

**Oakstead  
Community Development District**

**July 16, 2019**

**Agenda Package**

**Oakstead Community Development District**

**Inframark • Infrastructure Management Services**

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July 10, 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, July 16, 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 June 18, 2019 Regular Meeting
  - B. Approval of the Financial Statements for June, 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.**

**MINUTES OF MEETING  
OAKSTEAD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oakstead Community Development District was held on June 18, 2019 at 2:00 p.m. at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida.

Present and constituting a quorum were:

Joe Cascio	Assistant Secretary
Sal Paradiso	Assistant Secretary
Gary Goldstein	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Tonja Stewart	District Engineer
Nancy Intini	Site Manager

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

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

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

The pledge of allegiance was recited.

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

- A. Approval of the Minutes of the May 21, 2019 Meeting**
- B. Approval of the Financial Statements for May, 2019**

On MOTION by Mr. Paradiso seconded by Mr. Goldstein with all in favor the consent agenda was approved.

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

None

**FIFTH ORDER OF BUSINESS** **Engineer's Report**

Regarding the areas listed on the different lists, Ms. Stewart suggested getting through the rainy season to watch what happens and work with Ms. Intini to prioritize what needs to be done.

Change orders were discussed as follows:

- Striping - \$4,000
- Conduit for lighting at entrances, \$18,396
- The total amount of curb that was replaced for an additional 745 lineal feet.

On MOTION by Mr. Paradiso seconded by Mr. Goldstein with all in favor Change Order #1 from Ripa & Associates in the amount of \$47,308.80 as presented by the District Engineer was approved.

Discussion ensued regarding the recommendation made by Ms. Stewart regarding releasing the 5% retainage.

Ms. Stewart will provide a letter to the District, to be reviewed by the District Counsel, with information on the paving project's warranty, information on some of the technical items Ms. Stewart and staff are keeping an eye on and an analysis of the materials used for the project.

*The record will reflect Ms. Stewart and Mr. Bramonte left the meeting.*

The Board continued to discuss the paving project.

## **SIXTH ORDER OF BUSINESS**

### **Manager's Report**

#### **A. Discussion of the Approved, Tentative, Fiscal Year 2020 Budget**

Mr. Mendenhall discussed budget changes the Board commented on at the last workshop meeting; specifically, five different reserve line items into the corresponding repairs and maintenance line items.

It was suggested to continue to discuss the proposed fiscal year 2020 budget at the next workshop meeting and the July regular meeting.

It was also suggested to add the subject of raises to the next workshop agenda.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Site Manager**

Ms. Intini reported:

- Wacky Wednesday is going well.
- Drain cleaning

On MOTION by Mr. Paradiso seconded by Mr. Goldstein with all in favor the quote previously received for drain cleaning of all the lines in the amount of \$3,500 was approved.

**B. Newsletter Committee**

Mr. Paradiso noted the Newsletter came early this month. There are 45 people on the electronic list.

On MOTION by Mr. Goldstein seconded by Mr. Cascio with all in favor the State Trooper contract was approved.

ADA website compliance was briefly discussed.

On MOTION by Mr. Paradiso seconded by Mr. Cascio with all in favor the ADA website compliance estimate provided by Dwayne in the amount of \$40 per month was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Reports, Requests and Comments**

Mr. Paradiso noted pedestrian lights at Brenford are not working or were never addressed and the courtyard area where the flag pole is needs additional lighting.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

None.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Secretary

**3B.**



**Oakstead  
Community Development District**

**Financial Report**

*June 30, 2019*



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**OAKSTEAD**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

***June 30, 2019***

## Balance Sheet

June 30, 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
<b>ASSETS</b>						
Cash - Checking Account	\$ 369,878	\$ -	\$ -	\$ -	\$ -	\$ 369,878
Cash On Hand/Petty Cash	250	-	-	-	-	250
Due From Other Funds	-	4,797	4,147	-	-	8,944
Investments:						
Money Market Account	1,304,567	-	-	-	-	1,304,567
Construction Fund A	-	-	-	3	537	540
Interest Account A	-	5	-	-	-	5
Interest Fund (A-2)	-	-	4	-	-	4
Reserve Fund (A-2)	-	-	115,131	-	-	115,131
Reserve Fund A	-	132,064	-	-	-	132,064
Revenue Fund (A-2)	-	-	76,996	-	-	76,996
Revenue Fund A	-	90,065	-	-	-	90,065
Sinking Fund (A-2)	-	-	15	-	-	15
Sinking Fund A	-	18	-	-	-	18
Prepaid Items	5,448	-	-	-	-	5,448
Deposits	839	-	-	-	-	839
<b>TOTAL ASSETS</b>	<b>\$ 1,680,982</b>	<b>\$ 226,949</b>	<b>\$ 196,293</b>	<b>\$ 3</b>	<b>\$ 537</b>	<b>\$ 2,104,764</b>

## Balance Sheet

June 30, 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
<b>LIABILITIES</b>						
Accounts Payable	\$ 7,484	\$ -	\$ -	\$ -	\$ -	\$ 7,484
Accrued Expenses	11,155	-	-	-	-	11,155
Due To Other Funds	8,944	-	-	-	-	8,944
<b>TOTAL LIABILITIES</b>	<b>27,583</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,583</b>
<b>FUND BALANCES</b>						
<b>Nonspendable:</b>						
Prepaid Items	5,448	-	-	-	-	5,448
Deposits	839	-	-	-	-	839
<b>Restricted for:</b>						
Debt Service	-	226,949	196,293	-	-	423,242
Capital Projects	-	-	-	3	537	540
<b>Assigned to:</b>						
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
<b>Unassigned:</b>	<b>893,585</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>893,585</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,653,399</b>	<b>\$ 226,949</b>	<b>\$ 196,293</b>	<b>\$ 3</b>	<b>\$ 537</b>	<b>\$ 2,077,181</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,680,982</b>	<b>\$ 226,949</b>	<b>\$ 196,293</b>	<b>\$ 3</b>	<b>\$ 537</b>	<b>\$ 2,104,764</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-19 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 9,000	\$ 20,315	225.72%	\$ 1,889
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	1,054,716	100.00%	11,297
Special Assmnts- Discounts	(42,189)	(39,671)	94.03%	339
Other Miscellaneous Revenues	-	6,812	0.00%	-
Gate Bar Code/Remotes	2,000	2,116	105.80%	-
<b>TOTAL REVENUES</b>	<b>1,030,029</b>	<b>1,049,471</b>	<b>101.89%</b>	<b>13,525</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	19,200	13,400	69.79%	1,400
FICA Taxes	1,469	1,025	69.78%	107
ProfServ-Arbitrage Rebate	1,200	1,200	100.00%	-
ProfServ-Engineering	7,000	6,401	91.44%	686
ProfServ-Legal Services	14,000	14,264	101.89%	1,200
ProfServ-Mgmt Consulting Serv	54,912	41,184	75.00%	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	738	73.80%	80
Auditing Services	6,500	6,700	103.08%	-
Postage and Freight	1,500	816	54.40%	59
Insurance - General Liability	3,875	2,340	60.39%	260
Printing and Binding	800	733	91.63%	146
Legal Advertising	1,900	148	7.79%	-
Misc-Bank Charges	1,500	857	57.13%	48
Misc-Assessmnt Collection Cost	21,094	20,486	97.12%	418
Office Supplies	50	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>153,325</b>	<b>127,617</b>	<b>83.23%</b>	<b>8,980</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-19 ACTUAL
<b><u>Field</u></b>				
Contracts-Landscape	189,090	141,818	75.00%	15,758
Contracts-Landscape Consultant	19,440	15,080	77.57%	1,620
Contracts-Mulch	7,800	23,213	297.60%	-
Contracts-Lakes	26,630	19,971	74.99%	2,219
Contracts-Florida Hwy Patrol	20,000	15,070	75.35%	630
Contracts-Annuals	12,500	7,190	57.52%	-
Contracts-Gates	4,500	3,375	75.00%	-
Communication-Gate Phones	9,720	6,710	69.03%	230
Electricity - Streetlighting	76,321	61,819	81.00%	5,734
Utility - Reclaimed Water	20,000	11,348	56.74%	-
Insurance - Property	15,586	10,629	68.20%	1,181
R&M-Gate	30,000	18,069	60.23%	390
R&M-Irrigation	13,113	20,357	155.24%	-
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%	-
Misc-Decorative Lighting	10,000	6,750	67.50%	-
Misc-Property Taxes	1,900	3,151	165.84%	-
Storage Facility	-	7,225	0.00%	-
Reserve - Ponds	16,011	-	0.00%	-
Reserve - Roadways	115,000	537,434	467.33%	7,499
Reserve-Tree Rem./Replacem.	-	1,013	0.00%	-
Reserves - Wall	50,000	2,775	5.55%	1,575
<b>Total Field</b>	<b>651,611</b>	<b>930,017</b>	<b>142.73%</b>	<b>36,836</b>

**Parks and Recreation - General**

Payroll-Salaries	57,075	44,323	77.66%	4,294
Payroll-Hourly	62,930	43,749	69.52%	5,604
FICA Taxes	9,180	6,738	73.40%	757
Workers' Compensation	3,000	1,540	51.33%	-
Unemployment Compensation	350	-	0.00%	-
Contracts-Security Services	2,038	1,853	90.92%	-
Contracts-Pools	16,200	12,150	75.00%	1,350
Contracts-Pest Control	2,955	2,295	77.66%	255
Communication - Telephone	3,000	2,234	74.47%	262
Utility - Gas	310	225	72.58%	24

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-19 ACTUAL
Utility - Refuse Removal	1,000	748	74.80%	83
Utility - Water & Sewer	5,500	6,921	125.84%	1,201
R&M-Clubhouse	20,000	24,875	124.38%	744
R&M-Pools	11,870	6,690	56.36%	1,344
Miscellaneous Services	3,800	1,421	37.39%	-
Misc-Public Relations	7,885	6,601	83.72%	-
Solid Waste Disposal Assessm.	1,300	1,222	94.00%	-
Office Supplies	2,500	278	11.12%	-
Cleaning Supplies	4,200	975	23.21%	181
Op Supplies - Clubhouse	3,000	1,865	62.17%	969
Op Supplies - Pool Chemicals	7,000	6,914	98.77%	2,683
Impr - Pool	-	64,774	0.00%	-
<b>Total Parks and Recreation - General</b>	<b>225,093</b>	<b>238,391</b>	<b>105.91%</b>	<b>19,751</b>
<b>TOTAL EXPENDITURES</b>	<b>1,030,029</b>	<b>1,296,025</b>	<b>125.82%</b>	<b>65,567</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(246,554)	0.00%	(52,042)
Net change in fund balance	\$ -	\$ (246,554)	0.00%	\$ (52,042)
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>1,899,953</b>	<b>1,899,953</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,899,953</b>	<b>\$ 1,653,399</b>		



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-19 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 4,958	0.00%	\$ 407
Special Assmnts- Tax Collector	451,062	451,061	100.00%	4,831
Special Assmnts- Discounts	(18,042)	(16,966)	94.04%	145
<b>TOTAL REVENUES</b>	<b>433,020</b>	<b>439,053</b>	<b>101.39%</b>	<b>5,383</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	9,021	8,761	97.12%	179
<b>Total Administration</b>	<b>9,021</b>	<b>8,761</b>	<b>97.12%</b>	<b>179</b>
<b>Debt Service</b>				
Principal Debt Retirement A-1	280,000	280,000	100.00%	-
Interest Expense Series A-1	145,943	145,943	100.00%	-
<b>Total Debt Service</b>	<b>425,943</b>	<b>425,943</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>434,964</b>	<b>434,704</b>	<b>99.94%</b>	<b>179</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,944)	4,349	0.00%	5,204
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(1,944)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,944)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (1,944)	\$ 4,349	0.00%	\$ 5,204
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>222,600</b>	<b>222,600</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 220,656</b>	<b>\$ 226,949</b>		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-19 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 4,255	0.00%	\$ 352
Special Assmnts- Tax Collector	389,884	389,883	100.00%	4,176
Special Assmnts- Discounts	(15,595)	(14,665)	94.04%	125
<b>TOTAL REVENUES</b>	<b>374,289</b>	<b>379,473</b>	<b>101.39%</b>	<b>4,653</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	7,798	7,573	97.11%	154
<b>Total Administration</b>	<b>7,798</b>	<b>7,573</b>	<b>97.11%</b>	<b>154</b>
<b>Debt Service</b>				
Principal Debt Retirement A-2	235,000	235,000	100.00%	-
Interest Expense Series A-2	133,590	133,590	100.00%	-
<b>Total Debt Service</b>	<b>368,590</b>	<b>368,590</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>376,388</b>	<b>376,163</b>	<b>99.94%</b>	<b>154</b>
Excess (deficiency) of revenues Over (under) expenditures	(2,099)	3,310	0.00%	4,499
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(2,099)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(2,099)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (2,099)	\$ 3,310	0.00%	\$ 4,499
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>192,983</b>	<b>192,983</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 190,884</b>	<b>\$ 196,293</b>		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-19 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 3,202	0.00%	\$ 3
<b>TOTAL REVENUES</b>	<b>-</b>	<b>3,202</b>	<b>0.00%</b>	<b>3</b>
<b>EXPENDITURES</b>				
<b>Physical Environment</b>				
Cap Outlay-Roads	-	265,712	0.00%	1
<b>Total Physical Environment</b>	<b>-</b>	<b>265,712</b>	<b>0.00%</b>	<b>1</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>265,712</b>	<b>0.00%</b>	<b>1</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(262,510)	0.00%	2
Net change in fund balance	\$ -	\$ (262,510)	0.00%	\$ 2
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>-</b>	<b>262,513</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 3</b>		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-19 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 4,488	0.00%	\$ 537
<b>TOTAL REVENUES</b>	<b>-</b>	<b>4,488</b>	<b>0.00%</b>	<b>537</b>
<b>EXPENDITURES</b>				
<b>Physical Environment</b>				
Cap Outlay-Roads	-	279,322	0.00%	-
<b>Total Physical Environment</b>	<b>-</b>	<b>279,322</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>279,322</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(274,834)	0.00%	537
Net change in fund balance	\$ -	\$ (274,834)	0.00%	\$ 537
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>-</b>	<b>275,371</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 537</b>		

**OAKSTEAD**  
**Community Development District**

**Supporting Schedules**

*June 30, 2019*

**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
06/11/19	6,389	(190)	130	6,330	3,522	1,506	1,302
06/13/19 *	13,773	(419)	621	13,974	7,775	3,325	2,874
<b>TOTAL</b>	<b>\$ 1,787,539</b>	<b>\$ 71,301</b>	<b>\$ 36,820</b>	<b>\$ 1,895,660</b>	<b>\$ 1,054,716</b>	<b>\$ 451,061</b>	<b>\$ 389,883</b>
% Collected				100%	100%	100%	100%
TOTAL O/S				\$ 0	\$ 0	\$ 0	\$ 0

\* Tax Certificate Sale

**OAKSTEAD**

Community Development District

### Assigned Reserves Report June-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**	\$63,193	\$2,030,000
	** Includes Series A-1 & A-2 Construction Funds		
	** Includes redeemed 24mo CDs 3905 & 3906		
	(\$103,526.64 each deposited to BU MMA)		
GL #283790	Reserves-Sidewalks	\$50,945	\$25,000
GL #283880	Reserves-Wall	\$48,800	\$50,000
GL #283925	Reserves - Weymouth	\$0	\$0
<b>Total Assigned Reserves</b>		<b>\$753,527</b>	<b>\$2,350,000</b>

**Cash and Investment Report**  
*June 30, 2019*

<b>General Fund</b>					
<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	2.02%	\$18,195
Checking Account - Main Op	Hancock Bank	checking account	n/a	0.00%	351,683
		subtotal			<u>369,878</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%	1,304,567
		<b>Subtotal-GF</b>			<u><u>\$1,674,695</u></u>
<b>Debt Service &amp; Capital Project Funds</b>					
<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	2.29%	\$ 5
Ser 2016 A-1 Reserve Fund	Hancock Bank	Federated Oblig Fund	n/a	2.23%	132,064
Ser 2016 A-1 Revenue Fund	Hancock Bank	Federated Oblig Fund	n/a	2.23%	90,065
Ser 2016 A-1 Sinking Fund	Hancock Bank	Federated Oblig Fund	n/a	2.22%	18
		<b>Subtotal-DS 204</b>			<u><u>\$222,152</u></u>
Ser 2017 A-2 Interest Acct	Hancock Bank	Federated Oblig Fund	n/a	2.27%	\$ 4
Ser 2017 A-2 Reserve Fund	Hancock Bank	Federated Oblig Fund	n/a	2.23%	115,131
Ser 2017 A-2 Revenue Fund	Hancock Bank	Federated Oblig Fund	n/a	2.23%	76,996
Ser 2017 A-2 Sinking Fund	Hancock Bank	Federated Oblig Fund	n/a	2.26%	15
		<b>Subtotal-DS 205</b>			<u><u>\$192,146</u></u>
Ser 2016 A-1 Construction Fund	Hancock Bank	Federated Oblig Fund	n/a	2.20%	\$ 3
Ser 2017 A-2 Construction Fund	Hancock Bank	Federated Oblig Fund	n/a	2.23%	\$ 537
		<b>Total All Funds</b>			<u><u><u>\$2,089,533</u></u></u>



**Oakstead CDD**

## Bank Reconciliation

**Bank Account No.** 5221 SunTrust Bank N.A.  
**Statement No.** 06-19  
**Statement Date** 6/30/2019

<b>G/L Balance (LCY)</b>	18,194.72	<b>Statement Balance</b>	18,194.72
<b>G/L Balance</b>	18,194.72	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	18,194.72
<b>Subtotal</b>	18,194.72	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	18,194.72	<b>Ending Balance</b>	18,194.72
<b>Difference</b>	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.** 06-19  
**Statement Date** 6/30/2019

<b>G/L Balance (LCY)</b>	351,683.23	<b>Statement Balance</b>	368,218.35
<b>G/L Balance</b>	351,683.23	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	368,218.35
<b>Subtotal</b>	351,683.23	<b>Outstanding Checks</b>	16,535.12
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	351,683.23	<b>Ending Balance</b>	351,683.23
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
5/14/2019	Payment	10413	GOLF CARS OF TAMPA LLC	7,225.00	0.00	7,225.00
5/17/2019	Payment	DD03219	Payment of Invoice 012724	39.28	0.00	39.28
6/13/2019	Payment	DD03223	Payment of Invoice 012736	177.40	0.00	177.40
6/18/2019	Payment	10458	ADMAZING IMPRINTS, INC	294.86	0.00	294.86
6/21/2019	Payment	10466	LANDMARK ENGINEERING &	7,500.00	0.00	7,500.00
6/25/2019	Payment	10467	AT&T MOBILITY	93.04	0.00	93.04
6/25/2019	Payment	10468	FEDEX	19.97	0.00	19.97
6/25/2019	Payment	10469	FLORIDA FLAG AND PENNANT	183.77	0.00	183.77
6/26/2019	Payment	10465	JACK N. SIMPSON	208.81	0.00	208.81
6/28/2019	Payment	DD03231	Payment of Invoice 012756	792.99	0.00	792.99
<b>Total Outstanding Checks.....</b>				<b>16,535.12</b>		<b>16,535.12</b>

# OAKSTEAD

## Community Development District

### Payment Register by Fund For the Period from 6/1/19 to 6/30/19 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	10433	06/04/19	AMERICAN ECOSYSTEMS, INC.	1906280	JUNE 2019 WATER MNGMT	Contracts-Lakes	534084-53901	\$2,219.00
001	10434	06/04/19	BRIGHTVIEW LANDSCAPE SVC	6325087	MAY INSPECT & IRR REPAIRS	R&M-Irrigation	546041-53901	\$1,810.36
001	10434	06/04/19	BRIGHTVIEW LANDSCAPE SVC	6327544	JUNE LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$15,757.50
001	10435	06/04/19	FEDEX	6-558-63936	5/10/19 FEDEX	Postage and Freight	541006-51301	\$20.02
001	10436	06/04/19	JOHN SESSA	052819	5/28/19 SECURITY PATROL	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10436	06/04/19	JOHN SESSA	060119-ADMIN	JUNE SECURITY ADMIN FEE	Contracts-Florida Hwy Patrol	534101-53901	\$150.00
001	10437	06/04/19	METRO GATES, INC	9475	5/21 WEYMOUTH Gate Rpr/Board & Loop Detector	R&M-Gate	546034-53901	\$785.00
001	10437	06/04/19	METRO GATES, INC	9485	APRIL 2019 GATE PHONES	Communication-Gate Phones	541008-53901	\$810.00
001	10439	06/04/19	OLM	34746	5/23 LANDSCAPE INSPECTION	Contracts-Landscape Consultant	534062-53901	\$1,620.00
001	10440	06/04/19	SMITH INDUSTRIES, INC.	V4779	4/19-RPR BLK TENNIS CRT WIRE FENCE	R&M-Clubhouse	546015-57201	\$1,895.00
001	10441	06/04/19	VENTURESIN.COM, INC	44552	Domain Name Registration-OAKSTEAD.ORG	ProfServ-Web Site Development	531047-51301	\$17.99
001	10445	06/11/19	FEDEX	6-572-99738	5/28/19 FEDEX	Postage and Freight	541006-51301	\$20.02
001	10446	06/11/19	JOHN SESSA	060419	6/4/19 SECURITY	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10447	06/11/19	METRO GATES, INC	9508	5/29 KESWICK GATE RPR	Communication-Gate Phones	541008-53901	\$230.00
001	10448	06/11/19	SUNTRUST BANK-8900	052619-8900	CC PURCHASES THRU 05/26/19	1.WALMART-Paint & Batteries	546015-57201	\$34.38
001	10448	06/11/19	SUNTRUST BANK-8900	052619-8900	CC PURCHASES THRU 05/26/19	2.HARBOR FREIGHT-Ladder	546015-57201	\$21.69
001	10448	06/11/19	SUNTRUST BANK-8900	052619-8900	CC PURCHASES THRU 05/26/19	3.WALMART	546015-57201	\$6.91
001	10448	06/11/19	SUNTRUST BANK-8900	052619-8900	CC PURCHASES THRU 05/26/19	4.PCLAND	546015-57201	\$250.00
001	10448	06/11/19	SUNTRUST BANK-8900	052619-8900	CC PURCHASES THRU 05/26/19	5.NELSON CPR-CPR Training	546015-57201	\$315.00
001	10448	06/11/19	SUNTRUST BANK-8900	052619-8900	CC PURCHASES THRU 05/26/19	6.OTC BRANDS-Wacky Wednesday	549046-57201	\$92.92
001	10448	06/11/19	SUNTRUST BANK-8900	052619-8900	CC PURCHASES THRU 05/26/19	7.BOUNCE A LOT-Memorial Day	549046-57201	\$603.60
001	10448	06/11/19	SUNTRUST BANK-8900	052619-8900	CC PURCHASES THRU 05/26/19	8.BIG LOTS-HOLIDAY DECOR	546015-57201	\$61.25
001	10448	06/11/19	SUNTRUST BANK-8900	052619-8900	CC PURCHASES THRU 05/26/19	9.DOLLAR TREE-Memorial Day	549046-57201	\$24.00
001	10449	06/11/19	TWO O EIGHT SECURITY, INC	050919	05/09/2019 SECURITY(J.HYPES)	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10449	06/11/19	TWO O EIGHT SECURITY, INC	051019	5/10/19 SECURITY(J.HYPES)	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10449	06/11/19	TWO O EIGHT SECURITY, INC	052219	05/22/19 SECURITY(J.HYPES)	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10449	06/11/19	TWO O EIGHT SECURITY, INC	052719	05/27/19 SECURITY(J.HYPES)	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10449	06/11/19	TWO O EIGHT SECURITY, INC	053119	5/31/19 SECURITY(J.HYPES)	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10450	06/11/19	VENTURESIN.COM, INC	44596	JUNE 2019 COMMUNITY XS APP	ProfServ-Web Site Development	531047-51301	\$80.00
001	10451	06/14/19	FRONTIER	060119-6591	JUNE SERVICE 813-949-6591	Communication - Telephone	541003-57201	\$169.05
001	10452	06/14/19	GULF COAST WATER	54532TI	APRIL BOTTLED WATER/MAY COOLER	Op Supplies - Clubhouse	552003-57201	\$37.50
001	10453	06/14/19	JAMES E. LAROSE JR.	051019	5/10/19 SECURITY	Contracts-Florida Hwy Patrol	534101-53901	\$160.00
001	10454	06/14/19	OCEAN PRESSURE WASHING	000016	PRESSURE WASH ENTRANCES/GATES	Reserve - Wall	568188-53901	\$1,575.00
001	10455	06/14/19	PHOENIX SERVICE SYSTEM	060319	JUNE 2019 PEST/RODENT CONTROL	Contracts-Pest Control	534125-57201	\$255.00

## Agenda Page 28

[illegible]

204	10438	06/04/19	OAKSTEAD C/O Whitney Bank	060219-A1	SER 2016 A-1 FY19 ASSMNTS	Due from other funds	131000	\$9,684.30
							<b>Fund Total</b>	<b>\$9,684.30</b>

205	10438	06/04/19	OAKSTEAD C/O Whitney Bank	060219-A2	SER 2017 A-2 FY19 ASSMNTS	Due from other funds	131000	\$8,370.81
							<b>Fund Total</b>	<b>\$8,370.81</b>

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<b>Invoice Number</b>	1519250
<b>Invoice Date</b>	June 5, 2019
<b>Purchase Order</b>	215600243
<b>Customer Number</b>	83340
<b>Project Number</b>	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  
686.30

For Period Ending

**May 24, 2019**

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Roadway observations; research Public Facilities Report

**Top Task 219 2019 FY General Consulting**

**Professional Services**

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	1.25	110.00	137.50
	Stewart, Tonja L	2.00	170.00	340.00
	<b>Subtotal Professional Services</b>	<u>3.25</u>		<u>477.50</u>

**Disbursements**

Direct - Vehicle (mileage)	208.80
<b>Subtotal Disbursements</b>	<u>208.80</u>

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Top Task Subtotal	2019 FY General Consulting	686.30
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<b>Total Fees &amp; Disbursements</b>	<u>686.30</u>
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<b>INVOICE TOTAL (USD)</b>	<b>686.30</b>
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**Due upon receipt or in accordance with terms of the contract**

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

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

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

Thank you.

## **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
<b>REVENUES</b>						
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
<b>TOTAL REVENUES</b>	<b>1,113,562</b>	<b>1,030,029</b>	<b>1,035,943</b>	<b>18,484</b>	<b>1,054,427</b>	<b>1,037,529</b>
<b>EXPENDITURES</b>						
<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
<b>Total Administrative</b>	<b>147,747</b>	<b>153,325</b>	<b>118,636</b>	<b>38,067</b>	<b>156,703</b>	<b>153,367</b>
<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	-
<b>Total Field</b>	<b>598,146</b>	<b>651,611</b>	<b>890,802</b>	<b>238,623</b>	<b>1,129,425</b>	<b>662,132</b>
<b>Parks and Recreation - General</b>						
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	-
<b>Total Parks and Recreation - General</b>	<b>215,093</b>	<b>225,093</b>	<b>217,189</b>	<b>74,849</b>	<b>292,038</b>	<b>222,029</b>
<b>TOTAL EXPENDITURES</b>	<b>960,986</b>	<b>1,030,029</b>	<b>1,226,627</b>	<b>351,538</b>	<b>1,578,165</b>	<b>1,037,529</b>
Net change in fund balance	152,576	-	(190,684)	(333,054)	(523,738)	-
<b>FUND BALANCE, BEGINNING</b>	<b>1,747,377</b>	<b>1,899,953</b>	<b>1,899,953</b>	<b>-</b>	<b>1,899,953</b>	<b>1,376,215</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,899,953</b>	<b>\$ 1,899,953</b>	<b>\$ 1,709,269</b>	<b>\$ (333,054)</b>	<b>\$ 1,376,215</b>	<b>\$ 1,376,215</b>

**Oakstead**

Community Development District

*General Fund***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
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**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)
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**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
<b>Total Funds Available (Estimated) - 9/30/2020</b>	<b>1,488,300</b>

**ALLOCATION OF AVAILABLE FUNDS****Assigned Fund Balance**

Operating Reserve - First Quarter Operating Capital		231,361 <sup>(1)</sup>
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

<b>Total Allocation of Available Funds</b>	<b>1,240,813</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 247,486</b>
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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
<b>REVENUES</b>						
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)
<b>TOTAL REVENUES</b>	<b>438,905</b>	<b>433,020</b>	<b>433,670</b>	<b>4,832</b>	<b>438,502</b>	<b>433,019</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	6,973	9,021	8,582	97	8,679	9,021
<b>Total Administrative</b>	<b>6,973</b>	<b>9,021</b>	<b>8,582</b>	<b>97</b>	<b>8,679</b>	<b>9,021</b>
<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
<b>Total Debt Service</b>	<b>424,178</b>	<b>425,943</b>	<b>425,943</b>	<b>-</b>	<b>425,943</b>	<b>422,403</b>
<b>TOTAL EXPENDITURES</b>	<b>431,151</b>	<b>434,964</b>	<b>434,525</b>	<b>97</b>	<b>434,622</b>	<b>431,424</b>
Excess (deficiency) of revenues						
Over (under) expenditures	7,754	(1,944)	(855)	4,735	3,880	1,595
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(1,944)	-	-	-	1,595
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(1,944)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,595</b>
Net change in fund balance	7,754	(1,944)	(855)	4,735	3,880	1,595
<b>FUND BALANCE, BEGINNING</b>	<b>214,846</b>	<b>222,600</b>	<b>222,600</b>	<b>-</b>	<b>222,600</b>	<b>226,480</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 222,600</b>	<b>\$ 220,656</b>	<b>\$ 221,745</b>	<b>\$ 4,735</b>	<b>\$ 226,480</b>	<b>\$ 228,076</b>

## 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
<b>REVENUES</b>						
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)
<b>TOTAL REVENUES</b>	<b>378,507</b>	<b>374,289</b>	<b>374,818</b>	<b>4,177</b>	<b>378,995</b>	<b>374,289</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	6,013	7,798	7,418	84	7,502	7,798
<b>Total Administrative</b>	<b>6,013</b>	<b>7,798</b>	<b>7,418</b>	<b>84</b>	<b>7,502</b>	<b>7,798</b>
<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
<b>Total Debt Service</b>	<b>365,453</b>	<b>368,590</b>	<b>368,590</b>	<b>-</b>	<b>368,590</b>	<b>366,423</b>
<b>TOTAL EXPENDITURES</b>	<b>371,466</b>	<b>376,388</b>	<b>376,008</b>	<b>84</b>	<b>376,092</b>	<b>374,220</b>
Excess (deficiency) of revenues						
Over (under) expenditures	7,041	(2,099)	(1,190)	4,093	2,903	69
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(2,099)	-	-	-	69
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(2,099)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>69</b>
Net change in fund balance	7,041	(2,099)	(1,190)	4,093	2,903	69
<b>FUND BALANCE, BEGINNING</b>	<b>185,942</b>	<b>192,983</b>	<b>192,983</b>	<b>-</b>	<b>192,983</b>	<b>195,886</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 192,983</b>	<b>\$ 190,884</b>	<b>\$ 191,793</b>	<b>\$ 4,093</b>	<b>\$ 195,886</b>	<b>\$ 195,955</b>

## 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
<b>PHASE I</b>														
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	
<b>Total Phase I</b>													<b>659.00</b>	<b>0.00</b>
<b>PHASE 2</b>														
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	
<b>Total Phase II</b>													<b>524.00</b>	<b>0.00</b>
<b>Tract 5</b>	\$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%	<b>5.00</b>	
													<b>1,188.00</b>	