

Eastlake Oaks Community Development District

June 11, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 219 383 286 447 14 Passcode: pD2YA7kn

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2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



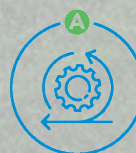
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Eastlake Oaks Community Development District

Board of Supervisors

Scott Roper, Chairman
Darlene Lazier, Vice Chairperson
Nick Yagnik, Assistant Secretary
Joshua Main, Assistant Secretary
Joseph Dinelli, Assistant Secretary

District Staff

Christina Newsome, District Manager
Andrew Cohen, District Counsel
Tonja Stewart, District Engineer
Howard Neal, Field Service Manager
Elizabeth Coons, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Thursday, June 11, 2026, at 6:00 p.m.

The Regular Meeting of the **Eastlake Oaks Community Development District** will be held on **June 11, 2026, at 6:00 p.m** at the **City of Oldsmar, Fire Station Meeting Room, located at 225 Pine Avenue North, Oldsmar Florida 34677.**

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. BUSINESS ITEMS

- A. Review of Irrigation Report
- B. Consideration of Resolution 2026-03; Approving Proposed Budget and Setting Public Hearing
- C. Consideration of Storm Clean Up Services
- D. Announcing the Number of Qualified Registered Voters in the District - #584

5. CONSENT AGENDA

- A. Consideration of Minutes from the Meeting held on April 9, 2026
- B. Financials *(March 2026 & April 2026)*
- C. Review of Snapshot

6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Aquatics Report
- D. District Manager Report
 - i. Reminder of Form 1 Submission Requirements

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

Date: 5/28/26

Irrigation Inspection Form

Location: East lake oaks

Tech Name: Merek m

Arrival: _____ AM PM Departure: _____ AM PM
(Circle One) (Circle One)

Customer: _____

Start Times: 9pm
12AM 6AM

Address: Timer #1 BT #1
BT #2

Run Days: A. Mon/Thu B. _____ C. _____
Tu, Sa W, F

Zone #	Zone Type	Program	Run Time	Notes
1	R	A	45	All other stations ok
2	R		45	
3	R		45	
4	S/R		30	
5	S		20	
6	S/R		30	
7	S		20	
8	S		20	
9	S		20	
10	S/R	A.	45	
BT #1				
1	S/R	A	45	(4am m/Thu)
BT #2				
1	S/R	A	30	(4am tue/F)

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Eastlake Oaks Community Development District (“**District**”) prior to June 15, 2026 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 13, 2026, at 6:00 p.m. at City of Oldsmar, Fire Station Meeting Room, located at 225 Pine Avenue North, Oldsmar Florida 34677.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pinellas County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 11, 2026.

Attest:

**Eastlake Oaks Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Eastlake Oaks
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

06/03/26

CLEAR PARTNERSHIPS



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Eastlake Oaks
Community Development District

Operating Budget
FY 2027



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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$7,200.00	\$7,222.00	\$0.00	\$7,222.00	\$7,200.00
Interest - Tax Collector	\$0.00	\$5.00	\$0.00	\$5.00	\$0.00
Special Assmnts- Tax Collector	\$238,847.00	\$234,700.00	\$4,147.00	\$238,847.00	\$238,846.46
Special Assmnts- CDD Collected	\$829.00	\$0.00	\$829.00	\$829.00	\$829.33
Special Assmnts- Discounts	(\$9,554.00)	-\$9,027.00	\$0.00	-\$9,027.00	-\$9,553.86
Pool Access Key Fee	\$100.00	\$30.00	\$70.00	\$100.00	\$100.00
Total Revenues	\$237,422.00	\$232,930.00	\$5,046.00	\$237,976.00	\$237,421.93
Administrative					
P/R-Board of Supervisors	\$6,000.00	\$3,200.00	\$2,800.00	\$6,000.00	\$6,000.00
FICA Taxes	\$478.00	\$107.00	\$371.00	\$478.00	\$459.00
ProfServ-Engineering	\$2,000.00	\$1,997.00	\$0.00	\$1,997.00	\$4,000.00
ProfServ-Legal Services	\$2,000.00	\$340.00	\$1,660.00	\$2,000.00	\$2,000.00
ProfServ-Mgmt Consulting	\$60,735.00	\$35,429.00	\$0.00	\$35,429.00	\$63,772.00
Auditing Services	\$3,800.00	\$0.00	\$3,800.00	\$3,800.00	\$3,800.00
Postage and Freight	\$250.00	\$40.00	\$210.00	\$250.00	\$250.00
Printing and Binding	\$200.00	\$0.00	\$200.00	\$200.00	\$200.00
Legal Advertising	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
Miscellaneous Services	\$1,000.00	\$122.00	\$878.00	\$1,000.00	\$1,000.00
Misc-Assessment Collection Cost	\$4,777.00	\$4,513.00	\$264.00	\$4,777.00	\$4,776.93
Misc-Web Hosting	\$500.00	\$372.00	\$128.00	\$500.00	\$0.00
Office Supplies	\$200.00	\$0.00	\$200.00	\$200.00	\$200.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Total Administrative	\$84,115.00	\$46,295.00	\$12,511.00	\$58,806.00	\$88,632.93
Insurance					
Insurance - General Liability	\$8,623.00	\$7,979.00	\$0.00	\$7,979.00	\$3,664.00
Public Officials Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$3,269.00
Insurance -Property & Casualty	\$0.00	\$0.00	\$0.00	\$0.00	\$1,690.00
Total Insurance	\$8,623.00	\$7,979.00	\$0.00	\$7,979.00	\$8,623.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	FY 2027
Utility					
Telephone, Cable & Internet Service	\$1,200.00	\$742.00	\$541.55	\$1,283.55	\$1,200.00
Utility - StreetLights	\$25,000.00	\$13,897.00	\$11,103.00	\$25,000.00	\$25,000.00
Utility - Water	\$7,500.00	\$6,380.00	\$4,656.49	\$11,036.49	\$8,000.00
Total Utility	\$33,700.00	\$21,019.00	\$16,301.05	\$37,320.05	\$34,200.00
Field					
Contracts-Lake and Wetland	\$10,783.00	\$6,542.00	\$4,241.00	\$10,783.00	\$0.00
Contracts-Landscape	\$58,345.00	\$30,839.00	\$22,508.09	\$53,347.09	\$54,000.00
Contracts-Pools	\$9,840.00	\$5,800.00	\$4,233.18	\$10,033.18	\$10,200.00
Contracts-Cleaning Services	\$2,292.00	\$1,225.00	\$1,067.00	\$2,292.00	\$2,500.00
Contracts-Pressure Washing	\$0.00	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00
Contracts-Pest Control	\$0.00	\$2,084.00	\$0.00	\$2,084.00	\$3,660.00
R&M-Irrigation	\$15,000.00	\$11,230.00	\$3,770.00	\$15,000.00	\$16,000.00
R&M-Pools	\$3,500.00	\$2,190.00	\$1,310.00	\$3,500.00	\$3,500.00
Misc-Contingency	\$11,224.00	\$0.00	\$11,224.00	\$11,224.00	\$13,000.00
Roadway Repair & Maintenance	\$0.00	\$900.00	\$0.00	\$900.00	\$0.00
R&M-Security Cameras	\$0.00	\$515.00	\$0.00	\$515.00	\$0.00
Tools and Equipment	\$0.00	\$6,375.00	\$0.00	\$6,375.00	\$0.00
R&M-General	\$0.00	\$8,451.00	\$0.00	\$8,451.00	\$5,000.00
Contracts-Aquatic Control	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
R&M-Other Landscape	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Contracts-Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$3,660.00
Website Administration	\$0.00	\$687.00	\$0.00	\$687.00	\$2,000.00
Holiday Lighting & Decorations	\$0.00	\$3,200.00	\$0.00	\$3,200.00	\$3,200.00
Total Field	\$110,984.00	\$81,382.00	\$48,353.26	\$129,735.26	\$134,920.00
TOTAL EXPENDITURES	\$237,422.00	\$156,675.00	\$77,165.31	\$233,840.31	\$266,375.93
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$76,255.00	-\$72,119.31	\$4,135.69	-\$28,954.00
Net change in fund balance	\$0.00	\$76,255.00	-\$72,119.31	\$4,135.69	\$0.00
FUND BALANCE, BEGINNING	\$296,676.00	\$296,676.00	\$372,931.00	\$296,676.00	\$300,811.69
FUND BALANCE, ENDING	\$296,676.00	\$372,931.00	\$300,811.69	\$300,811.69	\$300,811.69

Eastlake Oaks
 Community Development District



Exhibit "A"
 Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$300,811.69
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$0.00
Estimated Funds Available - 9/30/2026	\$300,811.69

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$300,811.69
Less: First Quarter Operating Reserve	\$66,593.98
Reserve - Pond	\$28,830.00
Reserve - Recreational Facilities	\$28,330.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	Total <u>\$123,753.98</u>
Estimated Remaining Undesignated Cash as of 9/30/2027	\$177,057.71

Notes

(1) Represents approximately 3 months of operating expenditures



Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

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.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Financial and Administrative (continued)

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 an estimate based on prior year costs.

Budget Narrative
Fiscal Year 2027

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

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 the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the 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 assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

District Name

Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2027

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Amenity

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Amenity (Continued)

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Landscape and Pond Maintenance

Landscape Maintenance - Contract

District Name

Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2027

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Landscape

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Contingency

Contingency

Funds set aside for projects, as determined by the district's board.



Eastlake Oaks

Community Development District

Supporting Budget Schedule

FY 2027



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

Product	General Fund				Units
	FY 2027	FY 2026	Dollar Change	Percent Change	
All Units	\$829.33	\$829.33	\$0.00	0.0%	289
					289

AFTER THE STORM

Storm Clean Up Services

In the event of a storm, or any circumstance, in which our customers need debris clean up or tree services, Alexander's will make every effort to have crews assembled and dispatched to assist as soon as it is deemed safe.

To ensure that we are able to service your property quickly, pre-authorization will allow us to prioritize your property. Emergency situations involving the safety and health of human lives and protecting properties, will always come into consideration and take precedence, if necessary.

2025 Price List

General Clean Up:	
General Labor	\$85/hour
Dump Fees vary depending upon several factors	To Be Quoted
Tree Services:	
Grapple Truck/Operator	\$200/hour
Tree Services, includes climber/ ground crew	\$250/hour/man
Stump Grinding	To Be Quoted



Approval for Storm Clean Up Services

Property Name

Name/Title

Signature

Date

Emergency Contacts:

Name:

Number:

Name:

Number:



**MINUTES OF MEETING
EASTLAKE OAKS
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the Eastlake Oaks Community Development
2 District was held Thursday, April 9, 2026, at 6:00 p.m. at the Oldsmar Public Library, in TECO
3 Hall, at 400 Saint Petersburg Drive E, Oldsmar, FL, 34677.

4 Present and constituting a quorum were:
5 Scott Roper Chairperson
6 Darlene Lazier Vice Chairperson
7 Nick Yagnik Assistant Secretary
8 Joseph Dinelli Assistant Secretary
9

10 Also present, either in person or via communication media technology, were:
11 Christina Newsome District Manager
12 Elizabeth Coons District Accountant
13

14 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
15 *meeting. The full meeting is available in audio format upon request. Contact the District Office*
16 *for any related costs for an audio copy.*
17

18 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**
19 Ms. Newsome called the meeting to order, and a quorum was established.

20 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**
21 The Pledge of Allegiance was recited.
22

23 **THIRD ORDER OF BUSINESS** **Approval of Agenda**
24 The Board approved the April 9, 2026, agenda.
25

26 **FOURTH ORDER OF BUSINESS** **Audience Comments**
27 There being none, the order of business followed.
28

29 **FIFTH ORDER OF BUSINESS** **Staff Reports**

30 **A. District Accountant**
31 The Board reviewed the January and February financial statements.

32 **B. District Counsel**
33 There were no updates for the Board at this time.

34 **C. District Engineer**
35 Discussion ensued regarding the canal outfall configuration. The Board directed the District
36 Engineer to coordinate with FDOT to prepare a report evaluating the current angle of the outfall
37 and potential modifications to redirect the outflow toward the center of the canal. The Board also
38 requested a map drawing in the plans.

39 **D. Aquatics Report**
40 There was no report provided.

41 **E. District Manager**

42 Ms. Newsome reviewed the FY 2027 Proposed Budget, including applying carry forward
43 balance funds to offset account expenses. Discussion also ensued regarding maintaining the
44 reserve line item within the budget in the amount of approximately \$404,119.

45
46 **SIXTH ORDER OF BUSINESS** **Business Items**

47 **A. Review of Irrigation Report**

48
49 **B. Discussion of Alexander’s Property Maintenance Tree Service Proposal for Various**
50 **Locations**

51 The Board discussed obtaining competing bids for tree trimming services, including a proposal
52 from Tucker Enterprises. The Board authorized the Chair to review and approve the proposal
53 outside of a meeting.

54
55 **C. Discussion of Alexander’s Property Maintenance Palm Trimming Proposal**

56 The Board discussed the proposal amount and requested that additional quotes be obtained
57 prior to proceeding. The Board approved the proposal in an amount not to exceed \$2,935.00,
58 subject to receipt of additional quotes.

59
60 **D. Discussion of Alexander’s Property Maintenance Tree Trimming, Elevation, and Pine**
61 **Removal Proposal**

62 The Board requested revised quotes for the proposed work.

63
64 On MOTION by Mr. Dinelli, seconded by Ms. Lazier, with
65 all in favor, approval was given for additional landscape
66 services, subject to Chair approval. (4-0)

67
68 **SEVENTH ORDER OF BUSINESS** **Business Administration**

69 **A. Consideration of Minutes from the Meeting held on February 12, 2026**

70 The Board discussed the trespass agreement, noting that the Pinellas County Sheriff’s Office
71 advised that residents cannot be trespassed from the property as it is governed by the HOA.

72
73 On MOTION by Mr. Dinelli, seconded by Mr. Yagnik, with
74 all in favor, the Minutes from the meeting held on February
75 12, 2026, were approved. (4-0)

76
77 **EIGHTH ORDER OF BUSINESS** **Supervisor’s Requests**

78 Mr. Roper discussed repainting the cabanas, noting that the walls require a fresh coat of paint.
79 Mr. Roper also discussed the terracotta primer paint located outside the two bathrooms, noting that
80 the areas had been primed and painted, root coordination color.

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NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Lazier, seconded by Mr. Yagnik, with all in favor, the meeting was adjourned at 7:20 p.m. (4-0)

Scott Roper
Chairperson

*Eastlakes Oaks
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



EASTLAKE OAKS

Community Development District

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EASTLAKE OAKS
Community Development District

Financial Statements
(Unaudited)

March 31, 2026

Balance Sheet

March 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 391,412
TOTAL ASSETS	\$ 391,412
<u>LIABILITIES</u>	
Accounts Payable	\$ 106
TOTAL LIABILITIES	106
<u>FUND BALANCES</u>	
Assigned to:	
Operating Reserves	59,355
Reserves - Ponds	28,830
Reserves - Recreation Facilities	28,330
Unassigned:	274,791
TOTAL FUND BALANCES	\$ 391,306
TOTAL LIABILITIES & FUND BALANCES	\$ 391,412

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 7,200	\$ 3,600	\$ 6,111	\$ 2,511
Special Assmnts- Tax Collector	238,847	238,847	231,167	(7,680)
Special Assmnts- CDD Collected	829	829	-	(829)
Special Assmnts- Discounts	(9,554)	(9,554)	(9,027)	527
Pool Access Key Fee	100	100	10	(90)
TOTAL REVENUES	237,422	233,822	228,261	(5,561)
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	3,000	2,400	600
FICA Taxes	478	239	107	132
ProfServ-Engineering	2,000	1,000	1,997	(997)
ProfServ-Legal Services	2,000	1,000	340	660
ProfServ-Mgmt Consulting	60,735	30,368	30,368	-
Auditing Services	3,800	-	-	-
Postage and Freight	250	125	40	85
Insurance - General Liability	8,623	8,623	7,621	1,002
Printing and Binding	200	100	-	100
Legal Advertising	2,000	1,000	-	1,000
Miscellaneous Services	1,000	500	122	378
Misc-Assessment Collection Cost	4,777	4,777	4,483	294
Misc-Web Hosting	500	250	372	(122)
Office Supplies	200	100	-	100
Annual District Filing Fee	175	175	175	-
Total Administration	92,738	51,257	48,025	3,232
Field				
Contracts-Lake and Wetland	10,783	5,391	5,607	(216)
Contracts-Landscape	58,345	29,172	26,342	2,830
Contracts-Pools	9,840	4,920	4,965	(45)
Contracts-Cleaning Services	2,292	1,146	1,050	96
Contracts-Pressure Washing	-	-	1,200	(1,200)
Contracts-Pest Control	-	-	1,780	(1,780)
Janitorial Services & Supplies	-	-	121	(121)
Telephone, Cable & Internet Service	1,200	600	636	(36)
Electricity - Streetlights	25,000	12,500	11,818	682
Utility - Water	7,500	3,750	5,846	(2,096)
Electricity - Irrigation	-	-	8,451	(8,451)
R&M-Irrigation	15,000	7,500	4,603	2,897
R&M-Pools	3,500	1,750	1,510	240
Roadway Repair & Maintenance	-	-	900	(900)
R&M-Security Cameras	-	-	515	(515)
Tools and Equipment	-	-	6,375	(6,375)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Misc-Contingency	11,224	11,224	-	11,224
Website Administration	-	-	687	(687)
Holiday Lighting & Decorations	-	-	3,200	(3,200)
Total Field	<u>144,684</u>	<u>77,953</u>	<u>85,606</u>	<u>(7,653)</u>
TOTAL EXPENDITURES	237,422	129,210	133,631	(4,421)
Excess (deficiency) of revenues Over (under) expenditures	-	104,612	94,630	(9,982)
Net change in fund balance	\$ -	\$ 104,612	\$ 94,630	\$ (9,982)
FUND BALANCE, BEGINNING (OCT 1, 2025)	296,676	296,676	296,676	
FUND BALANCE, ENDING	<u>\$ 296,676</u>	<u>\$ 401,288</u>	<u>\$ 391,306</u>	

EASTLAKE OAKS
Community Development District

Supporting Schedules

March 31, 2026

EASTLAKE OAKS

Community Development District

**Non-Ad Valorem Special Assessments - Pinellas County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

						Allocation by Fund	
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Allocated	Gross Amount Received	General Fund	
ASSESSMENTS LEVIED FY 2026					\$ 238,847	\$ 238,847	
Allocation %					100%	100%	
11/12/25	\$ 550	\$ 33	\$ 11	\$ 561	\$ 594	\$ 594	
11/14/25	14,825	630	303	15,127	15,757	15,757	
11/28/25	9,976	405	204	10,179	10,584	10,584	
11/25/25	14,044	597	287	14,331	14,928	14,928	
12/05/25	14,044	597	287	14,331	14,928	14,928	
12/22/25	127,178	5,407	2,595	129,774	135,181	135,181	
12/17/25	17,945	763	366	18,312	19,075	19,075	
12/24/25	7,047	274	144	7,190	7,464	7,464	
01/09/26	6,505	214	133	6,637	6,851	6,851	
02/20/26	4,779	100	98	4,876	4,976	4,976	
03/20/26	805	8	16	821	829	829	
TOTAL	\$ 217,697	\$ 9,027	\$ 4,443	\$222,140	\$ 231,167	\$ 231,167	
% COLLECTED					97%	97%	
TOTAL OUTSTANDING					\$ 7,680	\$ 7,680	

Cash and Investment Report

March 31, 2026

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Balance</u>
Checking Account	Valley National Bank	High Yield	3.56%	n/a	391,412
Total					\$ 391,412

Bank Account Statement

East Lake Oaks CDD

Tuesday, April 7, 2026

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ECOONS

Bank Account No. 4131
Statement No. 03-26

Statement Date 03/31/2026

G/L Account No. 101002 Balance	391,412.24	Statement Balance	392,038.03
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	391,412.24	Subtotal	392,038.03
Negative Adjustments	0.00	Outstanding Checks	-625.79
Ending G/L Balance	391,412.24	Ending Balance	391,412.24

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
01/16/2026	Payment	240	PINELLAS COUNTY PROPERTY ALEXANDER'S	Payment of Invoice 005264			-40.00
03/26/2026	Payment	100047	PROPERTY MAINTENANCE, INC	Inv: 38535, Inv: 38546			-585.79
Total Outstanding Checks							-625.79
Outstanding Deposits							
Total Outstanding Deposits							

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100041							
001	03/05/26	INFRAMARK LLC	172966	March 2026 - DISTRICT MANAGEMENT	ProfServ-Mgmt Consulting	531027-51201	\$5,061.25
							Check Total
							<u>\$5,061.25</u>
CHECK # 100042							
001	03/05/26	PRESTIGE JANITORIAL SERVICE	5913	Mar -26 JANITORIAL SERVICES	Contracts-Cleaning Services	534082-53901	\$197.95
							Check Total
							<u>\$197.95</u>
CHECK # 100043							
001	03/11/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38434	March 2026	Mar-2026 LANDSCAPE MAINTENANCE	534050-53901	\$4,497.37
001	03/11/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38434	March 2026	Mar -2026 LANDSCAPE MAINTENANCE	534125-53901	\$303.88
001	03/11/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38434	March 2026	Mar -2026 -Irrigation Repairs	546041-53901	\$303.88
							Check Total
							<u>\$5,105.13</u>
CHECK # 100044							
001	03/11/26	SOLITUDE LAKE MANAGEMENT , LLC	PSI245744	Mar- 26 SOLITUDE LAKE MGMT	Contracts-Lake and Wetland	534021-53901	\$934.50
							Check Total
							<u>\$934.50</u>
CHECK # 100045							
001	03/11/26	PERSSON & COHEN P.A.	6789	02/05/2026-Legal Services	ProfServ-Legal Services	531023-51401	\$84.50
							Check Total
							<u>\$84.50</u>
CHECK # 100046							
001	03/26/26	INFRAMARK LLC	173911	February - 2026 Postage	Postage and Freight	541006-51301	\$4.44
							Check Total
							<u>\$4.44</u>
CHECK # 100047							
001	03/26/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38546	Mar -2026 Annuals Install	R&M-Irrigation	546041-53901	\$360.00
001	03/26/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38535	March -2026 Irrigation Repairs	R&M-Irrigation	546041-53901	\$225.79
							Check Total
							<u>\$585.79</u>
CHECK # 245							
001	03/13/26	A-QUALITY POOL SERVICE	980854	MARCH Commercial Pool Service	R&M-Pools	546074-53901	\$835.00
001	03/13/26	A-QUALITY POOL SERVICE	980854	MARCH Commercial Pool Service	Mar -2026 Installed #5 Stenner	546074-53901	\$29.42
							Check Total
							<u>\$864.42</u>
CHECK # 300024							
001	03/20/26	CITY OF OLDSMAR	032601737 ACH	SERV 2/2-3/1/26	Utility - Water	543018-53901	\$9.42
							Check Total
							<u>\$9.42</u>
CHECK # 300025							
001	03/20/26	CITY OF OLDSMAR	30226	SERV 2/2-/3/1/26	Utility - Water	543018-53901	\$84.73
							Check Total
							<u>\$84.73</u>
CHECK # 300026							
001	03/20/26	CITY OF OLDSMAR	302261940ACH	SERV 2/2-3/1/26	Utility - Water	543018-53901	\$130.69
							Check Total
							<u>\$130.69</u>
CHECK # 300027							
001	03/19/26	TAMPA ELECTRIC CO.	022626-4749-ACH	SERV PRD 02/23-03/20/26	Electricity - Streetlights	543013-53901	\$597.56

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Check Total	<u>\$597.56</u>
CHECK # 300028								
001	03/19/26	TAMPA ELECTRIC CO.	022626-4996-ACH	SERV PRD 02/23-03/20/26	Electricity - Streetlights	543013-53901	\$179.24	
							Check Total	<u>\$179.24</u>
CHECK # 300029								
001	03/19/26	TAMPA ELECTRIC CO.	022626-5233-ACH	SERV PRD 02/23-03/20/26	Electricity - Streetlights	543013-53901	\$149.37	
							Check Total	<u>\$149.37</u>
CHECK # 300030								
001	03/19/26	TAMPA ELECTRIC CO.	022727-5449-ACH	SERV PRD 02/23-03/20/26	Electricity - Streetlights	543013-53901	\$448.14	
							Check Total	<u>\$448.14</u>
CHECK # 300031								
001	03/19/26	TAMPA ELECTRIC CO.	022626-5688-ACH	SERV PRD 02/23-03/20/26	Electricity - Streetlights	543013-53901	\$268.89	
							Check Total	<u>\$268.89</u>
CHECK # 300032								
001	03/24/26	TAMPA ELECTRIC CO.	030326-5902-ACH	SERV PRD 02/23-03/20/26	Electricity - Streetlights	543013-53901	\$41.05	
							Check Total	<u>\$41.05</u>
CHECK # 300033								
001	03/26/26	TAMPA ELECTRIC CO.	030326-6140-ACH	SERV PRD 02/23-03/20/26	Electricity - Streetlights	543013-53901	\$379.52	
							Check Total	<u>\$379.52</u>
CHECK # 300034								
001	03/24/26	TAMPA ELECTRIC CO.	030326-6355-ACH	SERV PRD 02/23-03/20/26	Electricity - Streetlights	543013-53901	\$20.85	
							Check Total	<u>\$20.85</u>
CHECK # DD104								
001	03/03/26	FRONTIER	021326-20-5	Feb 13 - Mar 12, 2026 Frontier	Telephone, Cable & Internet Service	541016-53901	\$105.98	
							Check Total	<u>\$105.98</u>
CHECK # DD105								
001	03/30/26	CITY OF OLDSMAR	3022616743ACH	SRV 2/2-3/1/26	Utility - Water	543018-53901	\$9.42	
							Check Total	<u>\$9.42</u>
							Fund Total	<u>\$15,262.84</u>

Total Checks Paid **\$15,262.84**

*Eastlakes Oaks
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



EASTLAKE OAKS

Community Development District

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EASTLAKE OAKS

Community Development District

Financial Statements

(Unaudited)

April 30, 2026

Balance Sheet
April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 373,037
TOTAL ASSETS	\$ 373,037
<u>LIABILITIES</u>	
Accounts Payable	\$ 106
TOTAL LIABILITIES	106
<u>FUND BALANCES</u>	
Assigned to:	
Operating Reserves	59,355
Reserves - Ponds	28,830
Reserves - Recreation Facilities	28,330
Unassigned:	256,416
TOTAL FUND BALANCES	\$ 372,931
TOTAL LIABILITIES & FUND BALANCES	\$ 373,037

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 7,200	\$ 4,200	\$ 7,222	\$ 3,022
Interest - Tax Collector	-	-	5	5
Special Assmnts- Tax Collector	238,847	238,847	234,700	(4,147)
Special Assmnts- CDD Collected	829	829	-	(829)
Special Assmnts- Discounts	(9,554)	(9,554)	(9,027)	527
Pool Access Key Fee	100	100	30	(70)
TOTAL REVENUES	237,422	234,422	232,930	(1,492)

EXPENDITURES

Administration

P/R-Board of Supervisors	6,000	4,000	3,200	800
FICA Taxes	478	319	107	212
ProfServ-Engineering	2,000	1,167	1,997	(830)
ProfServ-Legal Services	2,000	1,167	340	827
ProfServ-Mgmt Consulting	60,735	35,429	35,429	-
Auditing Services	3,800	-	-	-
Postage and Freight	250	146	40	106
Insurance - General Liability	8,623	8,623	7,979	644
Printing and Binding	200	117	-	117
Legal Advertising	2,000	1,167	-	1,167
Miscellaneous Services	1,000	583	122	461
Misc-Assessment Collection Cost	4,777	4,777	4,513	264
Misc-Web Hosting	500	292	372	(80)
Office Supplies	200	117	-	117
Annual District Filing Fee	175	175	175	-
Total Administration	92,738	58,079	54,274	3,805

Field

Contracts-Lake and Wetland	10,783	6,290	6,542	(252)
Contracts-Landscape	58,345	34,035	30,839	3,196
Contracts-Pools	9,840	5,740	5,800	(60)
Contracts-Cleaning Services	2,292	1,337	1,225	112
Contracts-Pressure Washing	-	-	1,200	(1,200)
Contracts-Pest Control	-	-	2,084	(2,084)
Janitorial Services & Supplies	-	-	144	(144)
Telephone, Cable & Internet Service	1,200	700	742	(42)
Electricity - Streetlights	25,000	14,583	13,897	686

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Utility - Water	7,500	4,375	6,380	(2,005)
Electricity - Irrigation	-	-	8,451	(8,451)
R&M-Irrigation	15,000	8,750	11,230	(2,480)
R&M-Pools	3,500	2,042	2,190	(148)
Roadway Repair & Maintenance	-	-	900	(900)
R&M-Security Cameras	-	-	515	(515)
Tools and Equipment	-	-	6,375	(6,375)
Misc-Contingency	11,224	11,224	-	11,224
Website Administration	-	-	687	(687)
Holiday Lighting & Decorations	-	-	3,200	(3,200)
Total Field	<u>144,684</u>	<u>89,076</u>	<u>102,401</u>	<u>(13,325)</u>
TOTAL EXPENDITURES	237,422	147,155	156,675	(9,520)
Excess (deficiency) of revenues				
Over (under) expenditures	-	87,267	76,255	(11,012)
Net change in fund balance	\$ -	\$ 87,267	\$ 76,255	\$ (11,012)
FUND BALANCE, BEGINNING (OCT 1, 2025)	296,676	296,676	296,676	
FUND BALANCE, ENDING	<u>\$ 296,676</u>	<u>\$ 383,943</u>	<u>\$ 372,931</u>	

EASTLAKE OAKS
Community Development District

Supporting Schedules

April 30, 2026

EASTLAKE OAKS

Community Development District

**Non-Ad Valorem Special Assessments - Pinellas County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

					Allocation by Fund
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Allocated	General Fund
ASSESSMENTS LEVIED FY 2026					\$ 238,847
Allocation %					100%
11/12/25	\$ 550	\$ 33	\$ 11	\$ 561	\$ 594
11/14/25	14,825	630	303	15,127	15,757
11/28/25	9,976	405	204	10,179	10,584
11/25/25	14,044	597	287	14,331	14,928
12/05/25	14,044	597	287	14,331	14,928
12/22/25	127,178	5,407	2,595	129,774	135,181
12/17/25	17,945	763	366	18,312	19,075
12/24/25	7,047	274	144	7,190	7,464
01/09/26	6,505	214	133	6,637	6,851
02/20/26	4,779	100	98	4,876	4,976
03/20/26	805	8	16	821	829
04/21/26	3,463	-	71	3,534	3,534
TOTAL	\$ 221,160	\$ 9,027	\$ 4,513	\$ 225,674	\$ 234,700
% COLLECTED					98%
TOTAL OUTSTANDING					\$ 4,147

Cash and Investment Report

April 30, 2026

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Balance</u>
Checking Account	Valley National Bank	High Yield	3.56%	n/a	373,037
Total					<u>\$ 373,037</u>

Bank Account Statement

East Lake Oaks CDD

Friday, May 8, 2026

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ECOONS

Bank Account No. 4131
Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101002 Balance	373,037.19	Statement Balance	373,404.23
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	373,037.19	Subtotal	373,404.23
Negative Adjustments	0.00	Outstanding Checks	-367.04
Ending G/L Balance	373,037.19	Ending Balance	373,037.19

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/21/2026	Payment	300042	CITY OF OLDSMAR	Inv: 042726ACH			-267.04
04/24/2026	Payment	100054	FLORIDA MUNICIPAL INSURANCE TRUST	Inv: ANC-MI-0785-2526-553			-100.00
Total Outstanding Checks							-367.04
Outstanding Deposits							
Total Outstanding Deposits							

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100048								
001	04/15/26	SOLITUDE LAKE MANAGEMENT , LLC	PSI251871	April- 26 SOLITUDE LAKE MGMT	Contracts-Lake and Wetland	534021-53901	\$934.50	
							Check Total	<u>\$934.50</u>
CHECK # 100049								
001	04/15/26	PRESTIGE JANITORIAL SERVICE	5930	April -26 JANITORIAL SERVICES	Contracts-Cleaning Services	534082-53901	\$175.00	
001	04/15/26	PRESTIGE JANITORIAL SERVICE	5930	April -26 JANITORIAL SERVICES	April - 26 Gallon of Hand soap*	534349-53901	\$22.95	
							Check Total	<u>\$197.95</u>
CHECK # 100050								
001	04/15/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38584	Monthly Maintenance	April 2026 LANDSCAPE MAINTENANCE	534050-53901	\$4,497.37	
001	04/15/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38584	Monthly Maintenance	April -2026 Pest Control Fertilization & Ground control	534125-53901	\$303.88	
001	04/15/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38584	Monthly Maintenance	April -26 Irrigation Service Inspection	546041-53901	\$303.88	
001	04/15/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38644	April -2026 Re-Sod	R&M-Irrigation	546041-53901	\$6,323.50	
							Check Total	<u>\$11,428.63</u>
CHECK # 100051								
001	04/15/26	INFRAMARK LLC	175364	April 2026 - DISTRICT MANAGEMENT	ProfServ-Mgmt Consulting	531027-51201	\$5,061.25	
							Check Total	<u>\$5,061.25</u>
CHECK # 100052								
001	04/15/26	EGIS INSURANCE ADVISORS LLC	32018	Policy change 10/01/2025-10/01/2026	Prepaid Insurance	155100-51301	\$258.00	
							Check Total	<u>\$258.00</u>
CHECK # 100053								
001	04/15/26	A-QUALITY POOL SERVICE	981326	Pool Service	Contracts-Pools	534078-53901	\$835.00	
							Check Total	<u>\$835.00</u>
CHECK # 100054								
001	04/24/26	FLORIDA MUNICIPAL INSURANCE TRUST	ANC-MI-0785-2526-553	BOND - UTILITY PAYMENT-Premiums 05/06/26-05-06-27	Insurance - General Liability	545002-51301	\$100.00	
							Check Total	<u>\$100.00</u>
CHECK # 100055								
001	04/24/26	INFRAMARK LLC	177125	March -2026 Postage	Postage and Freight	541006-51301	\$0.74	
							Check Total	<u>\$0.74</u>
CHECK # 100056								
001	04/24/26	A-QUALITY POOL SERVICE	981705	April -26 Installed Liquid Chemical Feeder	R&M-Pools	546074-53901	\$679.60	
							Check Total	<u>\$679.60</u>
CHECK # 300035								
001	04/06/26	FRONTIER	031326-3205-ACH	Mar 13- April 12 2026 Frontier	Telephone, Cable & Internet Service	541016-53901	\$105.98	
							Check Total	<u>\$105.98</u>
CHECK # 300036								
001	04/17/26	TAMPA ELECTRIC CO.	032726-4749-ACH	SERV PRD 3/27-4/17/26	SERV PRD 3/27-4/17/26	543013-53901	\$597.56	
							Check Total	<u>\$597.56</u>
CHECK # 300037								
001	04/17/26	TAMPA ELECTRIC CO.	0032726-4996-ACH	SERV PRD 3/27-4/17/26	Electricity - Streetlights	543013-53901	\$179.24	
							Check Total	<u>\$179.24</u>
CHECK # 300038								
001	04/17/26	TAMPA ELECTRIC CO.	032726-5233-ACH	SERV PRD 3/27-4/17/26	SERV PRD 3/27-4/17/26	543013-53901	\$149.37	
							Check Total	<u>\$149.37</u>
CHECK # 300039								

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
001	04/17/26	TAMPA ELECTRIC CO.	032726-5449-ACH	SERV PRD 3/27-4/17/26	SERV PRD 3/27-4/17/26	543013-53901	\$448.14	
							Check Total	<u>\$448.14</u>
CHECK # 300040								
001	04/17/26	TAMPA ELECTRIC CO.	032726-5688-ACH	SRVS 3/21-4/23/26	Electricity - Streetlights	543013-53901	\$268.89	
							Check Total	<u>\$268.89</u>
CHECK # 300041								
001	04/21/26	CITY OF OLDSMAR	040626-1738-ACH	SRVS 3/2-4/1/26	Utility - Water	543018-53901	\$117.51	
							Check Total	<u>\$117.51</u>
CHECK # 300042								
001	04/21/26	CITY OF OLDSMAR	042726ACH	SERV 03/2-4/1/26	SRV 03/2-4/1/26	543018-53901	\$267.04	
							Check Total	<u>\$267.04</u>
CHECK # 300043								
001	04/22/26	TAMPA ELECTRIC CO.	040126-5902-ACH	02/26-03/26/26	04/01-03/26/26	543013-53901	\$40.51	
							Check Total	<u>\$40.51</u>
CHECK # 300044								
001	04/22/26	TAMPA ELECTRIC CO.	040126-6140-ACH	SRVS 03/26-04/26/26	Electricity - Streetlights	543013-53901	\$375.43	
							Check Total	<u>\$375.43</u>
CHECK # 300045								
001	04/22/26	TAMPA ELECTRIC CO.	040126-6355-ACH	SRVs 03/26-04/26/26	Electricity - Streetlights	543013-53901	\$20.65	
							Check Total	<u>\$20.65</u>
CHECK # 300046								
001	04/27/26	CITY OF OLDSMAR	040626-1940-ACH	SRV 3/2-4/1/26	Utility - Water	543018-53901	\$130.69	
							Check Total	<u>\$130.69</u>
CHECK # 300047								
001	04/27/26	CITY OF OLDSMAR	040626-16743-ACH	SRVS 3/2-4/1/26	Utility - Water	543018-53901	\$9.42	
							Check Total	<u>\$9.42</u>
CHECK # 300048								
001	04/27/26	CITY OF OLDSMAR	040626-1737-ACH	SRV 3/2-4/1/26	Utility - Water	543018-53901	\$9.42	
							Check Total	<u>\$9.42</u>
							Fund Total	<u><u>\$22,215.52</u></u>

Total Checks Paid	\$22,215.52
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EASTLAKES OAKS COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot April 30, 2026

- **Current Cash Balances:**
 - Valley National Bank Operating: \$373,037
- **Assessment collections:**
 - We received a tax distribution of \$3,463 on 4/21/26
 - We are 98% fully collected on the tax roll
- **Audit – FY 2025:**
 - financials into our accounting software to be able to provide the auditor with the combined reports.
 - All other preliminary audit files have been provided to Grau – our new audit firm
 - The audit should be completed on time.
- **Expenses:**
 - Current expenses make up 51% of the annual budget through the end of March 2026
Total expenses for the first 5 months are approximately \$121,382.50. This figure may change as we finalize the May financials

Eastlake Oaks Community Development District

District Manager Report –June 2026

Elections Information

- Seats 1, 2 and 3 are up for the 2026 Elections

Candidate Qualifying Period

- Opens: Noon on Monday, June 8, 2026
- Closes: Noon on Friday, June 12, 2026

Qualifying Officer:

- Pinellas County
Supervisor of Elections
13001 Starkey Rd.
Largo, FL 33773

Budget sent to the County by June 15, 2026

Upcoming Meetings:

Based on current contractual agreement signed in 2025

August 13, 2026 - 225 Pine Avenue North, Oldsmar Florida 34677

Form 1 is due to by July 1, 2026

CLEAR PARTNERSHIPS



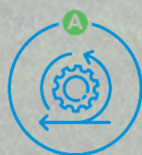
COLLABORATION



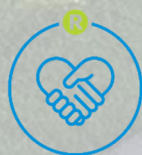
LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT