

# *Oakstead Community Development District*

**June 2, 2026**

**Workshop  
Agenda Package**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33706

## **CLEAR PARTNERSHIPS**



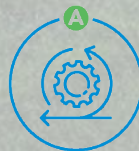
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Oakstead Community Development District

## Board of Supervisors

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

## District Staff

Mark Vega, District Manager  
Kathryn “KC” Hopkinson, District Counsel  
Stephen Brletic, District Engineer  
Luis Diaz, Field Manager  
Sandra MacGregor, District Accountant  
Diana Kapatsyna, District Admin

## Workshop Agenda

Tuesday, June 2, 2026 – 10:00 a.m.

---

The Workshop Meeting of the **Oakstead Community Development District** will be held **on June 2, 2026, at 10:00 a.m at the Oakstead Clubhouse, 3038 Oakstead Boulevard, Land O’ Lakes, FL 34638.**

### THE REGULAR MEETING OF BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

#### 2. DISCUSSION ITEMS

- A. Release - Progressive Select Insurance Company Claim #26-822836083
- B. Discussion of Communications Network and Service Agreement with Spectrum Sunshine State, LLC
- C. Discussion of FY 2027 Budget
- D. Discussion of Trespassing on Storm Water Ponds
- E. Discussion of Pool Party Policy
- F. Discussion of Sidewalks - 39 Grinds
- G. Reminder of Form 1 Submission Requirements - <https://disclosure.floridaethics.gov/Account/Login>

#### 3. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 4. ADJOURNMENT



**COMMUNICATIONS NETWORK AND SERVICE AGREEMENT  
(Non-Bulk)**

The pages that precede the signature blocks below are referred to as the "Property-Specific Terms". The Property-Specific Terms together with the Attachments listed below constitute the Communications Network and Service Agreement ("Agreement"), which is entered into by the following customer ("Owner") and service provider ("Operator") on the "Effective Date" set forth under Operator's signature below. Each of Owner and Operator may be referred to in the Agreement as a "party", and, together, as the "parties". Capitalized terms used in these Property-Specific Terms without definition will have the meanings assigned to them in the applicable Attachment.

<b>Owner Name and Billing/Legal Notice Addresses:</b> Oakstead Community Development District	<b>Operator Name and Legal Notice Addresses:</b> Spectrum Sunshine State, LLC
<b>Billing Office and Notice Address:</b> 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 Attn: Mark Vega Telephone: 813-991-1140  <b>All Notices Also Sent to (if applicable):</b>	<b>All Notices Sent to Office at:</b> 12405 Powerscourt Drive St. Louis, MO 63131 Attn: Legal Department – Operations  <b>All Notices Also Sent to Office at:</b> 6399 South Fiddler's Green Circle, Sixth Floor Greenwood Village, CO 80111 Attn: Legal Department – MDU  <b>All Notices Also Sent to:</b> <a href="mailto:DL-SCS-Legal@charter.com">DL-SCS-Legal@charter.com</a>

<b>Property Information:</b>	<b>Owner's Property Management Company Information (if applicable):</b>
<b>Property Address:</b> Oakstead Community Development District 19925 LAKE PATIENCE RD LAND O LAKES, FL 34638 Attn: Oakstead Community Development District Telephone: 813-991-1140	<b>Corporate Office Address:</b>  Attn: Telephone:
<b>Property Type:</b> SF Home	
<b>Number of Units:</b> 1145	
<b>On-Site Contact Name:</b>	<b>Contact Name:</b>
<b>On-Site Telephone:</b>	<b>Contact Telephone:</b>
<b>On-Site Email:</b>	<b>Contact Email:</b>

Owner owns (or is building), or, in the case of an owner's association, is the authorized representative for the multi-unit property referred to above (including the underlying land and all improvements thereon, the "Property"). Owner and Operator desire that Operator install (as necessary) and operate the System to make the Services available to Users in accordance with the terms of the Agreement. Owner and Operator agree as follows:

- Term.** The Agreement commences on the Effective Date and may be terminated by either party at any time after the end of the Service Commitment Period by providing a Termination Notice (defined hereafter) (the "Term").
- Service Commitment Period.** The "Service Commitment Period" is 120 months and commences on the later of the following two dates: (a) the date that System installation or upgrading is complete (or the Effective Date if Operator currently serves the Property and no System modifications are required); or (b) if Owner is purchasing any Bulk Service under the Agreement, the date that Operator first begins billing Owner the full (undiscounted) Bulk Service Fee to all Units .
- Termination Notice.** In addition to any early termination rights contained elsewhere in the Agreement, either party may terminate the Agreement after the end of the Service Commitment Period by providing the other with a termination notice (the "Termination Notice"). The Termination Notice must provide at least 90 days advance notice of termination.

4. **Service Activation Date and Commencement of Billing.** Operator will begin providing and billing for Services (to Users for individually-billed Services and/or to Owner for Services provided on a bulk-billed basis) on the Service Activation Date. The "Service Activation Date" is:

- on or about the Effective Date.

5. **Special Terms.** The following special terms supplement and/or supersede, as the case may be and as the context requires, any contrary terms in the Attachments.

5.1 Courtesy Video Service. 11 account(s) to the following address(es) at the Property: TBD.

5.2 Courtesy Internet Service. 11 account(s) to the following address(es) at the Property: TBD.

5.3 Door Fee (One-Time) Payment. \$100.00 per Unit, for a potential total of \$114,500.00.

5.4 Owner Remittance Address. Operator shall send all payments to Owner to the following address: Oakstead Community Development District, 2005 Pan AM Circle Suite 300, Tampa, FL 33607.

5.5 Non-Exclusive Use of In-Unit Wiring. Notwithstanding any contrary provisions in any Attachment, Operator has the non-exclusive right to use the wiring located within a User's Unit (sometimes referred to as the In-Unit Wiring) on a non-concurrent basis as described in the applicable Attachment.

6. **Attachments.** The following Attachments are incorporated into and made a part of the Agreement by this reference.

[System Installation and Services Attachment](#)

[Internal Wiring \(Owner Install or Upgrade\) Attachment](#)

[Non-Exclusive Marketing Rights Attachment](#)

[Courtesy Video Service Attachment](#)

[Courtesy Internet Service Attachment](#)

[Door Fee \(One-Time\) Payment Attachment](#)

7. **Signatures; Authority.** The individuals signing below represent to Owner and Operator that they are duly authorized to execute and deliver the Agreement on behalf of the entity for which they have signed. Electronic signatures or exact copies (such as facsimiles) of original signatures will have the same force and effect as original signatures.

**OWNER**

**Oakstead Community Development District**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

**OPERATOR**

**Spectrum Sunshine State, LLC**

By: Charter Communications, Inc., its Manager

\_\_\_\_\_  
Signature

Shayne Abney  
\_\_\_\_\_

Printed Name

VP, Spectrum Community Solutions  
\_\_\_\_\_

Title

Effective

Date: \_\_\_\_\_

**NON-EXCLUSIVE MARKETING RIGHTS ATTACHMENT**

1. General. Operator hereby appoints Owner as its non-exclusive marketing representative at the Property and Owner shall, subject to Laws, market the Services to the occupants and prospective occupants of the Property on a non-exclusive basis. Owner shall refer all inquiries regarding Services to Operator and provide Users and prospective Users with Operator contact information. Owner will direct all Users to report all maintenance or other problems with the Services directly to Operator and Owner will use reasonable efforts to notify Operator of any damages to the System or Service problems of which Owner becomes aware.
2. Marketing by Operator. Owner hereby grants to Operator the non-exclusive right to conduct the following marketing and promotional activities for the Services: (a) if applicable, marketing via digital means and portals; (b) marketing on-site at the Property by means of distribution of printed and digital advertising materials and Service information; and (c) contacts, demonstrations of Services, and direct sales presentations, subject to Owner's reasonable approval regarding times, locations, and frequency. Owner shall cooperate with Operator in all such promotions on a nonexclusive basis. Operator shall at all times conduct such promotional activities at reasonable times and in accordance with Laws. The District will not provide Operator with any email addresses, and or mailing addresses. Owner shall use reasonable efforts to make available in the clubhouse or rental office or other similar location all current marketing publications pertaining to the Services, if such publications are provided by Operator. Any such on-site marketing campaigns shall be limited to the Services and shall be subject to the prior reasonable and timely approval of Owner (including approval of the locations of any marketing displays at the Property).
3. Marketing by Owner. Owner shall, and Owner shall cause its on-site Authorized representatives to, promote Operator's Services to Users on a non-exclusive basis. Operator, at its sole cost, shall provide Owner with sales support and materials for use in assisting residents to order Services. Owner shall at a minimum perform the following promotional activities for Operator, using marketing materials provided by Operator at Operator's sole cost: (a) permit Operator (if desired by Operator and at Operator's expense) to host on-site events to promote the Services, subject to Owner's reasonable approval as to frequency, time, format, location and activities; (b) any other marketing initiatives on which Owner and Operator desire to work collaboratively to promote the Services; . Operator reserves the right, in its sole discretion, to accept or reject prospective Users solicited by Owner based on Operator's then-current policies and standards. The District will not provide Operator with any email addresses, and or mailing addresses.
4. Other Marketing. Owner shall not grant a competing provider more favorable marketing rights than those granted to Operator. Operator acknowledges that Owner may also promote the communications services of other providers, some of which may be competitors of Operator. If Owner elects to promote the services of other providers in addition to Operator's Services, Owner shall provide Operator with equal or better marketing opportunities and exposure at the Property, including displaying Operator's marketing materials with at least equal prominence, duration and exposure as Owner provides the marketing materials of other providers. Under no circumstances will either party disparage the Services, Property, System or business of the other.
5. No Intellectual Property License. Except for Owner's distribution of Operator-provided marketing materials at the Property and the limited licenses granted in this Attachment, nothing in the Agreement shall be deemed or construed to be a license or other grant of rights to use the other party's copyrighted materials, trademarks, service marks, trade names, logos, or other intellectual property or proprietary rights without the prior consent of such party.
6. Marks; Limited License. All materials developed by a party, including advertisements, promotions, marketing materials and newsletters using the other's service marks, logos, trade names, trademarks, insignia and symbols ("Marks") or any reference thereto, shall be submitted to the other in advance for prepublication review and approval with respect to, but not limited to, context, style, content appearance, composition, timing and media. Each party shall properly acknowledge the other's ownership of its Marks in all materials. No party shall do business under any the other's Marks or derivatives or variations thereof, and neither party shall directly or indirectly hold itself out as having any relation to the other or its Authorized Representatives, except as specifically authorized in this Attachment. The Marks only may be used by to promote the Services during the Term.

Owner Initials

\_\_\_\_\_

Date

\_\_\_\_\_

Operator Initials

\_\_\_\_\_

Date

\_\_\_\_\_

16193279.03 – 4/15/2021

**Addendum to Communications Network and Service Agreement  
with Spectrum Sunshine State, LLC**

This Addendum is made as of May 27, 2026 (effective date) by and between **Charter Communications, Inc., d/b/a Spectrum Sunshine State, LLC** (“Contractor”) and the **Oakstead Community Development District** (“District”) and amends the Communications Network and Service Agreement of the same date (the “Agreement”). In the event of a conflict between the provisions of this Addendum and the Agreement, the provisions of this Addendum shall prevail. To the extent any provisions of this Addendum are the same or similar in any respect to any provisions of the Agreement, the same or similar provision in the Agreement is deleted and replaced with the provision in this Addendum.

1. **Compliance with Governmental Regulations.** The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to Fla. Stat. 190.007(2) and Fla. Stat. 215.981(1), specifically, that the audit report shall be submitted within 9 months after the end of the fiscal year (no later than June 30 each year). Contractor shall apprise the District of when the annual audit report will be completed. If the annual audit report is not received by June 20, the District shall request a completion date from the Contractor. If the annual audit report is not completed timely, Contractor shall pay liquidated damage amount of \$20 per day for every day after June 30 in which the annual audit report is not completed.
2. **Governing Law and Dispute Resolution.** The agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any actions or claims arising or related to the agreement shall be in the appropriate state or federal court located where the District is located.
3. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney’s fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
4. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

5. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
  
6. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
  - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
    - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
  - c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
  
7. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1116, OR BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM),**

**OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE  
300, TAMPA, FLORIDA 33607.**

**DISTRICT  
Oakstead Community Development  
District**

**CONTRACTOR  
Spectrum Sunshine State, LLC  
By: Charter Communications, Inc.,  
its Manager**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair / Vice-Chair, Board of Supervisors

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

**Affidavit for Anti-Human Trafficking**  
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the \_\_\_\_\_ (Title) of \_\_\_\_\_ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the OAKSTEAD Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

*Oakstead*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**

**May 20, 2026**

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



Page #

**OPERATING BUDGET**

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances .....	1-3
Exhibit A - Allocation of Fund Balances .....	4
Budget Narrative .....	5-10

**DEBT SERVICE BUDGETS**

Series 2016 A-1

Summary of Revenues, Expenditures and Changes in Fund Balances .....	11
Amortization Schedule .....	12

Series 2017 A-2

Summary of Revenues, Expenditures and Changes in Fund Balances .....	13
Amortization Schedule .....	14
Budget Narrative .....	15-16

**SUPPORTING BUDGET SCHEDULE**

Comparison of Assessment Rates .....	17-18
--------------------------------------	-------





**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
<b>REVENUES</b>					
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	\$1,582,112.08
Special Assmnts- Discounts	-\$46,519.00	-\$44,088.00	\$0.00	-\$44,088.00	-\$63,284.48
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
<b>TOTAL REVENUES</b>	<b>\$1,150,464.00</b>	<b>\$1,090,846.00</b>	<b>\$64,829.57</b>	<b>\$1,155,675.57</b>	<b>\$1,547,727.59</b>

**EXPENDITURES**

*Administrative*

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	\$31,642.24
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
<b>Total Administrative</b>	<b>\$184,957.00</b>	<b>\$116,529.00</b>	<b>\$70,578.00</b>	<b>\$187,107.00</b>	<b>\$196,868.40</b>

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
<b>Field</b>					
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	\$0.00
R&M-Trees and Trimming	\$16,000.00	\$3,960.00	\$12,040.00	\$16,000.00	\$0.00
R&M-Roads	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00
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	\$50,000.00
Reserve - Landscaping	\$3,400.00	\$39,367.00	\$0.00	\$39,367.00	\$100,399.00
Reserve - Roadways	\$0.00	\$106,929.00	\$0.00	\$106,929.00	\$50,000.00
Reserve - Sidewalks	\$0.00	\$38,728.00	\$0.00	\$38,728.00	\$115,000.00
Reserve-Tree Rem./Replacem.	\$0.00	\$32,425.00	\$0.00	\$32,425.00	\$100,000.00
<b>Total Field</b>	<b>\$683,077.00</b>	<b>\$519,754.00</b>	<b>\$377,344.37</b>	<b>\$897,098.37</b>	<b>\$1,038,691.00</b>
<b>Parks and Recreation</b>					
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
<b>Total Parks and Recreation</b>	<b>\$282,438.00</b>	<b>\$135,203.00</b>	<b>\$183,508.43</b>	<b>\$318,711.43</b>	<b>\$328,168.19</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,150,472.00</b>	<b>\$771,486.00</b>	<b>\$631,430.80</b>	<b>\$1,402,916.80</b>	<b>\$1,563,727.59</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-\$8.00	\$319,360.00	-\$566,601.23	-\$247,241.23	-\$16,000.00
Net change in fund balance	\$0.00	\$319,360.00	-\$566,601.23	-\$247,241.23	-\$16,000.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$1,124,269.00</b>	<b>\$1,124,269.00</b>	<b>\$0.00</b>	<b>\$1,124,269.00</b>	<b>\$877,027.77</b>
<b>FUND BALANCE, ENDING</b>	<b>\$1,124,269.00</b>	<b>\$1,443,629.00</b>	<b>-\$566,601.23</b>	<b>\$877,027.77</b>	<b>\$861,027.77</b>

**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	321,525
<b>Total Funds Available (Estimated) - 9/30/2027</b>	<b>\$ 1,182,553</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

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

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		\$ 390,932 <sup>(1)</sup>
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)	50,000	\$ 64,033
Reserves - Ponds		\$ 79,385
Reserves - Tree Removal & Replacement	\$ 32,425	
Reserves - Tree Removal & Replacement (FY2026)	(32,425)	
Reserves - Tree Removal & Replacement (FY2027)	100,000	\$ 100,000
Reserves - Roadways	\$ 106,929	
Reserves - Roadways (projected FY 2026)	(106,929)	
Reserves - Roadways (proposed FY 2027)	50,000	\$ 50,000
Reserves - Sidewalks	\$ 38,728	
Reserves - Sidewalks (projected FY 2026)	(38,728)	
Reserves - Sidewalks (proposed FY 2027)	115,000	\$ 115,000
Reserves - Walls		\$ 49,251
	Assigned Reserves Subtotal	\$ 885,868

**Total Allocation of Available Funds** **\$ 899,288**

**Total Unassigned (undesignated) Cash** **\$ 283,265**

**Notes**

(1) Represents approximately 3 months of operating expenditures

**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.

**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.

**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 FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026	BUDGET FY 2027
<b>REVENUES</b>					
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
<b>TOTAL REVENUES</b>	<b>\$433,020.00</b>	<b>\$422,330.00</b>	<b>\$17,070.00</b>	<b>\$439,400.00</b>	<b>\$433,019.22</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessment Collection Cost	\$9,021.00	\$8,338.00	\$683.00	\$9,021.00	\$9,021.23
<b>Total Administrative</b>	<b>\$9,021.00</b>	<b>\$8,338.00</b>	<b>\$683.00</b>	<b>\$9,021.00</b>	<b>\$9,021.23</b>
<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
<b>Total Debt Service</b>	<b>\$425,673.00</b>	<b>\$40,336.00</b>	<b>\$385,337.00</b>	<b>\$425,673.00</b>	<b>\$425,150.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$434,694.00</b>	<b>\$48,674.00</b>	<b>\$386,020.00</b>	<b>\$434,694.00</b>	<b>\$434,171.23</b>
Excess (deficiency) of revenues Over (under) expenditures					
	-\$1,674.00	\$373,656.00	-\$368,950.00	\$4,706.00	-\$1,152.01
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		\$373,656.00	-\$368,950.00	\$4,706.00	-\$1,152.01
<b>FUND BALANCE, BEGINNING</b>	<b>\$298,039.00</b>	<b>\$298,039.00</b>	<b>\$0.00</b>	<b>\$298,039.00</b>	<b>\$302,745.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$298,039.00</b>	<b>\$671,695.00</b>	<b>-\$368,950.00</b>	<b>\$302,745.00</b>	<b>\$301,592.99</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>					
	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
		<b>\$2,980,000.00</b>	<b>\$423,492.50</b>	<b>\$3,403,492.50</b>

\*\* 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
<b>REVENUES</b>						
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
<b>TOTAL REVENUES</b>	<b>\$374,289.00</b>	<b>\$364,987.00</b>	<b>\$14,754.00</b>	<b>\$379,741.00</b>	<b>1%</b>	<b>\$374,289.03</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$7,798.00	\$7,207.00	\$591.00	\$7,798.00	0%	\$7,797.69
<b>Total Administrative</b>	<b>\$7,798.00</b>	<b>\$7,207.00</b>	<b>\$591.00</b>	<b>\$7,798.00</b>	<b>0%</b>	<b>\$7,797.69</b>
<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
<b>Total Debt Service</b>	<b>\$368,843.00</b>	<b>\$39,421.00</b>	<b>\$329,422.00</b>	<b>\$368,843.00</b>	<b>0%</b>	<b>\$369,997.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$376,641.00</b>	<b>\$46,628.00</b>	<b>\$330,013.00</b>	<b>\$376,641.00</b>	<b>0%</b>	<b>\$377,795.19</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-\$2,352.00	\$318,359.00	-\$315,259.00	\$3,100.00	-232%	-\$3,506.16
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>
Net change in fund balance		\$318,359.00	-\$315,259.00	\$3,100.00	0%	-\$3,506.16
<b>FUND BALANCE, BEGINNING</b>	<b>\$256,429.00</b>	<b>\$256,429.00</b>	<b>\$0.00</b>	<b>\$256,429.00</b>	<b>0%</b>	<b>\$259,529.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$256,429.00</b>	<b>\$574,788.00</b>	<b>-\$315,259.00</b>	<b>\$259,529.00</b>	<b>1%</b>	<b>\$256,022.84</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT			
	11/1/2024	11/1/2025	11/1/2026
Series 2017 (A-2) Bonds	\$2,865,000.00	\$2,585,000.00	\$2,295,000.00
			11/1/2027
			\$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

**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	
<b>PHASE I</b>														
Strathmore	\$1,323.21	\$973.22	36.0%	\$871.81	\$871.81	0.0%	\$0.00	\$0.00	n/a	\$2,195.02	\$1,845.02	\$ 350.00	19.0%	70.00
Hillington	\$1,323.21	\$973.22	36.0%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$1,983.13	\$1,633.13	\$ 350.00	21.4%	164.00
Hillington	\$1,323.21	\$973.22	36.0%	\$118.87	\$118.87	0.0%	\$0.00	\$0.00	n/a	\$1,442.07	\$1,092.08	\$ 350.00	32.0%	1.00
Weymouth	\$1,323.21	\$973.22	36.0%	\$527.93	\$527.93	0.0%	\$0.00	\$0.00	n/a	\$1,851.14	\$1,501.14	\$ 350.00	23.3%	103.00
Weymouth	\$1,323.21	\$973.22	36.0%	\$95.10	\$95.10	0.0%	\$0.00	\$0.00	n/a	\$1,418.31	\$1,068.31	\$ 350.00	32.8%	1.00
Ashmonte	\$1,323.21	\$973.22	36.0%	\$791.90	\$791.90	0.0%	\$0.00	\$0.00	n/a	\$2,115.11	\$1,765.11	\$ 350.00	19.8%	71.00
Keswick	\$1,323.21	\$973.22	36.0%	\$659.92	\$659.92	0.0%	\$0.00	\$0.00	n/a	\$1,983.13	\$1,633.13	\$ 350.00	21.4%	109.00
Brenford	\$1,323.21	\$973.22	36.0%	\$712.89	\$712.89	0.0%	\$0.00	\$0.00	n/a	\$2,036.10	\$1,686.10	\$ 350.00	20.8%	140.00
Brenford	\$1,323.21	\$973.22	36.0%	\$128.38	\$128.38	0.0%	\$0.00	\$0.00	n/a	\$1,451.59	\$1,101.59	\$ 350.00	31.8%	1.00
<b>Total Phase I</b>														<b>660.00</b>
<b>PHASE 2</b>														
Ballastone	\$1,323.21	\$973.22	36.0%	\$0.00	\$0.00	n/a	\$1,529.21	\$1,529.21	0.0%	\$2,852.42	\$2,502.42	\$ 350.00	14.0%	44.00
Marchmont	\$1,323.21	\$973.22	36.0%	\$0.00	\$0.00	n/a	\$764.13	\$764.13	0.0%	\$2,087.34	\$1,737.34	\$ 350.00	20.1%	206.00
Weymouth	\$1,323.21	\$973.22	36.0%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,934.13	\$1,584.13	\$ 350.00	22.1%	128.00
Tanglewyld	\$1,323.21	\$973.22	36.0%	\$0.00	\$0.00	n/a	\$610.92	\$610.92	0.0%	\$1,934.13	\$1,584.13	\$ 350.00	22.1%	142.00
Tanglewyld	\$1,323.21	\$973.22	36.0%	\$0.00	\$0.00	n/a	\$109.92	\$109.92	0.0%	\$1,433.13	\$1,083.13	\$ 350.00	32.3%	1.00
Tanglewyld	\$1,323.21	\$973.22	36.0%	\$0.00	\$0.00	n/a	\$43.36	\$43.36	0.0%	\$1,366.57	\$1,016.57	\$ 350.00	34.4%	3.00
<b>Total Phase II</b>														<b>524.00</b>
<b>Tract 5</b>	\$3,085.63	\$2,139.19	44.2%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$3,085.63	\$ 2,139.19	\$946.44	44.2%	<b>5.00</b>
														<b>1,189.00</b>

ASSESSMENT TREND ANALYSIS - GENERAL FUND					
Parcel	FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
<b>PHASE I</b>					
Strathmore	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Hillington	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Hillington	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Weymouth	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Weymouth	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Ashmonte	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Kinswick	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Benford	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Benford	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
<b>Total Phase I</b>					
<b>PHASE 2</b>					
Ballastone	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Marchmont	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Weymouth	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Tanglewyld	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Tanglewyld	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
Tanglewyld	\$1,323.21	\$973.22	\$973.21	\$973.21	\$973.21
<b>Total Phase II</b>					
<b>Tract 5</b>	\$3,085.63	\$2,139.19	\$2,196.01	\$2,196.01	\$2,244.92