

# **Oakstead CDD**

Operating and Debt Service Budgets

Fiscal Year 2011

**ADOPTED BUDGET**

**August 17, 2010**

# OAKSTEAD CDD

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**OAKSTEAD CDD**

**GENERAL FUND**

***Adopted Budget - Fiscal Year 2011***

DESCRIPTION	ADOPTED		ACTUAL	PROJECTED	TOTAL	ADOPTED
	ACTUAL FY 2009	BUDGET FY 2010	THRU JULY 2010	AUG SEPT 2010	PROJECTED 9/30/2010	BUDGET FY 2011
<b>REVENUE</b>						
Interest - Investments	\$ 5,250	\$ 4,000	\$ 6,556	\$ 500	\$ 7,056	\$ 4,000
Room Rentals	4,305	1,500	2,775	500	3,275	3,000
Special Events	3,066	2,000	118	-	118	1,000
Other Charges For Services	3,995	1,200	2,055	500	2,555	2,500
Special Assmnts- Tax Collector	1,003,146	1,011,799	1,021,217	-	1,021,217	1,042,999
Special Assmnts- Discounts	(35,770)	(40,472)	(36,578)	-	(36,578)	(41,720)
Gate Bar Code/Remotes	2,013	500	1,583	200	1,783	1,500
<b>TOTAL REVENUE</b>	<b>986,005</b>	<b>980,527</b>	<b>997,726</b>	<b>1,700</b>	<b>999,426</b>	<b>1,013,279</b>

**EXPENDITURES**

**ADMINISTRATIVE**

P/R-Board of Supervisors	18,400	18,000	9,200	8,800	18,000	18,000
FICA Taxes	1,475	1,377	704	673	1,377	1,377
Unemployment Compensation	70	150	-	75	75	150
ProfServ-Arbitrage Rebate	-	1,250	-	1,250	1,250	1,250
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	28,081	22,500	15,099	7,500	22,599	22,500
ProfServ-Legal Services	26,813	22,500	18,356	7,500	25,856	22,500
ProfServ-Mgmt Consulting Serv	52,800	52,800	44,000	8,800	52,800	52,800
ProfServ-Property Appraiser	-	-	-	-	-	150
ProfServ-Special Assessment	14,500	12,000	12,000	-	12,000	12,000
ProfServ-Trustee	4,927	5,000	4,382	618	5,000	5,000
ProfServ-Web Site Development	323	600	650	295	945	1,200
Auditing Services	10,000	10,000	10,000	-	10,000	10,000
Postage and Freight	2,784	4,050	1,033	1,250	2,283	2,000
Insurance - General Liability	7,350	8,500	5,061	3,439	8,500	9,000
Printing and Binding	2,465	1,500	1,652	250	1,902	1,500
Legal Advertising	1,914	1,500	177	750	927	1,500
Misc-Bank Charges	1,262	1,500	896	500	1,396	1,500
Misc-Assessmnt Collection Cost	4,891	20,386	19,393	-	19,393	20,860
Office Supplies	963	1,000	354	200	554	500
Annual District Filing Fee	175	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>180,193</b>	<b>185,788</b>	<b>144,132</b>	<b>41,900</b>	<b>186,032</b>	<b>184,962</b>

**FIELD**

Payroll-Salaried	44,706	41,500	36,047	5,453	41,500	42,745
FICA Taxes	3,539	3,175	2,757	418	3,175	3,270
Unemployment Compensation	89	150	65	75	140	150
Contracts-Landscape	217,511	235,000	223,857	30,713	254,570	235,000
Contracts-Landscape Consultant	18,405	18,500	15,450	3,090	18,540	18,500
Communication - Mobile	4,789	5,000	3,925	772	4,697	5,000
Electricity - Streetlighting	95,116	105,000	74,659	14,000	88,659	95,000
Utility - Gas	329	500	281	60	341	500
Utility - Refuse Removal	982	1,200	831	170	1,001	1,200
Utility - Reclaimed Water	27,124	25,000	22,780	3,740	26,520	25,000
Insurance - Property	9,438	11,000	8,562	2,438	11,000	11,550

**OAKSTEAD CDD**

**GENERAL FUND**

**Adopted Budget - Fiscal Year 2011**

DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ADOPTED	
	BUDGET	THRU	AUG	PROJECTED	BUDGET	
	FY 2009	FY 2010	JULY 2010	SEPT 2010	9/30/2010	FY 2011
R&M-Aquascaping	-	-	-	-	-	5,000
R&M-Entry Feature	57,615	13,000	8,752	4,000	12,752	8,000
R&M-Fountain	3,970	2,000	550	1,000	1,550	2,000
R&M-Gate	19,972	15,000	16,257	6,700	22,957	20,000
R&M-Irrigation	13,584	12,000	5,872	6,000	11,872	10,000
Contracts - Lakes	29,701	27,000	35,618	4,438	40,056	27,000
R&M-Ponds	32,300	-	-	-	-	-
R&M-Mitigation	4,950	7,800	11,296	310	11,606	7,100
R&M-Sidewalks	-	-	-	-	-	10,000
Miscellaneous Services	5,319	10,000	11,955	400	12,355	10,000
Misc-Property Taxes	1,561	1,600	1,617	-	1,617	1,600
Capital Improvements - General	29,780	30,000	26,748	4,000	30,748	25,000
Reserves - Roadway	-	75,000	-	-	-	75,000
Reserves - Pond	-	40,000	-	-	-	10,000
<b>TOTAL FIELD</b>	<b>620,780</b>	<b>679,425</b>	<b>507,879</b>	<b>87,777</b>	<b>595,656</b>	<b>648,615</b>
<b>PARKS AND RECREATION - GENERAL</b>						
Payroll-Salaried	88,813	100,000	67,200	32,800	100,000	92,000
FICA Taxes	6,819	7,650	5,141	2,509	7,650	7,038
Workers' Compensation	3,069	7,000	6,428	-	6,428	7,000
Unemployment Compensation	336	350	131	75	206	350
Communication - Telephone	2,766	3,000	2,326	500	2,826	3,000
Utility - Water & Sewer	8,383	13,000	5,521	3,800	9,321	6,000
R&M-Clubhouse	9,340	15,000	19,339	4,000	23,339	15,000
R&M-Pest Control	1,230	1,300	1,155	90	1,245	1,300
R&M-Pools	10,240	6,000	12,659	2,080	14,739	9,000
Miscellaneous Services	6,772	2,500	3,172	750	3,922	2,500
Misc-Special Events	9,844	9,000	3,007	4,500	7,507	9,000
Office Supplies	1,643	1,814	1,706	557	2,263	1,814
Cleaning Supplies	4,891	4,200	3,060	1,140	4,200	4,200
Op Supplies - Clubhouse	2,143	2,500	2,501	1,000	3,501	2,500
Impr - Pool	-	-	44,429	-	44,429	-
Reserves - Clubhouse	-	-	-	-	-	10,000
Capital Outlay	15,502	12,000	-	6,000	6,000	9,000
<b>TOTAL PARKS AND RECREATION - GENERAL</b>	<b>171,791</b>	<b>185,314</b>	<b>177,775</b>	<b>59,801</b>	<b>237,576</b>	<b>179,702</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>972,764</b>	<b>1,050,527</b>	<b>829,786</b>	<b>189,478</b>	<b>1,019,264</b>	<b>1,013,279</b>
Excess of Revenues						
Over (Under) Expenditures	13,241	(70,000)	167,940	(187,778)	(19,838)	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Prior Year Fund Balance	-	70,000	-	-	-	-
Contribution to Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>70,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net Change in Fund Balance	13,241	(70,000)	167,940	(187,778)	(19,838)	-
<b>FUND BALANCE, OCTOBER 1</b>	<b>672,443</b>	<b>685,684</b>	<b>685,684</b>	<b>-</b>	<b>685,684</b>	<b>665,846</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 685,684</b>	<b>\$ 615,684</b>	<b>\$ 853,624</b>	<b>\$ (187,778)</b>	<b>\$ 665,846</b>	<b>\$ 665,846</b>

# Oakstead Community Development District

## Exhibit "A"

### Allocation of Reserves - General Fund

#### Estimated Funds Available

Beginning Fund Balance - Fiscal Year 2011	\$	665,846
Net Change in Fund Balance - Fiscal Year 2011		\$0
Reserves - Fiscal Year 2011 Additions		95,000
<b>Total Estimated Funds Available - 9/30/2011</b>		<b>\$760,846</b>

#### Allocation of Funds Available

(1) Assigned - Operating Reserve - First Quarter Operating Capital	\$184,225	
(2) Assigned - Weymouth - Prior Years	\$52,471	
(3) Assigned - Asset Replacement - Prior Years	\$354,143	
(4) Assigned - Roadway Reserves - Proposed FY 2010	\$75,000	
(5) Assigned - Pond Reserves - Proposed FY 2010	\$40,000	
(6) Assigned - Roadway Reserves - Proposed FY 2011	75,000	
(7) Assigned - Pond Reserves - Proposed FY 2011	10,000	
(8) Assigned - Clubhouse Reserves - Proposed FY 2011	10,000	
Used <i>Asset Replacement Reserve</i> for Pool during FY2010	(\$44,429)	
<b>Total Allocation of Funds</b>		<b>\$756,410</b>
<b>Total Undesignated Cash</b>		<b>\$4,436</b>

#### Notes

- (1) Represents approximately 2.5 months of operating expenditures

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **REVENUES:**

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

The District earns interest on funds held in a checking account with SunTrust and a money market account with CenterState Bank. The District invests in multiple Certificate of Deposits with CenterState Bank & First South Bank.

##### **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 – Discount**

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

##### **Amenities Revenue**

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

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#### **EXPENDITURES:**

##### **Administrative:**

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

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

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

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The amount is based on standard fees charged for this service.

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

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

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

#### **Profserv-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.

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

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

#### **ProfServ-Mgmt Consulting Serv**

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

#### **ProfServ - 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.

#### **ProfServ-Special Assessments**

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

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **ProfServ-Trustee**

The District issued Series of Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out of pockets expenses.

#### **ProfServ-Web Site Development**

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

#### **Auditing Services**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Fee is based on existing year engagement letter.

#### **Postage & Freight**

Mailing of agenda packages, overnight deliveries & correspondence.

#### **Insurance – General Liability**

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

#### **Printing & Binding**

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

#### **Legal Advertising**

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

#### **Misc – Bank Charges**

Bank Fees charged by SunTrust on the main operating acct.



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

GENERAL FUND BUDGET

**Misc-Assessment Collection Fee**

The District reimburses the Tax Collector for her or his 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 FY2011 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Office Supplies**

Miscellaneous office supplies required in the preparation of agenda packages.

**Annual District Filing Fee**

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

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**OPERATIONS and MAINTENANCE:**

**Field:**

**Payroll-Salaried (Field Manager)**

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

**FICA Taxes**

Payroll taxes for employees.

**Workers' Compensation**

Workers' compensation for employees.

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **Contracts-Landscape**

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

#### **Contracts-Landscape Consultant**

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

#### **Communication-Mobile**

All telephone expenses incurred by the District as they relate to security for the common area.

#### **Electricity - Streetlighting**

Services provided by **Progress Energy** for streetlighting as well as Common Area & Rec Center.

#### **Utility – Gas**

Natural gas usage for District facilities and assets provided by **TECO**.

#### **Utility – Refuse Removal**

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

#### **Utility – Reclaimed Water**

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

#### **Insurance - Property**

Property Insurance is provided by **PGIT** and includes coverage of the clubhouse, guard house, pools, irrigation and pool pumps.

#### **R&M-Aquascaping**

Includes expenses incurred for the maintenance pond plantings.

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

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

Includes expenses incurred for the maintenance of entry walls.

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

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

#### **R&M-Gate**

The District has several entry gates that require periodic maintenance & repairs.

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

Includes the cost of irrigation repairs provided by **Greenbriar Landscaping** and Field Manager purchases.

#### **Contracts –Lakes**

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

#### **R&M-Mitigation**

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

#### **R&M-Sidewalks**

Includes expenses incurred for the maintenance of District sidewalks.

#### **Miscellaneous Services**

The District incurs expenses to operate and maintain the Mule vehicle. Also includes the monthly reimbursement of miles/tolls expenses incurred by the Field Manager & staff for District use.

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

GENERAL FUND BUDGET

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**Park & Recreation:**

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

Payroll for the Activities Director who oversees the day to day operations of Park & Recreation facilities & special events. Includes the recreational staff's payroll.

**Communications-Telephone**

Telephone expenses incurred by the District as they relate to recreational facilities and include high speed internet connection.

**Utility – Water & Sewer**

Water usage for District's recreational facilities including the pools.

**R&M-Clubhouse**

The District incurs expenses to maintain its recreation facilities.

**R&M-Pest Control**

The District has contracted with **Outsmart Pest Control** for monthly exterminating services and annual fire ant control.

**R&M-Pools**

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

**Miscellaneous Services**

The District purchases remote transmitters that are subsequently transferred to the homeowners for a small fee. Also includes the annual cost of a solid waste assessment and the monthly reimbursement of miles/tolls expenses incurred by the Park Manager & staff for District use.

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

GENERAL FUND BUDGET

**Misc – Special Events**

Expenses that are related to the implementation of District social functions.

**Office Supplies**

The clubhouse manager will purchase necessary office supplies from local vendors.

**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.

**Capital Outlay**

The District designates funds to improve and/or replace assets or to extend the useful life of assets and is expensed in the current fiscal year.

**Reserves**

The District designates funds to build cash reserves in anticipation of unexpected expenses in subsequent fiscal years.

**OAKSTEAD CDD**  
**SERIES 2006 A-1 & A-2 DEBT SERVICE FUND**  
*Adopted Budget - Fiscal Year 2011*

DESCRIPTION	ACTUAL FY 2009	ADOPTED BUDGET FY 2010	ACTUAL THRU JULY 2010	PROJECTED AUG SEPT 2010	TOTAL PROJECTED 9/30/2010	ADOPTED BUDGET FY 2011
<b>REVENUE</b>						
Interest - Investments	\$ 719	\$ 600	\$ 14	\$ -	\$ 14	\$ -
Special Assmnts- Tax Collector	843,509	842,495	842,546	-	842,546	842,495
Special Assmnts- Prepayment	-	-	8,252	-	8,252	-
Special Assmnts- Discounts	(30,077)	(33,700)	(30,178)	-	(30,178)	(33,700)
<b>TOTAL REVENUE</b>	<b>814,151</b>	<b>809,395</b>	<b>820,634</b>	<b>-</b>	<b>820,634</b>	<b>808,795</b>
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE</b>						
Misc-Assessmnt Collection Cost	15,803	16,850	15,876	-	15,876	16,850
<b>TOTAL ADMINISTRATIVE</b>	<b>15,803</b>	<b>16,850</b>	<b>15,876</b>	<b>-</b>	<b>15,876</b>	<b>16,850</b>
<b>DEBT SERVICE</b>						
Debt Retirement Series A	285,000	295,000	295,000	-	295,000	305,000
Interest Expense Series A	509,525	498,125	498,125	-	498,125	486,325
<b>TOTAL DEBT SERVICE</b>	<b>794,525</b>	<b>793,125</b>	<b>793,125</b>	<b>-</b>	<b>793,125</b>	<b>791,325</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>810,328</b>	<b>809,975</b>	<b>809,001</b>	<b>-</b>	<b>809,001</b>	<b>808,175</b>
Excess of Revenues						
Over (Under) Expenditures	3,823	(580)	11,633	-	11,633	620
<b>OTHER FINANCING SOURCES (USES)</b>						
Prior Year Fund Balance	-	580	-	-	-	-
Contribution to Fund Balance	-	-	-	-	-	(620)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>580</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(620)</b>
Net Change in Fund Balance	3,823	(580)	11,633	-	11,633	620
<b>FUND BALANCE, OCTOBER 1</b>	<b>293,778</b>	<b>297,601</b>	<b>297,601</b>	<b>-</b>	<b>297,601</b>	<b>309,234</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 297,601</b>	<b>\$ 297,021</b>	<b>\$ 309,234</b>	<b>\$ -</b>	<b>\$ 309,234</b>	<b>\$ 309,854</b>

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

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

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

Parcel	ASSESSABLE UNITS FY 2010-2011				O&M	DS
	# Total Units	O&M per unit	DS per unit	Total per unit		
<b>PHASE I</b>						
Parcel 1	69.00	\$873.14	\$871.81	\$1,744.95	\$60,246.66	\$60,154.89
Parcel 4	164.00	\$873.14	\$659.92	\$1,533.06	\$143,194.96	\$108,226.88
Parcel 4	1.00	\$873.14	\$80.65	\$953.79	\$873.14	\$80.65
Parcel 6A	103.00	\$873.14	\$527.93	\$1,401.07	\$89,933.42	\$54,376.79
Parcel 6A	1.00	\$873.14	\$64.52	\$937.66	\$873.14	\$64.52
Parcel 7	71.00	\$873.14	\$791.90	\$1,665.04	\$61,992.94	\$56,224.90
Parcel 9	109.00	\$873.14	\$659.92	\$1,533.06	\$95,172.26	\$71,931.28
Parcel 10	140.00	\$873.14	\$712.89	\$1,586.03	\$122,239.60	\$99,804.60
Parcel 10	1.00	\$873.14	\$87.12	\$960.26	\$873.14	\$87.12
<b>Total Phase I</b>	<b>659.00</b>					
<b>PHASE 2</b>						
Parcel 2	44.00	\$873.14	\$1,529.21	\$2,402.35	\$38,418.16	\$67,285.24
Parcel 5	206.00	\$873.14	\$764.13	\$1,637.27	\$179,866.84	\$157,410.78
Parcel 6B	128.00	\$873.14	\$610.92	\$1,484.06	\$111,761.92	\$78,197.76
Parcel 8	145.00	\$873.14	\$610.92	\$1,484.06	\$126,605.30	\$88,583.40
Parcel 8	1.00	\$873.14	\$66.42	\$939.56	\$873.14	\$66.42
<b>Total Phase 2</b>	<b>524.00</b>					
<b>Tract 5</b>	<b>5.00</b>	\$2,013.70	\$0.00	\$2,013.70	\$10,068.50	\$0.00
<b>TOTAL</b>	<b>1,188.00</b>				<b>\$1,042,993.12</b>	<b>\$842,495.23</b>