

OAKSTEAD
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2019

Version 1.1 - Final Budget
(Adopted on 8.21.18)

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 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET	THRU	AUG-	PROJECTED	BUDGET
		FY 2018	JUL-2018	SEP-2018	FY 2018	FY 2019
REVENUES						
Interest - Investments	\$ 10,620	\$ 9,000	\$ 15,243	\$ 1,800	\$ 17,043	\$ 9,000
Room Rentals	4,428	3,000	1,975	1,025	3,000	3,000
Special Events	2,018	1,000	2,250	-	2,250	1,000
Other Charges For Services	1,259	2,500	563	696	1,259	2,500
Special Assmnts- Tax Collector	1,053,981	1,054,718	1,054,720	-	1,054,718	1,054,718
Special Assmnts- Delinquent	-	-	883	-	883	-
Special Assmnts- Discounts	(39,497)	(42,189)	(39,398)	-	(39,398)	(42,189)
Other Miscellaneous Revenues	12,159	-	24,518	-	24,518	-
Gate Bar Code/Remotes	3,469	2,000	2,369	790	3,159	2,000
TOTAL REVENUES	1,048,437	1,030,029	1,063,123	4,311	1,067,432	1,030,029

EXPENDITURES

Administrative

P/R-Board of Supervisors	18,200	19,200	15,000	3,200	18,200	19,200
FICA Taxes	1,392	1,469	1,148	245	1,393	1,469
ProfServ-Arbitrage Rebate	-	1,200	-	1,200	1,200	1,200
ProfServ-Engineering	12,706	7,000	1,096	5,904	7,000	7,000
ProfServ-Legal Services	23,344	14,000	16,556	3,311	19,867	14,000
ProfServ-Mgmt Consulting Serv	54,912	54,912	45,760	9,152	54,912	54,912
ProfServ-Property Appraiser	150	150	150	-	150	150
ProfServ-Special Assessment	12,000	12,000	12,000	-	12,000	12,000
ProfServ-Trustee Fees	-	5,000	5,000	-	5,000	5,000
ProfServ-Web Site Development	977	1,000	836	160	996	1,000
Auditing Services	6,523	6,500	6,500	-	6,500	6,500
Postage and Freight	2,279	1,500	1,476	408	1,884	1,500
Insurance - General Liability	3,522	3,876	2,935	588	3,523	3,875
Printing and Binding	748	800	502	100	602	800
Legal Advertising	4,419	1,900	72	1,428	1,500	1,900
Misc-Bank Charges	1,197	1,500	1,283	242	1,525	1,500
Misc-Assessmnt Collection Cost	18,529	21,094	20,324	-	20,324	21,094
Office Supplies	-	50	1,924	-	1,924	50
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	161,073	153,326	132,737	25,938	158,675	153,325

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU JUL-2018	AUG- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<i>Field</i>						
Contracts-Landscape	218,266	189,090	157,575	31,515	189,090	189,090
Contracts-Landscape Consultant	19,440	19,440	16,200	3,240	19,440	19,440
Contracts-Mulch	-	7,800	-	7,800	7,800	7,800
Contracts-Lakes	26,628	26,630	22,190	4,438	26,628	26,630
Contracts-Florida Hwy Patrol	19,870	20,000	16,880	3,120	20,000	20,000
Contracts-Perennials	-	12,500	-	-	-	-
Contracts-Annuals	-	12,500	10,684	3,500	14,184	12,500
Contracts-Gates	-	4,500	4,500	-	4,500	4,500
Communication-Gate Phones	11,514	9,720	8,100	1,620	9,720	9,720
Electricity - Streetlighting	77,675	78,500	66,069	13,240	79,309	76,321
Utility - Reclaimed Water	2,564	2,350	18,225	856	19,081	20,000
Insurance - Property	14,160	15,575	11,809	2,360	14,169	15,586
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	23,977	5,749	29,726	30,000
R&M-Irrigation	12,259	13,113	22,521	4,504	27,025	13,113
R&M-Sidewalks	623	2,500	7,769	-	7,769	2,500
R&M-Trees and Trimming	10,075	2,500	10,002	-	10,002	2,500
R&M-Mitigation	550	-	-	-	-	-
Miscellaneous Services	1,223	9,000	1,715	7,285	9,000	9,000
Misc-Decorative Lighting	6,425	6,000	8,930	1,275	10,205	10,000
Misc-Property Taxes	1,896	1,900	6,665	-	6,665	1,900
Reserve - Landscaping	33,055	-	17,847	-	17,847	-
Reserve - Ponds	8,400	16,012	4,250	-	4,250	16,011
Reserve - Roadways	13,547	115,000	5,847	-	5,847	115,000
Reserve-Tree Rem./Replacem.	4,030	-	1,080	-	1,080	-
Reserve - Wall	17,773	50,000	2,365	-	2,365	50,000
Total Field	529,699	654,630	445,200	97,882	543,082	651,611

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET	THRU	AUG-	PROJECTED	BUDGET
	FY 2017	FY 2018	JUL-2018	SEP-2018	FY 2018	FY 2019
Parks and Recreation						
Payroll-Salaries	55,413	57,075	46,613	10,462	57,075	57,075
Payroll-Hourly	54,265	62,930	46,606	16,324	62,930	62,930
FICA Taxes	8,390	9,180	7,131	2,049	9,180	9,180
Workers' Compensation	2,160	3,000	3,605	-	3,605	3,000
Unemployment Compensation	-	350	-	-	-	350
Contracts-Security Services	2,126	2,038	2,332	-	2,332	2,038
Contracts - Pools	-	16,200	13,500	2,700	16,200	16,200
Contracts-Pest Control	3,090	2,955	2,585	670	3,255	2,955
Communication - Telephone	2,535	1,980	2,387	486	2,873	3,000
Utility - Gas	322	310	266	52	318	310
Utility - Refuse Removal	997	1,000	831	166	997	1,000
Utility - Water & Sewer	4,773	5,500	3,688	1,085	4,773	5,500
R&M-Clubhouse	21,328	15,000	14,708	2,942	17,650	20,000
R&M-Pools	36,002	11,870	8,486	1,697	10,183	11,870
Miscellaneous Services	3,093	3,800	2,540	508	3,048	3,800
Misc-Public Relations	7,163	7,885	7,275	1,455	8,730	7,885
Solid Waste Disposal Assessm.	1,191	1,300	1,270	-	1,270	1,300
Office Supplies	1,993	2,500	1,602	534	2,136	2,500
Cleaning Supplies	3,892	4,200	1,635	545	2,180	4,200
Op Supplies - Clubhouse	2,274	3,000	2,140	713	2,853	3,000
Op Supplies - Pool Chemicals	-	10,000	7,555	1,511	9,066	7,000
Reserve - Clubhouse	3,982	-	-	-	-	-
Total Parks and Recreation	214,989	222,073	176,755	43,899	220,654	225,093
TOTAL EXPENDITURES	905,761	1,030,029	754,692	167,720	922,412	1,030,029
Excess (deficiency) of revenues						
Over (under) expenditures	142,676	-	308,431	(163,409)	145,020	(0)
Net change in fund balance	142,676	-	308,431	(163,409)	145,020	(0)
FUND BALANCE, BEGINNING	1,604,702	1,747,378	1,747,378	-	1,747,378	1,892,398
FUND BALANCE, ENDING	\$ 1,747,378	\$ 1,747,378	\$ 2,055,809	\$ (163,409)	\$ 1,892,398	\$ 1,892,398

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	\$ 1,892,398
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	181,011
Total Funds Available (Estimated) - 9/30/2019	2,073,409

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		212,255 ⁽¹⁾
Reserves - Asset Replacement		255,919
Reserves - Wall (FY18)	47,635	
Reserves - Wall (projected FY19)	50,000	97,635
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)	16,011	84,952
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)	109,153	
Reserves - Roadways (projected FY19)	115,000	693,921
Reserves - Sidewalks		25,886
Reserves - Weymouth		52,729
	Subtotal	<u>1,574,766</u>
Total Allocation of Available Funds		1,574,766

Total Unassigned (undesignated) Cash **\$ 498,643**

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 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU JUL-2018	AUG- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 1,190	\$ -	\$ 3,310	\$ 400	\$ 3,710	\$ -
Special Assmnts- Tax Collector	450,571	451,062	451,062	-	451,062	451,062
Special Assmnts- Delinquent	-	-	660	-	660	-
Special Assmnts- Discounts	(16,480)	(18,042)	(16,780)	-	(16,780)	(18,042)
TOTAL REVENUES	435,281	433,020	438,252	400	438,652	433,019
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	6,654	9,022	8,699	-	8,699	9,021
Total Administrative	6,654	9,022	8,699	-	8,699	9,021
<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	154,178	-	154,178	145,943
Total Debt Service	341,471	424,178	424,178	-	424,178	425,943
TOTAL EXPENDITURES	348,125	433,200	432,877	-	432,877	434,964
Excess (deficiency) of revenues Over (under) expenditures	87,156	(180)	5,375	400	5,775	(1,945)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	65,779	-	-	-	-	-
Proceeds of Refunding Bonds	5,335,000	-	-	-	-	-
Transfer to Capital Impv Fund	(427,838)	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(4,845,252)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(180)	-	-	-	(1,945)
TOTAL OTHER SOURCES (USES)	127,689	(180)	-	-	-	(1,945)
Net change in fund balance	214,845	(180)	5,375	400	5,775	(1,945)
FUND BALANCE, BEGINNING	-	214,845	214,845	-	214,845	220,620
FUND BALANCE, ENDING	\$ 214,845	\$ 214,665	\$ 220,220	\$ 400	\$ 220,620	\$ 218,675

**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
		4,785,000.00	1,166,472.50	5,951,472.50

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU JUL-2018	AUG- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 1,067	\$ -	\$ 2,733	\$ 400	\$ 3,133	\$ -
Special Assmnts- Tax Collector	389,407	389,882	389,885	-	389,885	389,884
Special Assmnts- Discounts	(14,997)	(15,595)	(14,643)	-	(14,643)	(15,595)
TOTAL REVENUES	375,477	374,287	377,975	400	378,375	374,289
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	6,055	7,798	7,505	-	7,505	7,798
Total Administrative	6,055	7,798	7,505	-	7,505	7,798
<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	140,453	-	140,453	133,590
Total Debt Service	294,835	365,453	365,453	-	365,453	368,590
TOTAL EXPENDITURES	300,890	373,251	372,958	-	372,958	376,388
Excess (deficiency) of revenues Over (under) expenditures	74,587	1,036	5,017	400	5,417	(2,099)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	56,847	-	-	-	-	-
Proceeds of Refunding Bonds	4,855,000	-	-	-	-	-
Transfer to Capital Impv Fund	(425,263)	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(4,375,230)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	1,036	-	-	-	(2,099)
TOTAL OTHER SOURCES (USES)	111,354	1,036	-	-	-	(2,099)
Net change in fund balance	185,941	1,036	5,017	400	5,417	(2,099)
FUND BALANCE, BEGINNING	-	185,941	185,941	-	185,941	191,358
FUND BALANCE, ENDING	\$ 185,941	\$ 186,977	\$ 190,958	\$ 400	\$ 191,358	\$ 189,259

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
PHASE I														
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	
Total Phase I													659.00	0.00
PHASE 2														
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	
Total Phase II													524.00	0.00
Tract 5	\$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%	5.00	
													1,188.00	