

Eastlake Oaks
Community Development District

Adopted Budget
Fiscal Year 2026

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Eastlake Oaks
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 7,166	\$ 6,125	\$ 2,094	\$ 8,219	\$ 7,200
Special Assmnts- Tax Collector	238,847	238,897	(50)	238,847	238,846
Special Assmnts- CDD Collected	829	796	33	829	829
Special Assmnts- Discounts	(9,553)	(9,196)	-	(9,196)	(9,554)
Pool Access Key Fee	350	40	310	350	100
TOTAL REVENUES	237,639	236,662	2,387	239,049	237,422

EXPENDITURES

Administrative

P/R-Board of Supervisors	6,000	2,800	957	3,757	6,000
FICA Taxes	459	214	245	459	478
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	-
ProfServ-Engineering	2,000	167	1,833	2,000	2,000
ProfServ-Legal Services	3,500	660	226	886	2,000
ProfServ-Mgmt Consulting	58,966	44,224	14,742	58,966	60,735
Auditing Services	3,550	-	3,550	3,550	3,800
Postage and Freight	500	8	492	500	250
Insurance - General Liability	9,048	7,382	1,666	9,048	8,623
Printing and Binding	200	-	200	200	200
Legal Advertising	2,000	923	1,077	2,000	2,000
Miscellaneous Services	1,000	-	1,000	1,000	1,000
Misc-Assessment Collection Cost	4,777	4,674	103	4,777	4,777
Misc-Web Hosting	1,000	423	577	1,000	500
Office Supplies	200	-	200	200	200
Annual District Filing Fee	175	175	-	175	175
Total Administrative	94,375	61,650	27,868	89,518	92,738

Field

Contracts-Lake and Wetland	9,972	8,087	2,765	10,852	10,783
Contracts-Landscape	55,400	43,064	14,724	57,788	58,345
Contracts-Pools	9,600	7,280	2,489	9,769	9,840
Contracts-Cleaning Services	5,429	1,719	588	2,307	2,292
Telephone, Cable & Internet Service	1,032	864	295	1,159	1,200
Electricity - Streetlights	20,000	17,367	5,938	23,305	25,000
Utility - Water	5,500	4,589	1,569	6,158	7,500
R&M-Irrigation	10,000	20,837	7,124	27,961	15,000
R&M-Pools	10,000	3,529	1,207	4,736	3,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Misc-Contingency	21,457	10,722	10,735	21,457	11,224
<i>Total Field</i>	148,390	118,058	47,434	165,492	144,684
TOTAL EXPENDITURES	242,765	179,708	75,302	255,010	237,422
Excess (deficiency) of revenues					
Over (under) expenditures	(5,126)	56,954	(72,915)	(15,961)	-
Net change in fund balance	(5,126)	56,954	(72,915)	(15,961)	-
Check Totals (rev,expense,other)	-	416,370	-	416,370	-
FUND BALANCE, BEGINNING	344,301	344,301	-	344,301	328,340
FUND BALANCE, ENDING	\$ 349,427	\$ 401,255	\$ (72,915)	\$ 328,340	\$ 328,340

EASTLAKE OAKS
Community Development District

General Fund

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 328,340
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	-
Total Funds Available (Estimated) - 9/30/2026	328,340

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	59,355	(1)
Reserves - Ponds	28,830	(2)
Reserves - Recreation Facilities	28,330	(2)
Subtotal	<u>116,515</u>	
Total Allocation of Available Funds	116,515	

Total Unassigned (undesignated) Cash	<u>\$ 211,824</u>
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Notes

(1) Represents approximately 3 months of operating expenditures.

(2) Ties to motion to assign fund balance at 9/30/24

Budget Narrative Fiscal Year 2026

REVENUES

Interest - Investments

The District earns interest on its operating and investment accounts.

Special Assessments - 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 - District Collected

The District will collect a Non- Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

Special Assessments - Discounts

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

Pool Access Key Fee

Revenue from the pool access keys.

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 at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all six of the meetings.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2 - 12(b) - (5), which relates additional reporting requirements for unrelated bond issues and is performed by Prager and Sealy. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Engineering

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

Professional Services - Legal Services

The District's Attorney, Persson & Cohen PA, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Administrative** (continued)**Professional Services - Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark Infrastructure Management Services in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

Printing and 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 Services

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous - Assessment Collection Costs

The District reimburses the Pinellas County Tax Collector for her or his 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 fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections. The fees for the Pinellas County Property Appraiser are included in the cost.

Misc-Website Hosting

The District is required to pay an annual fee for the maintenance of their website.

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.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Field

Contracts - Lake and Wetland

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD water ponds.

Contracts - Landscape

The District currently has a contract with Alexander's Property Maintenance, Inc. to maintain the landscaping, edging, pruning, and fertilization of the common areas within the District. The amount is based on proposed contract amounts and prior year's costs.

Contracts - Pools

Scheduled maintenance consists of monthly inspections and treatment of pool within CDD. The District has a contract with A-Quality Pool Service.

Contracts - Cleaning Services

Scheduled maintenance consists of 12 times per year. Cleaning services provided for the District's common areas. The District currently has a contract with Prestige Janitorial Service.

Telephone, Cable & internet Service

The District will incur monthly fees for their network usage.

Electricity - Streetlighting

The District will incur electrical usage of streetlights within the District.

Utility - Water

The District currently has utility accounts with the City of Oldsmar. Usage consists of water, sewer and reclaimed water services.

R&M - Irrigation

Unscheduled maintenance to irrigation system which includes; inspections, adjustments to controller and irrigation heads, minor system repairs and replacement of system components and purchase of irrigation supplies.

R&M - Pools

This includes any repairs and maintenance that may be incurred during the year by the District.

Miscellaneous - Contingency

This contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Eastlake Oaks
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

**Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025**

Product	General Fund				Units
	FY 2026	FY 2025	Dollar Change	Percent Change	
All Units	\$829.33	\$829.33	\$0.00	0.0%	289
					289