

**Oakstead  
Community Development District**

**August 20, 2019**

**Agenda Package**

**Oakstead Community Development District**

**Inframark • Infrastructure Management Services**

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August 13, 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, August 20, 2019 at 6:30 P.M. in the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O'Lakes, Florida. Following is the advance agenda for this meeting:

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Consent Agenda:
  - A. Approval of the Minutes of the July 16, 2019 Regular Meeting
  - B. Approval of the Financial Statements for July 2019
  - C. Consideration of Proposed Annual Meeting Schedule for FY 2020
  - D. PACA Renewal 2020
4. Attorney's Report
5. Engineer's Report
6. Manager's Report
  - A. Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2020  
Resolution 2019-03 and Levy of Non-Ad Valorem Assessments (Resolution 2019-04)
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 July 16, 2019 at 2:00 p.m. at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida.

Present and constituting a quorum were:

|                 |                     |
|-----------------|---------------------|
| Fred Krauer     | Chairman            |
| Barbara Feldman | Vice Chair          |
| Joe Cascio      | Assistant Secretary |
| Sal Paradiso    | Assistant Secretary |
| Gary Goldstein  | Assistant Secretary |

Also present were:

|                           |                   |
|---------------------------|-------------------|
| Andy Mendenhall           | District Manager  |
| Tonja Stewart (via phone) | 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.

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

The Board consented to moving the Engineer's Report up on the agenda.

Ms. Tonja Stewart reported the following:

- She and Mr. Bramonte were on site today.
- She has not yet approved payment of the change order or the 5% retainage, but she is in the process of working to get that taken care of.
- Ms. Stewart continued with the paving project update and report.

Ms. Stewart talked about curbing gutter replacement at length.

Board members directed questions regarding the project to Ms. Stewart and she responded.

Mr. Cascio asked about Ms. Stewart's perception of the status of inspections of the District sidewalks which led to a lengthy discussion regarding trees and sidewalks.

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

Board consensus was to continue the trees/sidewalks discussion at the next workshop meeting.

Mr. Krauer suggested that everyone think of coming up with an end solution to the issue and have it ready for the next meeting; funding, etc.

### **THIRD ORDER OF BUSINESS**

#### **Consent Agenda**

**A. Approval of the Minutes of the June 18, 2019 Meeting**

**B. Approval of the Financial Statements for June 2019**

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

### **FOURTH ORDER OF BUSINESS**

#### **Attorney's Report**

ADA website compliance was briefly discussed.

Mr. Krauer asked that the matter of cars being scraped by the gates be included on the next workshop agenda.

### **SIXTH ORDER OF BUSINESS**

#### **Manager's Report**

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

Mr. Mendenhall reminded the Board that the public hearing on the adoption of the budget is scheduled for August 20, 2019 at 6:30 P.M. Long range planning can also be discussed at this meeting.

### **SEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

**A. Site Manager**

- The fence at the front property was discussed. Ms. Intini will ask a representative from Pulte about the fence.

Ms. Intini reported:

- We have 8 leaks in the roof right now.

Mr. Krauer has a proposal for \$17,875 for the entire roof.

The insurance engineer said the roof is at 19 years of a 20-year roof.

- Bushhogging was discussed and will be discussed at the next workshop meeting.

- Strathmore guardhouse will be discussed at the next workshop.
- Keswick and Weymouth gates need repair.

**B. Newsletter Committee**

Mr. Paradiso noted the July Newsletter is down to 12 pages. It was delivered late.

Sidewalks were discussed again.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Reports, Requests and  
Comments**

Mr. Paradiso reported on bushes that need to be trimmed. He also discussed extra money for FHP and this will be re-discussed at the next workshop meeting.

Reserve funds were discussed.

A homeowner's fence proposal was discussed.

On MOTION by Mr. Paradiso seconded by Mr. Cascio with all in favor the fence proposal was approved pending District Counsel's review.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

An audience member made a comment regarding the newly paved roads.

Dennis commented on laws regarding removal of trees and encouraged the Board to obtain clarification from the District's Counsel.

**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**

*July 31, 2019*



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

**Financial Statements**

**(Unaudited)**

***July 31, 2019***

## Balance Sheet

July 31, 2019

| ACCOUNT DESCRIPTION       | GENERAL<br>FUND     | SERIES 2016<br>A-1 DEBT<br>SERVICE<br>FUND | SERIES 2017<br>A-2 DEBT<br>SERVICES<br>FUND | SERIES 2016<br>A-1 CAPITAL<br>PROJECTS<br>FUND | SERIES 2017<br>A-2 CAPITAL<br>PROJECTS<br>FUND | TOTAL               |
|---------------------------|---------------------|--|---|--|--|---------------------|
| <b><u>ASSETS</u></b>      |                     |  |   |  |  |                     |
| Cash - Checking Account   | \$ 302,257          | \$ -                                       | \$ -  | \$ -   | \$ -   | \$ 302,257          |
| Cash On Hand/Petty Cash   | 250                 | -  | -   | -  | -  | 250                 |
| Investments:              |                     |  |   |  |  |                     |
| Money Market Account      | 1,306,490           | -  | -   | -  | -  | 1,306,490           |
| Construction Fund A       | -                   | -  | -   | 4  | 744  | 748                 |
| Interest Account A        | -                   | 5  | -   | -  | -  | 5                   |
| Interest Fund (A-2)       | -                   | -  | 4   | -  | -  | 4                   |
| Reserve Fund (A-2)        | -                   | -  | 115,343                                     | -  | -  | 115,343             |
| Reserve Fund A            | -                   | 132,307                                    | -   | -  | -  | 132,307             |
| Revenue Fund (A-2)        | -                   | -  | 81,279                                      | -  | -  | 81,279              |
| Revenue Fund A            | -                   | 95,023                                     | -   | -  | -  | 95,023              |
| Sinking Fund (A-2)        | -                   | -  | 16  | -  | -  | 16                  |
| Sinking Fund A            | -                   | 18   | -   | -  | -  | 18                  |
| Prepaid Items             | 2,882               | -  | -   | -  | -  | 2,882               |
| Deposits                  | 839                 | -  | -   | -  | -  | 839                 |
| <b>TOTAL ASSETS</b>       | <b>\$ 1,612,718</b> | <b>\$ 227,353</b>                          | <b>\$ 196,642</b>                           | <b>\$ 4</b>                                    | <b>\$ 744</b>                                  | <b>\$ 2,037,461</b> |
| <b><u>LIABILITIES</u></b> |                     |  |   |  |  |                     |
| Accounts Payable          | \$ 69,280           | \$ -                                       | \$ -  | \$ -   | \$ -   | \$ 69,280           |
| Accrued Expenses          | 7,935               | -  | -   | -  | -  | 7,935               |
| <b>TOTAL LIABILITIES</b>  | <b>77,215</b>       | <b>-</b>                                   | <b>-</b>                                    | <b>-</b>                                       | <b>-</b>                                       | <b>77,215</b>       |

## Balance Sheet

July 31, 2019

| ACCOUNT DESCRIPTION                          | GENERAL<br>FUND     | SERIES 2016<br>A-1 DEBT<br>SERVICE<br>FUND | SERIES 2017<br>A-2 DEBT<br>SERVICES<br>FUND | SERIES 2016<br>A-1 CAPITAL<br>PROJECTS<br>FUND | SERIES 2017<br>A-2 CAPITAL<br>PROJECTS<br>FUND | TOTAL               |
|--|---------------------|--|---|--|--|---------------------|
| <b><u>FUND BALANCES</u></b>                  |                     |  |   |  |  |                     |
| <b>Nonspendable:</b>                         |                     |  |   |  |  |                     |
| Prepaid Items                                | 2,882               | -  | -   | -  | -  | 2,882               |
| Deposits                                     | 839                 | -  | -   | -  | -  | 839                 |
| <b>Restricted for:</b>                       |                     |  |   |  |  |                     |
| Debt Service                                 | -                   | 227,353                                    | 196,642                                     | -  | -  | 423,995             |
| Capital Projects                             | -                   | -  | -   | 4  | 744  | 748                 |
| <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        | 23,074              | -  | -   | -  | -  | 23,074              |
| Reserves - Roadways                          | 81,582              | -  | -   | -  | -  | 81,582              |
| Reserves - Sidewalks                         | 50,945              | -  | -   | -  | -  | 50,945              |
| Reserve - Wall                               | 47,225              | -  | -   | -  | -  | 47,225              |
| <b>Unassigned:</b>                           | 762,453             | -  | -   | -  | -  | 762,453             |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 1,535,503</b> | <b>\$ 227,353</b>                          | <b>\$ 196,642</b>                           | <b>\$ 4</b>                                    | <b>\$ 744</b>                                  | <b>\$ 1,960,246</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 1,612,718</b> | <b>\$ 227,353</b>                          | <b>\$ 196,642</b>                           | <b>\$ 4</b>                                    | <b>\$ 744</b>                                  | <b>\$ 2,037,461</b> |

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

| ACCOUNT DESCRIPTION            | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-19<br>ACTUAL |
|--------------------------------|-----------------------------|------------------------|--|------------------|
| <b>REVENUES</b>                |                             |                        |  |                  |
| Interest - Investments         | \$ 9,000                    | \$ 22,289              | 247.66%                                | \$ 1,978         |
| Room Rentals                   | 3,000                       | 4,361                  | 145.37%                                | 730              |
| Special Events                 | 1,000                       | 720                    | 72.00%                                 | -                |
| Other Charges For Services     | 2,500                       | 1,120                  | 44.80%                                 | 288              |
| Special Assmnts- Tax Collector | 1,054,718                   | 1,054,716              | 100.00%                                | -                |
| Special Assmnts- Discounts     | (42,189)                    | (39,671)               | 94.03%                                 | -                |
| Other Miscellaneous Revenues   | -                           | 6,812                  | 0.00%                                  | -                |
| Gate Bar Code/Remotes          | 2,000                       | 2,813                  | 140.65%                                | 697              |
| <b>TOTAL REVENUES</b>          | <b>1,030,029</b>            | <b>1,053,160</b>       | <b>102.25%</b>                         | <b>3,693</b>     |

**EXPENDITURES****Administration**

|                                |                |                |               |              |
|--------------------------------|----------------|----------------|---------------|--------------|
| P/R-Board of Supervisors       | 19,200         | 15,000         | 78.13%        | 1,600        |
| FICA Taxes                     | 1,469          | 1,148          | 78.15%        | 122          |
| ProfServ-Arbitrage Rebate      | 1,200          | 1,200          | 100.00%       | -            |
| ProfServ-Engineering           | 7,000          | 6,511          | 93.01%        | 110          |
| ProfServ-Legal Services        | 14,000         | 14,624         | 104.46%       | 360          |
| ProfServ-Mgmt Consulting Serv  | 54,912         | 45,760         | 83.33%        | 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          | 839            | 83.90%        | 101          |
| Auditing Services              | 6,500          | 6,700          | 103.08%       | -            |
| Postage and Freight            | 1,500          | 885            | 59.00%        | 69           |
| Insurance - General Liability  | 3,875          | 2,600          | 67.10%        | 260          |
| Printing and Binding           | 800            | 793            | 99.13%        | 60           |
| Legal Advertising              | 1,900          | 148            | 7.79%         | -            |
| Misc-Bank Charges              | 1,500          | 1,028          | 68.53%        | 171          |
| Misc-Assessmnt Collection Cost | 21,094         | 20,486         | 97.12%        | -            |
| Office Supplies                | 50             | -              | 0.00%         | -            |
| Annual District Filing Fee     | 175            | 175            | 100.00%       | -            |
| <b>Total Administration</b>    | <b>153,325</b> | <b>135,047</b> | <b>88.08%</b> | <b>7,429</b> |

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

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-19<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b><u>Field</u></b>                          |                             |                        |  |                  |
| Contracts-Landscape                          | 189,090                     | 157,575                | 83.33%                                 | 15,758           |
| Contracts-Landscape Consultant               | 19,440                      | 16,700                 | 85.91%                                 | 1,620            |
| Contracts-Mulch                              | 7,800                       | 23,213                 | 297.60%                                | -                |
| Contracts-Lakes                              | 26,630                      | 22,190                 | 83.33%                                 | 2,219            |
| Contracts-Florida Hwy Patrol                 | 20,000                      | 18,420                 | 92.10%                                 | 3,350            |
| Contracts-Annuals                            | 12,500                      | 7,190                  | 57.52%                                 | -                |
| Contracts-Gates                              | 4,500                       | 4,500                  | 100.00%                                | 1,125            |
| Communication-Gate Phones                    | 9,720                       | 8,100                  | 83.33%                                 | 1,390            |
| Electricity - Streetlighting                 | 76,321                      | 67,501                 | 88.44%                                 | 5,682            |
| Utility - Reclaimed Water                    | 20,000                      | 14,227                 | 71.14%                                 | 2,880            |
| Insurance - Property                         | 15,586                      | 11,810                 | 75.77%                                 | 1,181            |
| R&M-Gate                                     | 30,000                      | 21,659                 | 72.20%                                 | 3,590            |
| R&M-Irrigation                               | 13,113                      | 21,171                 | 161.45%                                | 813              |
| R&M-Sidewalks                                | 2,500                       | 1,250                  | 50.00%                                 | -                |
| R&M-Trees and Trimming                       | 2,500                       | 13,446                 | 537.84%                                | 5,170            |
| Miscellaneous Services                       | 9,000                       | 7,541                  | 83.79%                                 | 47               |
| 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                     | 585,232                | 508.90%                                | 47,799           |
| Reserve-Tree Rem./Replacem.                  | -                           | 2,025                  | 0.00%                                  | 1,013            |
| Reserves - Wall                              | 50,000                      | 2,775                  | 5.55%                                  | -                |
| <b>Total Field</b>                           | <b>651,611</b>              | <b>1,023,651</b>       | <b>157.10%</b>                         | <b>93,637</b>    |
| <b><u>Parks and Recreation - General</u></b> |                             |                        |  |                  |
| Payroll-Salaries                             | 57,075                      | 48,617                 | 85.18%                                 | 4,294            |
| Payroll-Hourly                               | 62,930                      | 49,745                 | 79.05%                                 | 5,995            |
| FICA Taxes                                   | 9,180                       | 7,525                  | 81.97%                                 | 787              |
| Workers' Compensation                        | 3,000                       | 2,000                  | 66.67%                                 | 460              |
| Unemployment Compensation                    | 350                         | -                      | 0.00%                                  | -                |
| Contracts-Security Services                  | 2,038                       | 1,853                  | 90.92%                                 | -                |
| Contracts-Pools                              | 16,200                      | 12,825                 | 79.17%                                 | 675              |
| Contracts-Pest Control                       | 2,955                       | 2,550                  | 86.29%                                 | 255              |
| Communication - Telephone                    | 3,000                       | 2,498                  | 83.27%                                 | 265              |
| Utility - Gas                                | 310                         | 263                    | 84.84%                                 | 37               |

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

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-19<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| Utility - Refuse Removal                     | 1,000                       | 831                    | 83.10%                                 | 83               |
| Utility - Water & Sewer                      | 5,500                       | 7,522                  | 136.76%                                | 601              |
| R&M-Clubhouse                                | 20,000                      | 26,505                 | 132.53%                                | 1,630            |
| R&M-Pools                                    | 11,870                      | 9,108                  | 76.73%                                 | 2,418            |
| Miscellaneous Services                       | 3,800                       | 1,851                  | 48.71%                                 | 430              |
| Misc-Public Relations                        | 7,885                       | 7,167                  | 90.89%                                 | 566              |
| Solid Waste Disposal Assessm.                | 1,300                       | 1,222                  | 94.00%                                 | -                |
| Office Supplies                              | 2,500                       | 352                    | 14.08%                                 | 74               |
| Cleaning Supplies                            | 4,200                       | 1,274                  | 30.33%                                 | 300              |
| Op Supplies - Clubhouse                      | 3,000                       | 2,453                  | 81.77%                                 | 588              |
| Op Supplies - Pool Chemicals                 | 7,000                       | 7,977                  | 113.96%                                | 1,063            |
| Impr - Pool                                  | -                           | 64,774                 | 0.00%                                  | -                |
| <b>Total Parks and Recreation - General</b>  | <b>225,093</b>              | <b>258,912</b>         | <b>115.02%</b>                         | <b>20,521</b>    |
| <b>TOTAL EXPENDITURES</b>                    | <b>1,030,029</b>            | <b>1,417,610</b>       | <b>137.63%</b>                         | <b>121,587</b>   |
| Excess (deficiency) of revenues              |                             |                        |  |                  |
| Over (under) expenditures                    | -                           | (364,450)              | 0.00%                                  | (117,894)        |
| Net change in fund balance                   | \$ -                        | \$ (364,450)           | 0.00%                                  | \$ (117,894)     |
| <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>\$ 1,535,503</b>    |  |                  |



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

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-19<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b>REVENUES</b>  |                             |                        |  |                  |
| Interest - Investments                                       | \$ -                        | \$ 5,362               | 0.00%                                  | \$ 404           |
| Special Assmnts- Tax Collector                               | 451,062                     | 451,061                | 100.00%                                | -                |
| Special Assmnts- Discounts                                   | (18,042)                    | (16,966)               | 94.04%                                 | -                |
| <b>TOTAL REVENUES</b>  | <b>433,020</b>              | <b>439,457</b>         | <b>101.49%</b>                         | <b>404</b>       |
| <b>EXPENDITURES</b>  |                             |                        |  |                  |
| <b>Administration</b>  |                             |                        |  |                  |
| Misc-Assessmnt Collection Cost                               | 9,021                       | 8,761                  | 97.12%                                 | -                |
| <b>Total Administration</b>                                  | <b>9,021</b>                | <b>8,761</b>           | <b>97.12%</b>                          | <b>-</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>-</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | (1,944)                     | 4,753                  | 0.00%                                  | 404              |
| <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)                  | \$ 4,753               | 0.00%                                  | \$ 404           |
| <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>\$ 227,353</b>      |  |                  |

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

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-19<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b>REVENUES</b>  |                             |                        |  |                  |
| Interest - Investments                                       | \$ -                        | \$ 4,604               | 0.00%                                  | \$ 349           |
| Special Assmnts- Tax Collector                               | 389,884                     | 389,883                | 100.00%                                | -                |
| Special Assmnts- Discounts                                   | (15,595)                    | (14,665)               | 94.04%                                 | -                |
| <b>TOTAL REVENUES</b>  | <b>374,289</b>              | <b>379,822</b>         | <b>101.48%</b>                         | <b>349</b>       |
| <b>EXPENDITURES</b>  |                             |                        |  |                  |
| <b>Administration</b>  |                             |                        |  |                  |
| Misc-Assessmnt Collection Cost                               | 7,798                       | 7,573                  | 97.11%                                 | -                |
| <b>Total Administration</b>                                  | <b>7,798</b>                | <b>7,573</b>           | <b>97.11%</b>                          | <b>-</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>-</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | (2,099)                     | 3,659                  | 0.00%                                  | 349              |
| <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)                  | \$ 3,659               | 0.00%                                  | \$ 349           |
| <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>\$ 196,642</b>      |  |                  |

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

For the Period Ending July 31, 2019

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-19<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b>REVENUES</b>                              |                             |                        |  |                  |
| Interest - Investments                       | \$ -                        | \$ 3,203               | 0.00%                                  | \$ 1             |
| <b>TOTAL REVENUES</b>                        | <b>-</b>                    | <b>3,203</b>           | <b>0.00%</b>                           | <b>1</b>         |
| <b>EXPENDITURES</b>                          |                             |                        |  |                  |
| <b>Physical Environment</b>                  |                             |                        |  |                  |
| Cap Outlay-Roads                             | -                           | 265,712                | 0.00%                                  | -                |
| <b>Total Physical Environment</b>            | <b>-</b>                    | <b>265,712</b>         | <b>0.00%</b>                           | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                    | <b>-</b>                    | <b>265,712</b>         | <b>0.00%</b>                           | <b>-</b>         |
| Excess (deficiency) of revenues              |                             |                        |  |                  |
| Over (under) expenditures                    | -                           | (262,509)              | 0.00%                                  | 1                |
| Net change in fund balance                   | \$ -                        | \$ (262,509)           | 0.00%                                  | \$ 1             |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b> | <b>-</b>                    | <b>262,513</b>         |  |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ -</b>                 | <b>\$ 4</b>            |  |                  |

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

For the Period Ending July 31, 2019

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-19<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b>REVENUES</b>                              |                             |                        |  |                  |
| Interest - Investments                       | \$ -                        | \$ 4,695               | 0.00%                                  | \$ 208           |
| <b>TOTAL REVENUES</b>                        | <b>-</b>                    | <b>4,695</b>           | <b>0.00%</b>                           | <b>208</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                    | -                           | (274,627)              | 0.00%                                  | 208              |
| Net change in fund balance                   | \$ -                        | \$ (274,627)           | 0.00%                                  | \$ 208           |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b> | <b>-</b>                    | <b>275,371</b>         |  |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ -</b>                 | <b>\$ 744</b>          |  |                  |

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

**Supporting Schedules**

*July 31, 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<br>Rcvd | Net<br>Amt<br>Rcvd  | Discount /<br>(Penalties)<br>Amount | Collection<br>Costs | Gross<br>Amount<br>Received | General<br>Fund     | Ser 2016A1<br>Debt Service<br>Fund | Ser 2017A2<br>Debt Service<br>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 July-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                     | \$23,074         | \$25,000           |
| GL #283760                     | Reserves-Roadways**                                     | \$81,582         | \$2,030,000        |
|                                | ** Series A-1 & A-2 Construction Funds used for project |                  |                    |
| GL #283790                     | Reserves-Sidewalks                                      | \$50,945         | \$25,000           |
| GL #283880                     | Reserves-Wall   | \$47,225         | \$50,000           |
| GL #283925                     | Reserves - Weymouth                                     | \$0              | \$0                |
| <b>Total Assigned Reserves</b> |   | <b>\$769,329</b> | <b>\$2,350,000</b> |

**Cash and Investment Report**  
*July 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             | 2.02%        | \$19,899                  |
| Checking Account - Main Op | Hancock Bank     | checking account        | n/a             | 0.00%        | 282,358                   |
|                            |                  | subtotal                |                 |              | <u>302,257</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%        | 1,306,490                 |
|                            |                  | <b>Subtotal-GF</b>      |                 |              | <u><u>\$1,608,997</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             | 2.28%        | \$ 5                             |
| Ser 2016 A-1 Reserve Fund      | Hancock Bank     | Federated Oblig Fund   | n/a             | 2.21%        | 132,307                          |
| Ser 2016 A-1 Revenue Fund      | Hancock Bank     | Federated Oblig Fund   | n/a             | 2.21%        | 95,023                           |
| Ser 2016 A-1 Sinking Fund      | Hancock Bank     | Federated Oblig Fund   | n/a             | 2.22%        | 18                               |
|                                |                  | <b>Subtotal-DS 204</b> |                 |              | <u><u>\$ 227,353</u></u>         |
| Ser 2017 A-2 Interest Acct     | Hancock Bank     | Federated Oblig Fund   | n/a             | 2.26%        | \$ 4                             |
| Ser 2017 A-2 Reserve Fund      | Hancock Bank     | Federated Oblig Fund   | n/a             | 2.21%        | 115,343                          |
| Ser 2017 A-2 Revenue Fund      | Hancock Bank     | Federated Oblig Fund   | n/a             | 2.21%        | 81,279                           |
| Ser 2017 A-2 Sinking Fund      | Hancock Bank     | Federated Oblig Fund   | n/a             | 2.19%        | 16                               |
|                                |                  | <b>Subtotal-DS 205</b> |                 |              | <u><u>\$196,642</u></u>          |
| Ser 2016 A-1 Construction Fund | Hancock Bank     | Federated Oblig Fund   | n/a             | 2.12%        | \$ 4                             |
| Ser 2017 A-2 Construction Fund | Hancock Bank     | Federated Oblig Fund   | n/a             | 2.21%        | \$ 744                           |
|                                |                  | <b>Total All Funds</b> |                 |              | <u><u><u>\$2,033,740</u></u></u> |



**Oakstead CDD**

## Bank Reconciliation

**Bank Account No.** 5221 SunTrust Bank N.A.  
**Statement No.** 07-19  
**Statement Date** 7/31/2019

|                             |           |                             |           |
|-----------------------------|-----------|-----------------------------|-----------|
| <b>G/L Balance (LCY)</b>    | 19,899.40 | <b>Statement Balance</b>    | 19,899.40 |
| <b>G/L Balance</b>          | 19,899.40 | <b>Outstanding Deposits</b> | 0.00      |
| <b>Positive Adjustments</b> | 0.00      |                             |           |
|                             |           | <b>Subtotal</b>             | 19,899.40 |
| <b>Subtotal</b>             | 19,899.40 | <b>Outstanding Checks</b>   | 0.00      |
| <b>Negative Adjustments</b> | 0.00      | <b>Differences</b>          | 0.00      |
|                             |           |                             |           |
| <b>Ending G/L Balance</b>   | 19,899.40 | <b>Ending Balance</b>       | 19,899.40 |
|                             |           |                             |           |
| <b>Difference</b>           | 0.00      |                             |           |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------|---------------|--------------|-------------|--------|----------------|------------|
|--------------|---------------|--------------|-------------|--------|----------------|------------|

# Oakstead CDD

Bank Reconciliation

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Bank Account No. 3063 HANCOCK BANK - GF NEW  
Statement No. 07-19  
Statement Date 7/31/2019

|                      |            |                      |            |
|----------------------|------------|----------------------|------------|
| G/L Balance (LCY)    | 282,357.54 | Statement Balance    | 291,049.41 |
| G/L Balance          | 282,357.54 | Outstanding Deposits | 0.00       |
| Positive Adjustments | 0.00       |                      |            |
|                      |            | Subtotal             | 291,049.41 |
| Subtotal             | 282,357.54 | Outstanding Checks   | 8,691.87   |
| Negative Adjustments | 0.00       | Differences          | 0.00       |
|                      |            |                      |            |
| Ending G/L Balance   | 282,357.54 | Ending Balance       | 282,357.54 |
|                      |            |                      |            |
| Difference           | 0.00       |                      |            |

| Posting Date                  | Document Type | Document No. | Description               | Amount   | Cleared Amount | Difference |
|-------------------------------|---------------|--------------|---------------------------|----------|----------------|------------|
| Outstanding Checks            |               |              |                           |          |                |            |
| 5/14/2019                     | Payment       | 10413        | GOLF CARS OF TAMPA LLC    | 7,225.00 | 0.00           | 7,225.00   |
| 6/13/2019                     | Payment       | DD03223      | Payment of Invoice 012736 | 177.40   | 0.00           | 177.40     |
| 6/26/2019                     | Payment       | 10465        | JACK N. SIMPSON           | 208.81   | 0.00           | 208.81     |
| 7/10/2019                     | Payment       | 10479        | JACK N. SIMPSON           | 477.14   | 0.00           | 477.14     |
| 7/17/2019                     | Payment       | DD03245      | Payment of Invoice 012820 | 39.00    | 0.00           | 39.00      |
| 7/24/2019                     | Payment       | 10501        | JACK N. SIMPSON           | 370.92   | 0.00           | 370.92     |
| 7/25/2019                     | Payment       | 10504        | FEDEX                     | 33.60    | 0.00           | 33.60      |
| 7/25/2019                     | Payment       | 10505        | JOHN SESSA                | 160.00   | 0.00           | 160.00     |
| Total Outstanding Checks..... |               |              |                           | 8,691.87 |                | 8,691.87   |

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

Payment Register by Fund  
For the Period from 7/1/19 to 7/31/19  
(Sorted by Check / ACH No.)

| Fund No.                  | Check / ACH No. | Date     | Payee                        | Invoice No.         | Payment Description                        | Invoice / GL Description       | G/L Account # | Amount Paid |
|---------------------------|-----------------|----------|------------------------------|---------------------|--|--------------------------------|---------------|-------------|
| <b>GENERAL FUND - 001</b> |                 |          |                              |                     |  |                                |               |             |
| 001                       | 10470           | 07/03/19 | AMERICAN ECOSYSTEMS, INC.    | 1907266             | JULY 2019 WATER MNGMT                      | Contracts-Lakes                | 534084-53901  | \$2,219.00  |
| 001                       | 10471           | 07/03/19 | BRIGHTVIEW LANDSCAPE SVC     | 6373502             | JULY LANDSCAPE MAINT                       | Contracts-Landscape            | 534050-53901  | \$15,757.50 |
| 001                       | 10472           | 07/03/19 | JOHN SESSA                   | 062619              | 6/26/19 SECURITY                           | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10473           | 07/03/19 | METRO GATES, INC             | 9586                | 6/19 BALLASTONE-RPLC LOOP DETECTOR         | R&M-Gate                       | 546034-53901  | \$390.00    |
| 001                       | 10474           | 07/03/19 | PREFERRED GOVT'L INS TRUST   | COM#60551-3-07/2019 | JULY 2019 WRKRS COMP INSTALL               | Workers' Compensation          | 524001-57201  | \$460.00    |
| 001                       | 10475           | 07/03/19 | STRALEY ROBIN VERICKER       | 17226               | 5/16-6/15/19 LEGAL SVCS                    | ProfServ-Legal Services        | 531023-51401  | \$1,200.00  |
| 001                       | 10476           | 07/03/19 | WASTE CONNECTIONS            | 4195794             | 7/1/19-7/31/19 WASTE REMOVAL               | Utility - Refuse Removal       | 543020-57201  | \$83.10     |
| 001                       | 10480           | 07/09/19 | BRIGHTVIEW LANDSCAPE SVC     | 6393842             | 06/19 PALM TREE TRIMMING                   | R&M-Trees and Trimming         | 546099-53901  | \$4,420.00  |
| 001                       | 10481           | 07/09/19 | CLEAN SWEEP SUPPLY CO., INC. | 00204958            | TOWELS & TOILET TISSUE                     | Cleaning Supplies              | 551003-57201  | \$147.58    |
| 001                       | 10482           | 07/09/19 | JAMES E. LAROSE JR.          | 062019              | 06/20/19 SECURITY PATROL                   | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10482           | 07/09/19 | JAMES E. LAROSE JR.          | 061819              | 06/18/19 SECURITY                          | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10482           | 07/09/19 | JAMES E. LAROSE JR.          | 062519              |  | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10483           | 07/09/19 | JOHN SESSA                   | 062719              | 06/27/19 SECURITY                          | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10483           | 07/09/19 | JOHN SESSA                   | 062819              | 6/28 SECURITY                              | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10483           | 07/09/19 | JOHN SESSA                   | 070119-ADMIN        | JULY SECURITY ADMIN FEE                    | Contracts-Florida Hwy Patrol   | 534101-53901  | \$150.00    |
| 001                       | 10484           | 07/09/19 | METRO GATES, INC             | 9598                | MAY 2019 GATE PHONES                       | Communication-Gate Phones      | 541008-53901  | \$810.00    |
| 001                       | 10484           | 07/09/19 | METRO GATES, INC             | 9619                | 6/27 HILLINGTON/Rplc Motor Capacitor       | R&M-Gate                       | 546034-53901  | \$280.00    |
| 001                       | 10484           | 07/09/19 | METRO GATES, INC             | 9620                | 6/27 BALLASTONE/Rplc Loop Detectors, Wires | R&M-Gate                       | 546034-53901  | \$365.00    |
| 001                       | 10485           | 07/09/19 | OLM                          | 34909               | 6/27/19 LANDSCAPE INSPECTION               | Contracts-Landscape Consultant | 534062-53901  | \$1,620.00  |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 1.PUBLIX                       | 549046-57201  | \$23.69     |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 2.PUBLIX                       | 549046-57201  | \$15.80     |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 3.RACETRAC                     | 549001-53901  | \$24.57     |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 4.WALMART                      | 549046-57201  | \$9.29      |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 6.BAYONET PLUMBING             | 546015-57201  | \$125.00    |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 7.CLOWNING AROUND              | 549046-57201  | \$170.00    |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 8.BAYONET PLUMBING             | 546015-57201  | \$1,020.00  |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 9.OTC BRANDS                   | 546015-57201  | (\$19.58)   |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 10.PCLAND-JUNE GOOGLE          | 546015-57201  | \$250.00    |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 11.PUBLIX                      | 549046-57201  | \$7.90      |
| 001                       | 10486           | 07/09/19 | SUNTRUST BANK-8900           | 062619-8900         | Suntrust 5/27-6/26 Purchases               | 12.DUNKIN                      | 549046-57201  | \$19.98     |
| 001                       | 10487           | 07/09/19 | TWO O EIGHT SECURITY, INC    | 061019              | 06/10/19 SECURITY (J.HYPES)                | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10487           | 07/09/19 | TWO O EIGHT SECURITY, INC    | 061219              | 06/12/19 SECURITY (J.HYPES)                | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10487           | 07/09/19 | TWO O EIGHT SECURITY, INC    | 062419              | 6/24/19 SECURITY (J.HYPES)                 | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10487           | 07/09/19 | TWO O EIGHT SECURITY, INC    | 062619              | 6/26/19 PATROL SERVICE (Hypes)             | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10487           | 07/09/19 | TWO O EIGHT SECURITY, INC    | 062819              | 6/28/19 SECURITY (J.HYPES)                 | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00    |
| 001                       | 10488           | 07/09/19 | VENTURESIN.COM, INC          | 44660               | JULY 2019 COMMUNITY XS APP                 | ProfServ-Web Site Development  | 531047-51301  | \$80.00     |
| 001                       | 10489           | 07/10/19 | FEDEX                        | 6-601-35664         | JUNE POSTAGE                               | Postage and Freight            | 541006-51301  | \$19.78     |
| 001                       | 10490           | 07/10/19 | FRONTIER                     | 070119-6591         | 7/1-7/31/19 813-949-6591                   | Communication - Telephone      | 541003-57201  | \$171.41    |
| 001                       | 10491           | 07/10/19 | PHOENIX SERVICE SYSTEMS, INC | 070219              | 7/2 PEST/RODENT CONTROL                    | Contracts-Pest Control         | 534125-57201  | \$255.00    |

## OAKSTEAD

### Community Development District

**Payment Register by Fund**  
**For the Period from 7/1/19 to 7/31/19**  
**(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               | 10492           | 07/10/19 | STANTEC CONSULTING SERVICES    | 1531778              | GEN ENGINEERING THRU 6/21/19                   | ProfServ-Engineering           | 531013-51501  | \$110.00           |
| 001               | 10493           | 07/12/19 | JOHN SESSA                     | 070919               | 7/9/19 SECURITY                                | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00           |
| 001               | 10494           | 07/12/19 | METRO GATES, INC               | 9585                 | 6/19 KESWICK EXIT GATE RPR                     | R&M-Gate                       | 546034-53901  | \$1,235.00         |
| 001               | 10494           | 07/12/19 | METRO GATES, INC               | 9644                 | 7/8 MARCHMONT GATES RPR                        | R&M-Gate                       | 546034-53901  | \$145.00           |
| 001               | 10494           | 07/12/19 | METRO GATES, INC               | 9645                 | 7/8 STRATHMORE EXIT GATE RPR                   | R&M-Gate                       | 546034-53901  | \$145.00           |
| 001               | 10495           | 07/12/19 | LOWE'S COMPANIES               | 070219-8450          | LOWES CC PURCH THRU 07/02/19                   | R&M-Clubhouse                  | 546015-57201  | \$72.15            |
| 001               | 10496           | 07/16/19 | GULF COAST WATER CONDITIONING  | 56396T1              | 7/1-7/31/19 COOLER SRVC                        | Op Supplies - Clubhouse        | 552003-57201  | \$1.00             |
| 001               | 10496           | 07/16/19 | GULF COAST WATER CONDITIONING  | 56397                | 6/24/19 9 BOTTLED WATERS                       | Op Supplies - Clubhouse        | 552003-57201  | \$58.50            |
| 001               | 10497           | 07/16/19 | HIMES ELECTRICAL SERVICE, INC. | 20721                | 4/22/19-Rplcd GFCl in Woman's RR               | R&M-Clubhouse                  | 546015-57201  | \$151.36           |
| 001               | 10498           | 07/16/19 | TRIANGLE POOL SERVICE          | 241                  | 6/13/19 ACCUTABS & ROCK SALT                   | Op Supplies-Pool Chemicals     | 552009-57201  | \$399.40           |
| 001               | 10498           | 07/16/19 | TRIANGLE POOL SERVICE          | 78946                | 6/7/19-FLTR CLEAN;ACID;STRIP KWIK              | strips/muriatic acid           | 552009-57201  | \$32.90            |
| 001               | 10498           | 07/16/19 | TRIANGLE POOL SERVICE          | 78946                | 6/7/19-FLTR CLEAN;ACID;STRIP KWIK              | 2 semi-annual filter cleanings | 546074-57201  | \$190.00           |
| 001               | 10502           | 07/25/19 | AT&T MOBILITY                  | 87276359970X07172019 | 7/10-8/09/19 813-944-0120                      | Communication - Telephone      | 541003-57201  | \$93.19            |
| 001               | 10503           | 07/25/19 | CLEAN SWEEP SUPPLY CO., INC.   | 00205134             | GLOVES & MULTI FOLD TOWELS                     | Cleaning Supplies              | 551003-57201  | \$152.00           |
| 001               | 10504           | 07/25/19 | FEDEX                          | 6-613-43462          | 7/8 & 7/10 FEDEX                               | Postage and Freight            | 541006-51301  | \$33.60            |
| 001               | 10505           | 07/25/19 | JOHN SESSA                     | 072419               | 7/24/19 SECURITY                               | Contracts-Florida Hwy Patrol   | 534101-53901  | \$160.00           |
| 001               | 10506           | 07/25/19 | THE CHAMBERLAIN GROUP          | 7003400157           | 60 REMOTES                                     | Miscellaneous Services         | 549001-53901  | \$429.92           |
| 001               | 10507           | 07/25/19 | TRIANGLE POOL SERVICE          | 80437                | RPLCD LADDR CAPS & STEP BOLTS                  | R&M-Pools                      | 546074-57201  | \$136.80           |
| 001               | 10507           | 07/25/19 | TRIANGLE POOL SERVICE          | 1132                 | JUNE 2019 POOL CLEANING                        | Contracts-Pool                 | 534078-57201  | \$1,350.00         |
| 001               | 10507           | 07/25/19 | TRIANGLE POOL SERVICE          | 79190                | S.R. SMITH CONTROL BOX                         | R&M-Pools                      | 546074-57201  | \$319.00           |
| 001               | 10507           | 07/25/19 | TRIANGLE POOL SERVICE          | 79041                | RPLC Rervr & TORO valve;Cleaned Accutab Feeder | R&M-Pools                      | 546074-57201  | \$259.90           |
| 001               | 10507           | 07/25/19 | TRIANGLE POOL SERVICE          | 558                  | 6/27/19 ROCK SALT                              | Op Supplies-Pool Chemicals     | 552009-57201  | \$99.50            |
| 001               | 10507           | 07/25/19 | TRIANGLE POOL SERVICE          | 77918                | 5/1/19-1 STENNER FEEDER                        | R&M-Pools                      | 546074-57201  | \$355.00           |
| 001               | 10507           | 07/25/19 | TRIANGLE POOL SERVICE          | 726                  | 4/18/19-ACCUTABS & BICARBONATE                 | Op Supplies-Pool Chemicals     | 552009-57201  | \$195.85           |
| 001               | 10507           | 07/25/19 | TRIANGLE POOL SERVICE          | 76910                | RPLC PUMP SHAFT SEAL-SPLASH PAD                | R&M-Pools                      | 546074-57201  | \$390.95           |
| 001               | DD03232         | 07/05/19 | DUKE ENERGY-ACH                | 061219-14391 ACH     | 4/30/19-6/11/19 ELECTRIC UTILITY               | Electricity - Streetlighting   | 543013-53901  | \$5,734.30         |
| 001               | DD03243         | 07/01/19 | SPECTRUM - ACH                 | 050119-7101 ACH      | 04/30-05/29/19 0034601171-01                   | R&M-Clubhouse                  | 546015-57201  | \$39.28            |
| 001               | DD03244         | 07/01/19 | SPECTRUM - ACH                 | 17101-053119 ACH     | 05/30-06/29/19 0034601171-01                   | R&M-Clubhouse                  | 546015-57201  | \$48.23            |
| 001               | DD03245         | 07/17/19 | SPECTRUM - ACH                 | 070119-7101          | 6/30-7/29/19 internet 0034601171-01            | R&M-Clubhouse                  | 546015-57201  | \$39.00            |
| 001               | DD03246         | 07/15/19 | PASCO COUNTY UTILITIES SERVICE | 062719 ACH           | 04/30/19-05/31/19 RECLAIMED WATER              | Utility - Reclaimed Water      | 543028-53901  | \$1,638.65         |
| 001               | DD03247         | 07/01/19 | TECO PEOPLES GAS - ACH         | 060419-2101 ACH      | 5/1/19-5/29/19 GAS UTILITY                     | Utility - Gas                  | 543019-57201  | \$23.76            |
| 001               | DD03259         | 07/23/19 | TECO PEOPLES GAS - ACH         | 070219-2101 ACH      | 5/30/19-06/26/19 UTILITY SRVCS                 | Utility - Gas                  | 543019-57201  | \$37.34            |
| 001               | DD03260         | 07/12/19 | FLORIDA DEPT OF HEALTH         | 51-BID-4143248       | ZERO ENTRY POOL #51-60-00719                   | R&M-Pools                      | 546074-57201  | \$145.00           |
| 001               | DD03261         | 07/12/19 | FLORIDA DEPT OF HEALTH         | 51-BID-4142834       | OAKSTEAD POOL #51-60-00566                     | R&M-Pools                      | 546074-57201  | \$280.00           |
| 001               | DD03262         | 07/29/19 | PASCO COUNTY UTILITIES SERVICE | 12157660 ACH         | 5/22-6/20/19 WTR UTILITY ACH                   | Utility - Water & Sewer        | 543021-57201  | \$600.59           |
| 001               | DD03263         | 07/23/19 | SAM'S CLUB                     | 070719-6821 ACH      | PURCH THRU 07/07/19                            | Op Supplies - Clubhouse        | 552003-57201  | \$528.73           |
| 001               | DD03263         | 07/23/19 | SAM'S CLUB                     | 070719-6821 ACH      | PURCH THRU 07/07/19                            | Misc-Bank Charges              | 549009-51301  | \$59.76            |
| 001               |                 | JULY-19  |                                | PAYROLL              | July 2019 Payroll Postings - Total             |                                |               | \$10,085.71        |
| <b>Fund Total</b> |                 |          |                                |                      |  |                                |               | <b>\$57,771.39</b> |

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

Payment Register by Fund  
For the Period from 7/1/19 to 7/31/19  
(Sorted by Check / ACH No.)

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|----------|-----------------|------|-------|-------------|---------------------|--------------------------|---------------|-------------|
|----------|-----------------|------|-------|-------------|---------------------|--------------------------|---------------|-------------|

**SERIES 2016 A-1 DEBT SERVICE FUND - 204**

|                   |       |          |                           |          |                           |                      |        |                   |
|-------------------|-------|----------|---------------------------|----------|---------------------------|----------------------|--------|-------------------|
| 204               | 10508 | 07/29/19 | OAKSTEAD C/O WHITNEY BANK | 72519-A1 | SER 2016 A-1 FY19 ASSMNTS | Due from other funds | 131000 | \$4,797.42        |
| <b>Fund Total</b> |       |          |                           |          |                           |                      |        | <b>\$4,797.42</b> |

**SERIES 2017 A-2 DEBT SERVICES FUND - 205**

|                   |       |          |                           |           |                           |                      |        |                   |
|-------------------|-------|----------|---------------------------|-----------|---------------------------|----------------------|--------|-------------------|
| 205               | 10509 | 07/29/19 | OAKSTEAD C/O WHITNEY BANK | 072519-A2 | SER 2017 A-2 FY19 ASSMNTS | Due from other funds | 131000 | \$4,146.73        |
| <b>Fund Total</b> |       |          |                           |           |                           |                      |        | <b>\$4,146.73</b> |

|                          |                    |
|--------------------------|--------------------|
| <b>Total Checks Paid</b> | <b>\$66,715.54</b> |
|--------------------------|--------------------|

**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

July 01, 2019

Client: 001011

Matter: 000001

Invoice #: 17226

Page: 1

RE: General Matters

For Professional Services Rendered Through June 15, 2019

**SERVICES**

| Date                        | Person | Description of Services  | Hours |            |
|-----------------------------|--------|--|-------|------------|
| 5/16/2019                   | KMS    | REVISE DEMAND LETTER TO AFFORDABLE SEATING LLC.  | 0.3   |            |
| 5/20/2019                   | KMS    | REVISE LETTER TO AFFORDABLE SEATING; EMAIL TO N. INTINI; TELEPHONE CALL TO AFFORDABLE SEATING.   | 0.3   |            |
| 5/21/2019                   | TJR    | PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING.   | 2.1   |            |
| 5/28/2019                   | LB     | REVIEW AND REVISE PUBLICATIONS AND RESOLUTIONS RE FY 2019/2020 BUDGET.   | 1.0   |            |
| 5/31/2019                   | VKB    | REVIEW NEWSPAPER NOTICES FOR O/M BUDGET AND ASSESSMENT PUBLIC HEARINGS; REVIEW AND REVISE RESOLUTIONS ADOPTING BUDGET AND LEVYING ASSESSMENTS.                     | 0.9   |            |
| 5/31/2019                   | LB     | REVISE RESOLUTIONS FOR FY 2019/2020 BUDGET ADOPTION AND LEVING OF O&M ASSESSMENTS; PREPARE EMAIL TO M. MURPHY TRANSMITTING SAME AND APPROVING PUBLICATION NOTICES. | 0.3   |            |
| Total Professional Services |        |  | 4.9   | \$1,200.00 |

**PERSON RECAP**

| Person |                 | Hours | Amount   |
|--------|-----------------|-------|----------|
| TJR    | Tracy J. Robin  | 2.1   | \$630.00 |
| VKB    | Vivek K. Babbar | 0.9   | \$225.00 |

**PERSON RECAP**

| Person |                     | Hours | Amount   |
|--------|---------------------|-------|----------|
| KMS    | Kristen M. Schalter | 0.6   | \$150.00 |
| LB     | Lynn Butler         | 1.3   | \$195.00 |

|                       |            |
|-----------------------|------------|
| Total Services        | \$1,200.00 |
| Total Disbursements   | \$0.00     |
| Total Current Charges | \$1,200.00 |

|                        |                   |
|------------------------|-------------------|
| <b>PAY THIS AMOUNT</b> | <b>\$1,200.00</b> |
|------------------------|-------------------|

*Please Include Invoice Number on all Correspondence*

|                        |              |
|------------------------|--------------|
| <b>Invoice Number</b>  | 1531778      |
| <b>Invoice Date</b>    | July 2, 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

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**Project Oakstead CDD General Consultation**

Project Manager  
Current Invoice Total (USD)

Stewart, Tonja L  
110.00

For Period Ending

**June 21, 2019**

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Prepare Public Facilities Report; process requisitions

**Top Task 219 2019 FY General Consulting**

**Professional Services**

| Category/Employee                     | Current Hours | Rate   | Current Amount |
|---------------------------------------|---------------|--------|----------------|
| Nurse, Vanessa M                      | 1.00          | 110.00 | 110.00         |
| <b>Subtotal Professional Services</b> | <u>1.00</u>   |        | <u>110.00</u>  |

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|                   |                            |        |
|-------------------|----------------------------|--------|
| Top Task Subtotal | 2019 FY General Consulting | 110.00 |
|-------------------|----------------------------|--------|

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|                                       |               |
|---------------------------------------|---------------|
| <b>Total Fees &amp; Disbursements</b> | 110.00        |
| <b>INVOICE TOTAL (USD)</b>            | <b>110.00</b> |

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**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.



**3C**

**NOTICE OF MEETING DATES**  
**OAKSTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DRAFT**

The Board of Supervisors of the Oakstead Community Development District has scheduled meetings for Fiscal Year 2020 at **2:00 P.M.** and **6:30 P.M.** as indicated below, in the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida on the third Tuesday of each month as follows:

|                    |           |
|--------------------|-----------|
| October 15, 2019   | 6:30 p.m. |
| November 19, 2019  | 2:00 p.m. |
| December 17, 2019  | 2:00 p.m. |
| January 21, 2020   | 6:30 p.m. |
| February 18, 2020  | 2:00 p.m. |
| March 17, 2020     | 2:00 p.m. |
| April 21, 2020     | 6:30 p.m. |
| May 19, 2020       | 2:00 p.m. |
| June 16, 2020      | 2:00 p.m. |
| July 21, 2020      | 2:00 p.m. |
| August 18, 2020    | 6:30 p.m. |
| September 15, 2020 | 2:00 p.m. |

In addition to the regular meetings listed above, the District will conduct a workshop in the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O' Lakes, Florida at 2:00 p.m. on the first Tuesday of each month as follows:

|                   |           |
|-------------------|-----------|
| October 1, 2019   | 2:00 p.m. |
| November 5, 2019  | 2:00 p.m. |
| December 3, 2019  | 2:00 p.m. |
| January 7, 2020   | 2:00 p.m. |
| February 4, 2020  | 2:00 p.m. |
| March 3, 2020     | 2:00 p.m. |
| April 7, 2020     | 2:00 p.m. |
| May 5, 2020       | 2:00 p.m. |
| June 2, 2020      | 2:00 p.m. |
| July 7, 2020      | 2:00 p.m. |
| August 4, 2020    | 2:00 p.m. |
| September 1, 2020 | 2:00 p.m. |

Meetings may be continued to a date and time certain which will be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew P. Mendenhall, PMP  
District Manager

**3D.**

# Pasco Alliance of Community Associations

Application: ☐ Initial ☒ Renewal from 10-02-19 to 10-01-20

**Mail application with checks payable to:**

Mr. Gerald D. Lynn, PACA Treasurer, 30407 Lettingwell Circle, Wesley Chapel, FL 33543

Membership Classes: ☒ A-1 (\$50) ☐ A-2 (\$25) ☐ A-3 (\$25) ☐ B (\$10)

## **ORGANIZATIONAL MEMBER (Class A):** Please Complete

No. Residential Units

Oakstead CDD  
Name of Organization

Inframark  
Name of Property Manager

2654 Cypress Ridge Blvd Suite 101  
Billing Address

Wesley Chapel  
City

FL 33544  
State Zip Code

|   |                     |                        |
|---|---------------------|------------------------|
| 1. _____<br>Chairperson / President of Board      | _____ Email Address | _____ Telephone Number |
| 2. _____<br>Vice Chairperson / President of Board | _____ Email Address | _____ Telephone Number |
| 3. _____<br>Secretary of Board                    | _____ Email Address | _____ Telephone Number |
| 4. _____<br>Treasurer of Board                    | _____ Email Address | _____ Telephone Number |
| 5. _____<br>Director / Supervisor of Board        | _____ Email Address | _____ Telephone Number |
| 6. _____<br>Director / Supervisor of Board        | _____ Email Address | _____ Telephone Number |
| 7. _____<br>Director / Supervisor of Board        | _____ Email Address | _____ Telephone Number |
| _____ Primary Representative to PACA              | _____ Email Address | _____ Telephone Number |

Signature of President / Chairperson of Board

Date

## **INDIVIDUAL MEMBER Class B):**

Name of the Development

Individual's Street Address

City

FL \_\_\_\_\_  
State Zip Code

Individual's Email

\_\_\_\_\_ Telephone Number

Signature of Individual

Printed Name of Individual

\_\_\_\_\_ Date

## **Sixth Order of Business**

**6A.**

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

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2020**

**Version 3 - Modified Approved Budget**  
**(Updated 8/7/19)**

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<br>FY 2018 | ADOPTED<br>BUDGET<br>FY 2019 | ACTUAL<br>THRU<br>JULY - 2019 | PROJECTED<br>AUG -<br>SEP-2019 | TOTAL<br>PROJECTED<br>FY 2019 | ANNUAL<br>BUDGET<br>FY 2020 |
|--------------------------------|-------------------|------------------------------|-------------------------------|--------------------------------|-------------------------------|-----------------------------|
| <b>REVENUES</b>                |                   |                              |                               |                                |                               |                             |
| Interest - Investments         | \$ 24,664         | \$ 9,000                     | \$ 22,289                     | \$ 1,000                       | \$ 23,289                     | \$ 16,500                   |
| Room Rentals                   | 2,706             | 3,000                        | 4,361                         | 305                            | 4,666                         | 3,000                       |
| Special Events                 | 2,250             | 1,000                        | 720                           | 280                            | 1,000                         | 1,000                       |
| Other Charges For Services     | 822               | 2,500                        | 1,120                         | 100                            | 1,220                         | 2,500                       |
| Special Assmnts- Tax Collector | 1,054,720         | 1,054,718                    | 1,054,716                     | -                              | 1,054,716                     | 1,054,718                   |
| Special Assmnts- Delinquent    | 883               | -                            | -                             | -                              | -                             | -                           |
| Special Assmnts- Discounts     | (39,398)          | (42,189)                     | (39,671)                      | -                              | (39,671)                      | (42,189)                    |
| Settlements                    | -                 | -                            | -                             | -                              | -                             | -                           |
| Other Miscellaneous Revenues   | 63,429            | -                            | 6,812                         | -                              | 6,812                         | -                           |
| Gate Bar Code/Remotes          | 3,486             | 2,000                        | 2,813                         | 673                            | 3,486                         | 2,000                       |
| <b>TOTAL REVENUES</b>          | <b>1,113,562</b>  | <b>1,030,029</b>             | <b>1,053,160</b>              | <b>2,358</b>                   | <b>1,055,518</b>              | <b>1,037,529</b>            |

**EXPENDITURES***Administrative*

|                                |                |                |                |               |                |                |
|--------------------------------|----------------|----------------|----------------|---------------|----------------|----------------|
| P/R-Board of Supervisors       | 18,200         | 19,200         | 15,000         | 3,200         | 18,200         | 19,200         |
| FICA Taxes                     | 1,392          | 1,469          | 1,148          | 245           | 1,393          | 1,469          |
| ProfServ-Arbitrage Rebate      | 1,200          | 1,200          | 1,200          | -             | 1,200          | 1,200          |
| ProfServ-Engineering           | 1,096          | 7,000          | 6,511          | 2,000         | 8,511          | 7,000          |
| ProfServ-Legal Services        | 19,137         | 14,000         | 14,624         | 2,925         | 17,549         | 14,000         |
| ProfServ-Mgmt Consulting Serv  | 54,912         | 54,912         | 45,760         | 9,152         | 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          | 839            | 160           | 999            | 1,000          |
| Auditing Services              | 6,500          | 6,500          | 6,700          | -             | 6,700          | 6,700          |
| Postage and Freight            | 1,685          | 1,500          | 885            | 177           | 1,062          | 1,500          |
| Insurance - General Liability  | 3,522          | 3,875          | 2,600          | 779           | 3,379          | 3,717          |
| Printing and Binding           | 603            | 800            | 793            | 159           | 952            | 800            |
| Legal Advertising              | 1,463          | 1,900          | 148            | 1,315         | 1,463          | 1,900          |
| Misc-Bank Charges              | 1,504          | 1,500          | 1,028          | 230           | 1,258          | 1,500          |
| Misc-Assessmnt Collection Cost | 16,288         | 21,094         | 20,486         | -             | 20,486         | 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>135,047</b> | <b>20,391</b> | <b>155,438</b> | <b>153,367</b> |

*Field*

|                                |         |         |         |        |         |         |
|--------------------------------|---------|---------|---------|--------|---------|---------|
| Contracts-Landscape            | 189,090 | 189,090 | 157,575 | 31,515 | 189,090 | 189,090 |
| Contracts-Landscape Consultant | 19,440  | 19,440  | 16,700  | 3,240  | 19,940  | 19,440  |
| Contracts-Mulch                | -       | 7,800   | 23,213  | -      | 23,213  | 30,000  |
| Contracts-Lakes                | 26,628  | 26,630  | 22,190  | 4,438  | 26,628  | 26,628  |
| Contracts-Florida Hwy Patrol   | 21,810  | 20,000  | 18,420  | 4,884  | 23,304  | 23,000  |
| Contracts-Annals               | 14,279  | 12,500  | 7,190   | 7,190  | 14,380  | 14,380  |
| Contracts-Gates                | 4,500   | 4,500   | 4,500   | -      | 4,500   | 4,500   |
| Communication-Gate Phones      | 9,720   | 9,720   | 8,100   | 1,620  | 9,720   | 9,720   |
| Electricity - Streetlighting   | 80,059  | 76,321  | 67,501  | 13,500 | 81,001  | 78,500  |
| Utility - Reclaimed Water      | 23,525  | 20,000  | 14,227  | 10,315 | 24,542  | 25,000  |

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

| ACCOUNT DESCRIPTION                         | ACTUAL<br>FY 2018   | ADOPTED<br>BUDGET<br>FY 2019 | ACTUAL<br>THRU<br>JULY - 2019 | PROJECTED<br>AUG -<br>SEP-2019 | TOTAL<br>PROJECTED<br>FY 2019 | ANNUAL<br>BUDGET<br>FY 2020 |
|---|---------------------|------------------------------|-------------------------------|--------------------------------|-------------------------------|-----------------------------|
| Insurance - Property                        | 14,173              | 15,586                       | 11,810                        | 3,544                          | 15,354                        | 16,889                      |
| R&M-Gate                                    | 31,975              | 30,000                       | 21,659                        | 8,627                          | 30,286                        | 30,000                      |
| R&M-Other Landscape                         | -                   | -                            | -                             | -                              | -                             | 5,000                       |
| R&M-Roads                                   | -                   | -                            | -                             | -                              | -                             | 5,000                       |
| R&M-Irrigation                              | 28,796              | 13,113                       | 21,171                        | 4,234                          | 25,405                        | 22,000                      |
| R&M-Sidewalks                               | 8,169               | 2,500                        | 1,250                         | -                              | 1,250                         | 10,000                      |
| R&M-Trees and Trimming                      | 51,484              | 2,500                        | 13,446                        | -                              | 13,446                        | 20,000                      |
| Miscellaneous Services                      | 3,579               | 9,000                        | 7,541                         | 700                            | 8,241                         | 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                       |
| Storage Facility                            | -                   | -                            | 7,225                         | 7,225                          | 14,450                        | -                           |
| Reserve - Landscaping                       | 17,847              | -                            | -                             | -                              | -                             | -                           |
| Reserve - Ponds                             | 4,250               | 16,011                       | -                             | -                              | -                             | -                           |
| Reserve - Roadways                          | 7,136               | 115,000                      | 585,232                       | 55,657                         | 640,889                       | 112,085                     |
| Reserve-Tree Rem./Replacem.                 | 21,758              | -                            | 2,025                         | -                              | 2,025                         | -                           |
| Reserves - Wall                             | 2,488               | 50,000                       | 2,775                         | -                              | 2,775                         | -                           |
| <b>Total Field</b>                          | <b>598,146</b>      | <b>651,611</b>               | <b>1,023,651</b>              | <b>159,940</b>                 | <b>1,183,591</b>              | <b>662,132</b>              |
| <b>Parks and Recreation - General</b>       |                     |                              |                               |                                |                               |                             |
| Payroll-Salaries                            | 57,349              | 57,075                       | 48,617                        | 8,458                          | 57,075                        | 58,787                      |
| Payroll-Hourly                              | 59,099              | 62,930                       | 49,745                        | 13,185                         | 62,930                        | 64,818                      |
| FICA Taxes                                  | 8,908               | 9,180                        | 7,525                         | 1,656                          | 9,181                         | 9,456                       |
| Workers' Compensation                       | 3,605               | 3,000                        | 2,000                         | 1,000                          | 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                       | 12,825                        | 2,700                          | 15,525                        | 16,200                      |
| Contracts-Pest Control                      | 3,095               | 2,955                        | 2,550                         | 510                            | 3,060                         | 3,100                       |
| Communication - Telephone                   | 2,961               | 3,000                        | 2,498                         | 528                            | 3,026                         | 3,000                       |
| Utility - Gas                               | 316                 | 310                          | 263                           | 50                             | 313                           | 310                         |
| Utility - Refuse Removal                    | 997                 | 1,000                        | 831                           | 162                            | 993                           | 1,000                       |
| Utility - Water & Sewer                     | 4,811               | 5,500                        | 7,522                         | 1,504                          | 9,026                         | 5,500                       |
| R&M-Clubhouse                               | 18,700              | 20,000                       | 26,505                        | 850                            | 27,355                        | 20,000                      |
| R&M-Pools                                   | 9,064               | 11,870                       | 9,108                         | 1,822                          | 10,930                        | 9,000                       |
| Miscellaneous Services                      | 3,210               | 3,800                        | 1,851                         | 370                            | 2,221                         | 2,200                       |
| Misc-Public Relations                       | 7,383               | 7,885                        | 7,167                         | 718                            | 7,885                         | 7,885                       |
| Solid Waste Disposal Assessm.               | 1,270               | 1,300                        | 1,222                         | -                              | 1,222                         | 1,300                       |
| Office Supplies                             | 1,822               | 2,500                        | 352                           | 2,148                          | 2,500                         | 2,500                       |
| Cleaning Supplies                           | 2,250               | 4,200                        | 1,274                         | 916                            | 2,190                         | 2,250                       |
| Op Supplies - Clubhouse                     | 2,837               | 3,000                        | 2,453                         | 491                            | 2,944                         | 2,335                       |
| Op Supplies - Pool Chemicals                | 10,139              | 7,000                        | 7,977                         | 1,595                          | 9,572                         | 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>258,912</b>                | <b>39,237</b>                  | <b>298,149</b>                | <b>222,029</b>              |
| <b>TOTAL EXPENDITURES</b>                   | <b>960,986</b>      | <b>1,030,029</b>             | <b>1,417,610</b>              | <b>219,568</b>                 | <b>1,637,178</b>              | <b>1,037,529</b>            |
| Net change in fund balance                  | 152,576             | -                            | (364,450)                     | (217,210)                      | (581,660)                     | -                           |
| <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>1,318,293</b>            |
| <b>FUND BALANCE, ENDING</b>                 | <b>\$ 1,899,953</b> | <b>\$ 1,899,953</b>          | <b>\$ 1,535,503</b>           | <b>\$ (217,210)</b>            | <b>\$ 1,318,293</b>           | <b>\$ 1,318,293</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 |
|----------------------|

**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            | \$ 1,318,293     |
| 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>1,430,378</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)                              | 47,225    |                        |
| Reserves - Wall (projected FY20)                    | -         | 47,225                 |
| 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)        | (2,025)   |                        |
| Reserves - Tree Removal & Replacement (FY20)        | -         | 23,074                 |
| Reserves - Roadways                                 | 614,085   |                        |
| Reserves - Weymouth transferred in FY19             | 52,729    |                        |
| Reserves - Roadways (FY19)                          | (525,889) |                        |
| Reserves - Roadways (projected FY20)                | 112,085   | 253,010                |
| Reserves - Sidewalks                                |           | 50,945                 |
|   | Subtotal  | 975,875                |

|  |                |
|--|----------------|
| <b>Total Allocation of Available Funds</b> | <b>975,875</b> |
|--|----------------|

|   |                   |
|---|-------------------|
| <b>Total Unassigned (undesignated) Cash</b> | <b>\$ 454,503</b> |
|---|-------------------|

**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<br>FY 2018 | ADOPTED<br>BUDGET<br>FY 2019 | ACTUAL<br>THRU<br>JULY - 2019 | PROJECTED<br>AUG -<br>SEP-2019 | TOTAL<br>PROJECTED<br>FY 2019 | ANNUAL<br>BUDGET<br>FY 2020 |
|---------------------------------------|-------------------|------------------------------|-------------------------------|--------------------------------|-------------------------------|-----------------------------|
| <b>REVENUES</b>                       |                   |                              |                               |                                |                               |                             |
| Interest - Investments                | \$ 3,963          | \$ -                         | \$ 5,362                      | \$ 800                         | \$ 6,162                      | \$ -                        |
| Special Assmnts- Tax Collector        | 451,062           | 451,062                      | 451,061                       | -                              | 451,061                       | 451,062                     |
| Special Assmnts- Delinquent           | 660               | -                            | -                             | -                              | -                             | -                           |
| Special Assmnts- Discounts            | (16,780)          | (18,042)                     | (16,966)                      | -                              | (16,966)                      | (18,042)                    |
| <b>TOTAL REVENUES</b>                 | <b>438,905</b>    | <b>433,020</b>               | <b>439,457</b>                | <b>800</b>                     | <b>440,257</b>                | <b>433,020</b>              |
| <b>EXPENDITURES</b>                   |                   |                              |                               |                                |                               |                             |
| <i>Administrative</i>                 |                   |                              |                               |                                |                               |                             |
| Misc-Assessmnt Collection Cost        | 6,973             | 9,021                        | 8,761                         | -                              | 8,761                         | 9,021                       |
| <b>Total Administrative</b>           | <b>6,973</b>      | <b>9,021</b>                 | <b>8,761</b>                  | <b>-</b>                       | <b>8,761</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>434,704</b>                | <b>-</b>                       | <b>434,704</b>                | <b>431,424</b>              |
| Excess (deficiency) of revenues       |                   |                              |                               |                                |                               |                             |
| Over (under) expenditures             | 7,754             | (1,944)                      | 4,753                         | 800                            | 5,553                         | 1,596                       |
| <b>OTHER FINANCING SOURCES (USES)</b> |                   |                              |                               |                                |                               |                             |
| Contribution to (Use of) Fund Balance | -                 | (1,944)                      | -                             | -                              | -                             | 1,596                       |
| <b>TOTAL OTHER SOURCES (USES)</b>     | <b>-</b>          | <b>(1,944)</b>               | <b>-</b>                      | <b>-</b>                       | <b>-</b>                      | <b>1,596</b>                |
| Net change in fund balance            | 7,754             | (1,944)                      | 4,753                         | 800                            | 5,553                         | 1,596                       |
| <b>FUND BALANCE, BEGINNING</b>        | <b>214,846</b>    | <b>222,600</b>               | <b>222,600</b>                | <b>-</b>                       | <b>222,600</b>                | <b>228,153</b>              |
| <b>FUND BALANCE, ENDING</b>           | <b>\$ 222,600</b> | <b>\$ 220,656</b>            | <b>\$ 227,353</b>             | <b>\$ 800</b>                  | <b>\$ 228,153</b>             | <b>\$ 229,749</b>           |

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

| <u>MATURITY<br/>DATE</u> | <u>PRINCIPAL<br/>OUTSTANDING</u> | <u>PRINCIPAL<br/>MATURING</u> | <u>INTEREST<br/>MATURING</u> | <u>TOTAL<br/>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<br>FY 2018 | ADOPTED<br>BUDGET<br>FY 2019 | ACTUAL<br>THRU<br>JULY - 2019 | PROJECTED<br>AUG -<br>SEP-2019 | TOTAL<br>PROJECTED<br>FY 2019 | ANNUAL<br>BUDGET<br>FY 2020 |
|--|-------------------|------------------------------|-------------------------------|--------------------------------|-------------------------------|-----------------------------|
| <b>REVENUES</b>  |                   |                              |                               |                                |                               |                             |
| Interest - Investments                                       | \$ 3,265          | \$ -                         | \$ 4,255                      | \$ 700                         | \$ 4,955                      | \$ -                        |
| Special Assmnts- Tax Collector                               | 389,885           | 389,884                      | 389,883                       | -                              | 389,883                       | 389,884                     |
| Special Assmnts- Discounts                                   | (14,643)          | (15,595)                     | (14,665)                      | -                              | (14,665)                      | (15,595)                    |
| <b>TOTAL REVENUES</b>  | <b>378,507</b>    | <b>374,289</b>               | <b>379,473</b>                | <b>700</b>                     | <b>380,173</b>                | <b>374,289</b>              |
| <b>EXPENDITURES</b>  |                   |                              |                               |                                |                               |                             |
| <i>Administrative</i>  |                   |                              |                               |                                |                               |                             |
| Misc-Assessmnt Collection Cost                               | 6,013             | 7,798                        | 7,573                         | -                              | 7,573                         | 7,798                       |
| <b>Total Administrative</b>                                  | <b>6,013</b>      | <b>7,798</b>                 | <b>7,573</b>                  | <b>-</b>                       | <b>7,573</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>376,163</b>                | <b>-</b>                       | <b>376,163</b>                | <b>374,221</b>              |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 7,041             | (2,099)                      | 3,310                         | 700                            | 4,010                         | 68                          |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |                   |                              |                               |                                |                               |                             |
| Contribution to (Use of) Fund Balance                        | -                 | (2,099)                      | -                             | -                              | -                             | 68                          |
| <b>TOTAL OTHER SOURCES (USES)</b>                            | <b>-</b>          | <b>(2,099)</b>               | <b>-</b>                      | <b>-</b>                       | <b>-</b>                      | <b>68</b>                   |
| Net change in fund balance                                   | 7,041             | (2,099)                      | 3,310                         | 700                            | 4,010                         | 68                          |
| <b>FUND BALANCE, BEGINNING</b>                               | <b>185,942</b>    | <b>192,983</b>               | <b>192,983</b>                | <b>-</b>                       | <b>192,983</b>                | <b>196,993</b>              |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 192,983</b> | <b>\$ 190,884</b>            | <b>\$ 196,293</b>             | <b>\$ 700</b>                  | <b>\$ 196,993</b>             | <b>\$ 197,061</b>           |

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

| <u>MATURITY<br/>DATE</u> | <u>PRINCIPAL<br/>OUTSTANDING</u> | <u>PRINCIPAL<br/>MATURING</u> | <u>INTEREST<br/>MATURING</u> | <u>TOTAL<br/>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> |             |



**RESOLUTION 2019-03**

**A RESOLUTION OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019; AND ENDING SEPTEMBER 30, 2020, AND REFERENCING THE OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year (the "Proposed Budget") along with an explanatory and complete financial plan for each fund of the Oakstead Community Development District (the "District"), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 20, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared the Proposed Budget on a cash flow budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Operations and Maintenance Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the operations and maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board finds and determines that the non ad valorem special assessments it imposes and levies by this Resolution for operations and maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the non ad valorem assessment roll to the Pasco County Tax Collector (the "Tax Collector") on compatible electronic medium tied to the property identification number no later than 31 August 2019 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non ad valorem assessments shall be paid to the District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non ad valorem assessments; and

WHEREAS, if the Pasco County Property Appraiser (the "Property Appraiser") and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF OAKSTEAD COMMUNITY DEVELOPMENT  
DISTRICT;**

**Section 1.** The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

**Section 2. Budget**

- a. That the Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 3 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2018/2019 and/or revised projections for Fiscal Year 2019/2020.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Oakstead Community Development District for the Fiscal Year Ending September 30, 2020, as Adopted by the Board of Supervisors on August 20, 2019.

### **Section 3. Appropriations**

That there be, and hereby is appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020, the sum of \$\_\_\_\_\_ to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|                    |    |
|--------------------|----|
| TOTAL GENERAL FUND | \$ |
| DEBT SERVICE FUND  | \$ |
| Total All Funds    | \$ |

### **Section 4. Budget Amendments**

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or

Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20th DAY OF AUGUST 2019.**

Oakstead Community Development District

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Fred Krauer  
Chairman

Attest:

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Andrew P. Mendenhall  
Secretary



**RESOLUTION 2019-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Oakstead Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Pasco County, Florida (the “County”); and

**WHEREAS**, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2019/2020 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Operation and Maintenance Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, the Board finds that the District's total General Fund operation and maintenance assessments, taking into consideration other revenue sources during Fiscal Year 2019/2020 for operations and maintenance programs, will amount to \_\_\_\_\_; and

**WHEREAS**, the Board finds the District’s Debt Service Fund Assessment during Fiscal Year 2019/2020 will amount to \_\_\_\_\_; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“Uniform Method”); and

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and



**WHEREAS**, the District has approved an agreement with the County Property Appraiser and County Tax Collector to provide for the collection of special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operation and Maintenance Budget; and

**WHEREAS**, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Operations and Maintenance Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Oakstead Community Development District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify all of the Assessment Roll on the parcels designated in **Exhibit "B"** to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the County Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND DUE DATE.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on the benefitted lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."** The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the Pasco County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of August 2019.

**ATTEST:**

**OAKSTEAD COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Andrew P. Mendenhall  
Secretary

By: \_\_\_\_\_  
Fred Krauer  
Chair of the Board of Supervisors

**Exhibit “A” – Fiscal Year 2019/2020 Budget**  
**Exhibit “B” – Assessment Roll**