

# **OAKSTEAD**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2012**

Version 5 - FINAL BUDGET  
(Adopted at 8/16/11 meeting)

Prepared by:



# OAKSTEAD

Community Development District

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# **Oakstead**

Community Development District

## **Operating Budget**

Fiscal Year 2012

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2012 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2010	ADOPTED BUDGET FY 2011	ACTUAL	PROJECTED	TOTAL	ANNUAL
			THRU JULY-2011	AUG- SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
<b>REVENUES</b>						
Interest - Investments	\$ 7,771	\$ 4,000	\$ 6,941	\$ 1,000	\$ 7,941	\$ 4,000
Room Rentals	4,325	3,000	2,789	1,500	4,289	3,000
Special Events	1,482	1,000	695	305	1,000	1,000
Other Charges For Services	3,314	2,500	3,433	1,500	4,933	2,500
Net Incr (Decr) In FMV-Invest	(2,570)	-	-	-	-	-
Special Assmnts- Tax Collector	1,021,217	1,042,999	1,042,681	318	1,042,999	1,057,038
Special Assmnts- Discounts	(36,578)	(41,720)	(38,420)	-	(38,420)	(42,282)
Gate Bar Code/Remotes	2,456	1,500	1,651	450	2,101	1,500
<b>TOTAL REVENUES</b>	<b>1,001,417</b>	<b>1,013,279</b>	<b>1,019,770</b>	<b>5,073</b>	<b>1,024,843</b>	<b>1,026,756</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	11,400	18,000	12,000	3,200	15,200	18,000
FICA Taxes	872	1,377	918	245	1,163	1,377
Unemployment Compensation	-	150	-	150	150	150
ProfServ-Arbitrage Rebate	1,200	1,250	-	1,250	1,250	1,250
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	22,548	20,800	5,641	15,159	20,800	15,000
ProfServ-Legal Services	22,084	20,800	6,890	13,910	20,800	17,600
ProfServ-Mgmt Consulting Serv	52,800	52,800	44,000	8,800	52,800	52,800
ProfServ-Property Appraiser	-	150	150	-	150	150
ProfServ-Special Assessment	12,000	12,000	12,000	-	12,000	12,000
ProfServ-Trustee	4,382	5,000	4,389	611	5,000	5,000
ProfServ-Web Site Development	713	1,200	555	645	1,200	1,000
Auditing Services	10,000	10,000	10,000	-	10,000	10,000
Postage and Freight	2,041	2,000	1,031	969	2,000	2,000
Insurance - General Liability	6,073	9,000	5,543	3,457	9,000	9,900
Printing and Binding	1,965	1,500	910	590	1,500	1,500
Legal Advertising	1,268	1,500	179	1,321	1,500	1,000
Misc-Bank Charges	1,167	1,500	866	634	1,500	1,500
Misc-Assessmnt Collection Cost	12,563	20,860	19,785	6	19,791	21,141
Office Supplies	402	500	90	410	500	500
Annual District Filing Fee	175	175	175	-	175	175
TRIM Adjustment	-	-	-	-	-	-
<b>Total Administrative</b>	<b>164,653</b>	<b>181,562</b>	<b>126,122</b>	<b>51,357</b>	<b>177,479</b>	<b>173,043</b>
<i>Field</i>						
Payroll-Salaried	45,087	42,745	38,393	1,921	40,314	41,525
FICA Taxes	3,449	3,270	2,937	147	3,084	3,175
Unemployment Compensation	65	150	-	150	150	150
Contracts-State Police	-	13,400	11,150	2,540	13,690	15,000
Contracts-Landscape	271,293	235,000	177,273	57,727	235,000	235,000
Contracts-Landscape Consultant	18,540	18,500	15,450	3,090	18,540	18,500
Contracts-Lakes	44,238	27,000	22,961	4,438	27,399	27,000
Communication - Gate Phone	4,695	5,000	3,858	1,142	5,000	5,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2012 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2010	ADOPTED BUDGET FY 2011	ACTUAL	PROJECTED	TOTAL	ANNUAL
			THRU JULY-2011	AUG- SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
Electricity - Streetlighting	91,377	95,000	75,811	19,189	95,000	100,000
Utility - Reclaimed Water	42,316	25,000	23,203	5,000	28,203	30,000
Insurance - Property	10,274	11,550	8,965	2,585	11,550	12,705
R&M-Aquascaping	-	5,000	3,250	1,750	5,000	5,000
R&M-Entry Feature	12,089	8,000	6,271	1,729	8,000	8,000
R&M-Fountain	835	2,000	95	1,905	2,000	1,000
R&M-Gate	17,320	20,000	15,557	4,443	20,000	15,000
R&M-Irrigation	6,164	10,000	5,839	4,161	10,000	8,000
R&M-Sidewalks	-	10,000	8,293	1,707	10,000	10,000
R&M-Mitigation	13,246	7,100	5,450	1,650	7,100	7,100
Miscellaneous Services	12,332	4,000	8,125	1,500	9,625	6,300
Misc-Property Taxes	1,617	1,600	1,719	-	1,719	1,800
Op Supplies - Field	-	-	-	-	-	800
Capital Improvements - General	26,748	21,000	4,713	16,287	21,000	15,000
Improvements - Erosion Repairs	-	-	11,000	-	11,000	-
Reserve - Ponds	-	10,000	-	-	-	15,000
Reserve - Roadways	-	75,000	-	-	-	75,000
<b>Total Field</b>	<b>621,685</b>	<b>650,315</b>	<b>450,313</b>	<b>133,060</b>	<b>583,373</b>	<b>656,055</b>
<b>Parks and Recreation</b>						
Payroll-Salaried	84,558	92,000	68,757	23,243	92,000	41,525
Payroll-Hourly	-	-	-	-	-	50,470
FICA Taxes	6,469	7,038	5,260	1,778	7,038	7,038
Workers' Compensation	6,428	7,000	5,706	1,294	7,000	7,000
Unemployment Compensation	131	350	347	3	350	350
Communication - Telephone	3,141	3,000	2,230	500	770	3,000
Utility - Gas	331	500	270	60	330	500
Utility - Refuse Removal	997	1,200	831	369	1,200	1,500
Misc - County Tax Bill	-	-	-	-	-	1,500
Utility - Water & Sewer	6,633	6,000	7,413	1,800	9,213	10,000
R&M-Clubhouse	21,574	15,000	8,577	6,423	15,000	15,000
Contracts-Security Services	-	-	-	-	-	2,200
Contracts-Pest Control	1,545	1,300	850	170	1,020	1,300
R&M-Pools	13,694	9,000	15,175	3,110	18,285	14,000
Miscellaneous Services	3,567	2,500	3,783	750	4,533	2,500
Misc-Public Relations	6,956	9,000	3,991	5,009	9,000	9,000
Office Supplies	1,927	1,814	2,682	500	3,182	2,000
Cleaning Supplies	3,870	4,200	3,253	947	4,200	4,000
Op Supplies - Clubhouse	3,189	2,500	2,306	194	2,500	2,500
Impr - Pool	44,429	-	-	-	-	-
Cap Outlay-ADA Requirements	-	-	-	-	-	1
Capital Outlay	-	9,000	3,965	5,035	9,000	12,275
Reserve - Clubhouse	-	10,000	-	-	-	10,000
<b>Total Parks and Recreation</b>	<b>209,439</b>	<b>181,402</b>	<b>135,396</b>	<b>51,185</b>	<b>184,621</b>	<b>197,659</b>
<b>TOTAL EXPENDITURES</b>	<b>995,777</b>	<b>1,013,279</b>	<b>711,831</b>	<b>235,603</b>	<b>945,474</b>	<b>1,026,756</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
 Fiscal Year 2012 Adopted Budget

<b>ACCOUNT DESCRIPTION</b>	<b>ACTUAL FY 2010</b>	<b>ADOPTED BUDGET FY 2011</b>	<b>ACTUAL THRU JULY-2011</b>	<b>PROJECTED AUG- SEP-2011</b>	<b>TOTAL PROJECTED FY 2011</b>	<b>ANNUAL BUDGET FY 2012</b>
Excess (deficiency) of revenues						
Over (under) expenditures	5,640	-	307,939	(230,530)	79,369	(0)
Net change in fund balance	5,640	-	307,939	(230,530)	79,369	(0)
<b>FUND BALANCE, BEGINNING</b>	685,681	691,321	691,321	-	691,321	770,690
<b>FUND BALANCE, ENDING</b>	<b>\$ 691,321</b>	<b>\$ 691,321</b>	<b>\$ 999,260</b>	<b>\$ (230,530)</b>	<b>\$ 770,690</b>	<b>\$ 770,690</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2012	\$ 770,690
Net Change in Fund Balance - Fiscal Year 2012	-
Reserves - Fiscal Year 2012 Additions	100,000
<b>Total Funds Available (Estimated) - 9/30/2012</b>	<b>870,690</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	201,015 <sup>(1)</sup>
Reserve - Weymouth	52,471
Reserve - Asset Replacement	309,714
Reserve - Pond (FY10, FY11 & FY12)	54,000
Reserve - Roadways (FY10, FY11 & FY12)	225,000
Reserve - Clubhouse (FY11 & FY12)	20,000
Subtotal	<u>862,200</u>
<b>Total Allocation of Available Funds</b>	<b>862,200</b>

**Total Unassigned (undesignated) Cash** \$ 8,490

**Notes**

(1) Represents approximately 3 months of operating expenditures

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **REVENUES:**

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

The District earns interest on the monthly average collected balance for their operating 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 – Discount**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. 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.

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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.

##### **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.



# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **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.

#### **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.

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **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.

#### **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 FY2012 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.

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **OPERATIONS and MAINTENANCE:**

##### **Field:**

##### **Payroll-Salaried (Field Manager)**

Payroll for the Field Manager who oversees the day to day operations of Common Area and corresponding payroll and unemployment taxes.

##### **Contracts – Sheriff**

The District has contracted with the **Florida State Police** to patrol the neighborhoods.

##### **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.

##### **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.

##### **Communication-Gate Phone**

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 & Clubhouse.

##### **Utility – Reclaimed Water**

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

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **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.

#### **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.

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

Includes expenses incurred for the maintenance of District sidewalks.

#### **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.

#### **Miscellaneous – Property Taxes**

Pasco County Non-Ad Valorem Stormwater Assessment.

#### **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.

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **Park & Recreation:**

##### **Payroll-Salaried (Clubhouse)**

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

##### **Payroll-Hourly (Clubhouse)**

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 – Gas**

Natural gas usage for District facilities and assets provided by **TECO**. Costs that are based on historical expenses.

##### **Utility – Refuse Removal**

Refuse removal for District facilities provided by **Waste Services of Florida**. Costs are based on historical expenses.

##### **Miscellaneous County Tax Bill**

The District pays an annual Pasco County Solid Waste Disposal Assessment based on refuse removal provided by the hauler.

##### **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.

##### **Contracts-Security Services**

The District has contracted with **HPI & ADT** for clubhouse security.

##### **Contracts-Pest Control**

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

##### **R&M-Pools**

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

# **Oakstead**

## **Community Development District**

### GENERAL FUND BUDGET

#### **Miscellaneous Services**

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

#### **Misc – Public Relations**

Expenses that are related to 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-Clubhouse**

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

**Oakstead**

Community Development District

**Debt Service Budget**

Fiscal Year 2012

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2012 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2010	ADOPTED BUDGET FY 2011	ACTUAL	PROJECTED	TOTAL	ANNUAL
			THRU JULY-2011	AUG- SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
<b>REVENUES</b>						
Interest - Investments	\$ 228	\$ -	\$ 512	\$ -	\$ 512	\$ -
Special Assmnts- Tax Collector	842,546	842,495	841,816	679	842,495	842,495
Special Assmnts- Prepayment	8,252	-	-	-	-	-
Special Assmnts- Discounts	(30,178)	(33,700)	(31,018)	-	(31,018)	(33,700)
<b>TOTAL REVENUES</b>	<b>820,848</b>	<b>808,795</b>	<b>811,310</b>	<b>679</b>	<b>811,989</b>	<b>808,795</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	10,242	16,850	15,974	14	15,988	16,850
<b>Total Administrative</b>	<b>10,242</b>	<b>16,850</b>	<b>15,974</b>	<b>14</b>	<b>15,988</b>	<b>16,850</b>
<i>Debt Service</i>						
Debt Retirement Series A	295,000	305,000	305,000	-	305,000	320,000
Principal Prepayments	-	-	10,000	-	10,000	-
Interest Expense Series A	498,125	486,325	486,213	-	486,213	475,269
<b>Total Debt Service</b>	<b>793,125</b>	<b>791,325</b>	<b>801,213</b>	<b>-</b>	<b>801,213</b>	<b>795,269</b>
<b>TOTAL EXPENDITURES</b>	<b>803,367</b>	<b>808,175</b>	<b>817,187</b>	<b>14</b>	<b>817,201</b>	<b>812,119</b>
Excess (deficiency) of revenues						
Over (under) expenditures	17,481	620	(5,877)	665	(5,212)	(3,323)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	620	-	-	-	(3,323)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>620</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3,323)</b>
Net change in fund balance	17,481	620	(5,877)	665	(5,212)	(3,323)
<b>FUND BALANCE, BEGINNING</b>	297,601	315,082	315,082	-	315,082	309,870
<b>FUND BALANCE, ENDING</b>	<b>\$315,082</b>	<b>\$315,702</b>	<b>\$309,205</b>	<b>\$ 665</b>	<b>\$ 309,870</b>	<b>\$ 306,547</b>



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

Date	Principal	Extraordinary Redemption	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		\$5,000.00	\$243,162.51	\$11,175,000.00
5/1/2011	\$305,000.00	\$5,000.00	\$243,162.51	\$10,865,000.00
11/1/2011			\$237,634.38	\$10,865,000.00
5/1/2012	\$320,000.00		\$237,634.38	\$10,545,000.00
11/1/2012			\$231,634.38	\$10,545,000.00
5/1/2013	\$330,000.00		\$231,634.38	\$10,215,000.00
11/1/2013			\$225,446.88	\$10,215,000.00
5/1/2014	\$340,000.00		\$225,446.88	\$9,875,000.00
11/1/2014			\$218,859.38	\$9,875,000.00
5/1/2015	\$355,000.00		\$218,859.38	\$9,520,000.00
11/1/2015			\$211,981.25	\$9,520,000.00
5/1/2016	\$375,000.00		\$211,981.25	\$9,145,000.00
11/1/2016			\$204,481.25	\$9,145,000.00
5/1/2017	\$385,000.00		\$204,481.25	\$8,760,000.00
11/1/2017			\$196,300.00	\$8,760,000.00
5/1/2018	\$400,000.00		\$196,300.00	\$8,360,000.00
11/1/2018			\$187,800.00	\$8,360,000.00
5/1/2019	\$420,000.00		\$187,800.00	\$7,940,000.00
11/1/2019			\$178,650.00	\$7,940,000.00
5/1/2020	\$440,000.00		\$178,650.00	\$7,500,000.00
11/1/2020			\$168,750.00	\$7,500,000.00
5/1/2021	\$460,000.00		\$168,750.00	\$7,040,000.00
11/1/2021			\$158,400.00	\$7,040,000.00
5/1/2022	\$485,000.00		\$158,400.00	\$6,555,000.00
11/1/2022			\$147,487.50	\$6,555,000.00
5/1/2023	\$505,000.00		\$147,487.50	\$6,050,000.00
11/1/2023			\$136,125.00	\$6,050,000.00
5/1/2024	\$525,000.00		\$136,125.00	\$5,525,000.00
11/1/2024			\$124,312.50	\$5,525,000.00
5/1/2025	\$550,000.00		\$124,312.50	\$4,975,000.00
11/1/2025			\$111,937.50	\$4,975,000.00
5/1/2026	\$575,000.00		\$111,937.50	\$4,400,000.00
11/1/2026			\$99,000.00	\$4,400,000.00
5/1/2027	\$605,000.00		\$99,000.00	\$3,795,000.00
11/1/2027			\$85,387.50	\$3,795,000.00
5/1/2028	\$630,000.00		\$85,387.50	\$3,165,000.00
11/1/2028			\$71,212.50	\$3,165,000.00
5/1/2029	\$660,000.00		\$71,212.50	\$2,505,000.00
11/1/2029			\$56,362.50	\$2,505,000.00
5/1/2030	\$690,000.00		\$56,362.50	\$1,815,000.00
11/1/2030			\$40,837.50	\$1,815,000.00
5/1/2031	\$720,000.00		\$40,837.50	\$1,095,000.00
11/1/2031			\$24,637.50	\$1,095,000.00
5/1/2032	\$745,000.00		\$24,637.50	\$350,000.00
11/1/2032			\$7,875.00	\$350,000.00
5/1/2033	\$350,000.00		\$7,875.00	\$0.00
	<b>\$12,290,000.00</b>	<b>\$10,000.00</b>	<b>\$8,618,101.80</b>	

# **Oakstead**

Community Development District

## **Supporting Budget Schedule**

Fiscal Year 2012

# OAKSTEAD

Community Development District

All Funds

## Comparison of Assessment Rates Fiscal Year 2012 vs. Fiscal Year 2011

Parcel	General Fund 001 (O&M)		Debt Service		Total Assessments per Unit		Units
	FY 2012	FY 2011	FY 2012	FY 2011	FY 2012	FY 2011	
	Percent Change		Percent Change		Percent Change		
<b>PHASE 1</b>							
Parcel 1	\$884.88	\$ 873.14	\$871.81	\$871.81	\$1,756.69	\$ 1,744.95	69.00
Parcel 4	\$884.88	\$ 873.14	\$659.92	\$659.92	\$1,544.80	\$ 1,533.06	164.00
Parcel 4	\$884.88	\$ 873.14	\$80.65	\$80.65	\$965.53	\$ 953.79	1.00
Parcel 6A	\$884.88	\$ 873.14	\$527.93	\$527.93	\$1,412.81	\$ 1,401.07	103.00
Parcel 6A	\$884.88	\$ 873.14	\$64.52	\$64.52	\$949.40	\$ 937.66	1.00
Parcel 7	\$884.88	\$ 873.14	\$791.90	\$791.90	\$1,676.78	\$ 1,665.04	71.00
Parcel 9	\$884.88	\$ 873.14	\$659.92	\$659.92	\$1,544.80	\$ 1,533.06	109.00
Parcel 10	\$884.88	\$ 873.14	\$712.89	\$712.89	\$1,597.77	\$ 1,586.03	140.00
Parcel 10	\$884.88	\$ 873.14	\$87.12	\$87.12	\$972.00	\$ 960.26	1.00
<b>Total Phase 1</b>							<b>659.00</b>
<b>PHASE 2</b>							
Parcel 2	\$884.88	\$ 873.14	\$1,529.21	\$1,529.21	\$2,414.09	\$ 2,402.35	44.00
Parcel 5	\$884.88	\$ 873.14	\$764.13	\$764.13	\$1,649.01	\$ 1,637.27	206.00
Parcel 6B	\$884.88	\$ 873.14	\$610.92	\$610.92	\$1,495.80	\$ 1,484.06	128.00
Parcel 8	\$884.88	\$ 873.14	\$610.92	\$610.92	\$1,495.80	\$ 1,484.06	145.00
Parcel 8	\$884.88	\$ 873.14	\$66.42	\$66.42	\$951.30	\$ 939.56	1.00
<b>Total Phase 2</b>							<b>524.00</b>
<b>Tract 5</b>	\$2,044.26	\$ 2,013.70	\$0.00	\$0.00	\$2,044.26	\$ 2,013.70	<b>5.00</b>
							<b>1,188.00</b>