



Oakstead Community Development District

April 7, 2026

**Revised Workshop
Agenda Package**

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors :

Fred Krauer, Chairman
Barbara Feldman, Vice Chair
Joe Cascio, Assistant Secretary
Dennis Priebe, Assistant Secretary

Staff:

Mark Vega & John Weaver, District Manager
Kathryn "KC" Hopkinson, District Counsel
Stephen Brletic, District Engineer
Lynn Tempura, Park & Clubhouse Director
Luis Diaz, Field Manager
Sandra MacGregor, District Accountant
Tabitha Blackwelder, District Admin
Howard Neal, Field Inspection Director

REVISED WORKSHOP AGENDA

Tuesday, April 7, 2026 – 10:00 a.m.

-
- 1. Call to Order and Roll Call**
 - 2. Discussion Items**
 - A. Discussion of Juniper Service Performance
 - B. Bank Interest RatesPage 3
 - C. Discussion of ICSPage 5
 - D. Discussion of 2025 Audit and Financials with page 19 Final page 21Page 6
 - E. Discussion of FY2027 BudgetPage 36
 - 3. Supervisor / Employee Requests**
 - 4. Adjournment**

The next regular Board meeting is scheduled for Thursday, April 16, 2026, at 12:00 p.m.

District Office:

Inframark c/o Oakstead CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location

Oakstead Clubhouse
3038 Oakstead Boulevard
Land O' Lakes, FL 34638

<https://www.oaksteadcdd.org/>

Bank Rates for Comparison

Truist Bank – interest rate 1.55%

Bank United Money Market - interest rate 3.4%

Hancock Whitney General Fund Checking account – no interest rate

Valley National Checking account – interest rate 3.59%

The above banks are Qualified Public Depository Institutions for Special government and government entities.

A Qualified Public Depository (QPD) is a financial institution approved to hold public funds and required to pledge collateral to protect deposits that exceed FDIC insurance limits.

Public entities must use QPDs to ensure taxpayer money is safeguarded in the event of a bank failure. QPDs pledge collateral monthly based on their average daily public deposit balances.

How Collateralization Works: QPD Designation

Financial institutions must meet statutory criteria to become a QPD, such as:

- Being authorized to receive deposits in the state
- Having federal deposit insurance
- Meeting financial condition requirements
- Filing required resolutions and agreements

Example: BankUnited Pledge Level

Since BankUnited and Valley National pledge 50%, that means it has been assigned to the 50% collateral tier under Florida's framework. QPD's must pledge collateral equal to 50% of its public deposit balances exceeding FDIC insurance. This makes QPD's a moderate risk but fully compliant QPD under the state program.

What 50% Collateral Means Practically

If a public depositor (e.g., a city, school district, or agency) has \$10 million on deposit with a QPD, only the first \$250,000 is insured.

For the remaining \$9,750,000, the QPD must pledge:

$50\% \times \$9,750,000 = \$4,875,000$ in eligible collateral.

Eligible collateral types include:

- Cash
- Marketable securities
- Federal Home Loan Bank letters of credit

This collateral is held by an approved third-party custodian or similar entity, protecting the public depositor.

Why Collateralization Matters

Collateralizing public funds:

- Protects public depositors beyond FDIC limits
- Ensures funds are recoverable if a QPD fails
- Comply with state law and public fiscal stewardship requirements

Takeaways:

1. The FDIC limit is \$250k – anything above that limit is subject to the 50% pledge where the district will get this back immediately and the remaining 50% will be picked up by other banks where it could take years to get reimbursed (to clarify if you have \$1m in the bank the 50% is calculated on the \$750k, removing the \$250k)
2. Some of our districts have multiple Money Market accounts with funds in each to not overfund at one bank.
3. BankUnited has provided the attached ICS account structure for any district that wishes to use it. If your district wishes to move funds into this program, please let me know. This would be for funds more than the \$250k limit.

Safety, Returns, and Peace of Mind: Access up to \$175 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash ServiceSM, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$175 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

**Want to learn more?
Call me today.**

With ICS and CDARS, you can:



Enjoy Peace of Mind – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



Save Time – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



Access Funds – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.

**OAKSTEAD
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Oakstead Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Oakstead Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 30, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 30, 2026

MANAGEMENT’S DISCUSSION AND ANALYSIS

Our discussion and analysis of Oakstead Community Development District, Pasco County, Florida’s (“District”) provides an overview of the District’s financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District’s Independent Auditor’s Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,303,512.
- The change in the District’s total net position in comparison with the prior fiscal year was (\$267,993) a decrease. The key components of the District’s net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District’s governmental funds reported combined ending fund balances of \$1,678,735, an increase of \$61,688 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to operating reserves and future improvements and asset replacement, and the remainder is unassigned fund balance which is available for spending at the District’s discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District’s basic financial statements. The District’s basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

1) Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District’s finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District’s assets, deferred outflows of resources, liabilities and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government’s net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment (maintenance), and parks and recreation functions.

2) Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 1,708,526	\$ 1,642,460
Capital assets, net of depreciation	9,524,740	10,420,593
Total assets	11,233,266	12,063,053
Deferred outflows of resources	396,501	453,145
Current liabilities	96,255	99,693
Long-term liabilities	5,230,000	5,845,000
Total liabilities	5,326,255	5,944,693
Net position		
Net investment in capital assets	4,691,241	5,028,738
Restricted	488,003	446,490
Unrestricted	1,124,268	1,096,277
Total net position	\$ 6,303,512	\$ 6,571,505

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,928,981	\$ 1,928,470
Operating grants and contributions	30,017	33,726
General revenues		
Unrestricted investment earnings	44,230	55,839
Miscellaneous	23,808	14,892
Total revenues	<u>2,027,036</u>	<u>2,032,927</u>
Expenses:		
General government	163,543	162,124
Maintenance and operations	1,414,040	1,476,224
Parks and recreation	490,345	425,473
Interest	227,101	245,503
Total expenses	<u>2,295,029</u>	<u>2,309,324</u>
Change in net position	(267,993)	(276,397)
Net position - beginning	6,571,505	6,847,902
Net position - ending	<u>\$ 6,303,512</u>	<u>\$ 6,571,505</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$2,295,029. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments, interest and miscellaneous income. In total, expenses, including depreciation, decreased from the prior fiscal year, the majority of the decrease was the result of a decrease in repairs and maintenance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase appropriations and use of fund balance by \$183,750. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$32,047,025 invested in capital assets. In the government-wide financial statements depreciation of \$22,522,285 has been taken, which resulted in a net book value of \$9,524,740. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$5,230,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Oakstead Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300 Tampa, FL 33607.

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 1,057,011
Due from other governments	8,693
Prepays and deposits	92,003
Restricted assets:	
Investments	550,819
Capital assets:	
Nondepreciable	1,500,000
Depreciable, net	8,024,740
Total assets	11,233,266
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	396,501
Total deferred outflows of resources	396,501
 LIABILITIES	
Accounts payable and accrued expenses	29,791
Accrued interest payable	66,464
Non-current liabilities:	
Due within one year	635,000
Due in more than one year	4,595,000
Total liabilities	5,326,255
 NET POSITION	
Net investment in capital assets	4,691,241
Restricted for debt service	488,003
Unrestricted	1,124,268
Total net position	\$ 6,303,512

See notes to the financial statements

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenue</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 163,543	\$ 109,919	\$ -	\$ (53,624)
Maintenance and operations	1,414,040	805,202	-	(608,838)
Parks and recreation	490,345	204,365	-	(285,980)
Interest on long-term debt	227,101	809,495	30,017	612,411
Total governmental activities	2,295,029	1,928,981	30,017	(336,031)
General revenues:				
				44,230
				23,808
				68,038
				(267,993)
				6,571,505
				\$ 6,303,512

See notes to the financial statements

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 1,057,011	\$ -	\$ 1,057,011
Investments	-	550,819	550,819
Due from other government	5,045	3,648	8,693
Prepaid items and deposits	92,003	-	92,003
Total assets	<u>\$ 1,154,059</u>	<u>\$ 554,467</u>	<u>\$ 1,708,526</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	\$ 29,791	\$ -	\$ 29,791
Total liabilities	<u>29,791</u>	<u>-</u>	<u>29,791</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	92,003	-	92,003
Restricted for:			
Debt service	-	554,467	554,467
Assigned to:			
Operating reserve	279,928	-	279,928
Future improvements and asset replacement	387,460	-	387,460
Unassigned	364,877	-	364,877
Total fund balances	<u>1,124,268</u>	<u>554,467</u>	<u>1,678,735</u>
Total liabilities and fund balances	<u>\$ 1,154,059</u>	<u>\$ 554,467</u>	<u>\$ 1,708,526</u>

See notes to the financial statements

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 1,678,735

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	32,047,025	
Accumulated depreciation	<u>(22,522,285)</u>	9,524,740

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

396,501

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(66,464)	
Bonds payable	<u>(5,230,000)</u>	<u>(5,296,464)</u>
Net position of governmental activities		<u>\$ 6,303,512</u>

See notes to the financial statements

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 1,119,486	\$ 809,495	\$ 1,928,981
Interest	44,230	30,017	74,247
Miscellaneous	23,808	-	23,808
Total revenues	1,187,524	839,512	2,027,036
EXPENDITURES			
Current:			
General government	151,001	12,542	163,543
Maintenance and operations	601,563	-	601,563
Parks and recreation	406,969	-	406,969
Debt service:			
Principal	-	615,000	615,000
Interest	-	178,273	178,273
Total expenditures	1,159,533	805,815	1,965,348
Excess (deficiency) of revenues over (under) expenditures	27,991	33,697	61,688
Fund balances - beginning	1,096,277	520,770	1,617,047
Fund balances - ending	\$ 1,124,268	\$ 554,467	\$ 1,678,735

See notes to the financial statements

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	61,688
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(895,853)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		615,000
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(56,644)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		<u>7,816</u>
Change in net position of governmental activities	\$	<u>(267,993)</u>

See notes to the financial statements

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Oakstead Community Development District ("District") was created on October 19, 1999 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 99-25. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Water control systems	30
Roadways and street lights	30
Bridges and culverts	30
Security and landscaping	5-10
Recreational infrastructure	30
Buildings	30
Infrastructure - other	20-30
Furniture, fixtures and equipment	5-15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$56,644 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)**Investments**

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Goldman Sachs Gov Fund			Weighted average
Class: Inst	\$ 550,819	S&P AAAm	maturity: 49 days
Total Investments	<u>\$ 550,819</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools are required to be reported at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000
Total capital assets, not being depreciated	1,500,000	-	-	1,500,000
Capital assets, being depreciated				
Water control systems	11,840,408	-	-	11,840,408
Roadways and street lights	11,188,053	-	-	11,188,053
Bridges and culverts	1,041,274	-	-	1,041,274
Security and landscaping	3,585,771	-	-	3,585,771
Recreational infrastructure	1,491,618	-	-	1,491,618
Buildings	1,009,689	-	-	1,009,689
Infrastructure - other	46,361	-	-	46,361
Furniture, fixtures and equipment	343,851	-	-	343,851
Total capital assets, being depreciated	30,547,025	-	-	30,547,025
Less accumulated depreciation for:				
Water control systems	8,220,495	394,680	-	8,615,175
Roadways and street lights	7,203,675	372,935	-	7,576,610
Bridges and culverts	715,768	34,709	-	750,477
Security and landscaping	3,585,771	-	-	3,585,771
Recreational infrastructure	867,126	49,720	-	916,846
Buildings	715,600	33,656	-	749,256
Infrastructure - other	14,025	1,904	-	15,929
Furniture, fixtures and equipment	303,972	8,249	-	312,221
Total accumulated depreciation	21,626,432	895,853	-	22,522,285
Total capital assets, being depreciated, net	8,920,593	(895,853)	-	8,024,740
Governmental activities capital assets, net	\$ 10,420,593	\$ (895,853)	\$ -	\$ 9,524,740

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 812,477
Parks and recreation	83,376
Total depreciation expense	<u>\$ 895,853</u>

NOTE 6 - LONG TERM LIABILITIES**Series 2016A and 2017A**

On December 1, 2016, the District issued \$5,335,000 of Special Assessment Revenue Refunding and Improvement Bonds Series 2016A due May 1, 2032, and on January 1, 2017 issued \$4,855,000 of Special Assessment Revenue Refunding and Improvement Bonds Series 2017A due May 1, 2033, with the interest rate set at 3.05%. The Bonds were issued to currently refund all of the outstanding Special Assessment Bonds, Series 2006 (the "Refunded Bonds"). Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2033.

The Series 2016A and 2017A Bonds are subject to optional redemption and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 - LONG TERM LIABILITIES (Continued)**Series 2016A and 2017A (Continued)**

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016 A	\$ 2,980,000	\$ -	\$ 335,000	\$ 2,645,000	\$ 345,000
Series 2017 A	2,865,000	-	280,000	2,585,000	290,000
Total	<u>\$ 5,845,000</u>	<u>\$ -</u>	<u>\$ 615,000</u>	<u>\$ 5,230,000</u>	<u>\$ 635,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 635,000	\$ 159,515	\$ 794,515
2027	655,000	140,148	795,148
2028	675,000	120,170	795,170
2029	690,000	99,583	789,583
2030	715,000	78,538	793,538
2031-2033	1,860,000	102,023	1,962,023
Total	<u>\$ 5,230,000</u>	<u>\$ 699,977</u>	<u>\$ 5,929,977</u>

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

During the current fiscal year, a claim was filed against the District for damages related to an alleged slip and fall accident. The claim has been turned over to the District's insurance carrier for defense.

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 1,116,460	\$ 1,116,460	\$ 1,119,486	\$ 3,026
Interest	20,000	20,000	44,230	24,230
Miscellaneous	15,000	15,000	23,808	8,808
Total revenues	1,151,460	1,151,460	1,187,524	36,064
EXPENDITURES				
Current:				
General government	162,700	162,700	151,001	11,699
Maintenance and operations	704,669	756,419	601,563	154,856
Parks and recreation	284,091	416,091	406,969	9,122
Total expenditures	1,151,460	1,335,210	1,159,533	175,677
Excess (deficiency) of revenues over (under) expenditures	-	(183,750)	27,991	211,741
OTHER FINANCING SOURCES (USES)				
Use of fund balance	-	183,750	-	(183,750)
Total other financing sources (uses)	-	183,750	-	(183,750)
Net change in fund balance	\$ -	\$ -	27,991	\$ 27,991
Fund balance - beginning			1,096,277	
Fund balance - ending			\$ 1,124,268	

See notes to required supplementary information

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase appropriations and use of fund balance by \$183,750. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	7
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	23
Employee compensation	\$160,485
Independent contractor compensation	\$164,324
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$973.21 to \$2,139.19 Debt service - \$43.36 to \$1,529.21
Special assessments collected	\$1,928,981
Outstanding Bonds:	see Note 6 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
 Oakstead Community Development District
 Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Oakstead Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 30, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 30, 2026



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
 REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
 RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
 Oakstead Community Development District
 Pasco County, Florida

We have examined Oakstead Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Oakstead Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 30, 2026



Grau & Associates

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
 Oakstead Community Development District
 Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Oakstead Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 30, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 30, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Oakstead Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Oakstead Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 30, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.



Oakstead
Community Development District

**FISCAL YEAR 2027
PROPOSED BUDGET**

April 2, 2026

CLEAR PARTNERSHIPS





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OPERATING BUDGET

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Oakstead

Community Development District

Operating Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$20,000.00	\$9,729.00	\$10,271.00	\$20,000.00	\$20,000.00
Room Rentals	\$6,000.00	\$1,400.00	\$2,006.67	\$3,406.67	\$3,400.00
Special Events	\$1,000.00	\$932.00	\$68.00	\$1,000.00	\$1,000.00
Other Charges For Services	\$2,500.00	\$370.00	\$2,130.00	\$2,500.00	\$0.00
Special Assmnts- Tax Collector	\$1,162,983.00	\$1,118,967.00	\$44,016.00	\$1,162,983.00	\$1,640,462.08
Special Assmnts- Discounts	-\$46,519.00	-\$44,088.00	\$0.00	-\$44,088.00	-\$65,618.48
Other Miscellaneous Revenues	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00
Non-Resident Members	\$0.00	\$1,700.00	\$0.00	\$1,700.00	\$0.00
Gate Bar Code/Remotes	\$4,000.00	\$1,836.00	\$2,164.00	\$4,000.00	\$4,000.00
TOTAL REVENUES	\$1,150,464.00	\$1,090,846.00	\$61,155.67	\$1,152,001.67	\$1,603,743.59
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	\$24,000.00	\$10,200.00	\$13,800.00	\$24,000.00	\$24,000.00
FICA Taxes	\$1,836.00	\$520.00	\$1,316.00	\$1,836.00	\$1,836.00
ProfServ-Arbitrage Rebate	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00
ProfServ-Engineering	\$17,000.00	\$8,333.00	\$8,667.00	\$17,000.00	\$17,000.00
ProfServ-Legal Services	\$10,000.00	\$5,029.00	\$4,971.00	\$10,000.00	\$10,000.00
ProfServ-Mgmt Consulting	\$60,586.00	\$25,244.00	\$35,342.00	\$60,586.00	\$62,403.58
ProfServ-Property Appraiser	\$150.00	\$0.00	\$150.00	\$150.00	\$150.00
ProfServ-Special Assessment	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00
ProfServ-Trustee Fees	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00
ProfServ-Web Site Development	\$1,553.00	\$0.00	\$1,553.00	\$1,553.00	\$1,599.59
Auditing Services	\$7,200.00	\$7,300.00	\$0.00	\$7,300.00	\$7,300.00
Postage and Freight	\$1,200.00	\$141.00	\$1,059.00	\$1,200.00	\$1,200.00
Insurance - General Liability	\$16,101.00	\$17,733.00	\$0.00	\$17,733.00	\$18,264.99
Printing and Binding	\$800.00	\$0.00	\$800.00	\$800.00	\$800.00
Legal Advertising	\$1,347.00	\$247.00	\$1,100.00	\$1,347.00	\$1,347.00
Misc-Bank Charges	\$850.00	\$1,037.00	\$0.00	\$1,037.00	\$850.00
Misc-Assessment Collection Cost	\$23,260.00	\$21,498.00	\$1,762.00	\$23,260.00	\$32,809.24
Misc-Credit Card Fees	\$600.00	\$830.00	\$0.00	\$830.00	\$0.00
Office Supplies	\$100.00	\$42.00	\$58.00	\$100.00	\$100.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Total Administrative	\$184,957.00	\$116,529.00	\$70,578.00	\$187,107.00	\$198,035.40

Oakstead
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
Field					
Contracts-Landscape	\$259,410.00	\$104,225.00	\$155,185.00	\$259,410.00	\$259,410.00
Contracts-Landscape Consultant	\$19,440.00	\$9,720.00	\$9,720.00	\$19,440.00	\$19,440.00
Contracts-Mulch	\$31,900.00	\$31,900.00	\$0.00	\$31,900.00	\$31,900.00
Contracts-Lakes	\$30,348.00	\$12,250.00	\$17,558.33	\$29,808.33	\$30,348.00
Contracts-Florida Hwy Patrol	\$29,808.00	\$0.00	\$29,808.00	\$29,808.00	\$29,808.00
Contracts-Annuals	\$25,200.00	\$0.00	\$25,200.00	\$25,200.00	\$6,200.00
Contracts-Gate Wi-Fi	\$6,000.00	\$3,155.00	\$4,522.17	\$7,677.17	\$7,700.00
Contracts-Gate CCTV	\$8,580.00	\$1,919.00	\$6,661.00	\$8,580.00	\$8,580.00
Contracts-Gate Cloud Lift Master	\$4,572.00	\$2,960.00	\$1,612.00	\$4,572.00	\$4,572.00
Electricity - Streetlights	\$99,000.00	\$37,454.00	\$53,684.07	\$91,138.07	\$99,000.00
Utility - Reclaimed Water	\$22,921.00	\$7,668.00	\$10,990.80	\$18,658.80	\$22,921.00
Insurance - Property	\$0.00	\$22,258.00	\$0.00	\$22,258.00	\$25,213.00
R&M-Electrical	\$1,500.00	\$333.00	\$1,167.00	\$1,500.00	\$1,500.00
R&M-Gate	\$10,000.00	\$10,988.00	\$0.00	\$10,988.00	\$11,000.00
R&M-Other Landscape	\$10,000.00	\$9,159.00	\$841.00	\$10,000.00	\$10,000.00
R&M-Irrigation	\$22,000.00	\$14,630.00	\$7,370.00	\$22,000.00	\$22,000.00
R&M-Other Field	\$13,813.00	\$17,916.00	\$0.00	\$17,916.00	\$14,000.00
R&M-Sidewalks	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$150,000.00
R&M-Trees and Trimming	\$16,000.00	\$3,960.00	\$12,040.00	\$16,000.00	\$160,000.00
R&M-Roads	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$150,000.00
R&M-Pressure Washing	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	\$6,000.00
R&M-Landscape Lighting	\$2,000.00	\$2,031.00	\$0.00	\$2,031.00	\$2,000.00
Misc-Holiday Lighting	\$8,500.00	\$9,779.00	\$0.00	\$9,779.00	\$8,500.00
Misc-Property Taxes	\$3,200.00	\$0.00	\$3,200.00	\$3,200.00	\$3,200.00
Misc-Contingency	\$36,985.00	\$0.00	\$36,985.00	\$36,985.00	\$37,828.00
Reserve - Landscaping	\$3,400.00	\$39,367.00	\$0.00	\$39,367.00	\$0.00
Reserve - Roadways	\$0.00	\$106,929.00	\$0.00	\$106,929.00	\$0.00
Reserve - Sidewalks	\$0.00	\$38,728.00	\$0.00	\$38,728.00	\$0.00
Reserve-Tree Rem./Replacem.	\$0.00	\$32,425.00	\$0.00	\$32,425.00	\$0.00
Total Field	\$683,077.00	\$519,754.00	\$395,044.37	\$914,798.37	\$1,121,120.00
Parks and Recreation					
Payroll-Salaries	\$68,264.00	\$26,114.00	\$42,150.00	\$68,264.00	\$71,677.00
Payroll-Hourly	\$72,952.00	\$37,296.00	\$35,656.00	\$72,952.00	\$76,600.00
FICA Taxes	\$10,803.00	\$4,851.00	\$5,952.00	\$10,803.00	\$11,343.19
Workers' Compensation	\$4,500.00	\$1,500.00	\$3,000.00	\$4,500.00	\$4,500.00
Contracts-Security Services	\$480.00	\$325.00	\$155.00	\$480.00	\$480.00
Contracts-Pools	\$17,820.00	\$19,700.00	\$0.00	\$19,700.00	\$19,700.00
Contracts-Computer Support	\$3,000.00	\$1,770.00	\$1,230.00	\$3,000.00	\$3,000.00
Contracts-Pest Control	\$3,060.00	\$1,275.00	\$1,785.00	\$3,060.00	\$3,060.00
Communication - Telephone	\$3,420.00	\$1,221.00	\$2,199.00	\$3,420.00	\$3,420.00
Utility - Gas	\$528.00	\$270.00	\$258.00	\$528.00	\$1,000.00
Utility - Refuse Removal	\$2,760.00	\$1,504.00	\$2,155.73	\$3,659.73	\$3,700.00

Oakstead
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
Utility - Water & Sewer	\$7,000.00	\$3,997.00	\$5,729.03	\$9,726.03	\$9,800.00
R&M-Clubhouse	\$30,000.00	\$14,113.00	\$15,887.00	\$30,000.00	\$30,000.00
R&M-Pools	\$9,000.00	\$3,806.00	\$5,194.00	\$9,000.00	\$9,000.00
Miscellaneous Services	\$280.00	\$1,669.00	\$0.00	\$1,669.00	\$1,000.00
Misc-Public Relations	\$10,000.00	\$3,153.00	\$6,847.00	\$10,000.00	\$10,000.00
Solid Waste Disposal Assessm.	\$1,920.00	\$2,143.00	\$0.00	\$2,143.00	\$2,357.00
Newsletter Printing/Supplies	\$17,826.00	\$5,942.00	\$11,884.00	\$17,826.00	\$17,826.00
Office Supplies	\$1,900.00	\$1,529.00	\$371.00	\$1,900.00	\$1,900.00
Cleaning Supplies	\$1,700.00	\$406.00	\$1,294.00	\$1,700.00	\$1,700.00
Op Supplies - Clubhouse	\$1,700.00	\$2,619.00	\$0.00	\$2,619.00	\$5,000.00
Op Supplies - Pool Chemicals	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	\$7,000.00
Reserve - Clubhouse	\$6,525.00	\$0.00	\$6,525.00	\$6,525.00	\$6,525.00
Total Parks and Recreation	\$282,438.00	\$135,203.00	\$155,271.77	\$290,474.77	\$300,588.19
TOTAL EXPENDITURES	\$1,150,472.00	\$771,486.00	\$620,894.13	\$1,392,380.13	\$1,619,743.59
Excess (deficiency) of revenues					
Over (under) expenditures	-\$8.00	\$319,360.00	-\$559,738.47	-\$240,378.47	-\$16,000.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance	\$0.00	\$319,360.00	-\$559,738.47	-\$240,378.47	-\$16,000.00
FUND BALANCE, BEGINNING	\$1,124,269.00	\$1,124,269.00	\$0.00	\$1,124,269.00	\$883,890.53
FUND BALANCE, ENDING	\$1,124,261.00	\$1,443,629.00	-\$559,738.47	\$883,890.53	\$867,890.53

OAKSTEAD

Community Development District

General Fund

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2027	\$ 883,891
Net Change in Fund Balance - Fiscal Year 2027	(16,000)
Reserves - Fiscal Year 2027 Additions	6,525
Total Funds Available (Estimated) - 9/30/2027	\$ 874,416

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	13,420
Nonspendable Subtotal	\$ 13,420

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	\$ 404,936 ⁽¹⁾
Reserves - Clubhouse	\$ 20,742
Reserves - Clubhouse (projected FY 2026)	-
Reserves - Clubhouse (proposed FY 2027)	6,525
	\$ 27,267
Reserves - Gate	\$ 10,000
Reserves - Landscape	\$ 50,000
Reserves - Landscaping (projected FY 2026)	(35,967)
Reserves - Landscaping (proposed FY 2027)	-
	\$ 14,033
Reserves - Ponds	\$ 79,385
Reserves - Tree Removal & Replacement	\$ 32,425
Reserves - Tree Removal & Replacement (FY2026)	(32,425)
Reserves - Tree Removal & Replacement (FY2027)	-
	\$ -
Reserves - Roadways	\$ 106,929
Reserves - Roadways (projected FY 2026)	(106,929)
Reserves - Roadways (proposed FY 2027)	-
	\$ -
Reserves - Sidewalks	\$ 38,728
Reserves - Sidewalks (projected FY 2026)	(38,728)
Reserves - Sidewalks (proposed FY 2027)	-
	\$ -
Reserves - Walls	\$ 49,251
Assigned Reserves Subtotal	\$ 584,872
Total Allocation of Available Funds	\$ 598,292
Total Unassigned (undesignated) Cash	\$ 276,124

Notes

(1) Represents approximately 3 months of operating expenditures

Oakstead

Community Development District

General Fund

Budget Narrative
Fiscal Year 2027**REVENUES****Interest - Investments**

The District earns interest income on the operating checking account and money market account.

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 and workshops.

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.

Oakstead

Community Development District

General Fund

Budget Narrative
Fiscal Year 2027**Expenditures - Administrative (continued)****Professional Services-Special Assessment**

Inframark charges administration fees to prepare the District's Special Assessment Roll.

Professional Services-Trustee Fees

The District refunded Series 2006 Bonds with Series 2016A-1 & Series 2017A-2 Bonds that are managed by Hancock Whitney 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 letter 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 EGIS which specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus a projected 10% market increase.

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 TRUIST and Hancock Whitney 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.

Miscellaneous-Credit Card Fees

Service fees charged by Clover for the use of on-site credit card purchases.

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.

Oakstead

Community Development District

General Fund

Budget Narrative
Fiscal Year 2027**Expenditures - Field****Contracts-Landscape**

The District has contracted with Landscape Maintenance Professionals to provide 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 Landscape Maintenance Professionals to apply mulch throughout the District.

Contracts –Lakes

The District has contracted with Tigris to maintain the lakes located within the District.

Contracts – Florida Highway Patrol

The District has contracted with state deputies to patrol the neighborhoods.

Contracts –Annuals

The District has contracted with Landscape Maintenance Professionals to install annuals each season throughout the District.

Contracts –Gate Wi-Fi

The District has acquired services with Charter Communications to provide internet for gate phones.

Contracts –Gate CCTV

The District has contracted with Complete I.T. to provide CCTV coverage for nine gate locations.

Contracts –Gate Cloud Lift Master

The District has contracted with Complete I.T. to store all pertinent gate information in the Cloud.

Electricity - Streetlightlighting

Services are provided by Duke for streetlighting as well as Common Area & Clubhouse.

Utility – Reclaimed Water

Water irrigation usage for District facilities and assets as calculated by Pasco County Utilities.

Insurance - Property

Property Insurance includes coverage of the clubhouse, guard house, pools, irrigation, and pool pumps. 10% increase anticipated.

R&M-Electrical

The District anticipates electrical repairs for common area property.

R&M-Gate

The District has several entry gates that require unanticipated repairs.

R&M-Other Landscape

The District occasionally incurs landscape expenses that do not fall under the agreed contract amount.

R&M-Irrigation

Includes the cost of monthly inspections and repairs to the District's extensive irrigation system.

Oakstead

Community Development District

General Fund

Budget Narrative
Fiscal Year 2027**Expenditures - Field (continued)****R&M-Other Field**

The District incurs expenses to operate and maintain the Mule vehicle, signage, field repairs, field mileage.

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-Roads

The District may incur costs to repair minor pot hole and curb expenditures.

R&M-Pressure Washing

The District may incur costs to pressure wash sidewalks, walls, and monuments.

R&M-Landscape Lighting

The District maintains accent lighting for the common area grounds.

Miscellaneous – Holiday Lighting

The District provides vendor services for decorative lighting during the holiday season.

Miscellaneous – Property Taxes

Pasco County Non-Ad Valorem Stormwater annual Assessment.

Miscellaneous – Contingency

The District anticipates implementing numerous improvements throughout the district.

Reserve - Landscaping

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

Oakstead

Community Development District

General Fund

Budget Narrative
Fiscal Year 2027**Expenditures – Parks and Recreation****Payroll-Salaries (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.

FICA Taxes

Payroll taxes on Park & Rec wages. The budgeted amount for the fiscal year is calculated at 7.65% of the total payroll expenditures.

Workers' Compensation

The District has contracted with EGIS to provide annual Worker's Compensation coverage for its employees. Includes annual audits.

Contracts-Security Services

The District has contracted with Complete I.T. for the access control system for clubhouse security.

Contracts-Pools

The District has contracted with Cooper Pools to service the District's pools.

Contracts-Computer Support

The District has contracted with Complete I.T. and PC Land to provide maintenance services for 6 computers (5 hrs/mo of technical support).

Contracts-Pest Control

The District has contracted with Phoenix Service System for monthly exterminating services.

Communication-Telephone

Includes telephone expenses incurred by the District as they relate to the recreational facilities including Director's cell phone.

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.

R&M-Pools

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

Miscellaneous Services

This expense includes gate remote & gate key purchases, reimbursements of miles/tolls expenses to staff and misc expenses.

Misc – Public Relations

Included are the expenses related to District's social functions.

Oakstead

Community Development District

General Fund

Budget Narrative
Fiscal Year 2027

Expenditures – Parks and Recreation (continued)

Solid Waste Disposal Assessments

An annual assessment by the Board of County Commissioners as it relates to the District's waste disposal.

Website & Newsletter

The District issues a monthly newsletter to inform and entertain residents.

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.

Reserve - Clubhouse

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

Oakstead

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2016 (A-1) Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$0.00	\$5,437.00	\$0.00	\$5,437.00	\$0.00
Special Assmnts- Tax Collector	\$451,062.00	\$433,992.00	\$17,070.00	\$451,062.00	\$451,061.69
Special Assmnts- Discounts	-\$18,042.00	-\$17,099.00	\$0.00	-\$17,099.00	-\$18,042.47
TOTAL REVENUES	\$433,020.00	\$422,330.00	\$17,070.00	\$439,400.00	\$433,019.22
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessment Collection Cost	\$9,021.00	\$8,338.00	\$683.00	\$9,021.00	\$9,021.23
Total Administrative	\$9,021.00	\$8,338.00	\$683.00	\$9,021.00	\$9,021.23
<i>Debt Service</i>					
Principal Debt Retirement	\$345,000.00	\$0.00	\$345,000.00	\$345,000.00	\$355,000.00
Interest Expense	\$80,673.00	\$40,336.00	\$40,337.00	\$80,673.00	\$70,150.00
Total Debt Service	\$425,673.00	\$40,336.00	\$385,337.00	\$425,673.00	\$425,150.00
TOTAL EXPENDITURES	\$434,694.00	\$48,674.00	\$386,020.00	\$434,694.00	\$434,171.23
Excess (deficiency) of revenues					
Over (under) expenditures	-\$1,674.00	\$373,656.00	-\$368,950.00	\$4,706.00	-\$1,152.01
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance		\$373,656.00	-\$368,950.00	\$4,706.00	-\$1,152.01
FUND BALANCE, BEGINNING	\$298,039.00	\$298,039.00	\$0.00	\$298,039.00	\$302,745.00
FUND BALANCE, ENDING	\$296,365.00	\$671,695.00	-\$368,950.00	\$302,745.00	\$301,592.99
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024	11/1/2025	11/1/2026	11/1/2027	
Series 2016 (A-1) Bonds	\$2,980,000.00	\$2,645,000.00	\$2,300,000.00	\$1,945,000.00	

**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>
05/01/17	\$5,335,000.00	\$280,000.00	\$61,471.06 *	\$341,471.06
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
		\$5,335,000.00	\$1,382,121.06	\$6,717,121.06
		\$2,980,000.00	\$423,492.50	\$3,403,492.50

** Short Interest 136 Days

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2017 (A-2) Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$4,637.00	\$0.00	\$4,637.00	0%	\$0.00
Special Assmnts- Tax Collector	\$389,884.00	\$375,130.00	\$14,754.00	\$389,884.00	0%	\$389,884.41
Special Assmnts- Discounts	-\$15,595.00	-\$14,780.00	\$0.00	-\$14,780.00	-5%	-\$15,595.38
TOTAL REVENUES	\$374,289.00	\$364,987.00	\$14,754.00	\$379,741.00	1%	\$374,289.03
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$7,798.00	\$7,207.00	\$591.00	\$7,798.00	0%	\$7,797.69
Total Administrative	\$7,798.00	\$7,207.00	\$591.00	\$7,798.00	0%	\$7,797.69
<i>Debt Service</i>						
Principal Debt Retirement	\$290,000.00	\$0.00	\$290,000.00	\$290,000.00	0%	\$300,000.00
Interest Expense	\$78,843.00	\$39,421.00	\$39,422.00	\$78,843.00	0%	\$69,997.50
Total Debt Service	\$368,843.00	\$39,421.00	\$329,422.00	\$368,843.00	0%	\$369,997.50
TOTAL EXPENDITURES	\$376,641.00	\$46,628.00	\$330,013.00	\$376,641.00	0%	\$377,795.19
Excess (deficiency) of revenues Over (under) expenditures						
	-\$2,352.00	\$318,359.00	-\$315,259.00	\$3,100.00	-232%	-\$3,506.16
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Net change in fund balance		\$318,359.00	-\$315,259.00	\$3,100.00	0%	-\$3,506.16
FUND BALANCE, BEGINNING	\$256,429.00	\$256,429.00	\$0.00	\$256,429.00	0%	\$259,529.00
FUND BALANCE, ENDING	\$254,077.00	\$574,788.00	-\$315,259.00	\$259,529.00	2%	\$256,022.84

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT

	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2017 (A-2) Bonds	\$2,865,000.00	\$2,585,000.00	\$2,295,000.00	\$1,995,000.00

**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>
05/01/17	\$4,855,000.00	\$250,000.00	\$44,834.56 *	\$294,834.56
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
		\$2,865,000.00	\$454,755.00	\$3,319,755.00

** Short Interest 109 Days

Oakstead

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2027**REVENUES****Interest - Investments**

The District earns interest income on their trust accounts with Hancock Whitney Bank.

Special Assessment – Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Expenditures - Administrative****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.

Expenditures – Debt Service**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the fiscal year.

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.

R&M-Aquascaping

Includes expenses incurred for the maintenance pond plantings.

R&M-Entry Feature

Includes expenses incurred for the maintenance of entry walls.

Oakstead

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2027**Expenditures – Debt Service (continued)****R&M-Fountain**

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

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.

Op Supplies – Field Manager

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

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.

Capital Outlay

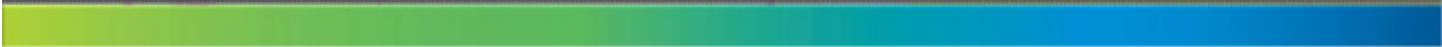
The District designates funds to improve and/or replace assets or to extend the useful life of assets. The cost per event exceeds \$5,000.

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.



Oakstead

Community Development District

Supporting Budget Schedule

FY 2027



Oakstead
Community Development District

Assessment Table

**Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

Parcel	General Fund 001 (O&M)			Debt Service 2016 A-1			Debt Service 2017 A-2			Total Assessments per Unit				Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	\$ Change	Percent Change	
PHASE I														
Strathmore	\$1,373.21	\$973.22	41.1%	\$871.81	\$871.81	0.0%	\$0.00	\$0.00	n/a	\$2,245.02	\$1,845.02	\$ 400.00	21.7%	70.00
Hillington	\$1,373.21	\$973.22	41.1%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$2,033.13	\$1,633.13	\$ 400.00	24.5%	164.00
Hillington	\$1,373.21	\$973.22	41.1%	\$118.87	\$118.87	0.0%	\$0.00	\$0.00	n/a	\$1,492.07	\$1,092.08	\$ 400.00	36.6%	1.00
Weymouth	\$1,373.21	\$973.22	41.1%	\$527.93	\$527.93	0.0%	\$0.00	\$0.00	n/a	\$1,901.14	\$1,501.14	\$ 400.00	26.6%	103.00
Weymouth	\$1,373.21	\$973.22	41.1%	\$95.10	\$95.10	0.0%	\$0.00	\$0.00	n/a	\$1,468.31	\$1,068.31	\$ 400.00	37.4%	1.00
Ashmonte	\$1,373.21	\$973.22	41.1%	\$791.90	\$791.90	0.0%	\$0.00	\$0.00	n/a	\$2,165.11	\$1,765.11	\$ 400.00	22.7%	71.00
Keswick	\$1,373.21	\$973.22	41.1%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$2,033.13	\$1,633.13	\$ 400.00	24.5%	109.00
Brenford	\$1,373.21	\$973.22	41.1%	\$712.89	\$712.89	0.0%	\$0.00	\$0.00	n/a	\$2,086.10	\$1,686.10	\$ 400.00	23.7%	140.00
Brenford	\$1,373.21	\$973.22	41.1%	\$128.38	\$128.38	0.0%	\$0.00	\$0.00	n/a	\$1,501.59	\$1,101.59	\$ 400.00	36.3%	1.00
Total Phase I														660.00
PHASE 2														
Ballastone	\$1,373.21	\$973.22	41.1%	\$0.00	\$0.00	n/a	\$1,529.21	\$1,529.21	0.0%	\$2,902.42	\$2,502.42	\$ 400.00	16.0%	44.00
Marchmont	\$1,373.21	\$973.22	41.1%	\$0.00	\$0.00	n/a	\$764.13	\$764.13	0.0%	\$2,137.34	\$1,737.34	\$ 400.00	23.0%	206.00
Weymouth	\$1,373.21	\$973.22	41.1%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,984.13	\$1,584.13	\$ 400.00	25.3%	128.00
Tanglewyld	\$1,373.21	\$973.22	41.1%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,984.13	\$1,584.13	\$ 400.00	25.3%	142.00
Tanglewyld	\$1,373.21	\$973.22	41.1%	\$0.00	\$0.00	n/a	\$109.92	\$109.92	0.0%	\$1,483.12	\$1,083.13	\$ 400.00	36.9%	1.00
Tanglewyld	\$1,373.21	\$973.22	41.1%	\$0.00	\$0.00	n/a	\$43.36	\$43.36	0.0%	\$1,416.57	\$1,016.57	\$ 400.00	39.3%	3.00
Total Phase II														524.00
Tract 5	\$2,916.26	\$2,139.19	36.3%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,916.26	\$ 2,139.19	\$777.07	36.3%	5.00
														1,189.00

Oakstead
Community Development District

Assessment Table

ASSESSMENT TREND ANALYSIS - GENERAL FUND					
Parcel	FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
PHASE I					
Strathmore	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Hillington	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Hillington	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Weymouth	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Weymouth	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Ashmonte	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Kinswick	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Benford	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Benford	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Total Phase I					
PHASE 2					
Ballastone	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Marchmont	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Weymouth	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Tanglewyld	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Tanglewyld	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Tanglewyld	\$1,373.21	\$973.22	\$973.21	\$973.21	\$973.21
Total Phase II					
Tract 5	\$2,916.26	\$2,139.19	\$2,196.01	\$2,196.01	\$2,244.92