

**OAKSTEAD**  
Community Development District

***Annual Operating and Debt Service Budget***  
Fiscal Year 2019

Version 1 - Approved Tentative Budget  
(Approved 5/15/2018)

Prepared by:



# OAKSTEAD

Community Development District

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# **Oakstead**

Community Development District

## **Operating Budget**

Fiscal Year 2019

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET	THRU	MAY-	PROJECTED	BUDGET
		FY 2018	APR-2018	SEP-2018	FY 2018	FY 2019
<b>REVENUES</b>						
Interest - Investments	\$ 10,620	\$ 9,000	\$ 11,394	\$ 1,580	\$ 12,974	\$ 9,000
Room Rentals	4,428	3,000	1,367	3,061	4,428	3,000
Special Events	2,018	1,000	1,475	-	1,475	1,000
Other Charges For Services	1,259	2,500	369	890	1,259	2,500
Special Assmnts- Tax Collector	1,053,981	1,054,718	1,038,716	16,002	1,054,718	1,054,718
Special Assmnts- Discounts	(39,497)	(42,189)	(39,981)	-	(39,981)	(42,189)
Other Miscellaneous Revenues	12,159	-	23,817	-	23,817	-
Gate Bar Code/Remotes	3,469	2,000	1,644	1,825	3,469	2,000
<b>TOTAL REVENUES</b>	<b>1,048,437</b>	<b>1,030,029</b>	<b>1,038,801</b>	<b>23,358</b>	<b>1,062,159</b>	<b>1,030,029</b>

**EXPENDITURES**

*Administrative*

P/R-Board of Supervisors	18,200	19,200	10,400	8,000	18,400	19,200
FICA Taxes	1,392	1,469	796	612	1,408	1,469
ProfServ-Arbitrage Rebate	-	1,200	-	1,200	1,200	1,200
ProfServ-Engineering	12,706	7,000	536	6,464	7,000	7,000
ProfServ-Legal Services	23,344	14,000	13,716	9,797	23,513	14,000
ProfServ-Mgmt Consulting Serv	54,912	54,912	32,032	22,880	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
ProfServ-Web Site Development	977	1,000	560	423	983	1,000
Auditing Services	6,523	6,500	-	6,500	6,500	6,500
Postage and Freight	2,279	1,500	679	821	1,500	1,500
Insurance - General Liability	3,522	3,876	2,055	1,470	3,525	3,878
Printing and Binding	748	800	307	219	526	800
Legal Advertising	4,419	1,900	-	1,500	1,500	1,900
Misc-Bank Charges	1,197	1,500	756	605	1,361	1,500
Misc-Assessmnt Collection Cost	18,529	21,094	19,975	320	20,295	21,094
Office Supplies	-	50	38	50	88	50
Annual District Filing Fee	175	175	175	-	175	175
<b>Total Administrative</b>	<b>161,073</b>	<b>153,326</b>	<b>99,025</b>	<b>61,011</b>	<b>160,036</b>	<b>153,328</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET	THRU	MAY-	PROJECTED	BUDGET
		FY 2018	APR-2018	SEP-2018	FY 2018	FY 2019
<b>Field</b>						
Contracts-Landscape	218,266	189,090	110,303	78,787	189,090	189,090
Contracts-Landscape Consultant	19,440	19,440	11,340	8,100	19,440	19,440
Contracts-Mulch	-	7,800	-	7,800	7,800	7,800
Contracts-Lakes	26,628	26,630	15,533	11,095	26,628	26,630
Contracts-Florida Hwy Patrol	19,870	20,000	11,400	8,600	20,000	20,000
Contracts-Perennials	-	12,500	-	-	-	-
Contracts-Annuals	-	12,500	7,009	6,250	13,259	12,500
Contracts-Gates	-	4,500	3,375	1,125	4,500	4,500
Communication-Gate Phones	11,514	9,720	5,670	4,050	9,720	9,720
Electricity - Streetlighting	77,675	78,500	39,681	32,500	72,181	76,321
Utility - Reclaimed Water	2,564	2,350	10,621	7,586	18,207	20,000
Insurance - Property	14,160	15,575	8,266	5,900	14,166	15,583
R&M-Aquascaping	-	2,000	-	2,000	2,000	-
R&M-Entry Feature	-	5,000	-	5,000	5,000	-
R&M-Fountain	-	500	-	380	380	-
R&M-Gate	29,726	32,500	16,095	11,496	27,591	30,000
R&M-Irrigation	12,259	13,113	12,319	8,799	21,118	13,113
R&M-Sidewalks	623	2,500	7,645	-	7,645	2,500
R&M-Trees and Trimming	10,075	2,500	6,000	-	6,000	2,500
R&M-Mitigation	550	-	-	-	-	-
Miscellaneous Services	1,223	9,000	1,345	7,655	9,000	9,000
Misc-Decorative Lighting	6,425	6,000	8,085	1,550	9,635	10,000
Misc-Property Taxes	1,896	1,900	3,128	-	3,128	1,900
Reserve - Landscaping	33,055	-	17,847	-	17,847	-
Reserve - Ponds	8,400	16,012	4,250	-	4,250	16,012
Reserve - Roadways	13,547	115,000	271	-	271	115,000
Reserve-Tree Rem./Replacem.	4,030	-	1,080	-	1,080	-
Reserve - Wall	17,773	50,000	725	-	725	50,000
<b>Total Field</b>	<b>529,699</b>	<b>654,630</b>	<b>301,988</b>	<b>208,674</b>	<b>510,662</b>	<b>651,609</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU APR-2018	MAY- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<b><i>Parks and Recreation</i></b>						
Payroll-Salaries	55,413	57,075	31,583	25,492	57,075	57,075
Payroll-Hourly	54,265	62,930	27,691	35,239	62,930	62,930
FICA Taxes	8,390	9,180	4,534	4,646	9,180	9,180
Workers' Compensation	2,160	3,000	3,047	488	3,535	3,000
Unemployment Compensation	-	350	-	-	-	350
Contracts-Security Services	2,126	2,038	1,979	285	2,264	2,038
Contracts - Pools	-	16,200	9,450	6,750	16,200	16,200
Contracts-Pest Control	3,090	2,955	1,780	1,175	2,955	2,955
Communication - Telephone	2,535	1,980	1,650	1,215	2,865	3,000
Utility - Gas	322	310	178	130	308	310
Utility - Refuse Removal	997	1,000	582	415	997	1,000
Utility - Water & Sewer	4,773	5,500	2,389	2,384	4,773	5,500
R&M-Clubhouse	21,328	15,000	12,868	9,191	22,059	20,000
R&M-Pools	36,002	11,870	6,815	4,868	11,683	11,870
Miscellaneous Services	3,093	3,800	1,310	936	2,246	3,800
Misc-Public Relations	7,163	7,885	5,155	3,682	8,837	7,885
Solid Waste Disposal Assessm.	1,191	1,300	1,270	-	1,270	1,300
Office Supplies	1,993	2,500	621	444	1,065	2,500
Cleaning Supplies	3,892	4,200	926	661	1,587	4,200
Op Supplies - Clubhouse	2,274	3,000	1,026	733	1,759	3,000
Op Supplies - Pool Chemicals	-	10,000	2,676	5,000	7,676	7,000
Reserve - Clubhouse	3,982	-	-	-	-	-
<b>Total Parks and Recreation</b>	<b>214,989</b>	<b>222,073</b>	<b>117,530</b>	<b>103,734</b>	<b>221,264</b>	<b>225,093</b>
<b>TOTAL EXPENDITURES</b>	<b>905,761</b>	<b>1,030,029</b>	<b>518,543</b>	<b>373,419</b>	<b>891,962</b>	<b>1,030,029</b>
Excess (deficiency) of revenues						
Over (under) expenditures	142,676	-	520,258	(350,061)	170,197	-
Net change in fund balance	142,676	-	520,258	(350,061)	170,197	-
<b>FUND BALANCE, BEGINNING</b>	1,604,702	1,747,378	1,747,378	-	1,747,378	1,917,575
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,747,378</b>	<b>\$ 1,747,378</b>	<b>\$ 2,267,636</b>	<b>\$ (350,061)</b>	<b>\$ 1,917,575</b>	<b>\$ 1,917,575</b>

**Budget Narrative**  
Fiscal Year 2019**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.

**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 2019**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 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 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 2019**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 quarterly maintenance for nine 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. LED lights should reduce the cost for new year.

**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-Irrigation**

Includes the cost of irrigation repairs provided by numerous vendors and field staff purchases.

**R&M-Sidewalks**

Includes expenses incurred for the maintenance of District sidewalks.

**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.

**Budget Narrative**  
Fiscal Year 2019**Expenditures - Field (continued)****Miscellaneous – Decorative Lighting**

The District's Common Area is decorated during the Holiday season. Also the entry feature lights require periodic repairs and maintenance during the fiscal year.

**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.

**Utility – Gas**

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

**Budget Narrative**  
Fiscal Year 2019**Expenditures – Parks and Recreation (continued)****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.

**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 Clubhouse 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 2019	\$ 1,917,575
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	181,012
<b>Total Funds Available (Estimated) - 9/30/2019</b>	<b>2,098,587</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		212,254 <sup>(1)</sup>
Reserves - Asset Replacement		255,919
Reserves - Wall (FY18)	49,275	
Reserves - Wall (projected FY19)	50,000	99,275
Reserves - Clubhouse		90,000
Reserves - Landscape	37,778	
Reserves - Landscape (FY18)	(17,847)	19,931
Reserves - Ponds	57,179	
Reserves - Ponds (FY18)	11,762	
Reserves - Ponds (projected FY19)	16,012	84,953
Reserves - Recreation Facilities		21,600
Reserves - Tree Removal & Replacement	17,913	
Reserves - Tree Removal & Replacement (FY18)	2,025	19,938
Reserves - Roadways	469,768	
Reserves - Roadways (FY18)	114,729	
Reserves - Roadways (projected FY19)	115,000	699,497
Reserves - Sidewalks		25,886
Reserves - Weymouth		52,729
	Subtotal	<u>1,581,982</u>
<b>Total Allocation of Available Funds</b>		<b>1,581,982</b>

**Total Unassigned (undesignated) Cash** **\$ 516,605**

**Notes**

(1) Represents approximately 3 months of operating expenditures

# **Oakstead**

Community Development District

## **Debt Service Budgets**

Fiscal Year 2019

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU APR-2018	MAY- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<b>REVENUES</b>						
Interest - Investments	\$ 2,359	\$ -	\$ 3,650	\$ -	\$ 3,650	\$ -
Special Assmnts- Tax Collector	450,571	451,062	444,217	6,845	451,062	451,062
Special Assmnts- Discounts	(16,480)	(18,042)	(17,098)	-	(17,098)	(18,042)
<b>TOTAL REVENUES</b>	<b>436,450</b>	<b>433,020</b>	<b>430,769</b>	<b>6,845</b>	<b>437,614</b>	<b>433,019</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	6,654	9,022	8,542	137	8,679	9,021
<b>Total Administrative</b>	<b>6,654</b>	<b>9,022</b>	<b>8,542</b>	<b>137</b>	<b>8,679</b>	<b>9,021</b>
<i>Other Uses</i>						
Cost of Issuance	169,959	-	-	-	-	-
<b>Total Other Uses</b>	<b>169,959</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Debt Service</i>						
Principal Debt Retirement A-1	280,000	270,000	-	270,000	270,000	280,000
Interest Expense Series A-1	61,471	154,178	77,089	77,089	154,178	145,943
<b>Total Debt Service</b>	<b>341,471</b>	<b>424,178</b>	<b>77,089</b>	<b>347,089</b>	<b>424,178</b>	<b>425,943</b>
<b>TOTAL EXPENDITURES</b>	<b>518,084</b>	<b>433,200</b>	<b>85,631</b>	<b>347,226</b>	<b>432,857</b>	<b>434,964</b>
Excess (deficiency) of revenues Over (under) expenditures	(81,634)	(180)	345,138	(340,381)	4,757	(1,945)
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	65,779	-	-	-	-	-
Proceeds of Refunding Bonds	5,335,000	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(4,845,252)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(180)	-	-	-	(1,945)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>555,527</b>	<b>(180)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,945)</b>
Net change in fund balance	473,892	(180)	345,138	(340,381)	4,757	(1,945)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>473,892</b>	<b>473,892</b>	<b>-</b>	<b>473,892</b>	<b>478,649</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 473,892</b>	<b>\$ 473,712</b>	<b>\$ 819,030</b>	<b>\$ (340,381)</b>	<b>\$ 478,649</b>	<b>\$ 476,705</b>

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

<u>MATURITY DATE</u>	<u>PRINCIPAL OUTSTANDING</u>	<u>PRINCIPAL MATURING</u>	<u>INTEREST MATURING</u>	<u>TOTAL MATURING</u>
11/01/18	4,785,000.00	0.00	72,971.25	72,971.25
05/01/19	4,785,000.00	280,000.00	72,971.25	352,971.25
11/01/19	4,505,000.00	0.00	68,701.25	68,701.25
05/01/20	4,505,000.00	285,000.00	68,701.25	353,701.25
11/01/20	4,220,000.00	0.00	64,355.00	64,355.00
05/01/21	4,220,000.00	295,000.00	64,355.00	359,355.00
11/01/21	3,925,000.00	0.00	59,856.25	59,856.25
05/01/22	3,925,000.00	305,000.00	59,856.25	364,856.25
11/01/22	3,620,000.00	0.00	55,205.00	55,205.00
05/01/23	3,620,000.00	315,000.00	55,205.00	370,205.00
11/01/23	3,305,000.00	0.00	50,401.25	50,401.25
05/01/24	3,305,000.00	325,000.00	50,401.25	375,401.25
11/01/24	2,980,000.00	0.00	45,445.00	45,445.00
05/01/25	2,980,000.00	335,000.00	45,445.00	380,445.00
11/01/25	2,645,000.00	0.00	40,336.25	40,336.25
05/01/26	2,645,000.00	345,000.00	40,336.25	385,336.25
11/01/26	2,300,000.00	0.00	35,075.00	35,075.00
05/01/27	2,300,000.00	355,000.00	35,075.00	390,075.00
11/01/27	1,945,000.00	0.00	29,661.25	29,661.25
05/01/28	1,945,000.00	365,000.00	29,661.25	394,661.25
11/01/28	1,580,000.00	0.00	24,095.00	24,095.00
05/01/29	1,580,000.00	375,000.00	24,095.00	399,095.00
11/01/29	1,205,000.00	0.00	18,376.25	18,376.25
05/01/30	1,205,000.00	390,000.00	18,376.25	408,376.25
11/01/30	815,000.00	0.00	12,428.75	12,428.75
05/01/31	815,000.00	400,000.00	12,428.75	412,428.75
11/01/31	415,000.00	0.00	6,328.75	6,328.75
05/01/32	415,000.00	415,000.00	6,328.75	421,328.75
		<u>4,785,000.00</u>	<u>1,166,472.50</u>	<u>5,951,472.50</u>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU APR-2018	MAY- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<b>REVENUES</b>						
Interest - Investments	\$ 2,208	\$ -	\$ 3,406	\$ -	\$ 3,406	\$ -
Special Assmnts- Tax Collector	389,407	389,882	383,969	5,913	389,882	389,884
Special Assmnts- Discounts	(14,997)	(15,595)	(14,779)	-	(14,779)	(15,595)
<b>TOTAL REVENUES</b>	<b>376,618</b>	<b>374,287</b>	<b>372,596</b>	<b>5,913</b>	<b>378,509</b>	<b>374,289</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	6,055	7,798	7,384	118	7,502	7,798
<b>Total Administrative</b>	<b>6,055</b>	<b>7,798</b>	<b>7,384</b>	<b>118</b>	<b>7,502</b>	<b>7,798</b>
<i>Other Uses</i>						
DS Costs of Issuance-A	154,668	-	-	-	-	-
<b>Total Other Uses</b>	<b>154,668</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Debt Service</i>						
Principal Debt Retirement A-2	250,000	225,000	-	225,000	225,000	235,000
Interest Expense Series A-2	44,835	140,453	70,226	70,226	140,452	133,590
<b>Total Debt Service</b>	<b>294,835</b>	<b>365,453</b>	<b>70,226</b>	<b>295,226</b>	<b>365,452</b>	<b>368,590</b>
<b>TOTAL EXPENDITURES</b>	<b>455,558</b>	<b>373,251</b>	<b>77,610</b>	<b>295,345</b>	<b>372,955</b>	<b>376,388</b>
Excess (deficiency) of revenues Over (under) expenditures	(78,940)	1,036	294,986	(289,432)	5,554	(2,099)
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	56,847	-	-	-	-	-
Proceeds of Refunding Bonds	4,855,000	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(4,375,230)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	1,036	-	-	-	(2,099)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>536,617</b>	<b>1,036</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,099)</b>
Net change in fund balance	457,677	1,036	294,986	(289,432)	5,554	(2,099)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>457,677</b>	<b>457,677</b>	<b>-</b>	<b>457,677</b>	<b>463,231</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 457,677</b>	<b>\$ 458,713</b>	<b>\$ 752,663</b>	<b>\$ (289,432)</b>	<b>\$ 463,231</b>	<b>\$ 461,133</b>



**OAKSTEAD**

Community Development District

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

<u>MATURITY DATE</u>	<u>PRINCIPAL OUTSTANDING</u>	<u>PRINCIPAL MATURING</u>	<u>INTEREST MATURING</u>	<u>TOTAL MATURING</u>
11/01/18	4,380,000.00	0.00	66,795.00	66,795.00
05/01/19	4,380,000.00	235,000.00	66,795.00	301,795.00
11/01/19	4,145,000.00	0.00	63,211.25	63,211.25
05/01/20	4,145,000.00	240,000.00	63,211.25	303,211.25
11/01/20	3,905,000.00	0.00	59,551.25	59,551.25
05/01/21	3,905,000.00	250,000.00	59,551.25	309,551.25
11/01/21	3,655,000.00	0.00	55,738.75	55,738.75
05/01/22	3,655,000.00	255,000.00	55,738.75	310,738.75
11/01/22	3,400,000.00	0.00	51,850.00	51,850.00
05/01/23	3,400,000.00	265,000.00	51,850.00	316,850.00
11/01/23	3,135,000.00	0.00	47,808.75	47,808.75
05/01/24	3,135,000.00	270,000.00	47,808.75	317,808.75
11/01/24	2,865,000.00	0.00	43,691.25	43,691.25
05/01/25	2,865,000.00	280,000.00	43,691.25	323,691.25
11/01/25	2,585,000.00	0.00	39,421.25	39,421.25
05/01/26	2,585,000.00	290,000.00	39,421.25	329,421.25
11/01/26	2,295,000.00	0.00	34,998.75	34,998.75
05/01/27	2,295,000.00	300,000.00	34,998.75	334,998.75
11/01/27	1,995,000.00	0.00	30,423.75	30,423.75
05/01/28	1,995,000.00	310,000.00	30,423.75	340,423.75
11/01/28	1,685,000.00	0.00	25,696.25	25,696.25
05/01/29	1,685,000.00	315,000.00	25,696.25	340,696.25
11/01/29	1,370,000.00	0.00	20,892.50	20,892.50
05/01/30	1,370,000.00	325,000.00	20,892.50	345,892.50
11/01/30	1,045,000.00	0.00	15,936.25	15,936.25
05/01/31	1,045,000.00	335,000.00	15,936.25	350,936.25
11/01/31	710,000.00	0.00	10,827.50	10,827.50
05/01/32	710,000.00	350,000.00	10,827.50	360,827.50
11/01/32	360,000.00	0.00	5,490.00	5,490.00
05/01/33	360,000.00	360,000.00	5,490.00	365,490.00
		4,380,000.00	1,144,665.00	5,524,665.00

# **Oakstead**

Community Development District

## **Supporting Budget Schedules**

Fiscal Year 2019

**Comparison of Assessment Rates  
Fiscal Year 2019 vs. Fiscal Year 2018**

Parcel	General Fund 001 (O&M)			Debt Service 2016 A-1			Debt Service 2017 A-2			Total Assessments per Unit			Units	Prepaid
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	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	\$1,002.09	\$1,002.08	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	\$1,011.58	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	\$993.13	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	\$926.56	0.0%	3.00	
<b>Total Phase II</b>													<b>524.00</b>	<b>0.00</b>
<b>Tract 5</b>	\$1,975.39	\$1,977	-0.1%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$1,975.39	\$1,976.74	-0.1%	<b>5.00</b>	
													<b>1,188.00</b>	