

OAKSTEAD

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2018

Version 2 - Final Budget
(ADOPTED 8/15/2017)

Prepared by:



OAKSTEAD

Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-3
Budget Narrative	4-9
Exhibit A - Allocation of Fund Balances	10
<u>DEBT SERVICE BUDGETS</u>	
Series 2016 A-1	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
Series 2017 A-2	
Summary of Revenues, Expenditures and Changes in Fund Balances	13
Amortization Schedule	14
<u>SUPPORTING BUDGET SCHEDULES</u>	
2017-2018 Non-Ad Valorem Assessment Summary	15

Oakstead

Community Development District

Operating Budget

Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET	THRU	JUNE-	PROJECTED	BUDGET
		FY 2017	MAY-2017	SEP-2017	FY 2017	FY 2018
REVENUES						
Interest - Investments	\$ 10,366	\$ 3,195	\$ 6,662	\$ 6,312	\$ 12,974	\$ 9,000
Room Rentals	4,771	3,000	3,524	1,247	4,771	3,000
Special Events	1,790	1,000	2,018	-	2,018	1,000
Other Charges For Services	2,582	2,500	1,007	1,575	2,582	2,500
Special Assmnts- Tax Collector	1,054,841	1,054,840	1,041,248	13,592	1,054,840	1,054,718
Special Assmnts- Discounts	(38,912)	(42,194)	(39,877)	-	(39,877)	(42,189)
Other Miscellaneous Revenues	1,519	-	11,355	-	11,355	-
Gate Bar Code/Remotes	3,684	1,500	2,579	1,105	3,684	2,000
TOTAL REVENUES	1,040,641	1,023,841	1,028,516	23,831	1,052,347	1,030,029

EXPENDITURES

Administrative

P/R-Board of Supervisors	18,600	19,000	12,400	6,400	18,800	19,200
FICA Taxes	1,423	1,454	949	490	1,439	1,469
Unemployment Compensation	-	150	-	-	-	-
ProfServ-Arbitrage Rebate	-	600	-	-	-	1,200
ProfServ-Dissemination Agent	1,000	1,000	-	-	-	-
ProfServ-Engineering	5,731	7,000	2,647	1,891	4,538	7,000
ProfServ-Legal Services	16,212	12,000	8,423	4,212	12,635	14,000
ProfServ-Mgmt Consulting Serv	52,800	54,912	36,608	18,304	54,912	54,912
ProfServ-Property Appraiser	150	150	150	-	150	150
ProfServ-Special Assessment	12,000	12,000	12,000	-	12,000	12,000
ProfServ-Trustee Fees	4,630	4,430	-	-	-	5,000
ProfServ-Web Site Development	983	1,180	640	343	983	1,000
Auditing Services	7,000	7,000	6,500	-	6,500	6,500
Postage and Freight	1,463	1,500	614	849	1,463	1,500
Insurance - General Liability	3,384	3,720	2,348	1,176	3,524	3,876
Printing and Binding	811	800	487	244	731	800
Legal Advertising	1,478	1,900	3,167	1,500	4,667	1,900
Misc-Bank Charges	1,133	1,250	793	484	1,277	1,500
Misc-Assessmnt Collection Cost	17,970	21,097	20,026	272	20,298	21,094
Office Supplies	34	50	-	50	50	50
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	146,977	151,368	107,927	36,213	144,140	153,327

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET	THRU	JUNE-	PROJECTED	BUDGET
		FY 2017	MAY-2017	SEP-2017	FY 2017	FY 2018
Field						
Payroll-Salaries	46,735	46,819	-	-	-	-
FICA Taxes	3,575	3,582	-	-	-	-
Unemployment Compensation	-	150	-	-	-	-
Contracts-Gate	-	-	-	-	-	4,500
Contracts-Landscape	189,090	235,000	146,604	68,030	214,634	189,090
Contracts-Mulch	-	-	-	-	-	7,800
Contracts-Perennials	-	-	-	-	-	12,500
Contracts-Annuals	-	-	-	-	-	12,500
Contracts-Landscape Consultant	19,715	19,940	12,960	6,480	19,440	19,440
Contracts-Lakes	26,628	26,628	17,752	8,876	26,628	26,630
Contracts-Florida Hwy Patrol	19,300	18,000	10,580	8,720	19,300	20,000
Communication-Gate Phones	7,143	6,000	9,084	3,240	12,324	9,720
Electricity - Streetlighting	81,546	90,000	51,326	26,000	77,326	78,500
Utility - Reclaimed Water	1,593	2,380	-	2,000	2,000	2,350
Insurance - Property	14,173	7,089	9,440	4,720	14,160	15,575
R&M-Aquascaping	-	2,000	-	2,000	2,000	2,000
R&M-Entry Feature	14,043	5,000	-	5,000	5,000	5,000
R&M-Fountain	480	500	-	380	380	500
R&M-Gate	17,824	10,000	23,255	11,628	34,883	32,500
R&M-Irrigation	13,337	12,000	6,343	4,531	10,874	13,113
R&M-Sidewalks	14,245	10,000	623	623	1,246	2,500
R&M-Trees and Trimming	967	2,500	7,010	-	7,010	2,500
R&M-Mitigation	1,600	4,500	-	-	-	-
Miscellaneous Services	3,908	4,000	789	3,211	4,000	9,000
Misc-Decorative Lighting	6,114	6,000	5,830	-	5,830	6,000
Misc-Property Taxes	1,877	1,900	1,896	-	1,896	1,900
Op Supplies - Field Manager	412	500	-	-	-	-
Reserve - Landscaping	-	779	-	-	-	-
Reserve - Ponds	1,920	5,233	-	-	-	16,012
Reserve - Roadways	5,154	50,000	13,547	-	13,547	115,000
Reserve - Sidewalks	34,514	25,055	-	-	-	-
Reserve-Tree Rem./Replacem.	2,025	25,000	-	-	-	-
Reserve - Wall	-	50,000	8,548	-	8,548	50,000
Total Field	527,918	670,555	325,587	155,438	481,025	654,630

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET	THRU	JUNE-	PROJECTED	BUDGET
		FY 2017	MAY-2017	SEP-2017	FY 2017	FY 2018
Parks and Recreation						
Payroll-Salaries	48,076	46,819	37,379	21,154	58,533	57,075
Payroll-Hourly	54,355	62,000	30,824	31,176	62,000	62,930
FICA Taxes	7,836	8,325	5,218	4,003	9,221	9,180
Workers' Compensation	5,942	6,999	1,670	488	2,158	3,000
Unemployment Compensation	-	350	-	-	-	350
Contracts-Security Services	2,187	3,500	1,746	285	2,031	2,038
Contracts-Pest Control	2,955	2,955	2,015	940	2,955	2,955
Communication - Telephone	1,963	3,900	1,464	656	2,120	1,980
Utility - Gas	340	500	203	104	307	310
Utility - Refuse Removal	997	1,000	665	332	997	1,000
Utility - Water & Sewer	5,188	4,700	3,430	1,758	5,188	5,500
R&M-Clubhouse	13,879	20,750	10,816	7,726	18,542	15,000
Contracts - Pools	-	-	-	-	-	16,200
R&M-Pools	30,478	27,000	20,093	10,400	30,493	11,870
Op Supplies - Pool Chemicals	-	-	-	-	-	10,000
Miscellaneous Services	3,152	5,500	1,432	1,023	2,455	3,800
Misc-Public Relations	6,450	8,000	5,289	2,645	7,934	7,885
Solid Waste Disposal Assessm.	1,203	1,500	1,191	-	1,191	1,300
Office Supplies	1,465	1,200	1,720	860	2,580	2,500
Cleaning Supplies	4,102	3,800	2,732	1,366	4,098	4,200
Op Supplies - Clubhouse	6,660	3,000	1,481	741	2,222	3,000
Capital Outlay	30,348	33,250	13,115	6,500	19,615	-
Reserve - Clubhouse	-	4,545	3,982	-	3,982	-
Reserves-Rec Facilities	600	2,325	-	-	-	-
Total Parks and Recreation	228,176	251,918	146,465	92,155	238,620	222,073
TOTAL EXPENDITURES	903,071	1,073,841	579,979	283,807	863,786	1,030,029
Excess (deficiency) of revenues						
Over (under) expenditures	137,570	(50,000)	448,537	(259,976)	188,561	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(50,000)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	(50,000)	-	-	-	-
Net change in fund balance	137,570	(50,000)	448,537	(259,976)	188,561	-
FUND BALANCE, BEGINNING	1,467,134	1,604,704	1,604,704	-	1,604,704	1,793,265
FUND BALANCE, ENDING	\$ 1,604,704	\$ 1,554,704	\$ 2,053,241	\$ (259,976)	\$ 1,793,265	\$ 1,793,265

Budget Narrative
Fiscal Year 2018**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 – Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. 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 Severn Trent Environmental Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Budget Narrative
Fiscal Year 2018**Expenditures - Administrative (continued)****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.

Professional Services-Special Assessment

Severn Trent Services 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.

Budget Narrative
Fiscal Year 2018**Expenditures - Administrative (continued)****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.

Expenditures - Field**Contracts-Landscape**

The District has contracted with ValleyCrest Landscaping to provide landscaping services for the District. These services include monthly grounds maintenance, fertilizer, pesticides, 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 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.

Communication-Gate Phone

Metro Gates provides services to all the 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-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 ValleyCrest Landscaping and field staff purchases.

Budget Narrative
Fiscal Year 2018**Expenditures - Field (continued)****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.

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 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

Decorative lighting in the District's Common Areas during the Holiday season.

Miscellaneous – Property Taxes

Pasco County Non-Ad Valorem Stormwater annual Assessment.

Op Supplies – Field Manager

Expenses related to the day to day operation of the Field Staff.

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 - Sidewalks

This allocation of funds is to be used for future sidewalk 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.

Budget Narrative
Fiscal Year 2018**Expenditures – Parks and Recreation (continued)****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-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 recreational facilities (including Activities Director cell phone) and includes high speed internet connection.

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.

Contracts-Pools

The District has contracted with Triangle Pool to service the District's pools.

R&M-Pools

The District incurs expenses related to the repair & maintenance of swimming pools, equipment and decking.

Operating Supplies-Pool Chemicals

The District incurs chemical expenses to maintain the cleanliness and safety of all pools.

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.

Budget Narrative
Fiscal Year 2018

Expenditures – Parks and Recreation (continued)

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. The cost per event exceeds \$5,000.

Reserves-Clubhouse

This allocation of funds is to be used for future clubhouse improvements and/or the use of previously assigned reserves per board direction.

Reserves-Recreation Facilities

This allocation of funds is to be used for future recreational improvements and/or the use of previously assigned reserves per board direction.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 1,793,265
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	181,012
Total Funds Available (Estimated) - 9/30/2018	1,974,277

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	212,254	⁽¹⁾
Reserves - Asset Replacement	-	255,919
Reserves - Wall (FY17)	41,452	
Reserves - Wall (projected FY18)	50,000	91,452
Reserves - Clubhouse	90,000	-
Reserves - Clubhouse (FY17)	-	
Reserves - Clubhouse (projected FY18)	-	90,000
Reserves - Landscape	37,778	
Reserves - Landscape (FY17)	-	
Reserves - Landscape (projected FY18)	-	37,778
Reserves - Ponds	57,179	
Reserves - Ponds (FY17)	5,233	
Reserves - Ponds (projected FY18)	16,012	78,424
Reserves - Recreation Facilities	21,600	
Reserves - Recreation Facilities (FY17)	-	
Reserves - Recreation Facilities (projected FY18)	-	21,600
Reserves - Tree Removal & Replacement	22,975	
Reserves - Tree Removal & Replacement (FY17)	2,025	
Reserves - Tree Removal & Replacement (FY18)	-	25,000
Reserves - Roadways	469,768	
Reserves - Roadways (FY17)	36,453	
Reserves - Roadways (projected FY18)	115,000	621,221
Reserves - Sidewalks	25,886	
Reserves - Sidewalks (FY17)	-	
Reserves - Sidewalks (projected FY18)	-	25,886
Reserves - Weymouth (move to Road Reserve)		52,729
Subtotal	<u>1,512,263</u>	
Total Allocation of Available Funds	1,512,263	
Total Unassigned (undesignated) Cash	\$ 462,014	

Notes

(1) Represents approximately 3 months of operating expenditures

Oakstead

Community Development District

Debt Service Budgets

Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET	THRU	JUNE-	PROJECTED	BUDGET
		FY 2017	MAY-2017	SEP-2017	FY 2017	FY 2018
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 1,166	\$ 444	\$ 1,610	\$ -
Special Assmnts- Tax Collector	-	-	434,458	5,671	440,129	451,062
Special Assmnts- Discounts	-	-	(16,639)	-	(16,639)	(18,042)
TOTAL REVENUES	-	-	418,985	6,115	425,100	433,019
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	-	7,278	113	7,391	9,021
Total Administrative	-	-	7,278	113	7,391	9,021
<i>Other Uses</i>						
Cost of Issuance	-	-	169,959	-	169,959	-
Total Other Uses	-	-	169,959	-	169,959	-
<i>Debt Service</i>						
Principal Debt Retirement A-1	-	-	280,000	-	280,000	270,000
Interest Expense Series A-1	-	-	61,471	-	61,471	154,178
Total Debt Service	-	-	61,471	-	341,471	424,178
TOTAL EXPENDITURES	-	-	238,708	113	518,821	433,199
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	180,277	6,002	(93,721)	(180)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	65,779	-	65,779	-
Proceeds of Refunding Bonds	-	-	5,335,000	-	5,335,000	-
Pymt to Escrow Acct-Refunding	-	-	(4,845,252)	-	(4,845,252)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	(180)
TOTAL OTHER SOURCES (USES)	-	-	555,527	-	555,527	(180)
Net change in fund balance	-	-	735,804	6,002	461,806	(180)
FUND BALANCE, BEGINNING	-	-	-	-	-	461,806
FUND BALANCE, ENDING	\$ -	\$ -	\$ 735,804	\$ 6,002	\$ 461,806	\$ 461,626

OAKSTEAD

Community Development District

**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>
11/01/17	5,055,000.00	0.00	77,088.75	77,088.75
05/01/18	5,055,000.00	270,000.00	77,088.75	347,088.75
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
		5,055,000.00	1,320,650.00	6,375,650.00

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET	THRU	JUNE-	PROJECTED	BUDGET
		FY 2017	MAY-2017	SEP-2017	FY 2017	FY 2018
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 999	\$ 484	\$ 1,483	\$ -
Special Assmnts- Tax Collector	-	-	395,372	5,162	400,534	389,884
Special Assmnts- Discounts	-	-	(15,142)	-	(15,142)	(15,595)
TOTAL REVENUES	-	-	381,229	5,646	386,875	374,289
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	-	6,624	103	6,727	7,798
Total Administrative	-	-	6,624	103	6,727	7,798
<i>Other Uses</i>						
DS Costs of Issuance-A	-	-	154,668	-	154,668	-
Total Other Uses	-	-	154,668	-	154,668	-
<i>Debt Service</i>						
Principal Debt Retirement A-2	-	-	250,000	-	250,000	225,000
Interest Expense Series A-2	-	-	44,835	-	44,835	140,453
Total Debt Service	-	-	294,835	-	294,835	365,453
TOTAL EXPENDITURES	-	-	456,127	103	456,230	373,250
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	(74,898)	5,543	(69,355)	1,039
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	56,847	-	56,847	-
Proceeds of Refunding Bonds	-	-	4,855,000	-	4,855,000	-
Pymt to Escrow Acct-Refunding	-	-	(4,375,230)	-	(4,375,230)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	1,039
TOTAL OTHER SOURCES (USES)	-	-	536,617	-	536,617	1,039
Net change in fund balance	-	-	461,719	5,543	467,262	1,039
FUND BALANCE, BEGINNING	-	-	-	-	-	467,262
FUND BALANCE, ENDING	\$ -	\$ -	\$ 461,719	\$ 5,543	\$ 467,262	\$ 468,301

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>
11/01/17	4,605,000.00	0.00	70,226.25	70,226.25
05/01/18	4,605,000.00	225,000.00	70,226.25	295,226.25
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
		4,605,000.00	1,285,117.50	5,890,117.50

Oakstead

Community Development District

Supporting Budget Schedules

Fiscal Year 2018

OAKSTEAD

Community Development District

All Funds

**Comparison of Assessment Rates
Fiscal Year 2018 vs. Fiscal Year 2017**

Parcel	General Fund 001 (O&M)			Debt Service 2016 A-1			Debt Service 2017 A-2			Total Assessments per Unit			Units	Prepaid
	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change		Units
PHASE I														
Strathmore	\$883.21	\$883.41	0.0%	\$871.81	\$871.81	0.0%	\$0.00	\$0.00	n/a	\$1,755.02	\$1,755.22	0.0%	69.00	
Hillington	\$883.21	\$883.41	0.0%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$1,543.13	\$1,543.33	0.0%	164.00	
Hillington	\$883.21	\$883.41	0.0%	\$118.87	\$80.65	47.4%	\$0.00	\$0.00	n/a	\$1,002.08	\$964.06	3.9%	1.00	
Weymouth	\$883.21	\$883.41	0.0%	\$527.93	\$527.93	0.0%	\$0.00	\$0.00	n/a	\$1,411.14	\$1,411.34	0.0%	103.00	
Weymouth	\$883.21	\$883.41	0.0%	\$95.10	\$64.52	47.4%	\$0.00	\$0.00	n/a	\$978.31	\$947.93	3.2%	1.00	
Ashmonte	\$883.21	\$883.41	0.0%	\$791.90	\$791.90	0.0%	\$0.00	\$0.00	n/a	\$1,675.11	\$1,675.31	0.0%	71.00	
Kinswick	\$883.21	\$883.41	0.0%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$1,543.13	\$1,543.33	0.0%	109.00	
Benford	\$883.21	\$883.41	0.0%	\$712.89	\$712.89	0.0%	\$0.00	\$0.00	n/a	\$1,596.10	\$1,596.30	0.0%	140.00	
Benford	\$883.21	\$883.41	0.0%	\$128.38	\$87.12	47.4%	\$0.00	\$0.00	n/a	\$1,011.58	\$970.53	4.2%	1.00	
Total Phase I													659.00	0.00
PHASE 2														
Ballastone	\$883.21	\$883.41	0.0%	\$0.00	\$0.00	n/a	\$1,529.21	\$1,529.21	0.0%	\$2,412.42	\$2,412.62	0.0%	44.00	
Marchmont	\$883.21	\$883.41	0.0%	\$0.00	\$0.00	n/a	\$764.13	\$764.13	0.0%	\$1,647.34	\$1,647.54	0.0%	206.00	
WEymouth	\$883.21	\$883.41	0.0%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,494.13	\$1,494.33	0.0%	128.00	
Tanglewyld	\$883.21	\$883.41	0.0%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,494.13	\$1,494.33	0.0%	142.00	
Tanglewyld	\$883.21	\$883.41	0.0%	\$0.00	\$0.00	n/a	\$109.92	\$66.42	65.5%	\$993.13	\$949.83	4.6%	1.00	
Tanglewyld	\$883.21	\$883.41	0.0%	\$0.00	\$0.00	n/a	\$43.36	\$0.00	n/a	\$926.56	\$883.41	4.9%	3.00	
Total Phase II													524.00	0.00
Tract 5	\$1,976.74	\$1,953.37	1.2%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$1,976.74	\$1,953.37	1.2%	5.00	
													1,188.00	