

Eastlake Oaks Community Development District

Board of Supervisors

Scott Roper, Chairman
Darlene Lazier, Vice Chairperson
Nick Yagnik, Assistant Secretary
Joseph Dinelli, Assistant Secretary
Brinton George, Assistant Secretary

David Wenck, District Manager

Meeting Agenda

Thursday, August 11, 2022 – 6:00 p.m.

1. **Roll Call**
2. **Audience Comments**
3. **Approval of the Consent Agenda**
 - A. Minutes of the June 9, 2022 Meeting
 - B. June 2022 Financial Report, Payment Register and May Through June 2022 Invoices
4. **Public Hearing to Consider Adoption of the Fiscal Year 2023 Budget**
 - A. Consideration of Resolution 2022-04, Adopting Fiscal Year 2023 Budget
 - B. Consideration of Resolution 2022-05, Levying Assessments for Fiscal Year 2023
5. **District Manager's Report**
 - A. Approval of Fiscal Year 2023 Meeting Schedule
6. **New Business**
7. **Supervisors' Requests**
8. **Audience Comments**
9. **Adjournment**

The next meeting is scheduled for Thursday, October 13, 2022, at 6:00 p.m.

District Office:

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

Meeting Location:

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

EASTLAKE OAKS
Community Development District
Financial Report

June 30, 2022

Prepared by



EASTLAKE OAKS

Community Development District

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EASTLAKE OAKS

Community Development District

Financial Statements

(Unaudited)

June 30, 2022

Balance Sheet
June 30, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 48,480
Investments:	
Money Market Account	350,553
TOTAL ASSETS	\$ 399,033
<u>LIABILITIES</u>	
Accounts Payable	\$ 1,874
TOTAL LIABILITIES	1,874
<u>FUND BALANCES</u>	
Assigned to:	
Operating Reserves	57,860
Reserves - Ponds	28,830
Reserves - Recreation Facilities	28,330
Unassigned:	282,139
TOTAL FUND BALANCES	\$ 397,159
TOTAL LIABILITIES & FUND BALANCES	\$ 399,033

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JUN-22 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 793	79.30%	\$ 149
Interest - Tax Collector	-	75	0.00%	75
Special Assmnts- Tax Collector	238,847	238,725	99.95%	2,488
Special Assmnts- CDD Collected	829	763	92.04%	-
Special Assmnts- Discounts	(9,587)	(9,011)	93.99%	-
Other Miscellaneous Revenues	-	1,301	0.00%	-
Pool Access Key Fee	350	80	22.86%	20
TOTAL REVENUES	231,439	232,726	100.56%	2,732

EXPENDITURES

Administration

P/R-Board of Supervisors	6,000	4,400	73.33%	600
FICA Taxes	459	337	73.42%	46
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	1,574	794	50.44%	-
ProfServ-Legal Services	5,000	1,398	27.96%	-
ProfServ-Mgmt Consulting	52,458	39,344	75.00%	4,372
ProfServ-Special Assessment	4,240	4,241	100.02%	-
Auditing Services	4,450	4,350	97.75%	-
Postage and Freight	500	42	8.40%	6
Rental - Meeting Room	600	300	50.00%	-
Insurance - General Liability	6,199	5,874	94.76%	-
Printing and Binding	2,500	121	4.84%	1
Legal Advertising	2,000	226	11.30%	-
Miscellaneous Services	1,000	-	0.00%	-
Misc-Assessment Collection Cost	4,777	4,636	97.05%	51
Misc-Web Hosting	1,000	440	44.00%	-
Office Supplies	200	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	94,132	66,678	70.83%	5,076

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 ACTUAL
Field				
Contracts-Lake and Wetland	9,972	7,479	75.00%	831
Contracts-Landscape	38,695	44,232	114.31%	1,405
Contracts-Pools	8,100	6,886	85.01%	770
Contracts-Cleaning Services	2,400	1,752	73.00%	220
Telephone, Cable & Internet Service	672	704	104.76%	86
Electricity - Streetlights	18,000	15,970	88.72%	1,870
Utility - Water	5,500	3,206	58.29%	603
R&M-Irrigation	15,000	5,796	38.64%	930
R&M-Pools	10,000	3,243	32.43%	777
Misc-Contingency	28,968	24,328	83.98%	704
Total Field	137,307	113,596	82.73%	8,196
TOTAL EXPENDITURES	231,439	180,274	77.89%	13,272
Excess (deficiency) of revenues				
Over (under) expenditures	-	52,452	0.00%	(10,540)
Net change in fund balance	\$ -	\$ 52,452	0.00%	\$ (10,540)
FUND BALANCE, BEGINNING (OCT 1, 2021)	344,707	344,707		
FUND BALANCE, ENDING	\$ 344,707	\$ 397,159		

EASTLAKE OAKS

Community Development District

Supporting Schedules

June 30, 2022

**Non-Ad Valorem Special Assessments - Pinellas County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2022**

					Allocation by Fund	
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	
ASSESSMENTS LEVIED FY 2022				\$ 238,847	\$	238,847
Allocation %				100%		100%
11/22/21	\$ 27,308	\$ 1,161	\$ 557	\$ 29,027	\$	29,027
11/30/21	\$ 25,748	\$ 1,095	\$ 525	\$ 27,368	\$	27,368
11/17/21	\$ 384	\$ 22	\$ 8	\$ 413	\$	413
12/09/21	\$ 132,640	\$ 5,639	\$ 2,707	\$ 140,986	\$	140,986
12/17/21	\$ 17,945	\$ 763	\$ 366	\$ 19,075	\$	19,075
12/22/21	\$ 7,835	\$ 299	\$ 160	\$ 8,293	\$	8,293
01/20/22	\$ 1,774	\$ -	\$ 36	\$ 1,811	\$	1,811
02/16/22	\$ 3,186	\$ -	\$ 65	\$ 3,251	\$	3,251
03/18/22	\$ 3,218	\$ 33	\$ 66	\$ 3,317	\$	3,317
04/22/22	\$ 2,642	\$ -	\$ 54	\$ 2,696	\$	2,696
06/16/22	\$ 812	\$ -	\$ 17	\$ 829	\$	829
06/22/22	\$ 1,624	\$ -	\$ 34	\$ 1,659	\$	1,659
TOTAL	\$ 225,118	\$ 9,011	\$ 4,596	\$ 238,725	\$	238,725
% COLLECTED				100%		100%
TOTAL OUTSTANDING				\$ 122	\$	122

Cash and Investment Report

June 30, 2022

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	0.00%	n/a	\$ 48,480
Money Market	Valley National Bank	Public Funds Money Market	0.50%	n/a	\$ 350,553
Total					<u>\$ 399,033</u>

Eastlake Oaks CDD

Bank Reconciliation

Bank Account No. 1913 SouthState GF
Statement No. 06-22
Statement Date 6/30/2022

G/L Balance (LCY)	48,480.45	Statement Balance	58,952.13
G/L Balance	48,480.45	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	48,480.45	Subtotal	58,952.13
Negative Adjustments	0.00	Outstanding Checks	10,471.68
	<hr/>	Differences	0.00
Ending G/L Balance	48,480.45	Ending Balance	48,480.45
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/8/2022	Payment	1985	ENVISION LIGHTING SYSTEMS, LLC	886.80	0.00	886.80
6/17/2022	Payment	1989	INFRAMARK, LLC	4,401.82	0.00	4,401.82
6/28/2022	Payment	1995	INFRAMARK, LLC	4,379.06	0.00	4,379.06
6/28/2022	Payment	1996	PSM PROPERTIES, INC	100.00	0.00	100.00
6/28/2022	Payment	1997	STAR ELECTRIC SERVICES	704.00	0.00	704.00
Total Outstanding Checks.....				10,471.68		10,471.68

EASTLAKE OAKS

Community Development District

Check Register

5/1/22 - 6/30/22

EASTLAKE OAKS

Community Development District

**Payment Register by Fund
For the Period from 05/01/22 to 06/30/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 1970								
001	05/04/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	30813	04/06/22 IRRIGATION SERVICES	R&M-Irrigation	546041-53901	\$250.62	
							Check Total	<u>\$250.62</u>
CHECK # 1971								
001	05/04/22	A-QUALITY POOL SERVICE	960370	APRIL 222 POOL SERVICE	Contracts-Pools	534078-53901	\$725.00	
							Check Total	<u>\$725.00</u>
CHECK # 1972								
001	05/04/22	FLORIDA DEPARTMENT OF HEALTH	52-BID-5828023	POOL PERMIT 52-60-02619	ANNUAL PERMIT	546074-53901	\$300.00	
							Check Total	<u>\$300.00</u>
CHECK # 1973								
001	05/04/22	FLORIDA MUNICIPAL INSURANCE TRUST	ANC-10069-2122	A-3 BONDS UTILITY PAYMENT BOND	Insurance - General Liability	545002-51301	\$100.00	
							Check Total	<u>\$100.00</u>
CHECK # 1974								
001	05/04/22	INFRAMARK, LLC	76475	APRIL 2022 MANAGEMENT SVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,371.50	
001	05/04/22	INFRAMARK, LLC	76475	APRIL 2022 MANAGEMENT SVCS	Postage and Freight	541006-51301	\$3.71	
001	05/04/22	INFRAMARK, LLC	76475	APRIL 2022 MANAGEMENT SVCS	Printing and Binding	547001-51301	\$12.60	
							Check Total	<u>\$4,387.81</u>
CHECK # 1975								
001	05/04/22	PRESTIGE JANITORIAL SERVICE	4779	APRIL 2022- CLEANING SERVICES/HAND SOAP	CLEANING SUPPLIES	534082-53901	\$15.95	
001	05/04/22	PRESTIGE JANITORIAL SERVICE	4779	APRIL 2022- CLEANING SERVICES/HAND SOAP	CONTRACT- CLEANING SERVICES	534082-53901	\$175.00	
							Check Total	<u>\$190.95</u>
CHECK # 1976								
001	05/04/22	SOLITUDE LAKE MANAGEMENT	PI-A00788614	APRIL 22 - LAKE & POND MGMT	Contracts-Lake and Wetland	534021-53901	\$831.00	
							Check Total	<u>\$831.00</u>
CHECK # 1977								
001	05/19/22	A-QUALITY POOL SERVICE	961008	POOL OVER FLOWING. INSTALLED 3/4 INCH BRASS AUTO F	R&M-Pools	546074-53901	\$267.85	
							Check Total	<u>\$267.85</u>
CHECK # 1978								
001	05/24/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	30808	03/23/22 IRRIGATION SERVICES	R&M-Irrigation	546041-53901	\$278.10	
001	05/24/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	30967	04/28/22 IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$150.88	
							Check Total	<u>\$428.98</u>
CHECK # 1979								
001	05/24/22	A-QUALITY POOL SERVICE	960804	MAY 2022 POOL SERVICE	Contracts-Pools	534078-53901	\$725.00	
							Check Total	<u>\$725.00</u>
CHECK # 1980								
001	05/24/22	PSM PROPERTIES, INC	8358	02/10/22 MEETING ROOM RENTAL	Rental - Meeting Room	544004-51301	\$100.00	
							Check Total	<u>\$100.00</u>

EASTLAKE OAKS

Community Development District

**Payment Register by Fund
For the Period from 05/01/22 to 06/30/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
CHECK # 1981								
001	05/24/22	SOLITUDE LAKE MANAGEMENT	PI-A00771557A	MAR 22 LAKE & POND MGMT	Contracts-Lake and Wetland	534021-53901	\$831.00	
001	05/24/22	SOLITUDE LAKE MANAGEMENT	PI-A00808125	MAY 22 LAKE & POND MGMT	Contracts-Lake and Wetland	534021-53901	\$831.00	
							Check Total	<u>\$1,662.00</u>
CHECK # 1982								
001	06/02/22	TUCKER ENTERPRISE SERVICES, INC.	5493	Prune and remove trees and Brazilian peppers	Contracts-Landscape	534050-53901	\$2,025.00	
							Check Total	<u>\$2,025.00</u>
CHECK # 1983								
001	06/08/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	31042	05/16/22 IRRIGATION SERVICES	R&M-Irrigation	546041-53901	\$384.85	
001	06/08/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	30494	INSTALLATION OF ANNUALS AT THE MAIN ENTRY ISLAND E	Contracts-Landscape	534050-53901	\$186.75	
							Check Total	<u>\$571.60</u>
CHECK # 1984								
001	06/08/22	A-QUALITY POOL SERVICE	961518	POOL LADDER REPAIR	R&M-Pools	546074-53901	\$361.95	
							Check Total	<u>\$361.95</u>
CHECK # 1985								
001	06/08/22	ENVISION LIGHTING SYSTEMS, LLC	11842	DSXFI LED P1 40K MSP MVOLT IS DDBXD	Final	549900-53901	\$886.80	
							Check Total	<u>\$886.80</u>
CHECK # 1986								
001	06/08/22	PRESTIGE JANITORIAL SERVICE	4840	JUNE 2022 CLEANING SERVICES/ SUPPLIES	CLEANING SUPPLIES	534082-53901	\$45.23	
001	06/08/22	PRESTIGE JANITORIAL SERVICE	4840	JUNE 2022 CLEANING SERVICES/ SUPPLIES	CONTRACT- CLEANING SERVICES	534082-53901	\$175.00	
001	06/08/22	PRESTIGE JANITORIAL SERVICE	4854	04/12/22 - MACHINE FLOOR SCRUB SVCS (2) BATHROOMS	CONTRACT- CLEANING SERVICES	534082-53901	\$150.00	
							Check Total	<u>\$370.23</u>
CHECK # 1987								
001	06/08/22	TIMES PUBLISHING COMPANY	17543-052522	NOTICE OF QUALIFYING PERIOD AFFIDAVIT MATERIAL	Legal Advertising	548002-51301	\$225.82	
							Check Total	<u>\$225.82</u>
CHECK # 1988								
001	06/17/22	A-QUALITY POOL SERVICE	961311	JUNE 2022 POOL SERVICE	Contracts-Pools	534078-53901	\$770.00	
							Check Total	<u>\$770.00</u>
CHECK # 1989								
001	06/17/22	INFRAMARK, LLC	777595	MAY 2022 MANAGEMENT SVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,371.50	
001	06/17/22	INFRAMARK, LLC	777595	MAY 2022 MANAGEMENT SVCS	Postage and Freight	541006-51301	\$2.12	
001	06/17/22	INFRAMARK, LLC	777595	MAY 2022 MANAGEMENT SVCS	Printing and Binding	547001-51301	\$28.20	
							Check Total	<u>\$4,401.82</u>
CHECK # 1990								
001	06/17/22	SOLITUDE LAKE MANAGEMENT	PI-A00826868	JUNE 22 LAKE & POND MGMT	Contracts-Lake and Wetland	534021-53901	\$831.00	
							Check Total	<u>\$831.00</u>

EASTLAKE OAKS

Community Development District

**Payment Register by Fund
For the Period from 05/01/22 to 06/30/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CHECK # 1994							
001	06/28/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	30568	MARCH LANDSCAPE SERV	Contracts-Landscape	534050-53901	\$3,950.00
001	06/28/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	30568	MARCH LANDSCAPE SERV	R&M-Irrigation	546041-53901	\$250.00
001	06/28/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	30761	APR 22 - LANDSCAPE MAINTENANCE	R&M-Irrigation	546041-53901	\$155.00
001	06/28/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	30761	APR 22 - LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$4,045.00
001	06/28/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	30930	MAY 22 - LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$4,147.50
001	06/28/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	30930	MAY 22 - LANDSCAPE MAINTENANCE	R&M-Irrigation	546041-53901	\$262.50
001	06/28/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	31101	JUNE 22 - LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$4,147.50
001	06/28/22	ALEXANDER'S PROPERTY MAINTENANCE, INC	31101	JUNE 22 - LANDSCAPE MAINTENANCE	R&M-Irrigation	546041-53901	\$262.50
Check Total							\$17,220.00
CHECK # 1995							
001	06/28/22	INFRAMARK, LLC	79016	JUNE 2022 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,371.50
001	06/28/22	INFRAMARK, LLC	79016	JUNE 2022 MANAGEMENT SERVICES	Postage and Freight	541006-51301	\$6.36
001	06/28/22	INFRAMARK, LLC	79016	JUNE 2022 MANAGEMENT SERVICES	Printing and Binding	547001-51301	\$1.20
Check Total							\$4,379.06
CHECK # 1996							
001	06/28/22	PSM PROPERTIES, INC	8499	04/14/22 MEETING ROOM RENTAL	Rental - Meeting Room	544004-51301	\$100.00
Check Total							\$100.00
CHECK # 1997							
001	06/28/22	STAR ELECTRIC SERVICES	4550	FRONT ENTR LIGHTS, POOL PUMP MAINT	Misc-Contingency	549900-53901	\$704.00
Check Total							\$704.00
CHECK # 210							
001	06/10/22	EASTLAKE OAKS CDD	060122-2	TRANSFER FROM VALLEY MM TO SOUTHSTATE CK	Cash with Fiscal Agent	103000	\$28,000.00
Check Total							\$28,000.00
CHECK # 211							
001	06/28/22	EASTLAKE OAKS CDD	062222-2	TRANSF FUNDS FROM VALLEY MM TO SOUTHSTATE CK	Cash with Fiscal Agent	103000	\$20,000.00
Check Total							\$20,000.00
CHECK # DD323							
001	05/18/22	CITY OF OLDSMAR -ACH	051822 ACH	04/02/22-05/01/22 WATER UTILITY ACH	Utility - Water	543018-53901	\$326.16
Check Total							\$326.16
CHECK # DD324							
001	05/09/22	FRONTIER - ACH	13205-041322	04/13/22-05/12/22 SERVICE	Telephone, Cable & Internet Service	541016-53901	\$75.98
Check Total							\$75.98
CHECK # DD325							
001	05/23/22	TAMPA ELECTRIC CO.	042722 ACH	UTILITY SVCS - 03/23/22-04/26/22	Electricity - Streetlighting	543013-53901	\$1,955.37
Check Total							\$1,955.37
CHECK # DD326							
001	06/06/22	FRONTIER - ACH	051322-13205 ACH	05/13/22 - 06/12/22 SERVICE	Telephone, Cable & Internet Service	541016-53901	\$85.98
Check Total							\$85.98

EASTLAKE OAKS

Community Development District

**Payment Register by Fund
For the Period from 05/01/22 to 06/30/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD327							
001	06/17/22	TAMPA ELECTRIC CO.	84749-062222	4/22/22 - 5/25/22 UTILITY SVCS	Electricity - Streetlighting	543013-53901	\$1,930.49
						Check Total	<u>\$1,930.49</u>
CHECK # DD328							
001	06/23/22	CITY OF OLDSMAR -ACH	060622 ACH	05/02/22-06/01/22 WATER UTILITY ACH	Utility - Water	543018-53901	\$674.15
						Check Total	<u>\$674.15</u>
CHECK # 1991							
001	06/21/22	SCOTT J. ROPER	PAYROLL	June 21, 2022 Payroll Posting			\$184.70
						Check Total	<u>\$184.70</u>
CHECK # 1992							
001	06/21/22	JOSEPH DINELLI	PAYROLL	June 21, 2022 Payroll Posting			\$184.70
						Check Total	<u>\$184.70</u>
CHECK # 1993							
001	06/21/22	JYOTINDRA J. YAGNIK	PAYROLL	June 21, 2022 Payroll Posting			\$184.70
						Check Total	<u>\$184.70</u>
						Fund Total	<u>\$96,418.72</u>

Total Checks Paid	\$96,418.72
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EASTLAKE OAKS
Community Development District

Annual Operating Budget
Fiscal Year Budget 2023

Modified Tentative Budget
(Printed 7/21/2022 at 3:15pm)

Prepared by:



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EASTLAKE OAKS
Community Development District

Operating Budget
Fiscal Year Budget 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	JUL-	PROJECTED	BUDGET
			FY 2022	JUN-2022	SEP-2022	FY 2022	FY 2023
REVENUES							
Interest - Investments	\$ 1,719	\$ 666	\$ 1,000	\$ 793	\$ 264	\$ 1,057	\$ 1,000
Interest - Tax Collector	-	-	-	75	-	75	-
Special Assmnts- Tax Collector	238,847	238,847	238,847	238,725	122	238,847	238,847
Special Assmnts- CDD Collected	796	829	829	763	-	763	829
Special Assmnts- Discounts	(9,077)	(9,108)	(9,587)	(9,011)	-	(9,011)	(9,554)
Other Miscellaneous Revenues	-	-	-	1,301	-	1,301	-
Pool Access Key Fee	225	50	350	80	270	350	350
TOTAL REVENUES	232,510	231,284	231,439	232,726	656	233,382	231,472
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	6,800	5,800	6,000	4,400	2,000	6,400	6,000
FICA Taxes	520	444	459	337	153	490	459
ProfServ-Dissemination Agent	-	-	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	1,489	626	1,574	794	780	1,574	1,574
ProfServ-Legal Services	3,878	2,597	5,000	1,398	3,602	5,000	5,000
ProfServ-Mgmt Consulting Services	52,459	52,458	52,458	39,344	13,114	52,458	58,966
ProfServ-Special Assessment	4,241	4,241	4,240	4,241	-	4,241	-
Auditing Services	4,350	4,350	4,450	4,350	-	4,350	4,350
Postage and Freight	170	68	500	42	458	500	500
Rental - Meeting Room	-	400	600	300	300	600	600
Insurance - General Liability	6,053	5,735	6,199	5,874	-	5,874	6,461
Printing and Binding	203	107	2,500	121	40	161	200
Legal Advertising	2,127	1,130	2,000	226	1,774	2,000	2,000
Miscellaneous Services	2,562	-	1,000	-	1,000	1,000	1,000
Misc-Assessment Collection Cost	3,231	4,640	4,777	4,636	2	4,638	4,852
Misc-Web Hosting	-	1,621	1,000	440	560	1,000	1,000
Office Supplies	-	-	200	-	200	200	200
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	88,258	84,392	94,132	66,678	24,984	91,662	94,338
<i>Field</i>							
Contracts-Lake and Wetland	9,972	9,972	9,972	7,479	2,493	9,972	10,271
Contracts-Landscape	32,939	43,732	38,695	44,232	13,785	58,017	55,400
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Contracts-Cleaning Services	2,175	2,414	2,400	1,752	648	2,400	2,400
Telephone, Cable & Internet Service	-	847	672	704	258	962	912
Electricity - Streetlights	18,098	17,941	18,000	15,970	5,323	21,293	18,000
Utility - Water	3,900	3,524	5,500	3,206	1,336	4,542	5,500
R&M-Irrigation	1,847	4,427	15,000	5,796	1,932	7,728	15,000
R&M-Pools	4,738	1,973	10,000	3,243	6,757	10,000	10,000
Misc-Contingency	21,916	28,890	28,968	24,328	4,640	28,968	10,952
Capital Outlay	6,165	-	-	-	-	-	-
Total Field	110,050	121,145	137,307	113,596	39,482	153,078	137,134
TOTAL EXPENDITURES	198,308	205,537	231,439	180,274	64,466	244,740	231,472

Summary of Revenues, Expenditures and Changes in Fund Balances
 Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	JUL-	PROJECTED	BUDGET
			FY 2022	JUN-2022	SEP-2022	FY 2022	FY 2023
Excess (deficiency) of revenues							
Over (under) expenditures	34,202	25,747	-	52,452	(63,810)	(11,358)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	34,202	25,747	-	52,452	(63,810)	(11,358)	-
FUND BALANCE, BEGINNING	284,758	318,960	344,707	344,707	-	344,707	333,349
FUND BALANCE, ENDING	318,960	344,707	344,707	397,159	(63,810)	333,349	333,349

EASTLAKE OAKS

COMMUNITY DEVELOPMENT DISTRICT

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	333,349
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023	-
Total Funds Available (Estimated) - 9/30/23	333,349

ALLOCATION OF AVAILABLE FUNDS

<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	57,868 ⁽¹⁾
Reserves - Ponds	28,830
Reserves - Recreation Facilities	28,330
Total Allocation of Available Funds	115,028

Total Unassigned (undesignated) Cash	\$ 218,321
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2023

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.

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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, Erin McCormick Law 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 2023**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.

Rental – Meeting Room

This includes fees associated with the renting of space for district meetings on a bi-monthly basis.

Insurance - General Liability

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

Budget Narrative
Fiscal Year 2023

Administrative (continued)

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.

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.

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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.

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The District will incur monthly fees for their network usage.

Electricity - Streetlighting

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

Utility - Water

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

R&M - Irrigation

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

R&M - Pools

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

Miscellaneous - Contingency

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

EASTLAKE OAKS

Community Development District

Supporting Budget Schedules

Fiscal Year Budget 2023

**Comparison of Assessment Rates
Fiscal Year 2023 vs. Fiscal Year 2022**

General Fund			Units
FY 2023	FY 2022	Percent Change	
\$829.33	\$829.33	0.0%	289
			289

RESOLUTION 2022-04

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, 2022, AND ENDING SEPTEMBER 30, 2023.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, 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 11, 2022, 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 2022 and/or revised projections for Fiscal Year 2023.
- c. That 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, 2023, as Adopted by the Board of Supervisors on August 11, 2022.”

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, 2022, and ending September 30, 2023, the sum of Two Hundred Thirty-One Thousand Four Hundred Seventy-Two Dollars (\$231,472) 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	\$ 231,472
DEBT SERVICE FUND	\$ 0
TOTAL ALL FUNDS	\$ 231,472

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 11th day of August, 2022.

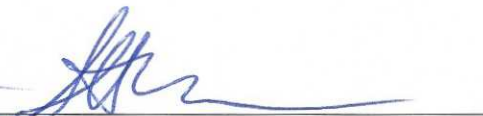
ATTEST:

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



David Wenck
Secretary

By:



Scott Roper
Chairman

EASTLAKE OAKS
Community Development District

Annual Operating Budget
Fiscal Year Budget 2023

Adopted Budget
(Adopted 8/11/2022)

Prepared by:



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EASTLAKE OAKS
Community Development District

Operating Budget
Fiscal Year Budget 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	JUL-	PROJECTED	BUDGET
			FY 2022	JUN-2022	SEP-2022	FY 2022	FY 2023
REVENUES							
Interest - Investments	\$ 1,719	\$ 666	\$ 1,000	\$ 793	\$ 264	\$ 1,057	\$ 1,000
Interest - Tax Collector	-	-	-	75	-	75	-
Special Assmnts- Tax Collector	238,847	238,847	238,847	238,725	122	238,847	238,847
Special Assmnts- CDD Collected	796	829	829	763	-	763	829
Special Assmnts- Discounts	(9,077)	(9,108)	(9,587)	(9,011)	-	(9,011)	(9,554)
Other Miscellaneous Revenues	-	-	-	1,301	-	1,301	-
Pool Access Key Fee	225	50	350	80	270	350	350
TOTAL REVENUES	232,510	231,284	231,439	232,726	656	233,382	231,472
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	6,800	5,800	6,000	4,400	2,000	6,400	6,000
FICA Taxes	520	444	459	337	153	490	459
ProfServ-Dissemination Agent	-	-	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	1,489	626	1,574	794	780	1,574	1,574
ProfServ-Legal Services	3,878	2,597	5,000	1,398	3,602	5,000	5,000
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<i>Field</i>							
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Total Field	110,050	121,145	137,307	113,596	39,482	153,078	137,134
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 Fiscal Year 2023 Adopted Budget

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Over (under) expenditures	34,202	25,747	-	52,452	(63,810)	(11,358)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	34,202	25,747	-	52,452	(63,810)	(11,358)	-
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EASTLAKE OAKS

COMMUNITY DEVELOPMENT DISTRICT

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	333,349
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023	-
Total Funds Available (Estimated) - 9/30/23	333,349

ALLOCATION OF AVAILABLE FUNDS

<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	57,868 ⁽¹⁾
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Reserves - Recreation Facilities	28,330
Total Allocation of Available Funds	115,028

Total Unassigned (undesignated) Cash	\$ 218,321
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2023

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.

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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.

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Budget Narrative
Fiscal Year 2023**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.

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Budget Narrative
Fiscal Year 2023

Administrative (continued)

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EASTLAKE OAKS

Community Development District

Supporting Budget Schedules

Fiscal Year Budget 2023

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Fiscal Year 2023 vs. Fiscal Year 2022**

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\$829.33	\$829.33	0.0%	289
			289

RESOLUTION 2022-05

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 2022/2023 (“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 2022/2023; 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 11th day of August, 2022.

ATTEST:

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


David Wenck
Secretary

By: 
Scott Roper
Chairman



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**

Andrew H. Cohen

Kelly M. Fernandez*

Maggie D. Mooney*

R. David Jackson*

Regina A. Kardash*

Lori M. Dorman[∞]

* Board Certified City, County and Local Government Law

** Of Counsel

[∞] Also licensed in Colorado

Telephone (941) 306-4730

Facsimile (941) 306-4832

Email: acohen@flgovlaw.com

Reply to: Venice

August 10, 2022

Mr. David Wenck
Inframark Management Services
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, FL 33544
VIA E-MAIL TO dwenck@inframark.com

RE: Eastlake Oaks Community Development District

Dear David:

On behalf of the law firm of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., please allow this correspondence to serve as our proposal to provide District Attorney services for the Eastlake Oaks Community Development District. Our firm and I greatly appreciate the opportunity of being considered for this position.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., currently has two (2) offices, one in Venice and one in Lakewood Ranch. The firm was established in 2002 under the name of Persson & Cohen, P.A., and most recently changed its name to Persson, Cohen, Mooney, Fernandez & Jackson, P.A., in January 2022. I have been practicing law for over twenty-five (25) years and have been an attorney with the firm since its inception. During

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

that time, I, and other members of the firm, have represented numerous local government clients throughout the southwest Florida region. In fact, most of our firm's attorneys have been practicing local government law for well over ten (10) years. We currently have six (6) attorneys working full-time for our firm while Mr. Persson is semi-retired, but maintains an "Of Counsel" affiliation with the firm.

Our Firm currently represents twenty-seven (27) community development districts across southwest Florida, with our primary focus on resident-controlled districts. In addition, our firm serves as counsel to several other local government entities and special districts including Holiday Park Recreation District, Tri-Par Estates Park & Recreation District and various fire districts. Further, Ms. Fernandez is the City Attorney for the City of Venice and Ms. Mooney is the Town Attorney for the Town of Longboat Key, while Ms. Kardash is the Town Attorney for the Towns of Indian Shores and Belleair Shore.

Currently, approximately ninety percent (90%) of my personal practice is dedicated to local government work for the firm's community development district and other special district clients. My legal practice, along with the practices of my colleagues, concentrates on the areas required by Eastlake Oaks Community Development District including, but not limited to, attending Board meetings, preparing and reviewing contracts and other legal documents, providing legal opinions, research, and handling matters related to public records and the Sunshine Law. In addition, I have performed numerous bond validations and represented multiple community development districts in the issuance and refinancing of bonds as well as the implementation and revisions to assessments for both bond debt and operations and maintenance.

If provided the opportunity to represent the District, I would serve as primary counsel and David Jackson would serve as my primary back-up. I work out of our firm's Lakewood Ranch office. I would respectfully submit that our firm's background in representing community development districts and other local government entities would be an asset and benefit to our representation of Eastlake Oaks Community Development District.

Our firm would propose services to the District on an hourly basis. The rate of compensation for most work that we would perform including, but not limited to, contract review, research, consulting, and attendance at meetings would be \$305.00 per hour for attorney time (applicable to all attorneys in our firm). We will not bill the District for travel time for attendance at regular meetings and we do not bill clients for incidental costs. Bond related transactions would typically be billed on a flat rate.

Enclosed with this letter are resumes for myself and David Jackson. In addition, a list of the firm's community development district clients is also enclosed, along with a list of

other special districts and local governments our firm currently represents. A list of references with contact information is also enclosed.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., would like to thank you and the Board of Supervisors for your consideration of our firm's proposal. We hope to have the opportunity to discuss our potential representation of the Eastlake Oaks Community Development District further and to answer any additional questions you or the Board of Supervisors may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with the first name being the most prominent.

Andrew H. Cohen

Signed electronically

AHC:mk

Encls.



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

ANDREW H. COHEN

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 306-4730 Fax: (941) 306-4832

E-Mail: acohen@flgovlaw.com

Practice areas include: Governmental Law, Special Districts
and Community Association collections

Education: University of Florida College of Law
Gainesville, Florida
Juris Doctorate, 1996

New College (Honors College
for the State University System)
Sarasota, Florida
B.A. Political Science, 1993

Qualifications:

- Over 25 years of legal practice
- Representation of multiple special districts across Southwest Florida
- Representation of numerous community associations in the collection of past-due assessments
- Lecturer on community association collections and Florida's Public Records, Ethics and Sunshine laws

Affiliations:

- Florida Bar Association; Sarasota County Bar Association
- Former Trustee of the Hershorin Schiff Community Day School Board of Trustees

Awards: Evan J. Yegelwel Book Award in Environmental Law, Spring 1996



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

R. DAVID JACKSON

6853 Energy Court, Lakewood Ranch, Florida 34240
Tel: (941) 244-5351
E-Mail: djackson@flgovlaw.com

Practice areas include: Governmental Law, Special Districts
and Environmental Law

Education:

Stetson University College of Law
Gulfport, Florida
Juris Doctorate, 1999

University of Florida
Gainesville, Florida
B.S. Civil Engineering, 1994

Qualifications:

- Board Certified in City, County and Local Government Law
- Over 20 years of legal practice
- Representation of public and private clients on a variety of issues including, but not limited to, civil and administrative proceedings
- Lecturer on Florida's Public Records and Sunshine Laws
- Formerly served as Assistant General Counsel to the Southwest Florida Water Management District

Affiliations:

Florida Bar Association
United States Patent and Trademark Office, registered Attorney
Chair - Leadership Manatee Board of Governors
Member, Executive Board of Directors - United Soccer Association

Community Development District List

Aqua One Community Development District Bradenton, Florida	Lakewood Ranch Community Development Dist. 2 Lakewood Ranch, Florida
Bobcat Trail Community Development District North Port, Florida	Lakewood Ranch Community Development Dist. 4 Lakewood Ranch, Florida
Covington Park Community Development District Apollo Beach, Florida	Lakewood Ranch Community Development Dist. 5 Lakewood Ranch, Florida
Cross Creek Community Development District Bradenton, Florida	Lakewood Ranch Community Development Dist. 6 Lakewood Ranch, Florida
Cypress Creek of Hillsborough County Community Development District Wimauma, Florida	Legends Bay Community Development Dist. Bradenton, Florida
Easton Park Community Development District Tampa, Florida	Lexington Community Development District Parrish, Florida
Greyhawk Landing Community Development Dist. Bradenton, Florida	Meadow Pointe II Community Development District Wesley Chapel, Florida
Heritage Lake Park Community Development Dist. Port Charlotte, Florida	Paseo Community Development District Ft. Myers, Florida
Heritage Harbour South Comm. Development Dist. Bradenton, Florida	Stoneybrook at Venice Community Development District Venice, Florida
Heritage Isles Community Development District Tampa, Florida	University Place Community Development Dist. Bradenton, Florida
Heritage Oak Park Community Development Dist. Port Charlotte, Florida	Venetian Community Development District Venice, Florida
Highlands Community Development District Wimauma, Florida	Waterlefe Community Development District Bradenton, Florida
K-Bar Ranch II Community Development District Tampa, Florida	
Laguna Lakes Community Development District Ft. Myers, Florida	
Lake St. Charles Community Development District Riverview, Florida	

Fire Districts

Bonita Springs Fire Control & Rescue District
Collier County, Florida

Cedar Hammock Fire Control District
Manatee County, Florida

East Manatee Fire Rescue District
Manatee County, Florida

Lealman Fire District
Pinellas County, Florida

Manatee County Fire Chief Association
Manatee County, Florida

North River Fire District
Manatee County, Florida

Southern Manatee Fire District
Manatee County, Florida

Trailer Estates Fire Control District
Manatee County, Florida

West Manatee Fire Rescue District
Manatee County, Florida

Other Special Districts

Holiday Park - Park and Recreation District
Sarasota County, Florida

Longboat Key Beach Erosion Control District A (Beachside)
Longboat Key, Florida

Longboat Key Beach Erosion Control District B (Bayside)
Longboat Key, Florida

Tri-Park Estates Park & Recreation District
Sarasota County, Florida

Westchester Special Dependent District
Hillsborough County, Florida

Firm Municipal Clients

City Attorney for Belleair Shore
Pinellas County, Florida

Town Attorney for Town of Longboat Key
Longboat Key, Florida

City Attorney for City of Venice
Venice, Florida

City Attorney for Town of Indian Shores
Pinellas County, Florida

Special Magistrate for City of Bradenton
Manatee County, Florida

Special Counsel for City of North Port
Sarasota County, Florida

Special Magistrate for City of Palmetto
Manatee County, Florida

Board Counsel for City of Punta Gorda Building Board
Charlotte County, Florida

Manatee County Hearing Officer
Manatee County, Florida

Board Attorney for City of Sarasota Nuisance Abatement Board
Sarasota, Florida

REFERENCES

Kenneth Bumgarner, Chairman
Waterlefe Community Development District
Bradenton, Florida
Phone - 941-748-2107
ken@waterlefecdd.com

Steven H. Zielinski, Executive Director
Lakewood Ranch Community Development District
Lakewood Ranch, Florida
Phone - 941-907-0202
Steve.zielinski@lwrtownhall.com

Richard Bracco, Chairman
Venetian Community Development District
North Venice, Florida
Phone - 631-807-1956
rdbtacco@vcdd.org

Straley Robin Vericker

Rate Sheet

Mark Straley	\$355/hour
Tracy J. Robin	\$350/hour
John M. Vericker	\$305/hour
Vivek K. Babbar	\$305/hour
Dana Crosby-Collier	\$305/hour
Vanessa Steinerts	\$305/hour
Lynn Butler, Paralegal	\$165/hour
Madison Sprague, Paralegal	\$165/hour
Barbara Williams, Legal Assistant	\$100/hour

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 2023 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 on the following dates:

October 13, 2022
December 8, 2022
February 9, 2023
April 13, 2023
June 8, 2023
August 10, 2023

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 phone. 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