000
ProfServ-Trustee Fees	5,000	5,000	5,000	-	5,000	5,000
ProfServ-Web Site Development	996	1,000	658	320	978	1,000
Auditing Services	6,500	6,500	6,700	-	6,700	6,700
Postage and Freight	1,685	1,500	757	379	1,136	1,500
Insurance - General Liability	3,522	3,875	2,080	1,299	3,379	3,717
Printing and Binding	603	800	585	293	878	800
Legal Advertising	1,463	1,900	148	1,315	1,463	1,900
Misc-Bank Charges	1,504	1,500	809	460	1,269	1,500
Misc-Assessmnt Collection Cost	16,288	21,094	20,068	226	20,294	21,094
Office Supplies	1,924	50	-	50	50	50
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	147,747	153,325	118,636	38,067	156,703	153,367
<i>Field</i>						
Contracts-Landscape	189,090	189,090	126,060	63,030	189,090	189,090
Contracts-Landscape Consultant	19,440	19,440	13,460	6,480	19,940	19,440
Contracts-Mulch	-	7,800	23,213	-	23,213	30,000
Contracts-Lakes	26,628	26,630	17,752	8,876	26,628	26,628
Contracts-Florida Hwy Patrol	21,810	20,000	13,640	9,220	22,860	23,000
Contracts-Annals	14,279	12,500	7,190	7,190	14,380	14,380
Contracts-Gates	4,500	4,500	3,375	2,250	5,625	4,500
Communication-Gate Phones	9,720	9,720	6,480	3,240	9,720	9,720
Electricity - Streetlighting	80,059	76,321	56,084	28,042	84,126	78,500
Utility - Reclaimed Water	23,525	20,000	9,771	14,771	24,542	25,000

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2020 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY - 2019	PROJECTED JUNE - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Insurance - Property	14,173	15,586	9,448	5,906	15,354	16,889
R&M-Gate	31,975	30,000	17,679	12,607	30,286	30,000
R&M-Other Landscape	-	-	-	-	-	5,000
R&M-Roads	-	-	-	-	-	5,000
R&M-Irrigation	28,796	13,113	20,357	10,179	30,536	22,000
R&M-Sidewalks	8,169	2,500	1,250	-	1,250	10,000
R&M-Trees and Trimming	51,484	2,500	8,276	-	8,276	20,000
Miscellaneous Services	3,579	9,000	7,494	700	8,194	9,000
Misc-Decorative Lighting	10,775	10,000	6,750	3,250	10,000	10,000
Misc-Property Taxes	6,665	1,900	3,151	-	3,151	1,900
Capital Project - Storage Facility	-	-	7,225	7,225	14,450	-
Reserve - Landscaping	17,847	-	-	-	-	-
Reserve - Ponds	4,250	16,011	-	-	-	-
Reserve - Roadways	7,136	115,000	529,934	55,657	585,591	112,085
Reserve-Tree Rem./Replacem.	21,758	-	1,013	-	1,013	-
Reserves - Wall	2,488	50,000	1,200	-	1,200	-
Total Field	598,146	651,611	890,802	238,623	1,129,425	662,132
Parks and Recreation - General						
Payroll-Salaries	57,349	57,075	40,028	17,047	57,075	58,787
Payroll-Hourly	59,099	62,930	38,145	24,785	62,930	64,818
FICA Taxes	8,908	9,180	5,980	3,200	9,180	9,456
Workers' Compensation	3,605	3,000	1,540	1,460	3,000	3,000
Unemployment Compensation	-	350	-	-	-	350
Contracts-Security Services	2,427	2,038	1,853	574	2,427	2,038
Contracts-Pools	14,850	16,200	10,800	5,400	16,200	16,200
Contracts-Pest Control	3,095	2,955	2,040	1,020	3,060	3,100
Communication - Telephone	2,961	3,000	1,972	1,056	3,028	3,000
Utility - Gas	316	310	202	100	302	310
Utility - Refuse Removal	997	1,000	665	324	989	1,000
Utility - Water & Sewer	4,811	5,500	5,720	2,860	8,580	5,500
R&M-Clubhouse	18,700	20,000	23,403	3,452	26,855	20,000
R&M-Pools	9,064	11,870	5,346	2,673	8,019	9,000
Miscellaneous Services	3,210	3,800	1,421	711	2,132	2,200
Misc-Public Relations	7,383	7,885	5,880	2,005	7,885	7,885
Solid Waste Disposal Assessm.	1,270	1,300	1,222	-	1,222	1,300
Office Supplies	1,822	2,500	278	2,222	2,500	2,500
Cleaning Supplies	2,250	4,200	793	1,397	2,190	2,250
Op Supplies - Clubhouse	2,837	3,000	896	448	1,344	2,335
Op Supplies - Pool Chemicals	10,139	7,000	4,231	4,116	8,347	7,000
Reserves-Clubhouse (Impr-Pool)	-	-	64,774	-	64,774	-
Total Parks and Recreation - General	215,093	225,093	217,189	74,849	292,038	222,029
TOTAL EXPENDITURES	960,986	1,030,029	1,226,627	351,538	1,578,165	1,037,529
Net change in fund balance	152,576	-	(190,684)	(333,054)	(523,738)	-
FUND BALANCE, BEGINNING	1,747,377	1,899,953	1,899,953	-	1,899,953	1,376,215
FUND BALANCE, ENDING	\$ 1,899,953	\$ 1,899,953	\$ 1,709,269	\$ (333,054)	\$ 1,376,215	\$ 1,376,215

Budget Narrative
Fiscal Year 2020**REVENUES****Interest - Investments**

The District earns interest income on the operating checking account and investments accounts.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Amenities Revenue

The District will earn revenue through clubhouse room rentals, gate remote sales & various commissions.

EXPENDITURES***Expenditures - Administrative*****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all 12 meetings and workshops.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate 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 budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity.

Professional Services-Legal Services

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Services- Management Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The District contracts with the Pasco County Property Appraiser for the purpose of placing the District's non-ad valorem tax assessments on the Notice of Proposed Property Taxes, thereby allowing the Tax Collector to collect such assessments. The District will fund the Property Appraiser's general budget in the amount of \$150 for the annual inclusion of Notice of Proposed Property Taxes.

Budget Narrative
Fiscal Year 2020**Expenditures - Administrative (continued)****Professional Services-Special Assessment**

Inframark charges administration fees to prepare the District's Special Assessment Roll.

Professional Services-Trustee

The District refunded Series 2006 Bonds with Series 2016A-1 & Series 2017A-2 Bonds that are managed by Hancock Whitney Bank as Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out of pockets expenses.

Professional Service-Web Site Development

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

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the current engagement fee with the audit firm Grau & Associates.

Postage & Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance – General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Agency which specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus any anticipated market adjustments.

Printing & Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Bank Charges

Bank Fees charged by SunTrust and Hancock Whitney on the main operating accounts.

Misc – Assessment Collection Cost

The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Budget Narrative
Fiscal Year 2020

Expenditures - Field

Contracts-Landscape

The District has contracted with Brightview Landscape Service to provide landscaping services for the District. These services include monthly grounds maintenance, fertilizer and pesticide applications.

Contracts-Landscape Consultant

The District currently has a contract with OLM to provide monthly landscaping inspections throughout the District.

Contracts –Mulch

The District has contracted with Brightview Landscape Service to apply mulch throughout the District.

Contracts –Lakes

The District has contracted with American EcoSystems to maintain the lakes located within the District.

Contracts – Florida Highway Patrol

The District has contracted with the state of Florida to patrol the neighborhoods.

Contracts –Annuals

The District has contracted with Brightview Landscape Service to install annuals each season throughout the District.

Contracts –Gates

The District has contracted with Metro Gates to provide quarterly maintenance for nine gate locations.

Communication-Gate Phone

Metro Gates provides services to nine security gates for the common area.

Electricity - Streetlighting

Services are provided by Duke for streetlighting as well as Common Area & Clubhouse.

Utility – Reclaimed Water

Water irrigation usage for District facilities and assets as calculated by Pasco County Utilities.

Insurance - Property

Property Insurance is provided by PGIT and includes coverage of the clubhouse, guard house, pools, irrigation, and pool pumps. Projected 10% increase included.

R&M-Gate

The District has several entry gates that require periodic repairs.

R&M-Other Landscape

The District occasionally incurs landscape expenses that do not fall under the agreed contract amount.

R&M-Roads

The District may incur costs to repair minor pot hole and curb expenditures.

R&M-Irrigation

Includes the cost of monthly inspections and repairs to the District's extensive irrigation system.

R&M-Sidewalks

Includes expenses incurred for the maintenance of District sidewalks.

Budget Narrative
Fiscal Year 2020**Expenditures - Field (continued)****R&M-Trees & Trimming**

The District has designated an expense item dedicated to the costs related to tree trimming and maintenance.

Miscellaneous Services

The District incurs expenses to operate and maintain the Mule vehicle. Miscellaneous Services also includes the monthly reimbursement of miles/tolls expenses incurred by the field staff.

Miscellaneous – Decorative Lighting

The District's Common Area is decorated during the Holiday season. Entry feature lights require periodic repairs.

Miscellaneous – Property Taxes

Pasco County Non-Ad Valorem Stormwater annual Assessment.

Reserve - Landscaping

This allocation of funds is to be used for future pond improvements and/or the use of previously assigned reserves per board direction.

Reserve Ponds

This allocation of funds is to be used for future pond improvements and/or the use of previously assigned reserves per board direction.

Reserve – Roadways

This allocation of funds is to be used for future road improvements and/or the use of previously assigned reserves per board direction.

Reserve –Tree Replacement

This allocation of funds is to be used for future tree replacement and/or the use of previously assigned reserves per board direction.

Reserve –Wall

This allocation of funds is to be used for future wall improvements and/or the use of previously assigned reserves per board direction.

Expenditures – Parks and Recreation**Payroll-Salaried (Clubhouse)**

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

Payroll-Hourly (Clubhouse)

Includes the recreational staff's payroll.

Workers' Compensation

The District has contracted with PGIT to provide annual Worker's Compensation coverage for its employees. Includes annual audits.

Contracts-Security Services

The District has contracted with HPI (Castle Ventures) and TYCO for clubhouse security.

Contracts-Pools

The District has contracted with Triangle Pool to service the District's pools.

Contracts-Pest Control

The District has contracted with Phoenix Service System for monthly exterminating services and Massey's for fire ant control.

Communications-Telephone

Includes telephone expenses incurred by the District as they relate to the recreational facilities including Activities Director cell phone.

Budget Narrative
Fiscal Year 2020**Expenditures – Parks and Recreation (continued)****Utility – Gas**

Includes natural gas usage for the District's facilities and assets provided by TECO.

Utility – Refuse Removal

Refuse removal for District facilities provided by Waste Services of Florida.

Utility – Water & Sewer

Includes water usage for the District's recreational facilities including the pools provided by Pasco County Utilities.

R&M-Clubhouse

The District incurs expenses from various vendors to maintain its recreational facilities and clubhouse. Google Storage and Brighthouse Internet are two regular monthly expenses.

R&M-Pools

The District incurs expenses related to the repair & maintenance of swimming pools, equipment and decking.

Miscellaneous Services

The District purchases remote transmitters that are subsequently sold to the homeowners for a small fee. Included are the monthly reimbursements of miles/tolls expenses incurred by the Park Manager & staff for District use. Also includes other Park expenses that do not fall under other categories.

Misc – Public Relations

Included are the expenses related to District's social functions.

Solid Waste Disposal Assessments

An annual assessment by the Board of County Commissioners as it relates to the District's waste disposal.

Office Supplies

The clubhouse manager will purchase necessary office supplies as needed to maintain the clubhouse's administrative offices.

Cleaning Supplies

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

Op Supplies - Clubhouse

Expenses related to the day to day operation of the facility.

Operating Supplies-Pool Chemicals

The District incurs chemical expenses to maintain the cleanliness and safety of all pools.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 1,376,215
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	112,085
Total Funds Available (Estimated) - 9/30/2020	1,488,300

ALLOCATION OF AVAILABLE FUNDS**Assigned Fund Balance**

Operating Reserve - First Quarter Operating Capital		231,361 ⁽¹⁾
Reserves - Asset Replacement		211,086
Reserves - Wall	-	
Reserves - Wall (FY19)	48,800	
Reserves - Wall (projected FY20)	-	48,800
Reserves - Clubhouse	90,563	
Reserves - Clubhouse (FY19)	(64,774)	
Reserves - Clubhouse (projected FY20)	-	25,789
Reserves - Landscape		30,000
Reserves - Ponds	65,774	
Reserves - Ponds (FY19)	16,011	
Reserves - Ponds (projected FY20)	-	81,785
Reserves - Gates (formerly Recreation Facilities)		21,600
Reserves - Tree Removal & Replacement	25,099	
Reserves - Tree Removal & Replacement (FY19)	(1,013)	
Reserves - Tree Removal & Replacement (FY20)	-	24,086
Reserves - Roadways	614,085	
Reserves - Roadways (FY19)	(470,591)	
FY19 JE additions: Redeemed CDs	207,053	
FY19 JE additions: Weymouth Assigned Reserves	52,729	
Reserves - Roadways (projected FY20)	112,085	515,361
Reserves - Sidewalks		50,945
	Subtotal	1,240,813

Total Allocation of Available Funds	1,240,813
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Total Unassigned (undesignated) Cash	\$ 247,486
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Notes

(1) Represents approximately 3 months of operating expenditures

Oakstead
Community Development District

Debt Service Budgets
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY - 2019	PROJECTED JUNE - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES						
Interest - Investments	\$ 3,963	\$ -	\$ 4,551	\$ -	\$ 4,551	\$ -
Special Assmnts- Tax Collector	451,062	451,062	446,230	4,832	451,062	451,062
Special Assmnts- Delinquent	660	-	-	-	-	-
Special Assmnts- Discounts	(16,780)	(18,042)	(17,111)	-	(17,111)	(18,042)
TOTAL REVENUES	438,905	433,020	433,670	4,832	438,502	433,019
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	6,973	9,021	8,582	97	8,679	9,021
Total Administrative	6,973	9,021	8,582	97	8,679	9,021
<i>Debt Service</i>						
Principal Debt Retirement A-1	270,000	280,000	280,000	-	280,000	285,000
Interest Expense Series A-1	154,178	145,943	145,943	-	145,943	137,403
Total Debt Service	424,178	425,943	425,943	-	425,943	422,403
TOTAL EXPENDITURES	431,151	434,964	434,525	97	434,622	431,424
Excess (deficiency) of revenues						
Over (under) expenditures	7,754	(1,944)	(855)	4,735	3,880	1,595
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(1,944)	-	-	-	1,595
TOTAL OTHER SOURCES (USES)	-	(1,944)	-	-	-	1,595
Net change in fund balance	7,754	(1,944)	(855)	4,735	3,880	1,595
FUND BALANCE, BEGINNING	214,846	222,600	222,600	-	222,600	226,480
FUND BALANCE, ENDING	\$ 222,600	\$ 220,656	\$ 221,745	\$ 4,735	\$ 226,480	\$ 228,076

**SPECIAL ASSESSEMENT REVENUE & REFUNDING BOND
BONDS SERIES 2016A-1**

<u>MATURITY DATE</u>	<u>PRINCIPAL OUTSTANDING</u>	<u>PRINCIPAL MATURING</u>	<u>INTEREST MATURING</u>	<u>TOTAL MATURING</u>
11/01/18	4,785,000.00	0.00	72,971.25	72,971.25
05/01/19	4,785,000.00	280,000.00	72,971.25	352,971.25
11/01/19	4,505,000.00	0.00	68,701.25	68,701.25
05/01/20	4,505,000.00	285,000.00	68,701.25	353,701.25
11/01/20	4,220,000.00	0.00	64,355.00	64,355.00
05/01/21	4,220,000.00	295,000.00	64,355.00	359,355.00
11/01/21	3,925,000.00	0.00	59,856.25	59,856.25
05/01/22	3,925,000.00	305,000.00	59,856.25	364,856.25
11/01/22	3,620,000.00	0.00	55,205.00	55,205.00
05/01/23	3,620,000.00	315,000.00	55,205.00	370,205.00
11/01/23	3,305,000.00	0.00	50,401.25	50,401.25
05/01/24	3,305,000.00	325,000.00	50,401.25	375,401.25
11/01/24	2,980,000.00	0.00	45,445.00	45,445.00
05/01/25	2,980,000.00	335,000.00	45,445.00	380,445.00
11/01/25	2,645,000.00	0.00	40,336.25	40,336.25
05/01/26	2,645,000.00	345,000.00	40,336.25	385,336.25
11/01/26	2,300,000.00	0.00	35,075.00	35,075.00
05/01/27	2,300,000.00	355,000.00	35,075.00	390,075.00
11/01/27	1,945,000.00	0.00	29,661.25	29,661.25
05/01/28	1,945,000.00	365,000.00	29,661.25	394,661.25
11/01/28	1,580,000.00	0.00	24,095.00	24,095.00
05/01/29	1,580,000.00	375,000.00	24,095.00	399,095.00
11/01/29	1,205,000.00	0.00	18,376.25	18,376.25
05/01/30	1,205,000.00	390,000.00	18,376.25	408,376.25
11/01/30	815,000.00	0.00	12,428.75	12,428.75
05/01/31	815,000.00	400,000.00	12,428.75	412,428.75
11/01/31	415,000.00	0.00	6,328.75	6,328.75
05/01/32	415,000.00	415,000.00	6,328.75	421,328.75
		4,505,000.00	1,020,530.00	5,525,530.00

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY - 2019	PROJECTED JUNE - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES						
Interest - Investments	\$ 3,265	\$ -	\$ 3,901	\$ -	\$ 3,901	\$ -
Special Assmnts- Tax Collector	389,885	389,884	385,707	4,177	389,884	389,884
Special Assmnts- Discounts	(14,643)	(15,595)	(14,790)	-	(14,790)	(15,595)
TOTAL REVENUES	378,507	374,289	374,818	4,177	378,995	374,289
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	6,013	7,798	7,418	84	7,502	7,798
Total Administrative	6,013	7,798	7,418	84	7,502	7,798
<i>Debt Service</i>						
Principal Debt Retirement A-2	225,000	235,000	235,000	-	235,000	240,000
Interest Expense Series A-2	140,453	133,590	133,590	-	133,590	126,423
Total Debt Service	365,453	368,590	368,590	-	368,590	366,423
TOTAL EXPENDITURES	371,466	376,388	376,008	84	376,092	374,220
Excess (deficiency) of revenues						
Over (under) expenditures	7,041	(2,099)	(1,190)	4,093	2,903	69
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(2,099)	-	-	-	69
TOTAL OTHER SOURCES (USES)	-	(2,099)	-	-	-	69
Net change in fund balance	7,041	(2,099)	(1,190)	4,093	2,903	69
FUND BALANCE, BEGINNING	185,942	192,983	192,983	-	192,983	195,886
FUND BALANCE, ENDING	\$ 192,983	\$ 190,884	\$ 191,793	\$ 4,093	\$ 195,886	\$ 195,955

**SPECIAL ASSESSEMENT REVENUE & REFUNDING BOND
BONDS SERIES 2017A-2**

<u>MATURITY DATE</u>	<u>PRINCIPAL OUTSTANDING</u>	<u>PRINCIPAL MATURING</u>	<u>INTEREST MATURING</u>	<u>TOTAL MATURING</u>
11/01/18	4,380,000.00	0.00	66,795.00	66,795.00
05/01/19	4,380,000.00	235,000.00	66,795.00	301,795.00
11/01/19	4,145,000.00	0.00	63,211.25	63,211.25
05/01/20	4,145,000.00	240,000.00	63,211.25	303,211.25
11/01/20	3,905,000.00	0.00	59,551.25	59,551.25
05/01/21	3,905,000.00	250,000.00	59,551.25	309,551.25
11/01/21	3,655,000.00	0.00	55,738.75	55,738.75
05/01/22	3,655,000.00	255,000.00	55,738.75	310,738.75
11/01/22	3,400,000.00	0.00	51,850.00	51,850.00
05/01/23	3,400,000.00	265,000.00	51,850.00	316,850.00
11/01/23	3,135,000.00	0.00	47,808.75	47,808.75
05/01/24	3,135,000.00	270,000.00	47,808.75	317,808.75
11/01/24	2,865,000.00	0.00	43,691.25	43,691.25
05/01/25	2,865,000.00	280,000.00	43,691.25	323,691.25
11/01/25	2,585,000.00	0.00	39,421.25	39,421.25
05/01/26	2,585,000.00	290,000.00	39,421.25	329,421.25
11/01/26	2,295,000.00	0.00	34,998.75	34,998.75
05/01/27	2,295,000.00	300,000.00	34,998.75	334,998.75
11/01/27	1,995,000.00	0.00	30,423.75	30,423.75
05/01/28	1,995,000.00	310,000.00	30,423.75	340,423.75
11/01/28	1,685,000.00	0.00	25,696.25	25,696.25
05/01/29	1,685,000.00	315,000.00	25,696.25	340,696.25
11/01/29	1,370,000.00	0.00	20,892.50	20,892.50
05/01/30	1,370,000.00	325,000.00	20,892.50	345,892.50
11/01/30	1,045,000.00	0.00	15,936.25	15,936.25
05/01/31	1,045,000.00	335,000.00	15,936.25	350,936.25
11/01/31	710,000.00	0.00	10,827.50	10,827.50
05/01/32	710,000.00	350,000.00	10,827.50	360,827.50
11/01/32	360,000.00	0.00	5,490.00	5,490.00
05/01/33	360,000.00	360,000.00	5,490.00	365,490.00
		4,145,000.00	1,011,075.00	5,156,075.00

Budget Narrative
Fiscal Year 2020**REVENUES****Interest - Investments**

The District earns interest income on their trust accounts with US Bank.

Special Assessment – Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Expenditures - Administrative****Misc – Assessment Collection Cost**

The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the fiscal year.

Oakstead
Community Development District

Supporting Budget Schedules
Fiscal Year 2020

Comparison of Assessment Rates
Fiscal Year 2020 vs. Fiscal Year 2019

Parcel	General Fund 001 (O&M)			Debt Service 2016 A-1			Debt Service 2017 A-2			Total Assessments per Unit			Units	Prepaid
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change		Units
PHASE I														
Strathmore	\$883.21	\$883.21	0.0%	\$871.81	\$871.81	0.0%	\$0.00	\$0.00	n/a	\$1,755.02	\$1,755.02	0.0%	69.00	
Hillington	\$883.21	\$883.21	0.0%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$1,543.13	\$1,543.13	0.0%	164.00	
Hillington	\$883.21	\$883.21	0.0%	\$118.87	\$118.87	0.0%	\$0.00	\$0.00	n/a	\$1,002.08	\$1,002.09	0.0%	1.00	
Weymouth	\$883.21	\$883.21	0.0%	\$527.93	\$527.93	0.0%	\$0.00	\$0.00	n/a	\$1,411.14	\$1,411.14	0.0%	103.00	
Weymouth	\$883.21	\$883.21	0.0%	\$95.10	\$95.10	0.0%	\$0.00	\$0.00	n/a	\$978.31	\$978.31	0.0%	1.00	
Ashmonte	\$883.21	\$883.21	0.0%	\$791.90	\$791.90	0.0%	\$0.00	\$0.00	n/a	\$1,675.11	\$1,675.11	0.0%	71.00	
Kinswick	\$883.21	\$883.21	0.0%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$1,543.13	\$1,543.13	0.0%	109.00	
Benford	\$883.21	\$883.21	0.0%	\$712.89	\$712.89	0.0%	\$0.00	\$0.00	n/a	\$1,596.10	\$1,596.10	0.0%	140.00	
Benford	\$883.21	\$883.21	0.0%	\$128.38	\$128.38	0.0%	\$0.00	\$0.00	n/a	\$1,011.59	\$1,011.59	0.0%	1.00	
Total Phase I													659.00	0.00
PHASE 2														
Ballastone	\$883.21	\$883.21	0.0%	\$0.00	\$0.00	n/a	\$1,529.21	\$1,529.21	0.0%	\$2,412.42	\$2,412.42	0.0%	44.00	
Marchmont	\$883.21	\$883.21	0.0%	\$0.00	\$0.00	n/a	\$764.13	\$764.13	0.0%	\$1,647.34	\$1,647.34	0.0%	206.00	
WEymouth	\$883.21	\$883.21	0.0%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,494.13	\$1,494.13	0.0%	128.00	
Tanglewyld	\$883.21	\$883.21	0.0%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,494.13	\$1,494.13	0.0%	142.00	
Tanglewyld	\$883.21	\$883.21	0.0%	\$0.00	\$0.00	n/a	\$109.92	\$109.92	0.0%	\$993.14	\$993.14	0.0%	1.00	
Tanglewyld	\$883.21	\$883.21	0.0%	\$0.00	\$0.00	n/a	\$43.36	\$43.36	0.0%	\$926.57	\$926.57	0.0%	3.00	
Total Phase II													524.00	0.00
Tract 5	\$1,975.39	\$1,975.39	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$1,975.39	\$1,975.39	0.0%	5.00	
													1,188.00	