

Eastlake Oaks
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

06/03/26

CLEAR PARTNERSHIPS



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Eastlake Oaks
Community Development District

Operating Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	\$7,200.00	\$7,222.00	\$0.00	\$7,222.00	\$7,200.00
Interest - Tax Collector	\$0.00	\$5.00	\$0.00	\$5.00	\$0.00
Special Assmnts- Tax Collector	\$238,847.00	\$234,700.00	\$4,147.00	\$238,847.00	\$238,846.46
Special Assmnts- CDD Collected	\$829.00	\$0.00	\$829.00	\$829.00	\$829.33
Special Assmnts- Discounts	(\$9,554.00)	-\$9,027.00	\$0.00	-\$9,027.00	-\$9,553.86
Pool Access Key Fee	\$100.00	\$30.00	\$70.00	\$100.00	\$100.00
Total Revenues	\$237,422.00	\$232,930.00	\$5,046.00	\$237,976.00	\$237,421.93
Administrative					
P/R-Board of Supervisors	\$6,000.00	\$3,200.00	\$2,800.00	\$6,000.00	\$6,000.00
FICA Taxes	\$478.00	\$107.00	\$371.00	\$478.00	\$459.00
ProfServ-Engineering	\$2,000.00	\$1,997.00	\$0.00	\$1,997.00	\$4,000.00
ProfServ-Legal Services	\$2,000.00	\$340.00	\$1,660.00	\$2,000.00	\$2,000.00
ProfServ-Mgmt Consulting	\$60,735.00	\$35,429.00	\$0.00	\$35,429.00	\$63,772.00
Auditing Services	\$3,800.00	\$0.00	\$3,800.00	\$3,800.00	\$3,800.00
Postage and Freight	\$250.00	\$40.00	\$210.00	\$250.00	\$250.00
Printing and Binding	\$200.00	\$0.00	\$200.00	\$200.00	\$200.00
Legal Advertising	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
Miscellaneous Services	\$1,000.00	\$122.00	\$878.00	\$1,000.00	\$1,000.00
Misc-Assessment Collection Cost	\$4,777.00	\$4,513.00	\$264.00	\$4,777.00	\$4,776.93
Misc-Web Hosting	\$500.00	\$372.00	\$128.00	\$500.00	\$0.00
Office Supplies	\$200.00	\$0.00	\$200.00	\$200.00	\$200.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Total Administrative	\$84,115.00	\$46,295.00	\$12,511.00	\$58,806.00	\$88,632.93
Insurance					
Insurance - General Liability	\$8,623.00	\$7,979.00	\$0.00	\$7,979.00	\$3,664.00
Public Officials Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$3,269.00
Insurance -Property & Casualty	\$0.00	\$0.00	\$0.00	\$0.00	\$1,690.00
Total Insurance	\$8,623.00	\$7,979.00	\$0.00	\$7,979.00	\$8,623.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Utility					
Telephone, Cable & Internet Service	\$1,200.00	\$742.00	\$541.55	\$1,283.55	\$1,200.00
Utility - StreetLights	\$25,000.00	\$13,897.00	\$11,103.00	\$25,000.00	\$25,000.00
Utility - Water	\$7,500.00	\$6,380.00	\$4,656.49	\$11,036.49	\$8,000.00
Total Utility	\$33,700.00	\$21,019.00	\$16,301.05	\$37,320.05	\$34,200.00
Field					
Contracts-Lake and Wetland	\$10,783.00	\$6,542.00	\$4,241.00	\$10,783.00	\$0.00
Contracts-Landscape	\$58,345.00	\$30,839.00	\$22,508.09	\$53,347.09	\$54,000.00
Contracts-Pools	\$9,840.00	\$5,800.00	\$4,233.18	\$10,033.18	\$10,200.00
Contracts-Cleaning Services	\$2,292.00	\$1,225.00	\$1,067.00	\$2,292.00	\$2,500.00
Contracts-Pressure Washing	\$0.00	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00
Contracts-Pest Control	\$0.00	\$2,084.00	\$0.00	\$2,084.00	\$3,660.00
R&M-Irrigation	\$15,000.00	\$11,230.00	\$3,770.00	\$15,000.00	\$16,000.00
R&M-Pools	\$3,500.00	\$2,190.00	\$1,310.00	\$3,500.00	\$3,500.00
Misc-Contingency	\$11,224.00	\$0.00	\$11,224.00	\$11,224.00	\$13,000.00
Roadway Repair & Maintenance	\$0.00	\$900.00	\$0.00	\$900.00	\$0.00
R&M-Security Cameras	\$0.00	\$515.00	\$0.00	\$515.00	\$0.00
Tools and Equipment	\$0.00	\$6,375.00	\$0.00	\$6,375.00	\$0.00
R&M-General	\$0.00	\$8,451.00	\$0.00	\$8,451.00	\$5,000.00
Contracts-Aquatic Control	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
R&M-Other Landscape	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Contracts-Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$3,660.00
Website Administration	\$0.00	\$687.00	\$0.00	\$687.00	\$2,000.00
Holiday Lighting & Decorations	\$0.00	\$3,200.00	\$0.00	\$3,200.00	\$3,200.00
Total Field	\$110,984.00	\$81,382.00	\$48,353.26	\$129,735.26	\$134,920.00
TOTAL EXPENDITURES	\$237,422.00	\$156,675.00	\$77,165.31	\$233,840.31	\$266,375.93
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$76,255.00	-\$72,119.31	\$4,135.69	-\$28,954.00
Net change in fund balance	\$0.00	\$76,255.00	-\$72,119.31	\$4,135.69	\$0.00
FUND BALANCE, BEGINNING	\$296,676.00	\$296,676.00	\$372,931.00	\$296,676.00	\$300,811.69
FUND BALANCE, ENDING	\$296,676.00	\$372,931.00	\$300,811.69	\$300,811.69	\$300,811.69



Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$300,811.69
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$0.00
Estimated Funds Available - 9/30/2026	\$300,811.69

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$300,811.69
Less: First Quarter Operating Reserve	\$66,593.98
Reserve - Pond	\$28,830.00
Reserve - Recreational Facilities	\$28,330.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	Total \$123,753.98
Estimated Remaining Undesignated Cash as of 9/30/2027	\$177,057.71

Notes

(1) Represents approximately 3 months of operating expenditures



District Name

Community Development District

Debt Service Fund

Budget Narrative

Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative

Fiscal Year 2027

Financial and Administrative (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

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

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

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

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Financial and Administrative (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

District Name

Community Development District

Debt Service Fund

Budget Narrative

Fiscal Year 2027

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

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Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Insurance

Insurance-General Liability

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

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

District Name

Community Development District

Debt Service Fund

Budget Narrative Fiscal Year 2027

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Amenity

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Amenity (Continued)

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Landscape and Pond Maintenance

Landscape Maintenance - Contract

District Name

Community Development District

*Debt Service Fund***Budget Narrative**

Fiscal Year 2027

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Landscape**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Contingency**Contingency**

Funds set aside for projects, as determined by the district's board.



Eastlake Oaks

Community Development District

Supporting Budget Schedule

FY 2027



**Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

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