

Oakstead Community Development District

May 5, 2026

**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, District Manager
Kathryn "KC" Hopkinson, District Counsel
Stephen Brletic, District Engineer
Lynn Tempura, Park & Clubhouse Director
Luis Diaz, Field Manager
Sandra MacGregor, District Accountant
Diana Kapatsyna, District Admin
Howard Neal, Field Inspection Director

REVISED WORKSHOP AGENDA

Tuesday, May 5, 2026 – 10:00 a.m.

- 1. Call to Order and Roll Call**
- 2. Discussion Items**
 - A. Discussion of Fast Signs New Marque Proposal
 - B. Discussion of Benches for the Community
 - C. Discussion of how sidewalks and trees will affect the budget
 - D. Discussion on FY2027 Proposed Budget
- 3. Supervisor / Employee Requests**
- 4. Adjournment**

The next regular Board meeting is scheduled for Wednesday, May 27, 2026, at 6:30 p.m.

District Office:

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

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

Meeting Location

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



***Oakstead
Community Development District***

**FISCAL YEAR 2027
PROPOSED BUDGET**

April 27, 2026

CLEAR PARTNERSHIPS



OPERATING BUDGET

General Fund

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DEBT SERVICE BUDGETS

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Series 2017 A-2

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SUPPORTING BUDGET SCHEDULE

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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	\$13,944.90	\$23,673.90	\$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	\$1,515,547.18
Special Assmnts- Discounts	-\$46,519.00	-\$44,088.00	\$0.00	-\$44,088.00	-\$60,621.89
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	\$64,829.57	\$1,155,675.57	\$1,483,825.29
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	\$30,310.94
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	\$195,537.10

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	\$7,500.00	\$7,500.00	\$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	\$115,000.00
R&M-Trees and Trimming	\$16,000.00	\$3,960.00	\$12,040.00	\$16,000.00	\$100,000.00
R&M-Roads	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$100,000.00
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	\$377,344.37	\$897,098.37	\$976,120.00
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	\$28,236.67	\$47,936.67	\$47,280.00
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

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	\$183,508.43	\$318,711.43	\$328,168.19
TOTAL EXPENDITURES	\$1,150,472.00	\$771,486.00	\$631,430.80	\$1,402,916.80	\$1,499,825.29
Excess (deficiency) of revenues					
Over (under) expenditures	-\$8.00	\$319,360.00	-\$566,601.23	-\$247,241.23	-\$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	-\$566,601.23	-\$247,241.23	-\$16,000.00
FUND BALANCE, BEGINNING	\$1,124,269.00	\$1,124,269.00	\$0.00	\$1,124,269.00	\$877,027.77
FUND BALANCE, ENDING	\$1,124,261.00	\$1,443,629.00	-\$566,601.23	\$877,027.77	\$861,027.77

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2027	\$ 877,028
Net Change in Fund Balance - Fiscal Year 2027	(16,000)
Reserves - Fiscal Year 2027 Additions	6,525
Total Funds Available (Estimated) - 9/30/2027	\$ 867,553

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits		\$ 13,420
	Nonspendable Subtotal	\$ 13,420

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		\$ 374,956 ⁽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	\$ 554,892

Total Allocation of Available Funds **\$ 568,312**

Total Unassigned (undesignated) Cash **\$ 299,240**

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.

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.

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.

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
		<u>\$2,865,000.00</u>	<u>\$454,755.00</u>	<u>\$3,319,755.00</u>

** 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.

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

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	\$1,268.78	\$973.22	30.4%	\$871.81	\$871.81	0.0%	\$0.00	\$0.00	n/a	\$2,140.59	\$1,845.02	\$ 295.56	16.0%	70.00
Hillington	\$1,268.78	\$973.22	30.4%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$1,928.70	\$1,633.13	\$ 295.56	18.1%	164.00
Hillington	\$1,268.78	\$973.22	30.4%	\$118.87	\$118.87	0.0%	\$0.00	\$0.00	n/a	\$1,387.64	\$1,092.08	\$ 295.56	27.1%	1.00
Weymouth	\$1,268.78	\$973.22	30.4%	\$527.93	\$527.93	0.0%	\$0.00	\$0.00	n/a	\$1,796.71	\$1,501.14	\$ 295.56	19.7%	103.00
Weymouth	\$1,268.78	\$973.22	30.4%	\$95.10	\$95.10	0.0%	\$0.00	\$0.00	n/a	\$1,363.88	\$1,068.31	\$ 295.56	27.7%	1.00
Ashmonte	\$1,268.78	\$973.22	30.4%	\$791.90	\$791.90	0.0%	\$0.00	\$0.00	n/a	\$2,060.68	\$1,765.11	\$ 295.56	16.7%	71.00
Keswick	\$1,268.78	\$973.22	30.4%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$1,928.70	\$1,633.13	\$ 295.56	18.1%	109.00
Brenford	\$1,268.78	\$973.22	30.4%	\$712.89	\$712.89	0.0%	\$0.00	\$0.00	n/a	\$1,981.67	\$1,686.10	\$ 295.56	17.5%	140.00
Brenford	\$1,268.78	\$973.22	30.4%	\$128.38	\$128.38	0.0%	\$0.00	\$0.00	n/a	\$1,397.16	\$1,101.59	\$ 295.56	26.8%	1.00
Total Phase I														660.00
PHASE 2														
Ballastone	\$1,268.78	\$973.22	30.4%	\$0.00	\$0.00	n/a	\$1,529.21	\$1,529.21	0.0%	\$2,797.99	\$2,502.42	\$ 295.56	11.8%	44.00
Marchmont	\$1,268.78	\$973.22	30.4%	\$0.00	\$0.00	n/a	\$764.13	\$764.13	0.0%	\$2,032.91	\$1,737.34	\$ 295.56	17.0%	206.00
Weymouth	\$1,268.78	\$973.22	30.4%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,879.70	\$1,584.13	\$ 295.56	18.7%	128.00
Tanglewyld	\$1,268.78	\$973.22	30.4%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,879.70	\$1,584.13	\$ 295.56	18.7%	142.00
Tanglewyld	\$1,268.78	\$973.22	30.4%	\$0.00	\$0.00	n/a	\$109.92	\$109.92	0.0%	\$1,378.69	\$1,083.13	\$ 295.56	27.3%	1.00
Tanglewyld	\$1,268.78	\$973.22	30.4%	\$0.00	\$0.00	n/a	\$43.36	\$43.36	0.0%	\$1,312.13	\$1,016.57	\$ 295.56	29.1%	3.00
Total Phase II														524.00
Tract 5	\$2,662.64	\$2,139.19	24.5%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,662.64	\$ 2,139.19	\$523.45	24.5%	5.00
														1,189.00

ASSESSMENT TREND ANALYSIS - GENERAL FUND					
Parcel	FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
PHASE I					
Strathmore	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Hillington	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Hillington	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Weymouth	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Weymouth	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Ashmonte	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Kinswick	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Benford	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Benford	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Total Phase I					
PHASE 2					
Ballastone	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Marchmont	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Weymouth	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Tanglewyld	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Tanglewyld	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Tanglewyld	\$1,268.78	\$973.22	\$973.21	\$973.21	\$973.21
Total Phase II					
Tract 5	\$2,662.64	\$2,139.19	\$2,196.01	\$2,196.01	\$2,244.92