

**EASTLAKE OAKS
COMMUNITY DEVELOPMENT DISTRICT**

AUGUST 13, 2024

AGENDA PACKAGE

**Eastlake Oaks
Community Development District**

Board of Supervisors

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

District Staff

David Wenck, District Manager
Andrew Cohen, District Counsel
Tonja Stewart, District Engineer

Meeting Agenda

Thursday, August 13, 2024 – 6:00 p.m.

- 1. Roll Call**
- 2. Audience Comments**
- 3. Approval of the Consent Agenda**
 - A. Minutes of the June 13, 2024 Meeting
 - B. June 2024 Financials Report, Payment Register and May through July 2024 Invoices
- 4. Public Hearing to Consider the Adoption of the Fiscal Year 2025 Budget and Levying of Assessments**
 - A. Consideration of Resolution 2024-04, Adopting the Budget for Fiscal Year 2025
 - B. Consideration of Resolution 2024-05, Levying Non-Ad Valorem Assessments
- 5. District Manager’s Report**
 - A. Discussion of Fiscal Year 2025 Meeting Schedule
 - B. Twin Rocks Land Co. Purchase Agreement
- 6. Ponds – SOLitude Report**
- 7. Old Business**
- 8. New Business**
- 9. Supervisors’ Requests**
- 10. Audience Comments**
- 11. Adjournment**

The next meeting is scheduled for Thursday, October 10, 2024, at 6:00 p.m.

District Office:

Inframark, Community Management Services
210 North University Drive
Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

City of Oldsmar Fire Station Meeting Room
225 Pine Avenue North
Oldsmar, Florida 34677
813-749-1267

Third Order of Business

3A.

42 **FIFTH ORDER OF BUSINESS** **Ponds – SOLitude Report**

- 43 • The pond conditions were discussed, and the Board requested a report with pictures
- 44 provided for future meetings.

45 **SIXTH ORDER OF BUSINESS** **Old Business**

46 **A. Entry Monument Sign**

47

48 On MOTION by Mr. Dinelli, seconded by Ms. Lazier, with all in
49 favor, of a NTE in the amount of \$17,000 for Mr. Roper to approve
50 signage. 5-0

51

52 On MOTION by Mr. Dinelli, seconded by Ms. Lazier, with all in
53 favor, the previous motion was amended to increase the NTE
54 amount to \$18,000 was approved as amended. 5-0

55

56 **SEVENTH ORDER OF BUSINESS** **New Business**

57 There being none, the next order of business followed.

58

59 **EIGHTH ORDER OF BUSINESS** **Supervisor's Requests**

- 60 • Mr. Yagnik commented on the tree cleanup and fills. There is a tree that needs to be
- 61 remove.
- 62 • Mr. Dinelli commented that kids can reach through the gate and push the gate release.
- 63 The Board discussed blocking the opening.
- 64 • Mr. Dinelli commented on seeing a large alligator.
- 65 • Ms. Lazier commented that the tree cleanup looked nice.
- 66 • Ms. Lazier commented on landscaping that needed replaced.

67 **NINTH ORDER OF BUSINESS** **Audience Comments**

68 There being no audience member present, the next order of business followed.

69

70 **TENTH ORDER OF BUSINESS** **Adjournment**

71 There being no further business,

72

73 On MOTION by Mr. Roper, seconded by Ms. Lazier, with all in
74 favor, the meeting was adjourned. 5-0

75

76

77

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Scott Roper
Chairperson

3B.

EASTLAKE OAKS
Community Development District
Financial Report

June 30, 2024

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Pages</u>
Balance Sheet	1
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	2 - 3
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	4
Cash and Investment Report	5
Bank Reconciliation	6
Check Register	7 - 8

EASTLAKE OAKS

Community Development District

Financial Statements

(Unaudited)

June 30, 2024

Balance Sheet
June 30, 2024

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Checking Account	\$ 345,764
Accounts Receivable	8,745
Prepaid Items	4,631
TOTAL ASSETS	\$ 359,140
<u>LIABILITIES</u>	
Accounts Payable	\$ 6,941
TOTAL LIABILITIES	6,941
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	4,631
Assigned to:	
Operating Reserves	59,401
Reserves - Ponds	28,830
Reserves - Recreation Facilities	28,330
Unassigned:	231,007
TOTAL FUND BALANCES	\$ 352,199
TOTAL LIABILITIES & FUND BALANCES	\$ 359,140

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 7,165	\$ 7,165	\$ 11,466	\$ 4,301
Special Assmnts- Tax Collector	238,847	238,847	238,897	50
Special Assmnts- CDD Collected	829	829	796	(33)
Special Assmnts- Discounts	(9,586)	(9,586)	(9,228)	358
Pool Access Key Fee	350	350	90	(260)
TOTAL REVENUES	237,605	237,605	242,021	4,416

EXPENDITURES

Administration

P/R-Board of Supervisors	6,000	4,500	3,800	700
FICA Taxes	459	344	357	(13)
ProfServ-Dissemination Agent	1,000	750	-	750
ProfServ-Engineering	1,574	1,181	304	877
ProfServ-Legal Services	3,500	2,625	480	2,145
ProfServ-Mgmt Consulting	58,966	44,224	44,224	-
Auditing Services	4,350	-	-	-
Postage and Freight	500	375	55	320
Insurance - General Liability	6,855	6,855	6,960	(105)
Printing and Binding	200	150	1	149
Legal Advertising	2,000	1,500	966	534
Miscellaneous Services	1,000	750	-	750
Misc-Assessment Collection Cost	4,852	3,639	4,644	(1,005)
Misc-Web Hosting	1,000	750	264	486
Office Supplies	200	150	-	150
Annual District Filing Fee	175	175	175	-
Total Administration	92,631	67,968	62,230	5,738

Field

Contracts-Lake and Wetland	9,972	7,479	7,776	(297)
Contracts-Landscape	55,400	41,550	41,733	(183)
Contracts-Pools	9,600	7,200	7,200	-
Contracts-Cleaning Services	2,584	1,938	2,323	(385)
Telephone, Cable & Internet Service	1,032	774	774	-
Electricity - Streetlights	26,300	19,725	21,349	(1,624)
Utility - Water	5,500	4,125	2,889	1,236

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Irrigation	10,000	7,500	2,725	4,775
R&M-Pools	10,000	7,500	3,920	3,580
Misc-Contingency	14,586	10,940	57,508	(46,568)
Capital Outlay	-	-	29,974	(29,974)
Total Field	<u>144,974</u>	<u>108,731</u>	<u>178,171</u>	<u>(69,440)</u>
TOTAL EXPENDITURES	237,605	176,699	240,401	(63,702)
Excess (deficiency) of revenues				
Over (under) expenditures	-	60,906	1,620	(59,286)
Net change in fund balance	\$ -	\$ 60,906	\$ 1,620	\$ (59,286)
FUND BALANCE, BEGINNING (OCT 1, 2023)	349,779	349,779	349,779	
FUND BALANCE, ENDING	<u>\$ 349,779</u>	<u>\$ 410,685</u>	<u>\$ 351,399</u>	

EASTLAKE OAKS

Community Development District

Supporting Schedules

June 30, 2024

**Non-Ad Valorem Special Assessments - Pinellas County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

					Allocation by Fund
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund
ASSESSMENTS LEVIED FY 2024				\$ 238,847	\$ 238,847
Allocation %				100%	100%
11/14/23	752	43	15	810	810
11/17/23	22,627	962	462	24,051	24,051
11/24/23	14,824	630	303	15,757	15,757
12/01/23	24,968	1,061	510	26,539	26,539
12/07/23	146,684	6,236	2,994	155,914	155,914
12/14/23	2,357	83	48	2,488	2,488
12/21/23	1,778	56	36	1,871	1,871
01/19/24	990	31	20	1,041	1,041
02/16/24	3,982	83	81	4,147	4,147
03/22/24	1,601	25	33	1,659	1,659
04/19/24	2,854	0	58	2,912	2,912
06/24/24	1,674	0	34	1,708	1,708
TOTAL	225,093	9,210	4,594	238,897	238,897
% COLLECTED				100%	100%
TOTAL OUTSTANDING				\$ (50)	\$ (50)

Cash and Investment Report

June 30, 2024

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	Southstate Bank	Operating Account		n/a	\$ 72,280
Money Market	Valley National Bank	Checking Account	5.38%	n/a	\$ 273,484
Total					<u>\$ 345,764</u>

Bank Account Statement

East Lake Oaks CDD

Bank Account No. 1913
Statement No. 06-24
Statement Date 06/30/2024

GL Balance (LCY)	72,279.94
GL Balance	72,279.94
Positive Adjustments	0.00
<hr/>	
Subtotal	72,279.94
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	72,279.94

Statement Balance	81,326.28
Outstanding Deposits	0.00
<hr/>	
Subtotal	81,326.28
Outstanding Checks	-9,046.34
<hr/>	
Ending Balance	72,279.94

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Deposits						
Total Outstanding Deposits						

EASTLAKE OAKS

Community Development District

Check Register

05/1/2024-06/30/2024

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2024 to 06/30/2024

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100000								
001	06/10/24	INFRAMARK LLC	124208	Invoice 005197	POSTAGE June- 2024	541006-51301	\$10.24	
							Check Total	<u>\$10.24</u>
CHECK # 2250								
001	05/10/24	ENVISION LIGHTING SYSTEMS, LLC	13606	March 03,2024 -Envision Lighting system LLC - LED		549900-53901	\$1,076.00	
							Check Total	<u>\$1,076.00</u>
CHECK # 2251								
001	05/14/24	INFRAMARK LLC	122030	APR 2024 MANAGEMENT SERVICES	POSTAGE	531027-51201	\$4,913.83	
							Check Total	<u>\$4,913.83</u>
CHECK # 2252								
001	05/14/24	PRESTIGE JANITORIAL SERVICE	5514	MAY 2024 CLEANING SUPPLIES	CLEANING SERVICES MAY 2024	534082-53901	\$175.00	
001	05/14/24	PRESTIGE JANITORIAL SERVICE	5514	MAY 2024 CLEANING SUPPLIES	CLEANING SERVICES HAND SOAP MAY 2024	534082-53901	\$15.95	
							Check Total	<u>\$190.95</u>
CHECK # 2253								
001	05/14/24	SOLITUDE LAKE MANAGEMENT , LLC	PSI068511	May2024-SOLITUDE LAKE MANAGMENT	Contracts-Lake and Wetland	534021-53901	\$864.00	
							Check Total	<u>\$864.00</u>
CHECK # 2254								
001	05/14/24	ALEXANDER'S PROPERTY MAINTENANCE, INC	35193	MAY 2024 ALEXANDER PROPERTY LANDSCAPE	Contract -Landscape	546041-53901	\$438.87	
							Check Total	<u>\$438.87</u>
CHECK # 2255								
001	05/14/24	A-QUALITY POOL SERVICE	971091	May-2024 A- QUALITY POOL SERVICE	May 24 COMMERCIAL POOL SVCS	534078-53901	\$800.00	
001	05/14/24	A-QUALITY POOL SERVICE	971091	May-2024 A- QUALITY POOL SERVICE	May 24 COMMERCIAL POOL SVCS	546074-53901	\$25.00	
							Check Total	<u>\$825.00</u>
CHECK # 2256								
001	05/14/24	PERSSON & COHEN P.A.	4998	MAY 2024 GEN COUNSEL - APR 2024 Agenda Package for	GEN COUNSEL		\$80.00	
							Check Total	<u>\$80.00</u>
CHECK # 2257								
001	05/14/24	GRACE CONSTRUCTION GROUP INC	233141-0004	MONUMENT SIGN -DUE AT SUBSTANTIAL COMPLETION - PAY	MONUMENT SIGN - CMU BLOCK INSTALLATION - PAYMENT 4	564043-53901	\$4,973.67	
							Check Total	<u>\$4,973.67</u>
CHECK # 2258								
001	05/14/24	NICOLE MACKIN	042224	Check Request	Misc-Contingency	549900-51301	\$122.81	
							Check Total	<u>\$122.81</u>
CHECK # 2261								
001	05/29/24	PRESTIGE JANITORIAL SERVICE	5523	May 2024-POOL PARTY CLEANING SERVICES	POOL PARTY CLEANING SERVICES	534082-53901	\$150.00	
							Check Total	<u>\$150.00</u>
CHECK # 2262								
001	05/29/24	ALEXANDER'S PROPERTY MAINTENANCE, INC	35150	MAY-2024-ALEXANDERS PROPERTY MAINTENANCE	Contract -Landscape	534050-53901	\$4,630.50	
							Check Total	<u>\$4,630.50</u>
CHECK # 2265								
001	06/06/24	TIMES PUBLISHING COMPANY	17543-051524	May -2024 LEGAL AD	COMMITTEE MEETING	548002-51301	\$227.82	
							Check Total	<u>\$227.82</u>
CHECK # 2266								
001	06/06/24	ALEXANDER'S PROPERTY MAINTENANCE, INC	35326	June 2024-Alexanders SERVICE CALL - VALVE REPAIRS	Contract -Landscape	546041-53901	\$110.00	
001	06/06/24	ALEXANDER'S PROPERTY MAINTENANCE, INC	35312	June 2024 Service -05/21/2024	Contract -Landscape	546041-53901	\$131.95	
							Check Total	<u>\$241.95</u>
CHECK # 2267								

EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2024 to 06/30/2024

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
001	06/21/24	INFRAMARK LLC	124708	Invoice 005169	ADMIN FEES MAY -2024	531027-51201	\$4,913.83
001	06/21/24	INFRAMARK LLC	#126095	Invoice 005170	ADMIN FEES June-2024	531027-51201	\$4,913.83
Check Total							\$9,827.66
CHECK # 2268							
001	06/25/24	INFRAMARK LLC	123333	Invoice 005167	POSTAGE May 2024	541006-51301	\$3.84
Check Total							\$3.84
CHECK # 2269							
001	06/26/24	PRESTIGE JANITORIAL SERVICE	5531	JUN 2024 CLEANING SUPPLIES	POOL PARTY CLEANING SERVICES	534082-53901	\$190.95
Check Total							\$190.95
CHECK # 2270							
001	06/26/24	SOLITUDE LAKE MANAGEMENT , LLC	PSI076767	Invoice 005172	2024-SOLITUDE LAKE MANAGMENT	534021-53901	\$864.00
Check Total							\$864.00
CHECK # 2271							
001	06/26/24	ALEXANDER'S PROPERTY MAINTENANCE, INC	35342	JUL-2024-ALEXANDERS PROPERTY MAINTENANCE	Contract -Landscape	546041-53901	\$4,630.50
Check Total							\$4,630.50
CHECK # 2272							
001	06/26/24	A-QUALITY POOL SERVICE	971492	Jun-2024 A- QUALITY POOL SERVICE	JUN 24 COMMERCIAL POOL SVCS	546074-53901	\$25.00
001	06/26/24	A-QUALITY POOL SERVICE	971492	Jun-2024 A- QUALITY POOL SERVICE	JUN 24 COMMERCIAL POOL SVCS	534078-53901	\$800.00
Check Total							\$825.00
CHECK # 2273							
001	06/26/24	PERSSON & COHEN P.A.	5150	Invoice 005181	Legal	531023-51401	\$160.00
Check Total							\$160.00
CHECK # DD405							
001	05/10/24	FLORIDA DEPARTMENT OF HEALTH	1/7121673	Florida Department of Health -POOL PERMIT 52-60-02	ANNUAL PERMIT	546074-53901	\$300.00
Check Total							\$300.00
CHECK # DD406							
001	05/10/24	FLORIDA DEPARTMENT OF HEALTH	051024-CONVINIENCE FEE	CONVINIENVE FEE TO PAY ONLINE INV# 1/7121673	R&M-Pools	546074-53901	\$0.35
Check Total							\$0.35
CHECK # DD407							
001	05/17/24	TAMPA ELECTRIC CO. - ACH	042624 ACH	TECO-SERV PRD	SERVICE FOR 8/25-9/26/2023-Tampa Electric Service.	543013-53901	\$2,170.16
Check Total							\$2,170.16
CHECK # DD408							
001	05/22/24	CITY OF OLDSMAR -ACH	050624 ACH	May 2024-SERV PRD	Utility - Water	543018-53901	\$286.72
Check Total							\$286.72
CHECK # DD409							
001	06/01/24	TAMPA ELECTRIC CO. - ACH	052824 ACH	SERV PRD 4/23-5/21/24	SERVICE FOR Tampa Electric Service.	543013-53901	\$2,144.23
Check Total							\$2,144.23
CHECK # DD410							
001	06/01/24	CITY OF OLDSMAR -ACH	060324 ACH	Invoice 005182	SERV PRD	543018-53901	\$403.89
Check Total							\$403.89
CHECK # DD411							
001	06/01/24	FRONTIER - ACH	13205-051324	SERV PRD 5/13-6/12/24	Frontier	541016-53901	\$85.98
Check Total							\$85.98
CHECK # DD412							
001	06/18/24	TAMPA ELECTRIC CO. - ACH	052824-	Invoice 005171	SERV PRD 4/23-5/21/24	543013-53901	\$2,144.23
Check Total							\$2,144.23
Fund Total							\$42,783.15

Total Checks Paid \$42,783.15

Fourth Order of Business

4A

RESOLUTION 2024-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (the “Board”) a Proposed Budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Eastlake Oaks Community Development 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 Annual Budget (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 August 13, 2024, as the date for 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, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District 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. That the Board of Supervisors has reviewed the District Manager’s 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. That the District Manager’s 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, 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 for Fiscal Year 2024 and/or revised projections for Fiscal Year 2025.
- c. The Adopted Budget, as amended, shall be maintained in the Office of the District Manager and the District’s Local Records Office and identified as “The Budget for Eastlake Oaks Community Development District for the Fiscal Year Ending September 30, 2025 as Adopted by the Board of Supervisors on August 13, 2024.”

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Eastlake Oaks Community Development District, for the Fiscal Year beginning October 1, 2024, and ending September 30, 2024, the sum of Two Hundred, Thirty-seven Thousand, Six Hundred Five Dollars (\$237,605) to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors 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	\$
DEBT SERVICE FUND	\$
TOTAL ALL FUNDS	\$

Section 3. Supplemental Appropriations

The Board may authorize by Resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 13th day of August, 2024.

ATTEST:

**BOARD OF SUPERVISORS OF
THE EASTLAKE OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

David Wenck
Secretary

By: _____
Scott Roper
Chairman

EXHIBIT A

Fiscal Year 2025 Adopted Budget

EASTLAKE OAKS
Community Development District

Annual Operating Budget

Fiscal Year 2025

Modified Tentative Budget

(08/6/2024)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances.....	2
Budget Narrative.....	3 - 5
<u>SUPPORTING BUDGET SCHEDULES</u>	
Comparison of Assessment Rates FY 2025 vs. FY 2024	6

Eastlake Oaks
Community Development District

Modified Tentative Budget

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
 General Fund
 Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2022	FY 2023	BUDGET	THRU	July-	PROJECTED		Budget
			FY 2024	6/30/2024	9/30/2024	FY 2024		FY 2025
REVENUES								
Interest - Investments	\$ 2,193	\$ 15,988	\$ 7,165	\$ 11,466	\$ -	\$ 11,466	60%	\$ 7,166
Interest - Tax Collector	75	-	-	-	-	-	0%	-
Special Assmnts- Tax Collector	238,847	238,847	238,847	\$ 238,897	(50.00)	238,847	0%	238,847
Special Assmnts- CDD Collected	763	796	829	\$ 796	33.00	829	0%	829
Special Assmnts- Discounts	(9,133)	(9,070)	(9,586)	\$ (9,228)	-	(9,228)	-4%	(9,554)
Other Miscellaneous Revenues	1,301	-	-	\$ -	-	-	0%	-
Pool Access Key Fee	80	75	350	\$ 90	260.00	350	0%	350
TOTAL REVENUES	234,126	246,636	237,605	242,021	243	242,264		237,639
EXPENDITURES								
<i>Administrative</i>								
P/R-Board of Supervisors	5,400	6,200	6,000	3,800	2,200	6,000	0%	6,000
FICA Taxes	413	474	459	357	102	459	0%	459
ProfServ-Dissemination Agent	-	-	1,000	-	1,000	1,000	0%	1,000
ProfServ-Engineering	794	3,009	1,574	304	1,270	1,574	0%	2,000
ProfServ-Legal Services	3,887	3,233	3,500	480	3,020	3,500	0%	3,500
ProfServ-Mgmt Consulting	52,458	58,966	58,966	44,224	14,742	58,966	0%	58,966
Auditing Services	4,350	4,350	4,350	-	3,550	3,550	-18%	3,550
Postage and Freight	60	72	500	55	445	500	0%	500
Insurance - General Liability	5,874	6,332	6,855	6,960	-	6,960	2%	9,048
Printing and Binding	150	3	200	1	199	200	0%	200
Legal Advertising	1,623	2,084	2,000	966	1,034	2,000	0%	2,000
Miscellaneous Services	-	180	1,000	-	1,000	1,000	0%	1,000
Misc-Assessment Collection Cost	3,158	3,283	4,852	4,644	208	4,852	0%	4,777
Misc-Web Hosting	780	904	1,000	264	736	1,000	0%	1,000
Office Supplies	703	-	200	-	200	200	0%	200
Annual District Filing Fee	175	175	175	175	-	175	0%	175
Total Administrative	84,466	89,265	92,631	62,230	29,706	91,936		94,375
<i>Field</i>								
Contracts-Lake and Wetland	9,972	9,972	9,972	7,776	2,196	9,972	0%	9,972
Contracts-Landscape	56,674	45,623	55,400	41,733	13,667	55,400	0%	55,400
Contracts-Pools	9,196	9,510	9,600	7,200	2,400	9,600	0%	9,600
Contracts-Cleaning Services	2,383	2,598	2,584	2,323	3,106	5,429	110%	5,429
Telephone, Cable & Internet Service	962	1,032	1,032	774	1,035	1,809	75%	1,032
Electricity - Streetlights	21,911	24,703	26,300	21,349	28,544	49,893	90%	20,000
Utility - Water	4,401	6,370	5,500	2,889	3,863	6,752	23%	5,500
R&M-Irrigation	7,269	5,140	10,000	2,725	3,643	6,368	-36%	10,000
R&M-Pools	3,243	3,397	10,000	3,920	5,241	9,161	-8%	10,000
R&M-Emergency & Disaster Relief	-	150	-	-	-	-	0%	-
Misc-Contingency	24,328	68,249	14,586	57,508	57,492	115,000	688%	21,457
Capital Outlay	-	-	0	29,974	-	29,974	0%	-
Total Field	140,339	176,744	144,974	178,171	121,186	299,357		148,390
TOTAL EXPENDITURES	224,805	266,009	237,605	240,401	150,892	391,293		242,765
Excess (deficiency) of revenues Over (under) expenditures	9,321	(19,373)	-	1,620	(150,649)	(149,029)		(5,126)
Net change in fund balance	9,321	(19,373)	-	1,620	(150,649)	(149,029)		(5,126)
FUND BALANCE, BEGINNING	344,701	354,022	334,649	334,649	-	334,649		185,620
FUND BALANCE, ENDING	\$ 354,022	\$ 334,649	\$ 334,649	\$ 336,269	\$ (150,649)	\$ 185,620		\$ 180,494

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 215,594
Net Change in Fund Balance - Fiscal Year 2025	(5,126)
Reserves - Fiscal Year 2025 Additions	-
Total Funds Available (Estimated) - 9/30/2025	210,468

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	60,691	(1)
Reserves - Ponds	28,830	(2)
Reserves - Recreation Facilities	28,330	(2)
Subtotal	<u>117,851</u>	
Total Allocation of Available Funds	117,851	

Total Unassigned (undesignated) Cash	<u>\$ 92,617</u>
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Notes

- (1) Represents approximately 3 months of operating expenditures.
(2) Ties to motion to assign fund balance at 9/30/23

Budget Narrative
Fiscal Year 2024

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 2024

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 Insurance Alliance. 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.

EASTLAKE OAKS

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2024**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 Modified Budget Schedules

Fiscal Year 2025

**Comparison of Assessment Rates
Fiscal Year 2025 vs. Fiscal Year 2024**

Product	General Fund				Units
	FY 2025	FY 2024	Dollar Change	Percent Change	
All Units	\$829.33	\$829.33	\$0.00	0.0%	289
					289

4B

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN 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 has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s Budget for Fiscal Year 2024/2025 (“Operations and Maintenance 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 for Fiscal Year 2024/2025; 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 benefited lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; 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 Pinellas County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; 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”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Pinellas 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, certified to the Pinellas County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Pinellas 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” confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown on Exhibit “A.”

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit “A.”

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Pinellas County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit “A.”

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the Pinellas County Tax Collector and shall be collected by the Pinellas County Tax Collector in the same manner and time as Pinellas 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 Pinellas 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 Pinellas County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll 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, 2024.

ATTEST:

**BOARD OF SUPERVISORS OF THE
EASTLAKE OAKS COMMUNITY
DEVELOPMENT DISTRICT**

David Wenck
Secretary

By: _____
Scott Roper
Chairman

EXHIBIT A

Fiscal Year 2025 Adopted Budget

EXHIBIT B

Assessment Roll

(Available upon request to be provided with the exception of exempt information which will be redacted.)

Fifth Order of Business

5A

Eastlake Oaks
Community Development District

The Board of Supervisors of the Eastlake Oaks Community Development District will hold their meetings for Fiscal Year 2025 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 at MPS Engineering, Inc., located at 240 Pine Avenue North, Oldsmar, Florida 34677.

October 10, 2024
December 12, 2024 (See above for alternate meeting location)
February 13, 2025
April 10, 2025
June 12, 2025
August 12, 2025 (2nd Tuesday)

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 location to be specified on the record at the meetings without further publication of notice.

There may be occasions when one or more Supervisors will participate via phone. Any interested person can attend the meetings at the above location and be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

David Wenck
District Manager

5B



Twin Rocks Land Co., LLC
16096 Jackson Creek Pkwy, #1007
Monument, CO 80132



Reference # 73PIN0418

Purchase Agreement

County:	Pinellas County, Florida
APN:	15-28-16-23989-000-0002
Acreage:	1.2
Legal Description:	EASTLAKE OAKS PHASE 1 TRACT B

The purchase price of **\$138,495.96** will be paid in full at the time of closing. We, the buyer, will pay **ALL** the normal costs associated with completing this transaction, including normal current year tax prorations, as well as all title and escrow fees for both parties.

This offer is contingent upon the following terms:

1. Property is purchased As Is, Where Is, subject only to Buyer's investigation prior to Closing.
2. Seller is providing no warranties or guarantees about the property or its condition.
3. Buyer's confirmation of the legal and physical aspects of the property and its ownership.
4. The property is to be sold free and clear of all encumbrances, with a good and marketable title, and with full possession of the property available to Buyer at the date of closing.
5. This offer is subject to Buyer's final approval and shall be rescinded if not accepted by Seller on or before **7/27/2024**, unless otherwise discussed.

Twin Rocks Land Co., LLC (Buyer)
6/27/2024

BUYER:

SELLER:

SELLER:

Signature

Signature

Signature

Printed Name *Title*

Printed Name

Printed Name

16096 Jackson Creek Pkwy.
Address

Address

Address

#1007, Monument, CO 80132
Address

Address

Address

719-602-1948
Phone

Phone

Phone

Josh@TwinRocksLandCo.com
Email

Email

Email



010202000011020

Twin Rocks Land Co., LLC
 16096 Jackson Creek Pkwy, #1007
 Monument, CO 80132



6/27/2024
Reference # 73PIN0418

000005

34

Eastlake Oaks Comm Dev Dist
 210 N University Dr Ste 702
 Coral Springs, FL 33071-7320



Dear Eastlake Oaks Comm Dev Dist:

We would like to purchase your land in **Pinellas County, Florida** referenced in the enclosed “Purchase Agreement.” The source of your ownership record is from the public records of the **Pinellas County Assessor** and is available to anyone who requests it.

Twin Rocks Land Co. is a property investment company that prides itself on quick, professional, easy transactions, and seller satisfaction. We are experienced real estate investors who have been in business for more than 20 years and have successfully completed many purchases like this one.

In many situations, we can deliver a **cashier’s check to your door in as little as *three days for the purchase price of the property.*** We will pay all the normal costs associated with completing this transaction, including normal current year tax proration, as well as all title and escrow fees for both parties. We will use a nationally recognized title company to handle the transaction, and the price we agree upon is the amount of the cashier’s check you will receive.

If you are interested in selling, please complete the attached “Purchase Agreement” and email (take a picture) or send it back to us at the address above or simply call **719-602-1948**. You may also visit our website at **TwinRocksLandCo.com** for more information about us and our properties.

Feel free to contact me anytime to discuss this transaction or the sale of any other property you may own.

Sincerely,

Josh Thompson

Twin Rocks Land Co., LLC