

**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, February 11, 2016 at 6:00 p.m. at the Holiday Inn Express Hotel & Suites – Oldsmar; 3990 Tampa Road; Oldsmar, Florida 34677.

Present and constituting a quorum were:

Joseph Dinelli	Chairman (Via Telephone)
Darlene Lazier	Vice Chairperson
Bogdan (Don) Nowacki	Assistant Secretary
J.R. (Nick) Yagnik	Assistant Secretary
Chad Robinson	Assistant Secretary (Via Telephone)

Also present were:

Andrew Mendenhall	District Manager
Scott Roper	Resident

The following is a summary of the discussions and actions taken at the February 11, 2016 Eastlake Oaks Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called the meeting to order; Supervisors and staff introduced themselves.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
December 10, 2015 Meeting**

On MOTION by Mr. Nowacki seconded by Mr. Yagnik with all in favor, the Minutes of the December 10, 2015 Meeting were approved.
--

THIRD ORDER OF BUSINESS

Audience Comments

None.

- Storage was briefly discussed.

On VOICE vote with all in favor, the prior motion was approved.

- Over the last two months, there have been vehicle break-ins throughout the community. Mr. Robinson advised cars should be locked.

SIXTH ORDER OF BUSINESS

Approval of December Financial Statements, Check Register and Invoices

On MOTION by Mr. Nowacki seconded by Ms. Lazier with all in favor, the December Financial Statements, Check Register and Invoices were approved.

THIRD ORDER OF BUSINESS

Audience Comments (Continued)

- Mr. Roper was told LMP is contracted to fertilize the Palm Trees. He requested more trees be added.

FIFTH ORDER OF BUSINESS

Supervisors' Requests (Continued)


- Ms. Lazier commented on the website. More updates are required. Mr. Mendenhall will send any website requests to the District Recording Secretary.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Lazier seconded by Mr. Yagnik with all in favor, the meeting was adjourned at approximately 6:28 p.m.



Joseph Dinelli
Chairman

Eastlake Oaks Community Development District

Board of Supervisors

Joseph Dinelli, Chairman

Darlene Lazier, Vice Chairperson

Bogdan (Don) Nowacki, Assistant Secretary

J.R. (Nick) Yagnik, Assistant Secretary

Chad Robinson, Assistant Secretary

Andrew Mendenhall, District Manager

Erin McCormick, District Counsel

Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, February 11, 2016 – 6:00 p.m.

- 1. Roll Call**
- 2. Approval of the Minutes of the December 10, 2015 Meeting**
- 3. Audience Comments**
- 4. Manager's Report**
 - A. Discussion of District Attorney Services
 - B. Acceptance of the Audit for Fiscal Year 2015
- 5. Supervisors' Requests**
- 6. Approval of December Financial Statements, Check Register and Invoices**
- 7. Adjournment**

The next meeting is scheduled for Thursday, April 14, 2016, at 6:00 p.m.

District Office:

Severn Trent Services, Inc.
210 North University Drive
Suite 702
954-753-5841

Meeting Location:

Holiday Inn Express Hotel & Suites – Oldsmar
3990 Tampa Road
Oldsmar, Florida 34677
813-854-5080

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Pinellas County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 9/23/15**. in said newspaper in the issues of **Baylink All Pinellas**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature of Affiant

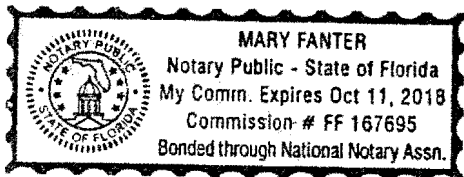
Sworn to and subscribed before me this 09/23/2015.



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



Notice of Meetings
Eastlake Oaks
Community Development District

The Board of Supervisors of the Eastlake Oaks Community Development District will hold their meetings for Fiscal Year 2016 on the second Thursday of every other month, at 6:00 p.m. in the Board Room of the Holiday Inn Express, 3990 Tampa Road, Oldsmar, Florida.

- October 8, 2015
- December 10, 2015
- February 11, 2016
- April 14, 2016
- June 9, 2016
- August 11, 2016

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.

There may be occasions when one or more Supervisors will participate via telephone. 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, Severn Trent Services at (954) 753-5841. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 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.

Andrew Mendenhall, PMP
District Manager

Published September 23, 2015

To: Buchanan Ingersoll & Rooney PC

E-mail Transmission: paul.strosko@bipc.com
catherine.grosshans@bipc.com

Date: 2/11/2016

Re: Record transfer request for Eastlake Oaks Community
Development District

CLIENT INSTRUCTIONS

I direct that the legal representation currently being provided by Buchanan Ingersoll & Rooney PC be handled as indicated below.

Transfer representation to Erin McCormick at Erin McCormick Law, P.A. in all matters / the matters listed below. Such firm has agreed to assume responsibility for the matters indicated: General District Representation

Continue representation by Buchanan Ingersoll & Rooney in all matters / the following matters: General District Representation

Transfer representation to Attorney _____ at the law firm _____ in all matters / the matters listed below. Such firm has agreed to assume responsibility for the matters indicated:

If these instructions call for the transfer of legal representation, I acknowledge the District's obligation to pay all amounts due to Buchanan Ingersoll & Rooney for legal services performed and disbursements made. In the future, with prior notice, Buchanan Ingersoll & Rooney may have access to any of the transferred records in order to review them and may make copies at its expense.

Eastlake Oaks Community Development District

By (signature): 

Title: DISTRICT MANAGER

Date: 2-11-2016

Buchanan Ingersoll & Rooney PC

January 7, 2016

Eastlake Oaks Community Development District
Board of Supervisors

Re: Legal Representation of Eastlake Oaks Community Development District (the
"District")

We are writing to inform you that Erin McCormick is leaving Buchanan Ingersoll & Rooney PC and will be joining a new law office, Erin McCormick Law, P.A., commencing on or prior to January 30, 2016.

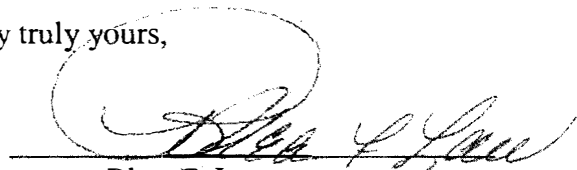
In connection with Erin's departure, we ask that you provide direction regarding ongoing representation in matters that Erin has been handling for the District.

You may use the enclosed form to indicate your specific directions for the handling of the District's matters. Please complete and sign the form and provide it by fax or email to the addresses listed below. If you would like to discuss these matters, please contact us at the number indicated below.

Very truly yours,



Erin R. McCormick
(813) 222-1180
erin.mccormick@bipc.com



Rhea F. Law
(813) 222-1179
rhea.law@bipc.com

cc: Mr. Andrew Mendenhall, District
Manager

Swade, Janice

From: Swade, Janice
Sent: Monday, February 22, 2016 8:53 AM
To: 'erin.mccormick@bipc.com'; 'rhea.law@bipc.com'
Cc: Mendenhall, Andrew
Subject: EASTLAKE OAKS LEGAL REPRESENTATION
Attachments: Eastlake Oaks Legal Representation.pdf

Please see the attached response to future legal representation for the Eastlake Oaks CDD. If you have any questions or concerns, please contact me.

Janice Swade

Janice Swade
Severn Trent – North America
210 North University Drive
Suite 702
Coral Springs, Florida 33071
(954) 753-5841 Extension 40529
(954) 345-1292 Fax
Janice.swade@stservices.com



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

February 3, 2016

Mr. Peter Brill
Severn Trent Management Services
210 North University Drive, Suite 702
Coral Springs, FL 33071

Dear Mr. Brill:

Enclosed please find two (12) copies of our completed Audit report for the year ended September 30, 2015, for Eastlake Oaks Community Development District along with our SAS 114 letter. A copy has also been sent via email in PDF format for your convenience.

Should you have any questions, please contact me.

Sincerely,

J. W. Gaines

JWG:tjb

Enclosures

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Berger, Toombs, Elam,
Gaines & Frank

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600 Citrus Avenue
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Fort Pierce, Florida 34950

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FAX: 772/468-9278

Board of Supervisors
Eastlake Oaks Community Development District
Pinellas County, Florida

We are pleased to provide the following information related to our audit of Eastlake Oaks Community Development District for the year ended September 30, 2015 to assist you in your oversight responsibility of the financial reporting process of the District.

Our responsibility under the auditing standards has been described to you in our engagement letter dated July 29, 2015.

Management is responsible for the appropriateness of the accounting policies used by the District. During the year, no significant new accounting policies were adopted nor were there any changes in the existing accounting policies.

We did not discuss with Management, any significant or unusual transactions nor did we discuss any alternative treatments available under generally accepted accounting policies during the current audit period.

Any audit adjustments provided by Management or communicated to Management have been reported to and agreed upon by Management. If you would like a detailed listing of all audit adjustments for the current period, please contact us.

We did not encounter any immaterial uncorrected misstatements during the course of our audit.

There are no disagreements with Management over the application of significant accounting principles, the basis for judgments made by Management on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

We are not aware of any consultations Management had with other accountants about accounting or auditing matters.

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Board of Supervisors
Eastlake Oaks Community Development District

Page 2

There were no significant issues that were discussed during the course of the audit.

We did not encounter any difficulties in dealing with Management during the audit process.

Management has made certain written representations to us as part of the audit process. Please contact us if you would like a copy of those representations.

This letter is intended solely for the information and use of the Board and Management and is not intended to be and should not be used by anyone other than the intended parties. Please contact J. W. Gaines should you have any questions concerning this letter. We greatly appreciate the opportunity to be of service to Eastlake Oaks Community Development District.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 1, 2016

Unit Information

Unit ID: 300421 Year: 2015

Unit Name: Eastlake Oaks Community Development District

Unit Status: Active Unit Dependency: Independent

Location Information

Name: Mr. Stephen Bloom
 Title: Accounting Manager
 Phone: (954) 753-5841
 Fax: (954) 345-1292
 Address:
 210 N. University Drive., Suite 702
 Coral Springs, FL 33071

Contact Information

Name: Mrs. Erika Wilson
 Title: Accountant
 Phone: (954) 753-5841
 Email: Erika.Wilson@STServices.com
 Address:
 210 N. University Drive., Suite 702
 Coral Springs, FL 33071

AFR Details

Original AFR

AFR Status: In Process
 AFR Received Date:
 Audit Received Date:
 Submission Type:

Debt Information

Long-Term Debt: \$164,210

Audit Information

Was an audit performed? Yes
 Audit Performed Date: 1/25/2016
 Auditor Name: Berger, Toombs, Elam, Gaines & Frank
 Address:
 600 Citrus Avenue, Suite 200
 Fort Pierce, FL 34950

Certification

Chief Financial Officer

Name: Stephen Bloom
 Title: Assistant Treasurer

Chairman/Elected Official

Name: ~~Joseph Dimelli~~ **DALENE LAZIER**
 Title: ~~Chairman~~ **CHAIR**

Only for

Yes No

Have You Experienced a Financial Emergency in this year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, Have You Complied With Section 218.503(2), Florida Statutes?	<input type="checkbox"/>	<input type="checkbox"/>
Auditor General Rule: Section 10.554(1)(h)6.b): If applicable, does the Annual Financial Report agree with the Audited Financial Statement? (Do total revenues and expenditures per fund group on the AFR balance to the audited Statement of Revenues and Expenditures?)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Revenues Report for FYE 2015

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Component Units	Total
325200 - Special Assessments - Charges for Public Services	212,100		130,942								343,042
361100 - Interest	754		20								774
369900 - Other Miscellaneous Revenues	7,735										7,735
Grand Total	220,589		130,962								351,551

Expenditures Report for FYE 2015

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Component Units	Total
511.10 - Legislative - Personal Services	6,028										6,028
513.30 - Financial and Administrative - Operating Expenses	74,592		1,764								76,356
514.30 - Legal Counsel - Operating Expenses	4,076										4,076
515.30 - Comprehensive Planning - Operating Expenses	1,101										1,101
517.70 - Debt Service Payments - Debt Service			129,733								129,733
539.30 - Other Physical Environment - Operating Expenses	104,045										104,045
539.60 - Other Physical Environment - Capital Outlay	19,563										19,563
Grand Total	209,405		131,497								340,902

Component Unit	Type	Total Revenues	Total Expenditures	Total Debt
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**Eastlake Oaks
Community Development District
ANNUAL FINANCIAL REPORT
September 30, 2015**

Eastlake Oaks Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2015

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Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Eastlake Oaks Community Development District
Pinellas County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the General Fund of Eastlake Oaks Community Development District as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the Districts, basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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To the Board of Supervisors
Eastlake Oaks Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the General Fund of Eastlake Oaks Community Development District, as of September 30, 2015, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis on pages 3-8 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated April 3, 2015 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Eastlake Oaks Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 1, 2016

**Eastlake Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

Management's discussion and analysis of Eastlake Oaks Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) invested in capital assets, net of related debt, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Eastlake Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, infrastructure and improvements are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2015.

- ◆ The District's total assets exceeded total liabilities by \$1,059,992 (net position). Unrestricted net position for Governmental Activities was \$202,643. Invested in capital assets, net of related debt was \$857,349.
- ◆ Governmental activities revenues totaled \$351,551 while governmental activities expenses totaled \$373,436.

**Eastlake Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2015	2014
Current assets	\$ 211,013	\$ 211,880
Restricted assets	12,791	12,786
Capital assets	1,137,051	1,281,122
Total Assets	1,360,855	1,505,788
Deferred outflow of resources	5,748	11,202
Total Assets and Deferred Outflows	1,366,603	1,516,990
Current liabilities	186,611	185,443
Non-current liabilities	120,000	249,670
Total Liabilities	306,611	435,113
Net position - net investment in capital assets	857,349	895,901
Net position - unrestricted	202,643	185,976
Total Net Position	\$ 1,059,992	\$ 1,081,877

The decrease in capital assets was primarily due to depreciation in the current year.

The decrease in non-current liabilities was primarily related to current year principal payments.

The decrease in net position – net investment in capital asset was primarily the result of depreciation in excess of principal payments in the current year.

**Eastlake Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Financial Activity

	Governmental Activities	
	2015	2014
Program Revenues		
Charges for services	\$ 350,777	\$ 342,708
General Revenues		
Investment earnings	774	713
Miscellaneous	-	50
Unrealized gain/(loss) on investments	-	(104)
Total Revenues	<u>351,551</u>	<u>343,367</u>
Expenses		
General government	85,796	87,559
Physical environment	256,435	287,538
Culture and recreation	11,244	-
Interest on long-term debt	19,961	26,096
Total Expenses	<u>373,436</u>	<u>401,193</u>
Change in Net Position	(21,885)	(57,826)
Net Position - Beginning of Year	<u>1,081,877</u>	<u>1,139,703</u>
Net Position - End of Year	<u>\$ 1,059,992</u>	<u>\$ 1,081,877</u>

The decrease in physical environment was related to the repairs to a sign and wall in the prior year.

The decrease in interest on long-term debt is due to the pay down of long-term debt.

**Eastlake Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2015:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2015</u>	<u>2014</u>
Construction in progress	\$ 14,578	\$ -
Infrastructure	3,837,375	3,832,390
Equipment	183,513	183,513
Accumulated depreciation	(2,898,415)	(2,734,781)
Total Capital Assets	<u>\$ 1,137,051</u>	<u>\$ 1,281,122</u>

The activity for the year consisted of additions to construction in progress and infrastructure for \$14,578 and \$4,985, respectively, and depreciation of \$163,634.

General Fund Budgetary Highlights

The budget exceeded governmental expenditures because miscellaneous contingencies were less than anticipated.

There were no amendments to the September 30, 2015 budget.

Debt Management

Governmental Activities debt includes the following:

- ◆ In May 2008, the District issued \$950,000 Series 2008 Special Assessment Refunding Bonds. These bonds were issued to refund the Series 1996 Special assessment Revenue Bonds. The balance outstanding at September 30, 2015 is \$240,000.
- ◆ In April 1999, the District entered into an agreement with the Developer, U.S. Home Corporation, referred to as the "Development Acquisition Agreement," which provides for the District purchasing certain recreational improvements from the Developer. Pursuant to the agreement the District acquired the recreational improvements from the Developer for \$156,500. The balance outstanding at September 30, 2015 is \$54,170.

**Eastlake Oaks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Eastlake Oaks Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2016.

Request for Information

The financial report is designed to provide a general overview of Eastlake Oaks Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Eastlake Oaks Community Development District, Severn Trent Management Services, 210 N. University Drive, Suite 702, Coral Springs, FL 33071.

Eastlake Oaks Community Development District
STATEMENT OF NET POSITION
September 30, 2015

	<u>Governmental Activities</u>
ASSETS	
Current Assets:	
Cash	\$ 200,846
Investments	169
Due from other governments	2,235
Prepaid expenses	7,763
Total Current Assets	<u>211,013</u>
Non-current Assets:	
Restricted assets:	
Investments	12,791
Capital assets being depreciated:	
Construction in progress	14,578
Capital assets being depreciated:	
Infrastructure	3,837,375
Equipment	183,513
Less: accumulated depreciation	<u>(2,898,415)</u>
Total Non-Current Assets	<u>1,149,842</u>
Total Assets	<u>1,360,855</u>
DEFERRED OUTFLOW OF RESOURCES	
Deferred amount on refunding	<u>5,748</u>
Total Assets and Deferred Outflow of Resources	<u>1,366,603</u>
LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	8,291
Bonds payable	120,000
Due to developer	54,170
Accrued interest	4,150
Total Current Liabilities	<u>186,611</u>
Non-current liabilities:	
Bonds payable	<u>120,000</u>
Total Liabilities	<u>306,611</u>
NET POSITION	
Net investment in capital assets	857,349
Unrestricted	202,643
Total Net Position	<u>\$ 1,059,992</u>

See accompanying notes to financial statements.

**Eastlake Oaks Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2015**

Functions/Programs	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (85,796)	\$ 87,576	\$ 1,780
Physical environment	(256,435)	117,846	(138,589)
Culture and recreation	(11,244)	14,413	3,169
Interest on long-term debt	(19,961)	130,942	110,981
Total Governmental Activities	<u>\$ (373,436)</u>	<u>\$ 350,777</u>	<u>(22,659)</u>
General revenues:			
Investment earnings			<u>774</u>
Change in Net Position			(21,885)
Net Position - October 1, 2014			<u>1,081,877</u>
Net Position - September 30, 2015			<u>\$ 1,059,992</u>

See accompanying notes to financial statements.

**Eastlake Oaks Community Development District
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2015**

ASSETS	<u>General Fund</u>	<u>Debt Service 2008</u>	<u>Total Governmental Funds</u>
Cash	\$ 200,846	\$ -	\$ 200,846
Investments	169	-	169
Prepaid expenses	7,763	-	7,763
Due from other funds	544	-	544
Due from other governments	1,380	855	2,235
Restricted assets:			
Investments, at fair value	-	12,791	12,791
Total Assets	<u>\$ 210,702</u>	<u>\$ 13,646</u>	<u>\$ 224,348</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 8,291	\$ -	\$ 8,291
Due to other funds	-	544	544
Total Liabilities	<u>8,291</u>	<u>544</u>	<u>8,835</u>
FUND BALANCES			
Nonspendable:			
Prepaid expenses	7,763	-	7,763
Restricted for debt service	-	13,102	13,102
Assigned:			
Operating reserve	53,036	-	53,036
Renewal and replacements	57,160	-	57,160
Unassigned	84,452	-	84,452
Total Fund Balances	<u>202,411</u>	<u>13,102</u>	<u>215,513</u>
Total Liabilities and Fund Balances	<u>\$ 210,702</u>	<u>\$ 13,646</u>	<u>\$ 224,348</u>

See accompanying notes to financial statements.

**Eastlake Oaks Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2015**

Total Governmental Fund Balances	\$	215,513
<p>Amounts reported for governmental activities in the statement of net assets are different because:</p>		
Capital assets not being depreciated, construction in progress used in governmental activities are not financial resources and therefore, are not reported at the fund statement level.		14,578
Capital assets being depreciated (Infrastructure (\$3,837,375) and equipment (\$183,513), net of accumulated depreciation (\$2,898,415)) used in governmental activities are not financial resources and therefore, are not reported at the fund statement level.		1,122,473
Long-term liabilities, including bonds payable (\$240,000) and due to developer (\$54,170) are not due and payable in the current period and therefore, are not reported at the fund statement level.		(294,170)
Deferred outflow of resources are not financial resources and therefore, are not reported at the funds statement level.		5,748
Accrued interest expense for long-term debt is not a financial use and; therefore, is not reported at the funds statement level.		<u>(4,150)</u>
Net Position of Governmental Activities		<u><u>\$ 1,059,992</u></u>

See accompanying notes to financial statements.

Eastlake Oaks Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED September 30, 2015

	General	Debt Service 2008	Total Governmental Funds
Revenues			
Special assessments	\$ 212,100	\$ 130,942	\$ 343,042
Charges for services	5,775	-	5,775
Investment earnings	754	20	774
Total Revenues	<u>218,629</u>	<u>130,962</u>	<u>349,591</u>
Expenditures			
Current			
General government	85,796	-	85,796
Physical environment	92,801	-	92,801
Culture and recreation	11,244	-	11,244
Capital outlay	19,563	-	19,563
Debt service			
Principal	-	115,000	115,000
Interest	-	14,732	14,732
Other	-	1,764	1,764
Total Expenditures	<u>209,404</u>	<u>131,496</u>	<u>340,900</u>
Excess (deficiency) of revenues over (under) expenditures	9,225	(534)	8,691
Other financing sources			
Insurance proceeds	<u>1,960</u>	-	<u>1,960</u>
Net change in fund balances	11,185	(534)	10,651
Fund Balances - October 1, 2014	<u>191,226</u>	<u>13,636</u>	<u>204,862</u>
Fund Balances - September 30, 2015	<u>\$ 202,411</u>	<u>\$ 13,102</u>	<u>\$ 215,513</u>

See accompanying notes to financial statements.

**Eastlake Oaks Community Development District
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
 STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED September 30, 2015**

Net Change in Fund Balances - Total Governmental Funds \$ 10,651

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount of depreciation expense (\$163,634) exceeded capital asset additions (\$19,563) in the current period. (144,071)

Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position. 115,000

The deferred outflow of resources for refundings of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest. (5,454)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year. 1,989

Change in Net Position of Governmental Activities \$ (21,885)

See accompanying notes to financial statements.

**Eastlake Oaks Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL -
GENERAL FUND
FOR THE YEAR ENDED September 30, 2015**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 211,895	\$ 211,895	\$ 212,100	\$ 205
Charges for services	-	-	5,775	5,775
Investment earnings	250	250	754	504
Total Revenues	<u>212,145</u>	<u>212,145</u>	<u>218,629</u>	<u>6,484</u>
Expenditures				
Current				
General government	87,595	87,595	85,796	1,799
Physical environment	115,910	115,910	92,801	23,109
Culture and recreation	8,640	8,640	11,244	(2,604)
Capital outlay	-	-	19,563	(19,563)
Total Expenditures	<u>212,145</u>	<u>212,145</u>	<u>209,404</u>	<u>2,741</u>
Excess (deficiency) of revenues over (under) expenditures	-	-	9,225	9,225
Other financing sources (uses)				
Transfers out	(13,750)	(13,750)	-	13,750
Insurance proceeds	-	-	1,960	1,960
Other Financing Sources/(Uses)	<u>(13,750)</u>	<u>(13,750)</u>	<u>1,960</u>	<u>15,710</u>
Net change in fund balances	(13,750)	(13,750)	11,185	24,935
Fund Balances - October 1, 2014	<u>193,523</u>	<u>193,523</u>	<u>191,226</u>	<u>(2,297)</u>
Fund Balances - September 30, 2015	<u>\$ 179,773</u>	<u>\$ 179,773</u>	<u>\$ 202,411</u>	<u>\$ 22,638</u>

See accompanying notes to financial statements.

Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was created on October 3, 1995, pursuant to the City of Oldsmar Ordinance 95-20 and Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Eastlake Oaks Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Eastlake Oaks Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 - Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Fund Balance Spending Hierarchy - For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund - The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements. The bond series is secured by a pledge of all available special assessment revenues in any fiscal year related to the improvements and a first lien on the special assessment revenues from the District lien on all acreage of benefited land.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflow of Resources, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**4. Assets, Deferred Outflow of Resources, Liabilities, and Net Position or Equity
(Continued)**

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Assets

Certain net positions of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include infrastructure and construction in progress, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**4. Assets, Deferred Outflow of Resources, Liabilities, and Net Position or Equity
(Continued)**

c. Capital Assets (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Equipment	10-20 years
Infrastructure	25 years

d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190 and Section 200.065, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds (\$215,513) differs from “net position” of governmental activities (\$1,059,992) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 14,578
Infrastructure	3,837,375
Equipment	183,513
Accumulated depreciation	<u>(2,898,415)</u>
Total	<u>\$ 1,137,051</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2015 were:

Bonds payable	\$ (240,000)
Due to developer	<u>(54,170)</u>
Total	<u>\$ (294,170)</u>

Deferred outflow of resources

Deferred outflow of resources applicable to the District’s governmental activities are not financial resources and therefore, are not reported as fund deferred outflow of resources:

Deferred amount on refunding	<u>\$ 5,748</u>
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**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(4,150)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds (\$10,651) differs from the “change in net position” for governmental activities (\$(21,885)) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation expense charged for the year.

Depreciation	\$ (163,634)
Capital outlay	<u>19,563</u>
	<u>\$ (144,071)</u>

Long-term debt transactions

Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.

Debt principal payments	<u>\$ 115,000</u>
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**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions (Continued)

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net decrease in deferred outflow of resources	\$	(5,454)
Net decrease in accrued interest payable		1,989
		<u><u>\$ (3,465)</u></u>

NOTE C - CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2015, the District's bank balance was \$206,353 and the carrying value was \$200,846. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2015, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Florida State Board of Administration LGIP	N/A	\$ 169
Commercial Paper Manual Sweep	N/A	<u>12,791</u>
Total		<u><u>\$ 12,960</u></u>

Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE C - CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value. As a pool participant the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments.

Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in the state investment pool and government loans are limited by state statutory requirements and bond compliance. As of September 30, 2015, the District's investment in Commercial Paper was rated A-1+ by Standard & Poor's. The District also has monies invested with the Local Government Surplus Funds Trust Fund (Fund), at September 30, 2015. This fund met the requirements of a "2a7-like pool" as defined in Government Accounting Standards Board, Statement 31.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. 99% of the District's investments are invested in Manual Sweep Interest Bearing Commercial Paper. The remaining 1% is invested in the Local Government Surplus Funds Trust Fund.

The types of deposits and investments and their level of risk exposure as of September 30, 2015 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments until its maturity date if the fair value is less than cost. The District's investments are recorded at fair value.

**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2015 was as follows:

	<u>Balance October 1, 2014</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2015</u>
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ -	\$ 14,578	\$ -	\$ 14,578
Capital assets, being depreciated:				
Infrastructure	3,832,390	4,985	-	3,837,375
Furniture, fixtures and equipment	183,513	-	-	183,513
Total Capital Assets, Being Depreciated	<u>4,015,903</u>	<u>4,985</u>	<u>-</u>	<u>4,020,888</u>
Less accumulated depreciation for:				
Infrastructure	(2,589,773)	(153,886)	-	(2,743,659)
Improvements	(145,008)	(9,748)	-	(154,756)
Total Accumulated Depreciation	<u>(2,734,781)</u>	<u>(163,634)</u>	<u>-</u>	<u>(2,898,415)</u>
Total Capital Assets Being Depreciated, Net	<u>1,281,122</u>	<u>(158,649)</u>	<u>-</u>	<u>1,122,473</u>
Governmental Activities Capital Assets	<u>\$ 1,281,122</u>	<u>\$ (144,071)</u>	<u>\$ -</u>	<u>\$ 1,137,051</u>

Depreciation of \$163,634 was charged to physical environment.

NOTE E – LONG-TERM DEBT

The following is a summary of activity of the long-term debt of the District for the year ended September 30, 2015:

Long-term debt at October 1, 2014	\$ 409,170
Principal payments	<u>(115,000)</u>
Long-term debt at September 30, 2015	<u>\$ 294,170</u>

**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE E – LONG-TERM DEBT (CONTINUED)

District debt is comprised of the following at September 30, 2015:

Special Assessment Refunding Bond

\$950,000 Series 2008 Term Bonds maturing through 2017, interest at 4.15%, collateralized by the pledged revenues of special assessments levied against the benefited property owners, payable May 1 and November 1.

\$ 240,000

Due to Developer

The District entered into an agreement with the Developer, U.S. Home Corporation, referred to as the "Development Acquisition Agreement," which provides for the District purchasing certain recreational improvements from the Developer. Pursuant to the agreement the District acquired the recreational improvements from the Developer for \$156,500. A portion of the balance was paid in prior years from funds released from the Reserve Fund pursuant to Section 506 (iii) of the Trust Indenture.

54,170

Total long-term debt

\$ 294,170

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2015 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2016	\$ 120,000	\$ 9,960	\$ 129,960
2017	<u>120,000</u>	<u>4,980</u>	<u>124,980</u>
Totals	<u>\$ 240,000</u>	<u>\$ 14,940</u>	<u>\$ 254,940</u>

**Eastlake Oaks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015**

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal of the note payable due to the developer outstanding as of September 30, 2015 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>
2016	<u>\$ 54,170</u>

The District remains in negotiations to pay in full the note payable due to the developer. As a result, the scheduled payment was not made in the current year.

SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2008

Depository Funds - The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund - The 2008 Reserve Account is funded from the proceeds of the Series 2008 Bonds in an amount equal to 10% of the maximum annual debt service requirement. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

Special Assessment Bonds, Series 2008	<u>Reserve</u> <u>\$ 12,784</u>	<u>Requirement</u> <u>\$ 12,768</u>
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NOTE F – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.



**Berger, Toombs, Elam,
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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Eastlake Oaks Community Development District
Pinellas County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Eastlake Oaks Community Development District, as of and for the year ended September 30, 2015, and the related notes to the financial statements, and have issued our report thereon dated February 1, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Eastlake Oaks Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Eastlake Oaks Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Eastlake Oaks Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



To the Board of Supervisors
Eastlake Oaks Community Development District
Pinellas County, Florida

Compliance and Other Matters

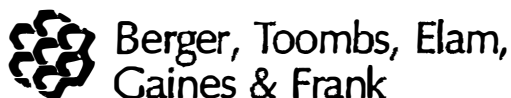
As part of obtaining reasonable assurance about whether Eastlake Oaks Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants
Fort Pierce, Florida

February 1, 2016



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Eastlake Oaks Community Development District
Pinellas County, Florida

Report on the Financial Statements

We have audited the financial statements of the Eastlake Oaks Community Development District as of and for the year ended September 30, 2015, and have issued our report thereon dated February 1, 2016.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, Section 601 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated February 1, 2016, should be considered in conjunction with this Management Letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we address in the Management Letter, if not already addressed in the auditor's report on compliance and internal controls, whether or not recommendations made in the preceding annual financial report have been followed. There were no recommendations made in the preceding audit report.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and report the results of our determination as to whether or not Eastlake Oaks Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the Eastlake Oaks Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors
Eastlake Oaks Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures. It is management's responsibility to monitor the Eastlake Oaks Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the Eastlake Oaks Community Development District for the fiscal year ended September 30, 2015, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2015. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 1, 2016



Berger, Toombs, Elam,
Gaines & Frank

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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Eastlake Oaks Community Development District
Pinellas County, Florida

We have examined Eastlake Oaks Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2015. Management is responsible for Eastlake Oaks Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Eastlake Oaks Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Eastlake Oaks Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Eastlake Oaks Community Development District's compliance with the specified requirements.

In our opinion, Eastlake Oaks Community Development District's complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2015.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 1, 2016

EASTLAKE OAKS
Community Development District

Financial Report
December 31, 2015

Prepared by



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EASTLAKE OAKS
Community Development District

Financial Statements

(Unaudited)

December 31, 2015

Balance Sheet
December 31, 2015

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 187,567	\$ -	\$ 187,567
Investments:			
Money Market Account	144,475	-	144,475
Reserve Fund	-	12,785	12,785
Revenue Fund	-	107,351	107,351
TOTAL ASSETS	\$ 332,042	\$ 120,136	\$ 452,178
LIABILITIES			
Accounts Payable	\$ 11,085	\$ -	\$ 11,085
TOTAL LIABILITIES	11,085	-	11,085
FUND BALANCES			
Restricted for:			
Debt Service	-	120,136	120,136
Assigned to:			
Operating Reserves	53,036	-	53,036
Reserves - Ponds	28,830	-	28,830
Reserves-Recreation Facilities	28,330	-	28,330
Unassigned:	210,761	-	210,761
TOTAL FUND BALANCES	\$ 320,957	\$ 120,136	\$ 441,093
TOTAL LIABILITIES & FUND BALANCES	\$ 332,042	\$ 120,136	\$ 452,178

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2015

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>			
Interest - Investments	\$ 500	\$ 146	29.20%
Special Assmnts- Tax Collector	217,080	190,791	87.89%
Special Assmnts- CDD Collected	754	-	0.00%
Special Assmnts- Discounts	(8,713)	(7,485)	85.91%
Other Miscellaneous Revenues	-	806	0.00%
Pool Access Key Fee	500	100	20.00%
TOTAL REVENUES	210,121	184,358	87.74%

EXPENDITURES

Administration

P/R-Board of Supervisors	7,000	2,000	28.57%
FICA Taxes	536	153	28.54%
ProfServ-Dissemination Agent	1,000	-	0.00%
ProfServ-Engineering	1,500	-	0.00%
ProfServ-Legal Services	3,000	668	22.27%
ProfServ-Mgmt Consulting Serv	48,008	12,002	25.00%
ProfServ-Special Assessment	3,881	3,881	100.00%
ProfServ-Trustee Fees	4,370	2,530	57.89%
Auditing Services	4,350	-	0.00%
Postage and Freight	500	83	16.60%
Rental - Meeting Room	450	-	0.00%
Insurance - General Liability	5,643	5,058	89.63%
Printing and Binding	2,500	250	10.00%
Legal Advertising	1,000	-	0.00%
Miscellaneous Services	1,540	1,179	76.56%
Misc-Assessmnt Collection Cost	4,342	3,666	84.43%
Office Supplies	200	-	0.00%
Annual District Filing Fee	175	175	100.00%
Total Administration	89,995	31,645	35.16%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2015

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
Field			
Contracts-Lake and Wetland	7,644	1,731	22.65%
Contracts-Landscape	33,300	14,656	44.01%
Contracts-Pools	8,340	2,085	25.00%
Contracts-Cleaning Services	2,100	525	25.00%
Electricity - Streetlighting	18,000	4,451	24.73%
Utility - Water	5,000	1,818	36.36%
R&M-Renewal and Replacement	1,500	-	0.00%
R&M-Irrigation	5,000	-	0.00%
R&M-Ponds	1,800	-	0.00%
R&M-Pools	1,500	-	0.00%
Misc-Contingency	35,942	8,901	24.76%
Total Field	120,126	34,167	28.44%
TOTAL EXPENDITURES	210,121	65,812	31.32%
Excess (deficiency) of revenues			
Over (under) expenditures	-	118,546	0.00%
Net change in fund balance	\$ (13,750)	\$ 118,546	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)	195,695	202,411	
FUND BALANCE, ENDING	\$ 181,945	\$ 320,957	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2015

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES			
Interest - Investments	\$ 20	\$ 1	5.00%
Special Assmnts- Tax Collector	135,828	118,966	87.59%
Special Assmnts- Discounts	(5,433)	(4,667)	85.90%
TOTAL REVENUES	130,415	114,300	87.64%
EXPENDITURES			
Administration			
Misc-Assessmnt Collection Cost	2,717	2,286	84.14%
Total Administration	2,717	2,286	84.14%
Debt Service			
Principal Debt Retirement	120,000	-	0.00%
Principal Line of Credit/Note	9,671	-	0.00%
Interest Expense	9,960	4,980	50.00%
Total Debt Service	139,631	4,980	50.00%
TOTAL EXPENDITURES	142,348	7,266	5.10%
Excess (deficiency) of revenues Over (under) expenditures	(11,933)	107,034	0.00%
Net change in fund balance	\$ 1,817	\$ 107,034	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)	12,250	13,102	
FUND BALANCE, ENDING	\$ 14,067	\$ 120,136	

EASTLAKE OAKS
Community Development District

Supporting Schedules

December 31, 2015

**Non-Ad Valorem Special Assessments - Pinellas County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2016**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund	
					General Fund Assessments	Series 2008 Debt Service Assessments
ASSESSMENTS LEVIED FY 2015				\$ 353,662	\$ 217,834	\$ 135,828
Allocation %				100%	62%	38%
11/06/15	\$ 572	\$ 24	\$ 12	\$ 608	\$ 374	\$ 233
11/16/15	8,136	339	166	8,641	5,322	3,319
11/20/15	21,630	901	441	22,973	14,150	8,823
12/02/15	224,121	9,338	4,574	238,034	146,614	91,420
12/21/15	37,193	1,550	759	39,501	24,330	15,171
TOTAL	\$ 291,652	\$ 12,152	\$ 5,952	\$ 309,756	\$ 190,791	\$ 118,966

% COLLECTED 88% 88% 88%

Cash and Investment Report
December 31, 2015

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	Wells Fargo Bank	Operating Account	0.00%	n/a	\$ 40,409
Checking Account	Jefferson Bank	Operating Account	0.00%	n/a	\$ 147,158
Money Market	Stonegate Bank	Public Funds Money Market	0.40%	n/a	\$ 144,475
Subtotal					\$ 332,041

Debt Service Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Balance</u>
Series 2008 Reserve	US Bank	Open-ended Commercial Paper	0.05%	n/a	\$ 12,785
Series 2008 Revenue	US Bank	Open-ended Commercial Paper	0.05%	n/a	\$ 107,351
Subtotal					\$ 120,136
Total					\$ 452,178

EASTLAKE OAKS
Community Development District

Check Register and Invoices

November 1 - December 31, 2015

Eastlake Oaks Community Development District

Check Register by Fund
 For the Period from 11/1/15 to 12/31/15
 (Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
GENERAL FUND - 001								
001	1005	11/11/15	AQUATIC SYSTEMS, INC	0000323687	MONTHLY LAKE/WETLAND SVC NOVEMBER	Contracts-Lake and Wetland	534021-53901	\$577.00
001	1006	11/11/15	BRIGHTHOUSE	111215-0034959766	#0034959766-01 SVC 11/12-12/11	Miscellaneous Services	549001-51301	\$58.28
001	1007	11/11/15	Buchanan Ingersoll & Rooney PC	10778812	PROFESSIONAL SERVICES 10/8/15	ProfServ-Legal Services	531023-51401	\$178.00
001	1008	11/11/15	CITY OF OLDSMAR	110215-1737	#1737 10/2-11/1-RECLAIMED WATER	Utility - Water	543018-53901	\$94.65
001	1008	11/11/15	CITY OF OLDSMAR	110215-1738	#1738 -10/2/15-11/1/15-RECLAIMED WATER	Utility - Water	543018-53901	\$203.85
001	1008	11/11/15	CITY OF OLDSMAR	110215-1940	#1940 -10/2-11/01-RECLAIMED WATER	Utility - Water	543018-53901	\$108.03
001	1009	11/11/15	FEDEX	5-204-41841	SERVICE 10/22/15	Postage and Freight	541006-51301	\$11.26
001	1010	11/11/15	PIP'SPOOL INC	7946	MONTHLY POOL MAIN -OCTOBER	Contracts-Pools	534078-53901	\$695.00
001	1011	11/12/15	CASTLE VENTURES	0053222	SECURITY SYSTEMS- DEC, JAN, FEB	Misc-Contingency	549900-53901	\$105.00
001	1012	11/12/15	LANDSCAPE MAINTENANCE	102388	MONTHLY MAINT -NOVEMBER 2015	Contracts-Landscape	534050-53901	\$2,775.00
001	1013	11/12/15	PRESTIGE JANITORIAL SERVICE	2110	CLEANING SVC NOVEMBER 2015	Contracts-Cleaning Services	534082-53901	\$175.00
001	1014	11/12/15	PSM PROPERTIES, INC	94689	MEETING ROOM RENTAL	Misc-Contingency	549900-53901	\$50.00
001	1015	11/24/15	LANDSCAPE MAINTENANCE	102900	IRRIGATION INSPECT REPAIRS 11/12/15	Contracts-Landscape	534050-53901	\$120.97
001	1015	11/24/15	LANDSCAPE MAINTENANCE	102801	TRIM HANGING LIMBS/HAUL DEBRIS/DISPOSE	Contracts-Landscape	534050-53901	\$250.00
001	1016	12/08/15	AQUATIC SYSTEMS, INC	0000326386	MONTHLY LAKE/WETLAND SVC DECEMBER	Contracts-Lake and Wetland	534021-53901	\$577.00
001	1017	12/08/15	DECORATING ELVES, INC	5329	CHRISTMAS LIGHTING/HOLIDAY DECOR PRO #152142	Misc-Contingency	549900-53901	\$310.00
001	1018	12/08/15	LANDSCAPE MAINTENANCE	103120	MONTHLY MAINT-DECEMBER 2015	Contracts-Landscape	534050-53901	\$2,775.00
001	1019	12/08/15	PIP'SPOOL INC	7981	PROFESSIONAL MONTHLY POOL MAINT-NOVEMBER	Contracts-Pools	534078-53901	\$695.00
001	1020	12/08/15	PRESTIGE JANITORIAL SERVICE	2151	CLEANING SVCS- DECEMBER 2015	Contracts-Cleaning Services	534082-53901	\$175.00
001	1021	12/08/15	SEVERN TRENT ENVIRONMENTAL : 2081857		NOVEMBER 2015 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,000.67
001	1021	12/08/15	SEVERN TRENT ENVIRONMENTAL : 2081857		NOVEMBER 2015 MGMT FEES	Postage and Freight	541006-51301	\$7.76
001	1021	12/08/15	SEVERN TRENT ENVIRONMENTAL : 2081857		NOVEMBER 2015 MGMT FEES	Printing and Binding	547001-51301	\$20.20
001	1027	12/18/15	CITY OF OLDSMAR	12072015-1737	RECLAIMED WATER 11/2-12/01	Utility - Water	543018-53901	\$127.05
001	1027	12/18/15	CITY OF OLDSMAR	12072015-1738	RECLAIMED WATER 11/2-12/1	Utility - Water	543018-53901	\$215.85
001	1027	12/18/15	CITY OF OLDSMAR	12072015-1940	RECLAIMED WATER 11/2-12/01	Utility - Water	543018-53901	\$244.90
001	1028	12/18/15	LANDSCAPE MAINTENANCE	103892	2 TRIMMINGS-SPRING/FALL	Contracts-Landscape	534050-53901	\$1,500.00
001	1030	12/18/15	BRIGHTHOUSE	010116-0034959766	#0034959766-01 SVC 12/12/01/11/16	Miscellaneous Services	549001-51301	\$58.28
001	1031	12/30/15	LANDSCAPE MAINTENANCE	103962	INSTALL WHITE PETUNIAS/SOIL/PINE FURS	Contracts-Landscape	534050-53901	\$1,602.50
001	1031	12/30/15	LANDSCAPE MAINTENANCE	100798	INSTALL OA ROYAL PALM CENTER ISLAND	Contracts-Landscape	534050-53901	\$757.50
001	1031	12/30/15	LANDSCAPE MAINTENANCE	104113	FLUSH CUT/DISPOSE 8 TREES	Contracts-Landscape	534050-53901	\$600.00
001	1031	12/30/15	LANDSCAPE MAINTENANCE	104114	FLUSH CUT/HAUL 8 DEAD WASHATONIA PALMS	Contracts-Landscape	534050-53901	\$1,500.00
001	1032	12/30/15	STAR ELECTRIC SERVICES	1520	CHRISTMAS OUTLET ISSUES	Misc-Contingency	549900-53901	\$397.50
001	1032	12/30/15	STAR ELECTRIC SERVICES	1525	ELECTRICAL SCOPE	Misc-Contingency	549900-53901	\$1,350.00
001	1032	12/30/15	STARELECTRIC SERVICES	1524	POOL BATHROOM VANITY FIXTURES	Misc-Contingency	549900-53901	\$260.00
001	ACH002	12/18/15	Payment of Invoice 002490	11302015	SERVICE 10/23-11/23	Electricity - Streetlighting	543013-53901	\$1,440.31
001	ACH005	11/17/15	Payment of Invoice 002461	102715	SERVICE 9/23-10/23	Electricity - Streetlighting	543013-53901	\$1,476.44
001	ACH005	11/17/15	Payment of Invoice 002461	CM 102715	To Correct Overpayment	Electricity - Streetlighting	543013-53901	(\$0.95)

Eastlake Oaks Community Development District

Check Register by Fund
 For the Period from 11/1/15 to 12/31/15
 (Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	1022	12/15/15	DARLENE LAZIER	PAYROLL	December 15, 2015 Payroll Posting			\$183.45
001	1023	12/15/15	CHAD D. ROBINSON	PAYROLL	December 15, 2015 Payroll Posting			\$184.70
001	1024	12/15/15	JOSEPH DINELLI	PAYROLL	December 15, 2015 Payroll Posting			\$184.70
001	1025	12/15/15	BOGDAN M. NOWACKI	PAYROLL	December 15, 2015 Payroll Posting			\$183.45
001	1026	12/15/15	JYOTINDRA J. YAGNIK	PAYROLL	December 15, 2015 Payroll Posting			\$184.70
Fund Total								\$26,413.05

SERIES 2008 DEBT SERVICE FUND - 202

202	1033	12/30/15	US BANK N.A-C/O EASTLAKE OAKS 12212015	ASSESSMENTS COLLECTIONS FY2016	Due From Other Funds	131000		\$107,350.72
Fund Total								\$107,350.72

Total Checks Paid	\$133,763.77
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