

Eastlake Oaks Community Development District

August 13, 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



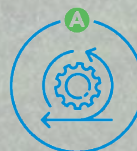
COLLABORATION



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, August 13, 2026, at 6:00 p.m.

The Regular Meeting of the **Eastlake Oaks Community Development District** will be held on **August 13, 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. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment

i. Consideration of Resolution 2026-04; Adopting Final Budget for FY 2027

ii. Consideration of Resolution 2026-05; Levying O&M Assessments

C. Consideration of Resolution 2026-06; Goals and Objectives

D. Consideration of Resolution 2026-07; Setting FY 2027 Annual Meeting Schedule

E. Consideration of Website Updates Proposal

5. CONSENT AGENDA

A. Consideration of Minutes from the Meeting held on June 11, 2026

B. Financials (May 2026 & June 2026 & July 2026)

C. Review of Snapshot

6. STAFF REPORTS

A. District Counsel

B. District Engineer

C. Aquatics Report

D. District Manager Report

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

Corporate Office
6400 123rd Avenue N
Largo, FL 33773
T: 727.535.7314
F: 727.532.6939
info@alexanderspm.com
www.alexanderspm.com

Preventative Treatments	Control Treatment (Activity Noted)	Inspection (No treatment needed at this time)
Chinch Bugs	☐	☐
Mole Crickets	☐	☐
Grubs	☐	☐
Fire Ants	☐	☐
Amy-Sod Web Worms	☐	☐
Fleas	☐	☐
Other <u>Green up</u>	☐	☐
Grassy Weeds	☐	☐
Sedge Weeds	☐	☐
Broadleaf Weeds	☒	☐

WATERING INSTRUCTIONS FOR THIS TREATMENT

☐ Water as soon as possible

☐ Delay watering 2-24 hours, then water

☒ Stay on normal watering cycle

☐ Delay watering until after tomorrow am

☒ Today's rain will meet the watering requirements for this treatment

☐ Water only at first sign of wilt

☐ Other:

SHRUB, PALM & TREE CARE

☐ Shrub Inspections

☐ Tree Spray for Insects & Disease

☐ Shrub Care for Insects & Disease

☐ Tree Fertilizer

☐ Shrub Fertilizer

☐ Tree injection, do not remove capsules

☐ Palm Bud Drench

☐ Other:

☐ Palm Spray for Insects & Diseases

LAWN CARE

Customer East Lake oaks

Service PC

Address _____

Home Phone _____

A NOTE FROM YOUR SPECIALIST

Existing conditions:
Applied a Green up treatment and treated minor weeds

What You Can Expect:

What I Recommend:

FOLLOW UP DATE:

Application Date	Time	Temp	Truck #	Wind	Wind Speed
7-30-26				N	0-5
Specialist: <u>Walt S</u>				W E	6-10
Square Feet Treated	Area Treated	☒ Front	☒ Back	S	11-15

MATERIALS APPLIED

Fertilizer	lbs	N	P	K
☐ Iron Plus	☐	Chelated Iron Plus		
☐ Other	☐	Chelated micro mix		

Granular slow release
Poly sulfur coated urea

CONTROL MATERIALS

	%	Quantity
☐ Permethrin	0.05	
☐ Dylax	6.2	lbs.
☐ Meridian		
☐ Bifenithrin		
☐ Imadacloprid		
☐ Lesco Wet		
☐ Allectus		
☐ Tempo		
☐ Manor		
☐		
☐		

	%	Quantity
☐ Manicure		
☐ Octane		
☐ Mansion		
☐ Quicksilver		
☐ Blade		
☐ Atraine		
☐ Spreader Sticker		
☐ Top Choice	0.014	lbs.
☐ Pre-M		
☐ Roundup		
☐		

RESOLUTION 2026-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the Eastlake Oaks Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Eastlake Oaks Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year _____, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL RESERVE FUND	\$ _____
DEBT SERVICE – SERIES 	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF AUGUST 2026.

ATTEST:

**EASTLAKE OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

***Eastlake Oaks
Community Development District***

**FISCAL YEAR 2027
ADOPTED BUDGET**

08/05/26

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 BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET 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 BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET 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



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 \$123,753.98
Estimated Remaining Undesignated Cash as of 9/30/2027	\$177,057.71

Notes

(1) Represents approximately 3 months of operating expenditures



District Name

Community Development District

Debt Service Fund

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.

District Name

Community Development District

Debt Service Fund

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.

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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**

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

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Eastlake Oaks Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Pinellas County, Florida (the “County”); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026-2027 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots (“Uniform Method Property”) pursuant to the Uniform Method and which is also indicated on Exhibit “A” and the District’s Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Eastlake Oaks Community Development District (the “Assessment Roll”) incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit “A” and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit “A” and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. Uniform Method Property Assessments. The collection of the previously levied debt service assessments and the fiscal year 2026-2027 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit “A” and the Assessment Roll.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Eastlake Oaks Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Eastlake Oaks Community Development District.

PASSED AND ADOPTED this 13th day of August 20226.

ATTEST:

**EASTLAKE OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Fiscal Year 2026-2027 Budget

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Eastlake Oaks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13 day of August 2026.

ATTEST:

**EASTLAKE OAKS
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: Christina Newsome

Date: August 13, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Eastlake Oaks Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least five regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Eastlake Oaks Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Eastlake Oaks Community Development District

RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2027; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Eastlake Oaks Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Pinellas County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2027 annual meeting schedule as attached in **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE EASTLAKE OAKS COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13 day of August 2026.

ATTEST:

**EASTLAKE OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2027

The Board of Supervisors of the Eastlake Oaks Community Development District will hold their regular meetings for Fiscal Year 2027 on the second Thursday of every other month, at 6:00 p.m., except as noted below, at City of Oldsmar, Fire Station Meeting Room, located at 225 Pine Avenue North, Oldsmar Florida 34677 on the following dates, with the exception of the December meeting which will be held in TECO, Hall/Facility 400 St. Petersburg Dr. Oldsmar, FL 34677, unless otherwise indicated as follows:

October 8, 2026
December 10, 2026
February 11, 2027
April 8, 2027
June 10, 2027
August 12, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark, or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Christina Newsome
District Manager
Inframark



Impact Grafx Inc.

1743 Split Fork Drive
 Oldsmar, FL 34677
 813-891-1717
 813-928-7077 cell

INVOICE

DATE	INVOICE #
6/15/2026	16846

BILL TO:

Inframark / East Lake Oaks CDD
 Christina Newsome
 210 N. University Drive Suite 702
 Coral Springs, FL 33071



P.O. NO.	TERMS	DUE DATE	CUSTOMER #	SHIP VIA
website updates	Net 15	6/30/2026		E-Mail

ITEM	DESCRIPTION	AMOUNT
Website Design	FEB 2026: 2/12/2026-final agenda for Eastlake Oaks CDD, final agenda for Eastlake Oaks CDD Eastlake Oaks meeting minutes. Also, please create a FY 2025 section as well as a FY 2026 section.	95.00
Website Design	March 2026: 3-2-26 Update minutes and public record records	38.00
Website Design	April 2026: 4-2-26 Added undated agenda to the district website	38.00
Website Design	June 2026: Posted agenda to the website. Posted (2) final agenda Eastlake Oaks CDD meeting scheduled for April 9, 2026. Address to Fire Station Useful Links: Hurricane Preparedness NWS Radar Ready.gov and more. Posted budget to the website Add 2027 PDF link area on CDD page Public Records Requests Contact change from Mona Slaughter to PublicRecords@inframark.com Upload/live/email.	237.50

You are the Secret to our Success. Thank You. ~ Paula

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Subtotal	\$408.50
Sales Tax (7.0%)	\$0.00
TOTAL	\$408.50
Balance Due	\$408.50

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

The regular meeting of the Board of Supervisors of the Eastlake Oaks Community Development District was held Thursday, June 11, 2026, at 6:00 p.m. at the Oldsmar Public Library, in TECO Hall, at 400 Saint Petersburg Drive E, Oldsmar, FL, 34677.

Present and constituting a quorum were:

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

Also present, either in person or via communication media technology, were:

Christina Newsome	District Manager
Elizabeth Coons	District Accountant

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Newsome called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

The Board approved the June 11, 2026, agenda.

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comments

There being none, the order of business followed.

FOURTH ORDER OF BUSINESS

Business Items

A. Review of Irrigation Report

The Board reviewed the irrigation report and received a landscape maintenance update.

B. Consideration of Resolution 2026-03; Approving Proposed Budget and Setting

Public Hearing

On MOTION by Mr. Roper, seconded by Mr. Dinelli, with all in favor, the Resolution 2026-03; Approving Proposed Budget and Setting Public Hearing was approved. (5-0)

C. Consideration of Storm Clean Up Services

The Board reviewed Storm Clean Up Services but took no action at this time.

D. Announcing the Number of Qualified Registered Voters in the District - #584

The Board acknowledged that the District has 584 qualified registered voters.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held on April 9, 2026

B. Financials (March 2026 & April 2026)

C. Review of Snapshot

On MOTION by Mr. Yagnik, seconded by Mr. Main, with all in favor, the Minutes from the meeting held on April 9, 2026 and the Financials were approved. (5-0)

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There were no updates for the Board at this time.

B. District Engineer

There were no updates for the Board at this time.

C. Aquatics Report

There was no report provided.

The Board received a landscape update. The Board authorized the Chair to approve or deny landscape proposals following site review.

On MOTION by Mr. Main, seconded by Mr. Yagnik, with all in favor, the Board authorized the Chair to approve or deny landscape proposals following site review. (5-0)

D. District Manager

i. Reminder of Form 1 Submission Requirements

Ms. Newsome provided updates regarding FDOT matters and ongoing District business. The Board discussed follow-up questions related to FDOT. An updated trespass agreement with

71 Pinellas County was submitted to the County for review. Cabana repairs were also discussed.
72 She also informed the board which seats were up for the current election season.

73 **SEVENTH ORDER OF BUSINESS** **Supervisor's Requests**

74 The Board discussed the current holiday lighting within the community.

75 The Board discussed the current holiday lighting and the scheduling for this upcoming season.

76

77 **EIGHTH ORDER OF BUSINESS** **Adjournment**

78 There being no further business,

79

80 On MOTION by Mr. Yagnik, seconded by Mr. Dinelli, with
81 all in favor, the meeting was adjourned at 6:40 p.m. (5-0)

82

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Scott Roper
Chairperson

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100057							
001	05/04/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38721	May -2026 Monthly Maintenance	Contracts-Landscape	534050-53901	\$4,497.37
001	05/04/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38721	May -2026 Monthly Maintenance	R&M-Irrigation	546041-53901	\$303.88
001	05/04/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38721	May -2026 Monthly Maintenance	Contracts-Pest Control	534125-53901	\$303.88
Check Total							\$5,105.13
CHECK # 100058							
001	05/05/26	PRESTIGE JANITORIAL SERVICE	5949	May -2026 Janitorial Services	Contracts-Cleaning Services	534082-53901	\$175.00
001	05/05/26	PRESTIGE JANITORIAL SERVICE	5949	May -2026 Janitorial Services	Janitorial Services & Supplies	534349-53901	\$22.95
001	05/05/26	PRESTIGE JANITORIAL SERVICE	5949	May -2026 Janitorial Services	Janitorial Services & Supplies	534349-53901	\$26.38
Check Total							\$224.33
CHECK # 100059							
001	05/13/26	SOLITUDE LAKE MANAGEMENT , LLC	PSI266543	May- 26 SOLITUDE LAKE MGMT	Contracts-Lake and Wetland	534021-53901	\$934.50
Check Total							\$934.50
CHECK # 100060							
001	05/13/26	PERSSON & COHEN P.A.	6962	04/02/26 Legal Services	ProfServ-Legal Services	531023-51401	\$84.50
Check Total							\$84.50
CHECK # 100061							
001	05/13/26	INFRAMARK LLC	178405	May 2026 DISTRICT MANAGEMENT	ProfServ-Mgmt Consulting	531027-51201	\$5,061.25
Check Total							\$5,061.25
CHECK # 100062							
001	05/13/26	A-QUALITY POOL SERVICE	981831	May -2026 POOL MAINTENANCE	Contracts-Pools	534078-53901	\$835.00
001	05/13/26	A-QUALITY POOL SERVICE	981831	May -2026 POOL MAINTENANCE	R&M-Pools	546074-53901	\$26.75
Check Total							\$861.75
CHECK # 100063							
001	05/13/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38773	May -2026 Irrigation Repairs	R&M-Irrigation	546041-53901	\$396.70
Check Total							\$396.70
CHECK # 100064							
001	05/27/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38849	2026-ALEXANDERS PROPERTY MAINTENANCE	R&M-Irrigation	546041-53901	\$1,009.50
Check Total							\$1,009.50
CHECK # 100065							
001	05/27/26	INFRAMARK LLC	179183	April -2026 Postage	Postage and Freight	541006-51301	\$2.96
Check Total							\$2.96
CHECK # 100066							
001	06/04/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38862	June -2026 Monthly Maintenance	Contracts-Landscape	534050-53901	\$4,497.37
001	06/04/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38862	June -2026 Monthly Maintenance	Contracts-Pest Control	534125-53901	\$303.88
001	06/04/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38862	June -2026 Monthly Maintenance	R&M-Irrigation	546041-53901	\$303.88

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100067							Check Total <u>\$5,105.13</u>
001	06/11/26	A-QUALITY POOL SERVICE	982298	June - 2026 Monthly Maintenance	Contracts-Pools	534078-53901	\$835.00
001	06/11/26	A-QUALITY POOL SERVICE	982298	June - 2026 Monthly Maintenance	R&M-Pools	546074-53901	\$70.35
CHECK # 100068							Check Total <u>\$905.35</u>
001	06/11/26	ALEXANDER'S PROPERTY MAINTENANCE, INC	38913	May -2026 Irrigation Repairs	R&M-Irrigation	546041-53901	\$81.97
CHECK # 100069							Check Total <u>\$81.97</u>
001	06/16/26	PRESTIGE JANITORIAL SERVICE	5966	June -2026 Janitorial Services	Contracts-Cleaning Services	534082-53901	\$175.00
001	06/16/26	PRESTIGE JANITORIAL SERVICE	5966	June -2026 Janitorial Services	Janitorial Services & Supplies	534349-53901	\$22.95
001	06/16/26	PRESTIGE JANITORIAL SERVICE	5966	June -2026 Janitorial Services	Janitorial Services & Supplies	534349-53901	\$26.38
CHECK # 100070							Check Total <u>\$224.33</u>
001	06/16/26	INFRAMARK LLC	180914	JUNE - 2026 DISTRICT MANAGEMENT	ProfServ-Mgmt Consulting	531027-51201	\$5,061.25
CHECK # 100071							Check Total <u>\$5,061.25</u>
001	06/16/26	SOLITUDE LAKE MANAGEMENT , LLC	PSI275561	June- 26 SOLITUDE LAKE MGMT	Contracts-Lake and Wetland	534021-53901	\$934.50
CHECK # 246							Check Total <u>\$934.50</u>
001	06/03/26	BUSINESS OBSERVER INC	26-02234N	05/22/26 Legal Advertisement	ProfServ-Legal Services	531023-51401	\$52.50
CHECK # 247							Check Total <u>\$52.50</u>
001	06/11/26	FLORIDA DEPARTMENT OF HEALTH	063026-02619-ACH	POOL PERMIT 2026-2027	R&M-Pools	546074-53901	\$300.00
CHECK # 300049							Check Total <u>\$300.00</u>
001	05/07/26	FRONTIER	041326-3205-ACH	April 13- May 12 2026 Frontier	Telephone, Cable & Internet Service	541016-53901	\$105.98
CHECK # 300050							Check Total <u>\$105.98</u>
001	05/20/26	CITY OF OLDSMAR	050426-1738-ACH	04/02/26 to 05/01/26	Utility - Water	543018-53901	\$232.24
CHECK # 300051							Check Total <u>\$232.24</u>
001	05/20/26	CITY OF OLDSMAR	050426-1737-ACH	SERVS 04/02/26 to 05/01/26	Utility - Water	543018-53901	\$9.42
CHECK # 300052							Check Total <u>\$9.42</u>
001	05/20/26	CITY OF OLDSMAR	050426-1940-ACH	SERV 04/02/26 to 05/01/26	Utility - Water	543018-53901	\$163.04

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300053							Check Total <u>\$163.04</u>
001	05/20/26	CITY OF OLDSMAR	050426-16743-ACH	SERV PRD 04/02/26 to 05/01/26	Utility - Water	543018-53901	\$9.42
CHECK # 300054							Check Total <u>\$9.42</u>
001	05/19/26	TAMPA ELECTRIC CO.	050126-5902-ACH	SERV PRD 3/27-4/27/26	Electricity - Streetlights	543013-53901	\$43.22
CHECK # 300055							Check Total <u>\$43.22</u>
001	05/19/26	TAMPA ELECTRIC CO.	042826-4749-ACH	SERV PRD 03/24-04/22/26	Electricity - Streetlights	543013-53901	\$597.56
CHECK # 300057							Check Total <u>\$597.56</u>
001	05/19/26	TAMPA ELECTRIC CO.	042826-5233-ACH	SERV PRD 03/24-04/22/26	Electricity - Streetlights	543013-53901	\$149.37
CHECK # 300058							Check Total <u>\$149.37</u>
001	05/19/26	TAMPA ELECTRIC CO.	042826-5449-ACH	SERV PRD 03/24-04/22/26	Electricity - Streetlights	543013-53901	\$448.14
CHECK # 300059							Check Total <u>\$448.14</u>
001	05/19/26	TAMPA ELECTRIC CO.	042826-5688-ACH	SERV PRD 03/24-04/22/26	Electricity - Streetlights	543013-53901	\$268.89
CHECK # 300060							Check Total <u>\$268.89</u>
001	05/22/26	TAMPA ELECTRIC CO.	05-126-6355-ACH	SERV PRD 03/27-04/27/26	Electricity - Streetlights	543013-53901	\$22.24
CHECK # 300061							Check Total <u>\$22.24</u>
001	05/19/26	TAMPA ELECTRIC CO.	050126-6140-ACH	SERV PRD 03/27-04/27/26	Electricity - Streetlights	543013-53901	\$410.80
CHECK # 300063							Check Total <u>\$410.80</u>
001	06/08/26	FRONTIER	051326-3250-ACH	May1 13- June 12 2026 Frontier	Telephone, Cable & Internet Service	541016-53901	\$105.98
CHECK # 300064							Check Total <u>\$105.98</u>
001	06/18/26	TAMPA ELECTRIC CO.	052826-4749-ACH	4/23-05/21/26	Electricity - Streetlights	543013-53901	\$597.56
CHECK # 300065							Check Total <u>\$597.56</u>
001	06/18/26	TAMPA ELECTRIC CO.	052826-4996-ACH	4/23-05/21/26	Electricity - Streetlights	543013-53901	\$179.24
CHECK # 300066							Check Total <u>\$179.24</u>
001	06/18/26	TAMPA ELECTRIC CO.	052826-5233-ACH	4/23-05/21/26	Electricity - Streetlights	543013-53901	\$149.37

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300067							Check Total <u>\$149.37</u>
001	06/18/26	TAMPA ELECTRIC CO.	052826-5449-ACH	4/23-05/21/26	Electricity - Streetlights	543013-53901	\$448.14
CHECK # 300068							Check Total <u>\$448.14</u>
001	06/18/26	TAMPA ELECTRIC CO.	052826-5688-ACH	4/23-05/21/26	Electricity - Streetlights	543013-53901	\$268.89
CHECK # 300069							Check Total <u>\$268.89</u>
001	06/22/26	CITY OF OLDSMAR	407	5/2-6/1/26	Utility - Water	543018-53901	\$9.42
CHECK # 300070							Check Total <u>\$9.42</u>
001	06/22/26	CITY OF OLDSMAR	170	5/2-6/1/26	Utility - Water	543018-53901	\$9.42
CHECK # 300071							Check Total <u>\$9.42</u>
001	06/22/26	CITY OF OLDSMAR	171	5/2-6/1/26	Utility - Water	543018-53901	\$417.00
CHECK # 300072							Check Total <u>\$417.00</u>
001	06/22/26	CITY OF OLDSMAR	195	5/2-6/1/26	Utility - Water	543018-53901	\$163.85
CHECK # 300073							Check Total <u>\$163.85</u>
001	06/23/26	TAMPA ELECTRIC CO.	060226-5902-ACH	4/23-05/21/26	Electricity - Streetlights	543013-53901	\$39.98
CHECK # 300074							Check Total <u>\$39.98</u>
001	06/23/26	TAMPA ELECTRIC CO.	060226-6140-ACH	4/28-05/27/26	Electricity - Streetlights	543013-53901	\$376.38
CHECK # 300075							Check Total <u>\$376.38</u>
001	06/23/26	TAMPA ELECTRIC CO.	060226-6355-ACH	4/28-05/27/26	Electricity - Streetlights	543013-53901	\$20.42
CHECK # DD106							Check Total <u>\$20.42</u>
001	05/20/26	TAMPA ELECTRIC CO.	042826-4996-ACH	SERV PRD 03/24-04/22/26	Electricity - Streetlights	543013-53901	\$179.24
							Check Total <u>\$179.24</u>
Fund Total							\$31,770.86

Total Checks Paid	\$31,770.86
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EASTLAKES OAKS COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot August 5, 2026

- **Current Cash Balances:**
 - o Valley National Bank Operating: \$326,592.64
- **Assessment collections:**
 - o We are 100% fully collected on the tax roll
- **Expenses:**
 - o Current expenses make up 81% of the annual budget through the end of June 2026
Total expenses for the first 9 months are approximately \$192,814. This figure may change as we finalize the July financials

Eastlake Oaks Community Development District

District Manager Report –August 2026

Elections Information

- Seats 1, 2 and 3 are up for the 2026 Elections. The 2026 Florida elections will be held in the state of Florida on November 3, 2026, alongside the nationwide midterm elections.

Upcoming Meetings:

- October 8, 2026 – First meeting of the new fiscal year.

Financial Disclosure

- This serves as a reminder for all Board Supervisors to confirm that their Form 1 Statement of Financial Interests has been filed with the State of Florida. The filing deadline was July 1, 2026. If you have not yet confirmed your submission, please do so as soon as possible to ensure compliance with state reporting requirements. Fines of \$25 a day can be imposed starting on September 1, 2026.

Goals and Objectives

- Pursuant to Florida Statutes, the District is required to adopt its annual Goals and Objectives by September 30, 2026. Staff will work with the Board to present the proposed Goals and Objectives for consideration prior to the statutory deadline.

CLEAR PARTNERSHIPS



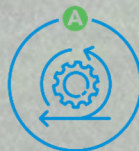
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT