



Golden Lakes Community Development District

June 1, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 274 356 677 852 4

Passcode: YA9f48Hx

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313 CAMPUS ST,
CELARATION, FLORIDA 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Golden Lakes Community Development District

Board of Supervisors

Paul Weaver, Chairman
Lithea Beck, Vice Chairperson
Sam Morrone, Assistant Secretary
Peter Savastano, Assistant Secretary
Michael Campbell, Assistant Secretary

District Staff

Michael Perez, District Manager
Scott D. Clark, District Counsel
Steven Shealey, District Engineer
JoAnna Likar, HOA Manager
Ryan Roberts, General Manager
Wes Parker, Golf Course Superintendent
John Khatiblou, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Monday June 1, 2026, at 5:30 p.m.

The Regular Meeting of the **Golden Lakes Community Development District** will be held on Monday June 1, 2026, at 5:30 p.m. at Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, FL 33813. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 274 356 677 852 4 **Passcode:** YA9f48Hx

Dial-in by Phone: +16468381601 **Pin:** 25087046

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

- A. District Accountant
 - i. FinancialsP. 4
 - ii. Review of O&M ReportP. 22
- B. District Counsel
- C. District EngineerP. 24
- D. Property Manager
- E. Eaglebrooke Manager
- F. District Manager
 - i. Announcing the Number of Qualified Registered Voters in the District (1,081)P. 33

5. BUSINESS ITEMS

- A. Consideration of Resolution 2026-07, Approving the Fiscal Year 2027

Proposed Budget and Setting a Public Hearing.....P. 34

B. Consideration of LMP Irrigation System Repairs ProposalP. 53

C. Consideration of AAA Top Quality Asphalt Pond Repair ProposalP. 56

D. Ratification of Agreement with the Polk County Property Appraiser for Inclusion of
District Non-Ad Valorem Assessments on the 2026 Tax RollP. 58

E. Ratification of AAA Top Quality Asphalt Concrete Collar Repair ProposalP. 59

F. Ratification of JNS Environmental Eaglebrooke Golf Course Storm System Cleaning
and Camera ProposalP. 61

G. Discussion of Current District Engineering Firm and Potential Replacement Action

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held April 7, 2026.....P. 62

B. Consideration of Minutes from the Workshop held May 4, 2026.....P. 67

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

9. ADJOURNMENT

*Golden Lakes
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



GOLDEN LAKES
Community Development District

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GOLDEN LAKES
Community Development District

Financial Statements

(Unaudited)

March 31, 2026

GOLDEN LAKES

Community Development District

Governmental and Enterprise Funds**Balance Sheet**
March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	GOLF COURSE RESERVE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 365,781	\$ -	\$ -	\$ 365,781
Due From Other Funds	-	-	8,130	8,130
Investments:				
Money Market Account	1,650,429	-	-	1,650,429
Mutual Funds (Gov. Fund)	10,060	-	-	10,060
SBA Account	5,797	-	-	5,797
Reserve Fund	-	13,957	-	13,957
Revenue Fund	-	123,301	-	123,301
TOTAL ASSETS	\$ 2,032,067	\$ 137,258	\$ 8,130	\$ 2,177,455
LIABILITIES				
Accounts Payable	\$ 28,575	\$ -	\$ -	\$ 28,575
Accrued Expenses	29,867	-	-	29,867
Due To Other Funds	8,130	-	-	8,130
TOTAL LIABILITIES	66,572	-	-	66,572
FUND BALANCES / NET ASSETS				
Restricted for:				
Debt Service	-	137,258	-	137,258
Assigned to:				
Operating Reserves	248,334	-	-	248,334
Reserves - Infrastructure	75,000	-	-	75,000
Reserves - Recreation Facilities	45,025	-	-	45,025
Reserves-Renewal & Replacement	210,285	-	-	210,285
Reserves - Roadways	338,752	-	-	338,752
Reserves - Sidewalks	25,000	-	-	25,000
Reserves - Streetlights	25,000	-	-	25,000
Unassigned:	998,099	-	-	998,099
Unrestricted/Unreserved	-	-	8,130	8,130
TOTAL FUND BALANCES / NET ASSETS	\$ 1,965,495	\$ 137,258	\$ 8,130	\$ 2,110,883
TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	\$ 2,032,067	\$ 137,258	\$ 8,130	\$ 2,177,455

GOLDEN LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50,000	\$ 41,632	\$ 27,841	\$ (13,791)
Interest - Tax Collector	-	5,167	2,555	(2,612)
Special Assmnts- Tax Collector	1,159,947	972,063	1,116,096	144,033
Special Assmnts- Other	64,105	61,276	61,681	405
Special Assmnts- Discounts	(48,962)	(40,309)	(55,671)	(15,362)
Settlements	-	-	545,000	545,000
Other Miscellaneous Revenues	-	14,088	1,850	(12,238)
TOTAL REVENUES	1,225,090	1,053,917	1,699,352	645,435
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	4,800	5,000	(200)
FICA Taxes	918	367	214	153
ProfServ-Engineering	75,000	46,062	21,244	24,818
ProfServ-Legal Services	40,000	74,849	40,398	34,451
ProfServ-Legal Litigation	60,000	-	24,186	(24,186)
ProfServ-Mgmt Consulting	44,558	21,218	22,279	(1,061)
ProfServ-Property Appraiser	16,000	15,363	-	15,363
ProfServ-Special Assessment	11,705	11,705	11,705	-
ProfServ-Trustee Fees	-	-	4,256	(4,256)
ProfServ-Web Site Development	1,800	776	776	-
Auditing Services	25,000	22,900	9,500	13,400
Postage and Freight	1,200	309	19	290
Insurance - General Liability	10,433	8,753	9,218	(465)
Printing and Binding	500	-	-	-
Legal Advertising	2,300	337	651	(314)
Miscellaneous Services	300	307	189	118
Misc-Assessment Collection Cost	21,800	19,861	22,442	(2,581)
Annual District Filing Fee	175	175	175	-
Total Administration	323,689	227,782	172,252	55,530
<u>Field</u>				
ProfServ-Field Management	22,200	10,000	1,850	8,150
Contracts-Security Services	250,000	118,576	122,291	(3,715)
Contracts-Landscape	105,000	49,036	49,036	-
Security-Roving Parking Patrol	5,000	30	237	(207)
Communication - Teleph - Field	4,500	2,123	2,592	(469)

GOLDEN LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Utility - Access Gate	7,500	2,694	3,333	(639)
Electricity - General	38,000	14,810	17,261	(2,451)
Electricity - Streetlights	22,000	10,981	9,638	1,343
Utility - Irrigation	1,200	753	944	(191)
R&M-Common Area	40,000	33,500	20,744	12,756
R&M-Gate	5,000	1,963	2,137	(174)
R&M-Irrigation	15,000	6,387	7,086	(699)
R&M-Ponds	25,000	27,769	13,797	13,972
R&M-Roads & Alleyways	25,000	-	21,950	(21,950)
R&M-Stormwater System	100,000	117,482	-	117,482
R&M-Streetlights	10,000	3,690	3,870	(180)
R&M-Trees and Trimming	10,000	3,450	-	3,450
R&M-Security Cameras	2,500	-	-	-
Misc-Contingency	25,000	1,734	600	1,134
Bottled Water Delivery	900	519	509	10
Op Supplies - Gatehouse	300	-	-	-
Total Field	714,100	405,497	277,875	127,622
<u>Reserves</u>				
Infrastructure Repair	25,000	-	-	-
Reserves-Roads and Alleyways	25,000	-	-	-
Loan-Pavement	108,862	-	-	-
Interest Expense	24,304	-	-	-
Total Reserves	183,166	-	-	-
TOTAL EXPENDITURES & RESERVES	1,220,955	633,279	450,127	183,152
Excess (deficiency) of revenues				
Over (under) expenditures	4,135	420,638	1,249,225	828,587
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(13,466)	(361,695)	(348,229)
TOTAL FINANCING SOURCES (USES)	-	(13,466)	(361,695)	(348,229)
Net change in fund balance	\$ 4,135	\$ 407,172	\$ 887,530	\$ 480,358
FUND BALANCE, BEGINNING	1,077,965	946,625	1,077,965	
FUND BALANCE, ENDING	\$ 1,082,100	\$ 1,353,797	\$ 1,965,495	

Notes to the Financial Statements

March 31, 2026

General Fund

▶ **Assets**

■ **Cash and Investments** - In order to maximize liquidity of cash, the District has two Money Market accounts with Bank United and Valley Bank, one SBA account with Florida Prime and one checking account with Valley Bank.

▶ **Liabilities**

■ **Accounts Payable** - Invoices for current month but not paid in current month.

■ **Accrued Expenses** - Electric and security services.

▶ **Fund Balance**

■ **Assigned to-** These funds are set aside for repair and replacement of assets throughout the community.

Reserves booked as of September 2025.

Operating Reserves	\$ 248,334	Reserves approved by board @ Nov'25
Reserves - Infrastructure	75,000	" "
Reserves - Recreational Facilities	45,025	" "
Renewal & Replacement	210,285	" "
Roadways	338,752	" "
Sidewalks	25,000	" "
Streetlights	25,000	" "
Total Reserves	\$ 967,396	

Notes to the Financial Statements
March 31, 2026

Financial Overview / Highlights

- ▶ Interest revenue is 56% and total revenue is 139% of adopted budget .
- ▶ Non-Ad Valorem Special Assessments are 96% collected.
- ▶ Settlements - Settlement for Fomento De Construciones.
- ▶ Total expenditures and reserves are at approximately 37% of adopted budget.
- ▶ Other Miscellaneous Revenue - credit memo from Inframark - Inv# 19608 11/25.

Significant variances are explained below.

Variance Analysis

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ - Legal Services	\$ 40,000	\$ 40,398	101%	General matters, agenda review & attendance at board meetings.
ProfServ-Special Assessment	\$ 11,705	\$ 11,705	100%	Assessment roll service and 2021 DS assessment paid in full.
Insurance - General Liability	\$ 10,433	\$ 9,218	88%	Policy renewal fees for 10/01/25-10/01/26.
Miscellaneous Services	\$ 300	\$ 189	63%	ADP payroll fees.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<u>Field</u>				
ProfServ-Field Management	\$ 22,200	\$ 1,850	8%	Inframark is no longer providing field management services.
Communication - Teleph - Field	\$ 4,500	\$ 2,592	58%	Telephone fees have increased from prior year.
Utility - Irrigation	\$ 1,200	\$ 944	79%	Water fees higher than prior year.
R&M Common Area	\$ 40,000	\$ 20,744	52%	Pressure cleaning of sidewalks and fence cleaning.
R&M Ponds	\$ 25,000	\$ 13,797	55%	Removal of vegetation and monthly maintenance.
R&M-Roads & Alleyways	\$ 25,000	\$ 21,950	88%	Cross walk installation and storm inlet repairs.
Bottled Water Delivery	\$ 900	\$ 509	57%	Bottled water deliveries YTD.

GOLDEN LAKES

Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 358	\$ 302	\$ (56)
TOTAL REVENUES	-	358	302	(56)
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	15,255	13,200	2,055
Total Debt Service	-	15,255	13,200	2,055
TOTAL EXPENDITURES	-	15,255	13,200	2,055
Excess (deficiency) of revenues Over (under) expenditures	-	(14,897)	(12,898)	1,999
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	13,466	218,902	205,436
TOTAL FINANCING SOURCES (USES)	-	13,466	218,902	205,436
Net change in fund balance	\$ -	\$ (1,431)	\$ 206,004	\$ 207,435
FUND BALANCE, BEGINNING	-	15,746	(68,746)	
FUND BALANCE, ENDING	\$ -	\$ 14,315	\$ 137,258	

GOLDEN LAKES

Community Development District

Golf Course Reserve Fund

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>OPERATING REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	142,511	179,737	137,124	(42,613)
Special Assmnts- Discounts	(5,700)	(7,011)	(6,482)	529
TOTAL OPERATING REVENUES	136,811	172,726	130,642	(42,084)
<u>OPERATING EXPENSES</u>				
<u>Personnel and Administration</u>				
ProfServ-Property Appraiser	1,425	-	-	-
Misc-Assessment Collection Cost	2,850	3,455	2,613	842
Total Personnel and Administration	4,275	3,455	2,613	842
TOTAL OPERATING EXPENSES	4,275	3,455	2,613	842
Operating income (loss)	132,536	169,271	128,029	(41,242)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	142,793	142,793
TOTAL FINANCING SOURCES (USES)	-	-	142,793	142,793
Change in net assets	\$ 132,536	\$ 169,271	\$ 270,822	\$ 101,551
TOTAL NET ASSETS, BEGINNING	(262,692)	501,741	(262,692)	
TOTAL NET ASSETS, ENDING	\$ (130,156)	\$ 671,012	\$ 8,130	

GOLDEN LAKES
Community Development District

Supporting Schedules

March 31, 2026

GOLDEN LAKES

Community Development District

**Non Ad Valorem Special Assessments - Imperial Polk County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Operations & Maintenance	General Fund Capital Improvement	Golf Course Reserve Fund	Enterprise Golf Fund 2017 A1 & A2
Assessments Levied FY 2026				\$ 1,633,777	\$ 1,159,947	\$ 64,105	\$ 142,511	\$ 267,214
Allocation %				100%	71%	4%	9%	16%
11/10/25	\$ 14,437	\$ 794	\$ 295	\$ 15,526	\$ 11,023	\$ 609	\$ 1,354	\$ 2,539
11/14/25	22,689	965	463	24,116	17,122	946	2,104	3,944
11/21/25	168,900	7,181	3,447	179,528	127,461	7,044	15,660	29,363
11/26/25	76,191	3,239	1,555	80,985	57,498	3,178	7,064	13,246
12/08/25	187,620	11,123	3,829	202,572	143,822	7,948	17,670	33,132
12/19/25	785,241	33,385	16,025	834,651	592,584	32,749	72,805	136,512
12/31/25	119,477	12,174	2,438	134,090	95,201	5,261	11,696	21,931
01/09/26	31,157	4,746	636	36,539	25,942	1,434	3,187	5,976
02/12/26	33,342	699	680	34,722	24,652	1,362	3,029	5,679
03/13/26	28,699	-	586	29,285	20,792	1,149	2,554	4,790
TOTAL	\$ 1,467,753	\$ 74,305	\$ 29,954	\$ 1,572,012	\$ 1,116,096	\$ 61,681	\$ 137,124	\$ 257,112
% COLLECTED				96%	96%	96%	96%	96%
TOTAL OUTSTANDING				\$ 61,765	\$ 43,851	\$ 2,423	\$ 5,388	\$ 10,102

GOLDEN LAKES
Community Development District

Cash and Investment Report
March 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<u>GENERAL FUND</u>					
Operating Checking Account	Valley Bank		n/a	3.56%	365,781
Money Market Account	Valley Bank		n/a	3.56%	42,980
Money Market Account	BankUnited		n/a	3.40%	1,607,449
Money Market Subtotal					<u>1,650,429</u>
Money Market Fund - FSOXX	Valley Bank	Variable	9/14/2026	3.43%	10,060
Operating Account-Fund A	State Board of Administration		n/a	3.83%	5,797
GF Subtotal					<u>2,032,067</u>
<u>DEBT SERVICE FUNDS</u>					
<u>2021 SERIES</u>					
Series 2021 Reserve Fund	US Bank	US Bank Gcts	n/a	3.50%	13,957
Series 2021 Revenue Fund	US Bank	US Bank Gcts	n/a	3.50%	123,301
DS Subtotal					<u>137,258</u>
<u>2017 SERIES</u>					
Excess Revenue Fund	US Bank	US Bank Gcts	n/a	3.50%	21,903
Reserve Fund (A-2)	US Bank	US Bank Gcts	n/a	3.50%	12,275
Revenue Fund	US Bank	US Bank Gcts	n/a	3.50%	174,098
DS Subtotal					<u>208,276</u>
Grand Total					<u><u>\$ 2,377,601</u></u>

Bank Account Statement

Golden Lakes CDD

Bank Account No. 0982

Statement No. 03-26

Statement Date 03/31/2026

G/L Account No. 101006 Balance	365,781.07	Statement Balance	378,669.87
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	378,669.87
Subtotal	365,781.07	Outstanding Checks	-12,888.80
Negative Adjustments	0.00		
	<hr/>	Ending Balance	365,781.07
Ending G/L Balance	365,781.07		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
03/23/2026	Payment	100221	PENNONI ASSOCIATES INC.	Inv: 1316594, Inv: 1316602			-4,087.50
03/23/2026	Payment	100223	DEAL ELECTRIC	Inv: 2681			-3,534.50
03/23/2026	Payment	100225	INNERSYNC STUDIO LTD.	Inv: INV-SN-1299			-388.13
03/30/2026	Payment	15248	PAUL R WEAVER	Payment of Invoice 010297			-184.70
03/31/2026	Payment	15249	GOLDEN LAKES CDD C/O US BANK	Payment of Invoice 010307			-4,693.97
			N.A.				
Total Outstanding Checks							-12,888.80
Outstanding Deposits							
Total Outstanding Deposits							

GOLDEN LAKES
Community Development District

Payment Register by Bank Account

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
VALLEY NATIONAL BANK - (ACCT#XXXXX0982)								
ACH #100215								
03/05/26	Vendor	GRAU & ASSOCIATES	28790	FY 2025 Audit services - not to exceed \$23,500	Auditing Services	001-532002-51301	\$6,000.00	
							ACH Total	<u>\$6,000.00</u>
ACH #100216								
03/05/26	Vendor	CLARK & ALBAUGH,LLP	19363	February 2026 District counsel services	ProfServ-Legal Services	001-531023-51401	\$9,922.36	
							ACH Total	<u>\$9,922.36</u>
ACH #100217								
03/05/26	Vendor	INFRAMARK LLC	172970	March 2026 District Management Services	ProfServ-Mgmt Consulting	001-531027-51201	\$3,713.17	
							ACH Total	<u>\$3,713.17</u>
ACH #100218								
03/11/26	Vendor	LOFLAND SHARPE, LLC	18665	3/5/2026 Fountain repairs	R&M-Ponds	001-546073-53901	\$496.50	
03/11/26	Vendor	LOFLAND SHARPE, LLC	18664	3/5/2026 Fountain repairs, cartridge	R&M-Ponds	001-546073-53901	\$150.00	
							ACH Total	<u>\$646.50</u>
ACH #100219								
03/11/26	Vendor	SECURITAS SECURITY SERVICES USA	12482684	February 2026 Security monitoring system	Contracts-Security Services	001-534037-53901	\$18,755.24	
							ACH Total	<u>\$18,755.24</u>
ACH #100220								
03/13/26	Vendor	FLORALAWN, INC.	37272	February 2026 Monthly landscaping services	Contracts-Landscape	001-534050-53901	\$8,172.67	
							ACH Total	<u>\$8,172.67</u>
ACH #100221								
03/23/26	Vendor	PENNONI ASSOCIATES INC.	1316594	2026 District engineering services	ProfServ-Engineering	001-531013-51501	\$3,837.50	
03/23/26	Vendor	PENNONI ASSOCIATES INC.	1316602	District engineering services	ProfServ-Engineering	001-531013-51501	\$250.00	
							ACH Total	<u>\$4,087.50</u>
ACH #100222								
03/23/26	Vendor	AMPHIBIOUS AQUATICS	031426	Jan thru March 2026 Monthly pond services	R&M-Ponds	001-546073-53901	\$1,000.00	
							ACH Total	<u>\$1,000.00</u>
ACH #100223								
03/23/26	Vendor	DEAL ELECTRIC	2681	3/12/2026 Lighting repairs and material	R&M-Streetlights	001-546095-53901	\$3,534.50	
							ACH Total	<u>\$3,534.50</u>

GOLDEN LAKES Community Development District

Payment Register by Bank Account

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
ACH #100224								
03/23/26	Vendor	FLORALAWN, INC.	38108	3/19/2026 Irrigation repairs	R&M-Irrigation	001-546041-53901	\$434.15	
							ACH Total	<u>\$434.15</u>
ACH #100225								
03/23/26	Vendor	INNERSYNC STUDIO LTD.	INV-SN-1299	3/1/2026 ADA Website compliance	ProfServ-Web Site Development	001-531047-51301	\$388.13	
							ACH Total	<u>\$388.13</u>
ACH #100226								
03/26/26	Vendor	INFRAMARK LLC	173916	February 2026 Postage	Postage and Freight	001-541006-51301	\$1.48	
							ACH Total	<u>\$1.48</u>
CHECK # 15244								
03/06/26	Vendor	GOLDEN LAKES CDD C/O US BANK N.A.	2/26/2026	TO PAY INTEREST ON SERIES 2021	Due From Other Funds	131000	\$123,000.00	
							Check Total	<u>\$123,000.00</u>
CHECK # 15245								
03/06/26	Vendor	GOLDEN LAKES CDD C/O US BANK N.A.	022526-2017 SERIES	TO PAY FY26 ASSESSMENTS -SERIES 2017 A&2	TO PAY FY26 ASSESSMENTS -SERIES 2017A 1&2	131000	\$10,548.84	
							Check Total	<u>\$10,548.84</u>
CHECK # 15246								
03/13/26	Vendor	AMPHIBIOUS AQUATICS	121825	2026 4th Quarter pond treatments and algae treatment	R&M-Ponds	001-546073-53901	\$1,000.00	
							Check Total	<u>\$1,000.00</u>
CHECK # 15247								
03/20/26	Vendor	U. S. BANK	8050914	2021 Series - Trustee payment	ProfServ-Trustee Fees	001-531045-51301	\$4,256.13	
							Check Total	<u>\$4,256.13</u>
CHECK # 15248								
03/30/26	Vendor	PAUL R WEAVER	PW-091024	September 2024 payroll - P. Weaver	Other Current Liabilities	001-229000-51301	\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # 15249								
03/31/26	Vendor	GOLDEN LAKES CDD C/O US BANK N.A.	033026-2017SERIES	TO PAY ASSESSMENTS -SERIES 2017A 1 & 2	TO PAY FY25ASSESSMENTS - series 2017A 1&2	131000	\$4,693.97	
							Check Total	<u>\$4,693.97</u>
ACH #300087								
03/02/26	Vendor	POLK COUNTY UTILITIES DIVISION ACH	030326ACH	SVC PERIOD 12/24/25-01/26/26	Utility - Access Gate	001-543002-53901	\$103.08	
03/02/26	Vendor	POLK COUNTY UTILITIES DIVISION ACH	030326ACH	SVC PERIOD 12/24/25-01/26/26	Utility - Irrigation	001-543014-53901	\$179.87	
							ACH Total	<u>\$282.95</u>

GOLDEN LAKES Community Development District

Payment Register by Bank Account

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300088							
03/03/26	Vendor	TAMPA ELECTRIC	030326ACH	SVC PERIOD 1/7-2/4/26	Electricity - General	001-543006-53901	\$2,164.12
03/03/26	Vendor	TAMPA ELECTRIC	030326ACH	SVC PERIOD 1/7-2/4/26	BILL PRD 1/7-2/4/26	001-543013-53901	\$227.06
ACH Total							\$2,391.18
ACH #300089							
03/03/26	Vendor	LAKELAND ELECTRIC	030326ACH	SVC 01/03-02/03/26	BILL PRD 01/03-02/03/26	001-543006-53901	\$751.41
03/03/26	Vendor	LAKELAND ELECTRIC	030326ACH	SVC 01/03-02/03/26	BILL PRD 01/03-02/03/26	001-543002-53901	\$360.64
03/03/26	Vendor	LAKELAND ELECTRIC	030326ACH	SVC 01/03-02/03/26	BILL PRD 01/03-02/03/26	001-543013-53901	\$289.23
ACH Total							\$1,401.28
ACH #300090							
03/09/26	Vendor	FRONTIER FLORIDA LLC -ACH	021326-7085-ACH	Service 2/13-3/12/26	Communication - Teleph - Field	001-541005-53901	\$67.88
ACH Total							\$67.88
ACH #300091							
03/13/26	Vendor	FRONTIER FLORIDA LLC -ACH	22226-1965-ACH	Service 2/22-3/21/26	Communication - Teleph - Field	001-541005-53901	\$314.91
ACH Total							\$314.91
ACH #300092							
03/17/26	Vendor	READY REFRESH - ACH	16C0008167660	water delivery	Bottled Water Delivery	001-551007-53901	\$77.95
ACH Total							\$77.95
ACH #300093							
03/30/26	Vendor	LAKELAND ELECTRIC	033026-ACH	Electric 2/3-3/3/26	Electricity - General	001-543006-53901	\$702.27
03/30/26	Vendor	LAKELAND ELECTRIC	033026-ACH	Electric 2/3-3/3/26	Utility - Access Gate	001-543002-53901	\$360.64
03/30/26	Vendor	LAKELAND ELECTRIC	033026-ACH	Electric 2/3-3/3/26	Electricity - Streetlights	001-543013-53901	\$254.52
ACH Total							\$1,317.43
ACH #300094							
03/30/26	Vendor	POLK COUNTY UTILITIES DIVISION ACH	030926-1574-ACH	service period 1/26-2/24/26	BILLPRD 1/26-2/24/26	001-543002-53901	\$103.08
ACH Total							\$103.08
ACH #300095							
03/30/26	Vendor	POLK COUNTY UTILITIES DIVISION ACH	030926-1584-ACH	Service period 1/26-2/24/26	BILL PRD 1/26-2/24/26	001-543014-53901	\$15.14
ACH Total							\$15.14
ACH #300096							
03/30/26	Vendor	POLK COUNTY UTILITIES DIVISION ACH	030926-6716-ACH	Service period 1/26-2/24/26	BILL PRD 1/26-2/24/26	001-543014-53901	\$97.70
ACH Total							\$97.70

GOLDEN LAKES Community Development District

Payment Register by Bank Account

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300097							
03/30/26	Vendor	POLK COUNTY UTILITIES DIVISION ACH	030926-1582-ACH	Service period 1/26-2/24/26	BILL PRD 1/26-2/24/26	001-543014-53901	\$19.56
							ACH Total
							<u>\$19.56</u>
ACH #300098							
03/30/26	Vendor	POLK COUNTY UTILITIES DIVISION ACH	030926-5072-ACH	Water 1/26-2/24/26	BILL PRD 1/26-2/24/26	001-543014-53901	\$19.56
							ACH Total
							<u>\$19.56</u>
ACH #300099							
03/31/26	Vendor	LAKELAND ELECTRIC	030323-9233-ACH	Service 02/02-03/01/26	Electricity - Streetlights	001-543013-53901	\$1,014.31
							ACH Total
							<u>\$1,014.31</u>
							Account Total
							<u><u>\$207,462.27</u></u>
							Total Amount Paid
							<u><u>\$207,462.27</u></u>

March 2026 Meeting

Golden Lakes CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
AMPHIBIOUS AQUATICS	12/18/2025	121825	\$1,000.00			2026 4th Quarter pond treatments and algae treatment
AMPHIBIOUS AQUATICS	3/14/2026	031426	\$1,000.00			Jan thru March 2026 Monthly pond services
AMPHIBIOUS AQUATICS	3/14/2026	031426-	\$1,000.00		\$3,000.00	Jan - March 2026 Pond maintenance
CLARK & ALBAUGH,LLP	3/2/2026	19363	\$9,922.36			February 2026 District counsel services
DEAL ELECTRIC	3/12/2026	2681	\$3,534.50			3/12/2026 Lighting repairs and material
FLORALAWN, INC.	2/1/2026	37272	\$8,172.67			February 2026 Monthly landscaping services
FLORALAWN, INC.	3/19/2026	38108	\$434.15		\$8,606.82	3/19/2026 Irrigation repairs
FRONTIER FLORIDA LLC -ACH	2/22/2026	22226-1965-ACH	\$314.91			Service 2/22-3/21/26
FRONTIER FLORIDA LLC -ACH	2/13/2026	021326-7085-ACH	\$67.88		\$382.79	Service 2/13-3/12/26
GOLDEN LAKES CDD C/O US BANK N.A.	2/26/2026	2/26/2026	\$123,000.00			TO PAY INTEREST ON SERIES 2021
GOLDEN LAKES CDD C/O US BANK N.A.	3/30/2026	033026-2017SERIES	\$4,693.97		\$127,693.97	TO PAY FY25ASSESSMENTS - series 2017A 1&2
GRAU & ASSOCIATES	3/2/2026	28790	\$6,000.00			FY 2025 Audit services - not to exceed \$23,500
H&S INVESTMENT GROUP OF CENTRAL FL	3/24/2026	21137	\$10,950.00			3/24/2026 Cross walk installation
H&S INVESTMENT GROUP OF CENTRAL FL	3/24/2026	21138	\$11,000.00		\$21,950.00	3/24/2026 Storm inlet tops repair
INFRAMARK LLC	3/1/2026	172970	\$3,713.17			March 2026 District Management Services
INFRAMARK LLC	3/13/2026	173916	\$1.48		\$3,714.65	February 2026 Postage
INNERSYNC STUDIO LTD.	3/1/2026	INV-SN-1299	\$388.13			3/1/2026 ADA Website compliance
LAKELAND ELECTRIC	2/3/2026	030326ACH	\$751.41			BILL PRD 01/03-02/03/26
LAKELAND ELECTRIC	2/3/2026	030326ACH	\$360.64			BILL PRD 01/03-02/03/26
LAKELAND ELECTRIC	2/3/2026	030326ACH	\$289.23			BILL PRD 01/03-02/03/26
LAKELAND ELECTRIC	3/3/2026	033026-ACH	\$702.27			Electric 2/3-3/3/26
LAKELAND ELECTRIC	3/3/2026	033026-ACH	\$360.64			Electric 2/3-3/3/26
LAKELAND ELECTRIC	3/3/2026	033026-ACH	\$254.52	\$1,317.43		Electric 2/3-3/3/26
LAKELAND ELECTRIC	3/3/2026	030323-9233-ACH	\$1,014.31		\$3,733.02	Service 02/02-03/01/26
LOFLAND SHARPE, LLC	3/5/2026	18665	\$496.50			3/5/2026 Fountain repairs
LOFLAND SHARPE, LLC	3/5/2026	18664	\$150.00			3/5/2026 Fountain repairs, cartridge
LOFLAND SHARPE, LLC	3/31/2026	18692	\$230.00		\$876.50	March 2026 Fountain services

Golden Lakes CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PAUL R WEAVER	3/24/2026	PW-091024	\$184.70			September 2024 payroll - P. Weaver
PENNONI ASSOCIATES INC.	3/16/2026	1316594	\$3,837.50			2026 District engineering services
PENNONI ASSOCIATES INC.	3/16/2026	1316602	\$250.00		\$4,087.50	District engineering services
POLK COUNTY UTILITIES DIVISION ACH	2/3/2026	030326ACH	\$103.08			SVC PERIOD 12/24/25-01/26/26
POLK COUNTY UTILITIES DIVISION ACH	2/3/2026	030326ACH	\$179.87			SVC PERIOD 12/24/25-01/26/26
POLK COUNTY UTILITIES DIVISION ACH	3/9/2026	030926-1574-ACH	\$103.08			BILLPRD 1/26-2/24/26
POLK COUNTY UTILITIES DIVISION ACH	3/9/2026	030926-1584-ACH	\$15.14			BILL PRD 6/27-7/26/24
POLK COUNTY UTILITIES DIVISION ACH	3/9/2026	030926-6716-ACH	\$97.70			BILL PRD 1/26-2/24/26
POLK COUNTY UTILITIES DIVISION ACH	3/9/2026	030926-1582-ACH	\$19.56			BILL PRD 6/27-7/26/24
POLK COUNTY UTILITIES DIVISION ACH	3/9/2026	030926-5072-ACH	\$19.56		\$537.99	BILL PRD 1/26-2/24/26
READY REFRESH - ACH	3/14/2026	16C0008167660	\$77.95			WATER DELIVERY
SECURITAS SECURITY SERVICES USA, INC.	2/28/2026	12482684	\$18,755.24			February 2026 Security monitoring system
TAMPA ELECTRIC	2/10/2026	030326ACH	\$2,164.12			SVC PERIOD 1/7-2/4/26
TAMPA ELECTRIC	2/10/2026	030326ACH	\$227.06		\$2,391.18	BILL PRD 1/7-2/4/26
U. S. BANK	1/23/2026	8050914	\$4,256.13			2021 Series - Trustee payment
Miscellaneous Subtotal			\$220,093.43			
TOTAL			\$220,093.43			

401 Third Street SW
Winter Haven, FL 33880
T: 863-324-1112
F: 863-294-6185

www.pennoni.com

MEMORANDUM

To: Golden Lakes Community Development District Board of Supervisors

From: Steven C. Shealey, PE, District Engineer

Re: June 2026 Engineer's Report

Date: May 26, 2026

The following is an update on ongoing activities and issues related to the District since your last meeting in April.

1. Pond 100 Outfall Structure: The new aluminum skimmer has been installed on the outfall structure for Pond 100 (Hole 13 green).



2. Overgrown Drainage Area: Pennoni prepared easement surveys for each of the three properties in Shadow Run and worked with Scott Clark on easement documents and a cover letter. Those letters requesting easements were sent out by certified mail.
3. Preserves Wet Pond: In August of 2025 we reported to the Board that we had discovered that a complaint had been filed with SWFWMD by a resident regarding Pond C. This complaint was filed in March of 2025. We found the complaint and inspection report during a routine review of SWFWMD files. We never heard directly from SWFWMD about this complaint at the time. On March 3rd, Michael Perez forwarded to us a letter from SWFWMD dated February 25, 2026, directing the District to take corrective action to clean dirt and debris from around two of the outfall structures by March 31, 2026. We reviewed these structures and it is our professional opinion that they are functioning properly. However, SWFWMD did not agree with our assessment and reaffirmed that they expected this work to be performed. We requested and were granted a two-month time extension for this work. That work was to be completed on May 28th.
4. Eaglebrooke North Inspection Report – While reviewing SWFWMD files regarding item 3 above, we found that SWFWMD has issued a compliance letter regarding an overdue inspection for that part of your stormwater system. That letter dated April 6, 2026, states that we are 60 days overdue on this inspection. We have yet to receive this letter either directly from SWFWMD or from Inframark. We submitted that Inspection Report to SWFWMD on February 3, 2026 and it is available on their website. This is the second time in two weeks that we have received/found an letter from SWFWMD about an overdue inspection where the inspection was completed and properly reported to SWFWMD.
5. Cascades Flooding: On March 17, we received a report that the storm inlets on Cascades Court were backed up and flooding the street. We performed a site visit and determined that those inlets appeared to be open but the outfall pipe into the pond on Carter Road was overgrown and covered in soil which likely caused a backup in the pipes. At that time the structures in Cascades and the structure outside the wall were dry and clear. We worked with Chairman Weaver and arranged to have AAA perform some preliminary regrading to try to clear the end of the outfalls (on April 7th). This work was limited due to AAA's other previous commitments, but they were able to get the outfall pipe to start draining. As it drained, significant organic material, toys, balls and yard debris came out of the end of the pipe.



At the same time, we worked with Chairman Weaver to have JNS Environmental jet clean the outfall pipe along Carter Road. JNS completed the jetting of the Carter Road pipe on April 8th. During this visit, they also were able to clear a blockage of the downstream outfall pipe. This blockage was definitely a contributing factor to the flooding as it was holding the pond water level higher than it should have been. The cleaning of the Carter Road pipe pulled even more trash and organic materials from the systems.

On May 8th, AAA returned to the site to finish the clearing and regrading of the pond. On May 12th, we were advised that the street in Cascades had again flooded. Again, working with Chairman Weaver, we had JNS return to the site to reclean the Carter Road pipe and to check the pipes leading from Cascades to Carter Road. Upon initial inspection, the structures in Cascades and on Carter Road were dry. The two structures in Cascades had a layer of leaves at the bottom but nothing that would

cause the pipe to not flow. However, when they ran the jet up the 18" pipe between the homes they encountered a significant blockage which turned out to be small limbs and yard waste that had been washed into the system. Total costs for this work are summarized as follows:

AAA Pond Regrading - \$9,375.00

JNS April 8th Work: \$3,600.00

JNS May 12th Work: \$3,200.00

Copies of the invoices for this work are attached. The pipe segment under Cascades Dr. was televised in 2018 and no issues were noted. The photo below is reflective of the yard waste removed from behind the blockage between Cascades and Carter Road.



6. Whisperwood Depression: On April 21st, we received a report about a depression around a drainage structure at 654 Whisperwoods Drive. We reviewed this issue and determined that water was infiltrating into the structure through cracks and joints that have developed since the structure was constructed. We got a proposal in the amount of \$2,645 to pour concrete collars around the structure and restore the depressed area which was approved by Chairman Weaver. That work has been completed.



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985 7481 or
1-800-836-0797 (FL only)

February 25, 2026

Golden Lakes Community Development District
Attn: Paul Weaver, Chairman
c/o Inframark
313 Campus St.
Celebration, FL 34747

Subject: **Complaint Investigation/Statement of Inspection Response**
Project Name: Eaglebrook North
Permit No.: 44026059.000
Compliance No.: 437533
County: Polk

Dear Mr. Weaver:

The Southwest Florida Water Management District (District) is responsible for protecting the water resources and related environment for the citizens of the District and has adopted permitting requirements designed to conserve water resources, protect water quality, protect wetlands, and reduce flooding.

The District received a complaint on March 5, 2015 regarding potential control structure blockages at the Eaglebrook North subdivision located in Polk County (Parcel ID 24-29-19-286039-001250). District staff conducted a site inspection on March 11, 2025 and observed excessive dirt and debris potentially blocking/impeding flow at control structure OFS-C2 and OFS-C4. A bent skimmer was also noted at OFS-C2. The District requested a Statement of Inspection (SOI) on November 3, 2025 for the system to be inspected for proper operation and maintenance. The District received a SOI from Steven C. Shealey, P.E. dated January 15, 2026. District staff conducted a site inspection on February 18, 2026 and observed dirt and debris at control structures OFS-C2 (within the discharge flume) and OFS-C4. Please perform the necessary operation and maintenance activities at these two discharge structures to ensure flow is not blocked or impeded.

In order to bring this matter into compliance, you must resolve the listed concerns and advise the District that corrective measures have been completed to bring this matter into compliance by no later than **March 27, 2026**. Your response should be directed to me at the Bartow Service Office. Your cooperation in this matter is appreciated.

If you have questions, please contact me at (813) 445-6298 or at robert.dasta@watermatters.org.

Sincerely,

Bob Dasta, P.E.
Sr. Professional Engineer
ERP Compliance
Environmental Resource Permit Bureau
Regulation Division

cc: Steven C. Shealey, P.E., Pennoni
Larry Moore

AAA Top Quality Asphalt
P. O. Box 1564
Winter Haven, FL 33882 US
aaatopqualityasphalt@gmail.com
www.aaatopqualityasphalt.com

Invoice

BILL TO
GOLDEN LAKES CDD PO BOX 1058 RUSKIN, FL

SHIP TO
GLCDD25001 - POND FIX ON S. CARTER BLVD. South Carter Road Lakeland, FL 33813

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21218	05/13/2026	\$9,375.00	06/12/2026	Net 30	

TRACKING NO.
26-0633

SALES REP
DAVID PRILLHART

ACTIVITY	QTY	RATE	AMOUNT
EXCAVATION EXCAVATE MUCK AND DIRT AROUND (2) MITERED END SECTIONS AND REGRADE AROUND THE MES AND PREP FOR SOD. REMOVE ANY EXCESS DIRT NOT NEEDED.			7,500.00
SOD INSTALL APPROXIMATELY (4) PALLETS OF BAHIA SOD.			1,875.00

BALANCE DUE

\$9,375.00



4201 Story Road
 St Cloud, FL 34772
 Phone: 407-922-2823

Invoice Number
3651
Invoice Date
4/16/2026

Bill To: Golden Lakes CDD
 401 Third Street Southwest

 Winter Haven, FL 33880

Re: Eaglebrooke Storm
 Golden Lakes Community Develop
 313 Campus Street
 Celebraton, FL 34747

Job No	Customer Job No	Customer PO	Payment Terms		Due Date
26005			Net 30 Days		5/16/2026
Description		Quantity	U/M	Rate/Unit	Price
Clean & camera storm lines leading to pond. Was not able to camera two lines due to amount of sand. Could not decant truck anymore do to sand.		4.00	HR	300.00	1,200.00
Camera		4.00	HR	300.00	1,200.00
Disposal		1.00	LS	1,200.00	1,200.00

Subtotal	\$	3,600.00
Sales Tax (if applicable)	\$	0.00
Total Due	\$	3,600.00

Thank you for your business!



4201 Story Road
 St Cloud, FL 34772
 Phone: 407-922-2823

Invoice Number
3675
Invoice Date
5/18/2026

Bill To: Golden Lakes CDD
 401 Third Street Southwest

 Winter Haven, FL 33880

Re: Eaglebrooke Storm
 Golden Lakes Community Develop
 313 Campus Street
 Celebraton, FL 34747

Job No	Customer Job No	Customer PO	Payment Terms	Due Date
26005			Net 30 Days	6/17/2026
Description	Quantity	U/M	Rate/Unit	Price
Clean storm lines from pond to manhole and storm grate then up between homes. Removed complete blockage from neighborhood storm to box.	1.00	LS	3,200.00	3,200.00

Subtotal	\$	3,200.00
Sales Tax (if applicable)	\$	0.00
Total Due	\$	3,200.00

Thank you for your business!



April 15, 2026

Melinda Gallo – District Administrative Asst. II
Golden Lakes CDD
313 Campus Street
Celebration, FL 34747

RE: Golden Lakes Community Development District Registered Voters

Dear Ms. Gallo,

In response to your request, there are currently **1,081** voters within the Golden Lakes Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Melony M. Bell". The signature is written in a cursive style.

Melony M. Bell
Supervisor of Elections
Polk County, Florida

RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE GOLDEN LAKES COMMUNITY DEVELOPMENT
DISTRICT APPROVING THE PROPOSED BUDGET FOR
FISCAL YEAR 2026/2027 AND SETTING A PUBLIC
HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2026/2027; a copy of which is attached hereto, and;

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required Public Hearing thereon;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE GOLDEN LAKES
COMMUNITY DEVELOPMENT DISTRICT;**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as Exhibit "A" is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following time and the following location:

DATE:	August 3, 2026
HOUR:	5:30 p.m.
LOCATION:	Club at Eaglebrooke 1300 Eaglebrooke Boulevard Lakeland, Florida 33813

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Manager is further directed to post the approved Proposed Budget

on the District’s website at least two days before the budget hearing date as set forth in Section 2 and thereafter it shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1st DAY OF JUNE, 2026.

ATTEST:

**GOLDEN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



*Golden Lakes
Community Development District*

**FISCAL YEAR 2027
PROPOSED BUDGET V1**

April 28, 2026

CLEAR PARTNERSHIPS





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Golden Lakes
Community Development District

Operating Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$50,000.00	\$21,825.00	\$28,175.00	\$50,000.00	0%	\$40,000.00
Interest - Tax Collector	\$0.00	\$2,555.00	\$0.00	\$2,555.00	0%	\$0.00
Special Assmnts- Tax Collector	\$1,159,947.00	\$1,095,304.00	\$64,643.00	\$1,159,947.00	0%	\$1,159,138.36
Special Assmnts- Other	\$64,105.00	\$60,532.00	\$3,573.00	\$64,105.00	0%	\$64,105.00
Special Assmnts- Delinquent	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Discounts	-\$48,962.00	-\$55,671.00	\$6,709.00	-\$48,962.00	0%	-\$46,365.53
Other Miscellaneous Revenues	\$0.00	\$1,850.00	\$0.00	\$1,850.00	0%	\$0.00
Settlements	\$0.00	\$545,000.00	\$0.00	\$545,000.00	0%	\$0.00
TOTAL REVENUES	\$1,225,090.00	\$1,671,395.00	\$103,100.00	\$1,774,495.00	45%	\$1,216,877.83

EXPENDITURES

Administrative

P/R-Board of Supervisors	\$12,000.00	\$4,400.00	\$7,600.00	\$12,000.00	0%	\$12,000.00
FICA Taxes	\$918.00	\$214.00	\$0.00	\$214.00	-77%	\$0.00
ProfServ-Engineering	\$75,000.00	\$17,157.00	\$57,843.00	\$75,000.00	0%	\$75,000.00
ProfServ-Legal Services	\$40,000.00	\$37,473.00	\$53,711.30	\$91,184.30	128%	\$60,000.00
ProfServ-Mgmt Consulting	\$44,558.00	\$18,566.00	\$25,992.00	\$44,558.00	0%	\$45,894.74
ProfServ-Property Appraiser	\$16,000.00	\$0.00	\$16,000.00	\$16,000.00	0%	\$16,000.00
ProfServ-Special Assessment	\$11,705.00	\$11,705.00	\$0.00	\$11,705.00	0%	\$11,705.00
ProfServ-Web Site Development	\$1,800.00	\$388.00	\$1,412.00	\$1,800.00	0%	\$1,800.00
Auditing Services	\$25,000.00	\$3,500.00	\$21,500.00	\$25,000.00	0%	\$25,000.00
Postage and Freight	\$1,200.00	\$17.00	\$1,183.00	\$1,200.00	0%	\$1,600.00
Insurance - General Liability	\$10,433.00	\$9,218.00	\$1,215.00	\$10,433.00	0%	\$10,048.00
Printing and Binding	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Legal Advertising	\$2,300.00	\$651.00	\$1,649.00	\$2,300.00	0%	\$2,300.00
Miscellaneous Services	\$300.00	\$128.00	\$172.00	\$300.00	0%	\$500.00
Misc-Assessment Collection Cost	\$21,800.00	\$22,003.00	\$0.00	\$22,003.00	1%	\$23,182.77
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
ProfServ-Legal Litigation	\$60,000.00	\$24,186.00	\$35,814.00	\$60,000.00	0%	\$0.00
Total Administrative	\$323,689.00	\$149,781.00	\$224,591.30	\$374,372.30	16%	\$285,705.51

Field

ProfServ-Field Management	\$22,200.00	\$1,850.00	\$20,350.00	\$22,200.00	0%	\$10,000.00
Contracts-Security Services	\$250,000.00	\$103,536.00	\$148,401.60	\$251,937.60	1%	\$264,600.00
Contracts-Landscape	\$105,000.00	\$40,863.00	\$64,137.00	\$105,000.00	0%	\$103,620.00
Security-Roving Parking Patrol	\$5,000.00	\$237.00	\$4,763.00	\$5,000.00	0%	\$5,000.00
Communication - Teleph - Field	\$4,500.00	\$2,277.00	\$3,263.70	\$5,540.70	23%	\$6,000.00
Utility - Access Gate	\$7,500.00	\$2,869.00	\$4,112.23	\$6,981.23	-7%	\$8,000.00
Electricity - General	\$38,000.00	\$14,334.00	\$20,545.40	\$34,879.40	-8%	\$38,000.00
Electricity - Streetlights	\$22,000.00	\$8,378.00	\$12,008.47	\$20,386.47	-7%	\$22,000.00

Golden Lakes
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Utility - Irrigation	\$1,200.00	\$792.00	\$1,135.20	\$1,927.20	61%	\$2,200.00
R&M-Common Area	\$40,000.00	\$20,744.00	\$29,733.07	\$50,477.07	26%	\$40,000.00
R&M-Gate	\$5,000.00	\$2,137.00	\$3,063.03	\$5,200.03	4%	\$5,000.00
R&M-Irrigation	\$15,000.00	\$6,652.00	\$9,534.53	\$16,186.53	8%	\$15,000.00
R&M-Ponds	\$25,000.00	\$9,920.00	\$14,218.67	\$24,138.67	-3%	\$15,000.00
R&M-Roads & Alleyways	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$25,000.00
R&M-Stormwater System	\$100,000.00	\$0.00	\$100,000.00	\$100,000.00	0%	\$75,000.00
R&M-Streetlights	\$10,000.00	\$335.00	\$9,665.00	\$10,000.00	0%	\$10,000.00
R&M-Trees and Trimming	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$13,000.00
R&M-Security Cameras	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Misc-Contingency	\$25,000.00	\$600.00	\$24,400.00	\$25,000.00	0%	\$19,400.00
Bottled Water Delivery	\$900.00	\$431.00	\$469.00	\$900.00	0%	\$1,250.00
Op Supplies - Gatehouse	\$300.00	\$0.00	\$300.00	\$300.00	0%	\$300.00
Pressure Washing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$25,000.00
Landscaping - Mulching	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$16,120.00
Landscaping - Annuals	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$22,000.00
Fountain	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Field	\$714,100.00	\$215,955.00	\$507,599.90	\$723,554.90	1%	\$747,990.00
Reserves						
Pavement Loan (P&I)	\$108,862.00	\$0.00	\$108,862.00	\$108,862.00	0%	\$110,974.42
Reserve - Infrastructure	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$25,000.00
Reserve - Roadways	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$25,000.00
Interest Expense	\$24,304.00	\$0.00	\$24,304.00	\$24,304.00	0%	\$22,207.90
Total Reserves	\$183,166.00	\$0.00	\$183,166.00	\$183,166.00	0%	\$183,182.32
TOTAL EXPENDITURES	\$1,220,955.00	\$365,736.00	\$915,357.20	\$1,281,093.20	5%	\$1,216,877.83
Excess (deficiency) of revenues						
Over (under) expenditures	\$4,135.00	\$1,305,659.00	-\$812,257.20	\$493,401.80	11832%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		-\$154,993.00	\$0.00	-\$154,993.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	-\$154,993.00	\$0.00	-\$154,993.00		\$0.00
Net change in fund balance		\$1,150,666.00	-\$812,257.20	\$338,408.80	0%	\$0.00
FUND BALANCE, BEGINNING	\$994,263.00	\$994,263.00	\$0.00	\$994,263.00	0%	\$1,332,671.80
FUND BALANCE, ENDING	\$998,398.00	\$2,144,929.00	-\$812,257.20	\$1,332,671.80	33%	\$1,332,671.80

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS	
Beginning Fund Balance - Fiscal Year 2027	\$1,332,885.80
Net Change in Fund Balance - Fiscal Year 2027	\$0.00
Reserve for New Loan - FY27 Additions	\$183,182.32
Total Funds Available (Estimated) - 09/30/27	\$1,516,068.12

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
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ALLOCATION OF AVAILABLE FUNDS

Less: First Quarter Operating Reserve		\$304,219.46	(1)
Reserves - Renewal & Replacement Prior Years	210,285		(2)
Reserves - Roadways Prior Years	338,752		(2)
Reserves - Sidewalks Prior Years	25,000		(2)
Reserves - Streetlights Prior Years	25,000		(2)
Reserves - Infrastructure Prior Years	75,000		(2)
Reserves - Recreational Facilities Prior Years	45,025	\$719,062.00	(2)

Estimated Remaining Undesignated Cash as of 9/30/2027	\$1,023,281.46
Total Unassigned (undesignated) Cash	\$492,786.66

Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Assigned by board in FY25

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments–Tax Collector

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.

Special Assessment - Other

The District will levy a Non-Ad Valorem assessment for the paving project within the District to pay for the paving project during the Fiscal Year. The additional money collected will be used as a reserve.

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

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.

Professional Services-Engineering

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.

Professional Services- Legal Services

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.

Professional Services- Management Consulting

The district receives Management, Accounting and Administrative services as part of a Management agreement with Inframark. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement with a moderate anticipated increase.

Professional Services- Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per 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 fiscal year budget costs are based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2027

Administrative (cont'd)

Professional Services-Special Assessment

These fees are for preparation of the annual assessment roll that is certified to the tax collector.

Professional Services-Website Development

Inframark will be providing website development. Go Daddy.com will provide email and archiving services.

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 based on historical cost.

Postage & Freight

Actual Postage and/or freight used for District mailings including agenda packages; vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with EGIS Insurance Advisors specializing in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus a 10% increase to be conservative.

Printing & Binding

Cost of 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 Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

Bank charges and any other miscellaneous expenses that are incurred during the year.

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.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Field

Professional Services - Field Management

The District has a contract with Inframark for the operation of the District's facilities and its contractors.

Contracts - Security Services

The District currently has a contract with a vendor to provide security services for the District.

Budget Narrative
Fiscal Year 2027

Field (cont'd)

Contracts - Landscape

The District will contract with a vendor to provide the landscape maintenance of the common areas.

Contracts - Security Roving Patrol

Roving patrol to inspect and enforce parking and towing restrictions.

Communication - Telephone Field

Phone expenses in the field.

Utility - Access Gate

The District has utility accounts with Lakeland Electric and Polk County for electrical usage for the District's gatehouse.

Electricity - General

The District has utility accounts with Lakeland Electric and Tampa Electric for street lighting leases and usage for the District's facilities and assets. Costs are based on historical expenses.

Electricity - Streetlighting

The District has utility accounts with Lakeland Electric and Tampa Electric for street lighting usage for the District's facilities and assets.

Utility - Irrigation

Irrigation for Grandview Island.

R&M - Common Area

Repairs and maintenance of common areas.

R&M Gate

The repairs and maintenance of the gatehouse.

R&M Irrigation

The repairs and maintenance for irrigation (Sprinkler system).

R&M Ponds

Repairs and maintenance of the District's Ponds.

R&M Roads & Alleyways

Repairs and maintenance for the District's roads.

R&M - Stormwater System

Reserves on the Stormwater System for any necessary cleaning or to correct any issues for the new fiscal year.

R&M Streetlights

Repair and maintenance for the District's streetlights from Deal Electric.

R&M Trees & Trimming

Landscape maintenance for trimming and removal of trees.

R&M Security Cameras

Repairs and replacement of security cameras.

Budget Narrative
Fiscal Year 2027**Field (cont'd)****Misc. - Contingency**

This category provides funds for field expenditures that may not have been budgeted anywhere else.

Bottled Water Delivery

Ready Refresh water delivery for gatehouse.

OP Supplies - Gatehouse

Cost of supplies for the gatehouse.

Pressure Washing

Cost of pressure washing for the District.

Landscaping – Mulching

Cost of mulch to be done throughout the District.

Landscaping – Annuals

Cost of Annuals to be done throughout the District.

Fountain

Cost of fountain repairs and maintenance.

Reserves**Pavement Loan**

These are funds that will be used for the roadway project.

Interest Expense

The district pays interest expense on the outstanding debt twice a year.

Reserve Infrastructure

Reserves for the district's infrastructure.

Reserve Roadways

Reserves for the district's roads.



Golden Lakes
Community Development District

Debt Service Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2021 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$264.00	\$0.00	\$264.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$64,104.87
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$2,564.19
TOTAL REVENUES	\$0.00	\$264.00	\$0.00	\$264.00	0%	\$61,540.68
EXPENDITURES						
<i>Debt Service</i>						
ProfServ-Trustee Fees	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Loan-Pavement	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$110,974.42
Interest Expense	\$24,304.00	\$13,200.00	\$11,104.00	\$24,304.00	0%	\$22,207.90
Cost of Issuance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Miscellaneous Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,282.10
<i>Total Debt Service</i>	\$24,304.00	\$13,200.00	\$11,104.00	\$24,304.00	0%	\$134,464.42
TOTAL EXPENDITURES	\$24,304.00	\$13,200.00	\$11,104.00	\$24,304.00		\$134,464.42
Excess (deficiency) of revenues						
Over (under) expenditures	-\$24,304.00	-\$12,936.00	-\$11,104.00	-\$24,040.00	-1%	-\$72,923.74
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$12,200.00	\$0.00	\$12,200.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$12,200.00	\$0.00	\$12,200.00		\$0.00
Net change in fund balance		-\$736.00	-\$11,104.00	-\$11,840.00	0%	-\$72,923.74
FUND BALANCE, BEGINNING	\$14,956.00	\$14,956.00	\$0.00	\$14,956.00	0%	\$3,116.00
FUND BALANCE, ENDING	-\$9,348.00	\$14,220.00	-\$11,104.00	\$3,116.00	-133%	-\$69,807.74
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	\$45,597.00	\$45,962.00	\$46,327.00			\$46,692.00
Series 2021 Bonds	\$0.00	\$0.00	\$0.00			\$0.00

Period Ending	Outstanding Balance	Principal	Interest	Debt Service	Annual Debt Service
5/1/2022	\$1,000,000.00		\$13,795.83	\$13,795.83	\$13,795.83
11/1/2022	\$1,000,000.00		\$19,250.00	\$19,250.00	
5/1/2023	\$1,000,000.00	\$102,762.76	\$19,250.00	\$122,012.76	\$141,262.76
11/1/2023	\$897,237.24		\$17,271.82	\$17,271.82	
5/1/2024	\$897,237.24	\$104,756.87	\$17,271.82	\$122,028.69	\$139,300.51
11/1/2024	\$792,480.37		\$15,255.25	\$15,255.25	
5/1/2025	\$792,480.37	\$106,789.69	\$15,255.25	\$122,044.94	\$137,300.19
11/1/2025	\$685,690.68		\$13,199.55	\$13,199.55	
5/1/2026	\$685,690.68	\$108,861.95	\$13,199.55	\$122,061.50	\$135,261.05
11/1/2026	\$576,828.73		\$11,103.95	\$11,103.95	
5/1/2027	\$576,828.73	\$110,974.42	\$11,103.95	\$122,078.37	\$133,182.32
11/1/2027	\$465,854.31		\$8,967.70	\$8,967.70	
5/1/2028	\$465,854.31	\$113,127.89	\$8,967.70	\$122,095.59	\$131,063.29
11/1/2028	\$352,726.42		\$6,789.98	\$6,789.98	
5/1/2029	\$352,726.42	\$115,323.14	\$6,789.98	\$122,113.12	\$128,903.10
11/1/2029	\$237,403.28		\$4,570.01	\$4,570.01	
5/1/2030	\$237,403.28	\$117,560.99	\$4,570.01	\$122,131.00	\$126,701.01
11/1/2030	\$119,842.29		\$2,306.96	\$2,306.96	
5/1/2031	\$119,842.29	\$119,842.29	\$2,306.96	\$122,149.25	\$124,456.21
		\$1,000,000.00	\$211,226	\$1,211,226	\$1,211,226

Budget Narrative
Fiscal Year 2027

REVENUES

Interest Investments

The District earns interest on their operating accounts and other investments.

Special Assessments–Tax Collector

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.

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

Administrative

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.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$142,511.00	\$134,569.00	\$7,942.00	\$142,511.00	0%	\$142,511.46
Special Assmnts- Discounts	-\$5,700.00	-\$6,482.00	\$782.00	-\$5,700.00	0%	-\$5,700.46
TOTAL REVENUES	\$136,811.00	\$128,087.00	\$8,724.00	\$136,811.00	0%	\$136,811.00
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Property Appraiser	\$1,425.00	\$0.00	\$1,425.00	\$1,425.00	0%	\$1,425.11
Misc-Assessmnt Collection Cost	\$2,850.00	\$2,562.00	\$288.00	\$2,850.00	0%	\$2,850.23
Total Administrative	\$4,275.00	\$2,562.00	\$1,713.00	\$4,275.00	0%	\$4,275.34
<i>Golf Course</i>						
R&M-Golf Course	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Golf Course	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL EXPENDITURES	\$4,275.00	\$2,562.00	\$1,713.00	\$4,275.00		\$4,275.34
Excess (deficiency) of revenues						
Over (under) expenditures	\$132,536.00	\$125,525.00	\$7,011.00	\$132,536.00	0%	\$132,535.66
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$142,793.00	\$0.00	\$142,793.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$142,793.00	\$0.00	\$142,793.00		\$0.00
Net change in fund balance		\$268,318.00	\$7,011.00	\$275,329.00	0%	\$132,535.66
FUND BALANCE, BEGINNING	-\$262,692.00	-\$262,692.00	\$0.00	-\$262,692.00	0%	\$12,637.00
FUND BALANCE, ENDING	-\$130,156.00	\$5,626.00	\$7,011.00	\$12,637.00	-110%	\$145,172.66
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Golf Reserve Fund	\$0.00	\$0.00	\$0.00			\$0.00



Golden Lakes

Community Development District

Supporting Budget Schedule

FY 2027



Assessment Summary

Phase	Village	General Fund 001			Golf Reserve Fund 402			Paving Assessment 203			Series 2017 Debt Service			Total Assessments per Unit			O&M	2017 DS	2021 DS	Paving
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Units	Units	Units	Assmt Units
1A	Cascades/	\$1,045.48	\$1,042.32	\$3.16	\$234.78	\$234.78	\$0.00	\$62.34	\$62.34	\$0.00	\$440.22	\$440.22	\$0.00	\$1,782.82	\$1,779.66	\$3.16	30	30	30	30
	Island Lake	\$1,140.52	\$1,137.08	\$3.44	\$234.78	\$234.78	\$0.00	\$62.34	\$62.34	\$0.00	\$440.22	\$440.22	\$0.00	\$1,877.86	\$1,874.41	\$3.45	11	11	11	11
1B	Clearpointe	\$1,045.48	\$1,042.32	\$3.16	\$234.78	\$234.78	\$0.00	\$62.62	\$62.62	\$0.00	\$440.22	\$440.22	\$0.00	\$1,783.09	\$1,779.94	\$3.16	40	40	40	38
2A	Osprey Landing	\$1,900.87	\$1,895.13	\$5.74	\$234.78	\$234.78	\$0.00	\$126.41	\$126.41	\$0.00	\$440.22	\$440.22	\$0.00	\$2,702.28	\$2,696.54	\$5.74	43	43	43	43
2B	Reflections	\$2,471.13	\$2,463.67	\$7.46	\$234.78	\$234.78	\$0.00	\$144.26	\$144.26	\$0.00	\$440.22	\$440.22	\$0.00	\$3,290.38	\$3,282.92	\$7.46	44	44	44	44
2BN	Eaglebrooke North	\$2,927.33	\$2,918.50	\$8.84	\$234.78	\$234.78	\$0.00	\$158.01	\$158.01	\$0.00	\$440.22	\$440.22	\$0.00	\$3,760.35	\$3,751.51	\$8.84	124	124	124	124
2C	Osprey Landing West	\$2,100.46	\$2,094.12	\$6.34	\$234.78	\$234.78	\$0.00	\$124.80	\$124.80	\$0.00	\$440.22	\$440.22	\$0.00	\$2,900.25	\$2,893.91	\$6.34	48	48	48	47
3	Viewpointe	\$1,045.48	\$1,042.32	\$3.16	\$234.78	\$234.78	\$0.00	\$60.60	\$60.60	\$0.00	\$440.22	\$440.22	\$0.00	\$1,781.08	\$1,777.92	\$3.16	26	26	26	26
5A	Eaglebrooke	\$1,045.48	\$1,042.32	\$3.16	\$234.78	\$234.78	\$0.00	\$56.76	\$56.76	\$0.00	\$440.22	\$440.22	\$0.00	\$1,777.24	\$1,774.08	\$3.16	53	53	53	53
V	Villages	\$1,026.47	\$1,023.37	\$3.10	\$234.78	\$234.78	\$0.00	\$42.85	\$42.85	\$0.00	\$440.22	\$440.22	\$0.00	\$1,744.32	\$1,741.22	\$3.10	35	35	35	33
VH	Vista Hills	\$2,376.08	\$2,368.91	\$7.17	\$234.78	\$234.78	\$0.00	\$134.09	\$134.09	\$0.00	\$440.22	\$440.22	\$0.00	\$3,185.18	\$3,178.00	\$7.17	23	23	23	23
VH2	Vista Hills II	\$2,661.21	\$2,653.18	\$8.03	\$234.78	\$234.78	\$0.00	\$134.09	\$134.09	\$0.00	\$440.22	\$440.22	\$0.00	\$3,470.31	\$3,462.27	\$8.03	14	14	14	14
WW	Whisper Woods	\$2,471.13	\$2,463.67	\$7.46	\$234.78	\$234.78	\$0.00	\$123.93	\$123.93	\$0.00	\$440.22	\$440.22	\$0.00	\$3,270.06	\$3,262.60	\$7.46	57	57	57	57
G	Grandview	\$1,150.02	\$1,146.55	\$3.47	\$234.78	\$234.78	\$0.00	\$60.48	\$60.48	\$0.00	\$440.22	\$440.22	\$0.00	\$1,885.50	\$1,882.03	\$3.47	59	59	59	59
																607	607	607	602	

ASSESSMENT INCREASE ANALYSIS				
		Assessment Increase \$0.00		
Phase	Village	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
1A	Cascades/	\$0.00	0%	\$0.00
	Island Lake	\$0.00	0%	\$0.00
1B	Clearpointe	\$0.00	0%	\$0.00
2A	Osprey Landing	\$0.00	0%	\$0.00
2B	Reflections	\$0.00	0%	\$0.00
2BN	Eaglebrooke North	\$0.00	0%	\$0.00
2C	Osprey Landing West	\$0.00	0%	\$0.00
3	Viewpointe	\$0.00	0%	\$0.00
5A	Eaglebrooke	\$0.00	0%	\$0.00
V	Villages	\$0.00	0%	\$0.00
VH	Vista Hills	\$0.00	0%	\$0.00
VH2	Vista Hills II	\$0.00	0%	\$0.00
WW	Whisper Woods	\$0.00	0%	\$0.00
G	Grandview	\$0.00	0%	\$0.00
Total		\$0.00	Collection costs included	

ASSESSMENT TREND ANALYSIS - GENERAL FUND						
Phase	Village	FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
1A	Cascades/	\$1,045.48	\$1,042.32	\$887.41	\$780.29	\$743.16
	Island Lake	\$1,140.52	\$1,137.08	\$968.09	\$851.22	\$810.72
1B	Clearpointe	\$1,045.48	\$1,042.32	\$887.41	\$780.29	\$743.16
2A	Osprey Landing	\$1,900.87	\$1,895.13	\$1,613.48	\$1,418.71	\$1,351.20
2B	Reflections	\$2,471.13	\$2,463.67	\$2,097.52	\$1,844.32	\$1,756.56
2BN	Eaglebrooke North	\$2,927.33	\$2,918.50	\$2,484.76	\$2,184.81	\$2,080.84
2C	Osprey Landing West	\$2,100.46	\$2,094.12	\$1,782.89	\$1,567.67	\$1,493.07
3	Viewpointe	\$1,045.48	\$1,042.32	\$887.41	\$780.29	\$743.16
5A	Eaglebrooke	\$1,045.48	\$1,042.32	\$887.41	\$780.29	\$743.16
V	Villages	\$1,026.47	\$1,023.37	\$871.28	\$766.10	\$729.65
VH	Vista Hills	\$2,376.08	\$2,368.91	\$2,016.85	\$1,773.38	\$1,689.00
VH2	Vista Hills II	\$2,661.21	\$2,653.18	\$2,258.87	\$1,986.19	\$1,891.68
WW	Whisper Woods	\$2,471.13	\$2,463.67	\$2,097.52	\$1,844.32	\$1,756.56
G	Grandview	\$1,150.02	\$1,146.55	\$976.15	\$858.32	\$817.47



Proposal

Proposal No.: 394070
Proposed Date: 04/10/26

PROPERTY:	FOR:
Golden Lakes CDD - Maintenance Michael Perez 1300 Eaglebrooke Boulevard Lakeland, FL 33813	TEMPLATE- 2025 Wet Check Repairs Initial Inspection.

Battery Timers.

Locations : Osprey Landing Pointe - 1 broken 6" spray head and nozzle, 1-12" standard valve box reclaimed.

Wisper Woods Dr. - Bad Timer Node100, 2-9V Batteries, 1- 10" round valve box reclaimed,

Osprey Landing Dr. - 1 broken 6" spray head with nozzle.

Osprey Landing Way - Abandoned, water meter removed.

Clear Point Way - 2 - 6" Spray heads with nozzles.

Island Lake Ln - 1- standard valve box reclaimed

Cascade Ct - Good

Reflections Lake Loop - Drip on hose bib no check valve, does not meet code.

Whisper woods Dr across from house 554 - No water source

Osprey Landing Rd across from house 7655 - No water source

Eagle Ridge Blvd across from house 6432- 2 bad solo timers, replace jumbo valve box reclaimed

Eagle Ridge Blvd across from house 6956 - Broken jumbo valve box reclaimed.

Osprey Landing Dr. by house 1420 - good

Osprey Landing Dr and Eaglebrook Blvd - 1 broken standard valve box

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Install					
Lateral Components					\$2,272.82
NDS Standard Valve Box Rectangle 14 in. x 19 in. x 12 in.H Black Box/Green Lid Overlapping ICV	1.00	EA	\$77.04	\$77.04	
NDS Standard Valve Box Black Box/Purple Lid Rectangle 14 in. x 19 in. x 12 in. Overlapping RW	2.00	EA	\$87.75	\$175.49	
NDS Standard Valve Box Round 10 in. Purple Box/Purple Lid Overlapping RW	1.00	EA	\$46.89	\$46.89	
Hunter NODE Outdoor Controller 1 Station with DC Latching Solenoid Battery Powered	2.00	EA	\$310.17	\$620.34	
Duracell Procell 9V Battery	6.00	EA	\$12.50	\$75.00	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	4.00	EA	\$19.65	\$78.60	
Hunter PRO Nozzle 15 ft. Radius Half Circle 180 Degree	4.00	EA	\$2.46	\$9.84	
NDS Jumbo Valve Box Standard Purple ICV 13 in. 20 in. 12 in. Rectangle 13 in. x 20 in. x 12 in. Overlapping	2.00	EA	\$188.56	\$377.12	
Irrigation Technician Labor	12.50	HR	\$65.00	\$812.50	
				Total:	\$2,272.82



GLCDD25001 - POND FIX ON S. CARTER BLVD. Proposal

Contact
David Prillhart
(863) 956-7724
david@aaatopqualityasphalt.com

Proposal Date 4/15/2026
Project ID 26-0633
Job Site GLCDD25001 - POND
FIX ON S. CARTER
BLVD.
South Carter Road
Lakeland, FL 33813

Submitted to
Golden Lakes Cdd
Steve Shealey
(863) 698-3226
SShealey@Pennoni.com

Services

GLCDD25001 - POND FIX ON S. CARTER BLVD. Estimate

EXCAVATION & GRADING	\$7,500.00
EXCAVATE MUCK AND DIRT AROUND (2) MITERED END SECTIONS AND REGRADE AROUND THE MES AND PREP FOR SOD. REMOVE ANY EXCESS DIRT NOT NEEDED.	
SOD INSTALLATION	\$1,875.00
INSTALL APPROXIMATELY (4) PALLETS OF BAHIA SOD.	
SIDEWALK REPAIR (IF NEEDED)	\$3,000.00
REPAIR 20 LN. FT. OF 4" CONCRETE SIDEWALK USING 3500 PSI W/ FIBER MESH.	
Total: \$12,375.00	

Acceptance

PLEASE NOTE

DUE TO THE VOLATILITY OF THE CURRENT MARKET FOR OIL-BASED PRODUCTS, WE RESERVE THE RIGHT TO REVIEW PRICING AT THE TIME OF ASPHALT INSTALLATION.

EXCLUSIONS

THE FOLLOWING ARE NOT INCLUDED IN THE SCOPE OF WORK:

- "ASPHALT OVERAGES DUE TO AN INCORRECT BASE
- "TACK, PRIME, SAND, SILT FENCE, SURVEY, AS-BUILTS, SOIL TESTING, DENSITY TESTING, PAINT, BOND, PERMIT, PERMIT FEES, SOD, NIGHT WORK, LIGHT PLANT, HERBICIDE, OR ANY WORK NOT EXPLICITLY LISTED OR IMPLIED IN THE SCOPE OF WORK
- "RESPONSIBILITY FOR REFLECTIVE CRACKING RESULTING FROM PAVING OVER OLD ASPHALT OR CONCRETE
- "GUARANTEE OF POSITIVE DRAINAGE IN ALL AREAS, AS PONDING MAY OCCUR DUE TO EXISTING ELEVATIONS
- " RESPONSIBILITY FOR TEAR MARKS THAT MAY APPEAR DUE TO SUMMER HEAT (THESE SHOULD SUBSIDE IN COOLER WEATHER; WE SAND THE ASPHALT AFTER INSTALLATION TO MITIGATE THIS ISSUE)
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WARRANTY EXCLUSIONS



GLCDD25001 - POND FIX ON S. CARTER BLVD. Proposal

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"ASPHALT PAVEMENT WARRANTIES DO NOT COVER FAILURES CAUSED BY BASE OR SUBGRADE INSTALLED AND COMPACTED BY OTHERS.

RIGHT OF CONTRACTOR TO WITHDRAW

NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, THE CONTRACTOR RESERVES THE RIGHT TO WITHDRAW FROM ANY AWARDED CONTRACT OR ISSUED PURCHASE ORDER OF RECEIPT, WITHOUT PENALTY OR LIABILITY, IF AFTER INTERNAL REVIEW, THE CONTRACTOR DETERMINES THAT PROCEEDING WITH THE PROJECT IS NO LONGER FEASIBLE DUE TO OPERATIONAL, FINANCIAL, LOGISTICAL, OR STRATEGIC REASONS.

TO EXERCISE THIS RIGHT, THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONTRACTING AUTHORITY STATING THE INTENTION TO WITHDRAW AND THE EFFECTIVE DATE OF SUCH WITHDRAWAL. UPON RECEIPT OF SUCH NOTICE, THE PARTIES SHALL HAVE NO FURTHER OBLIGATIONS TO ONE ANOTHER WITH RESPECT TO THE PROJECT, EXCEPT FOR PAYMENT FOR GOODS OR SERVICES ALREADY DELIVERED OR COMPLETED PRIOR TO THE DATE OF WITHDRAWAL.

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Steve Shealey
Golden Lakes Cdd
SShealey@Pennonni.com

Date

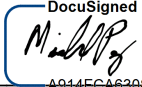
David Prillhart
H&S Investment Group of Central Florida, LLC dba
AAA Top Quality Asphalt
david@aaatopqualityasphalt.com

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Golden Lakes Eaglebrook Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.


1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Golden Lakes Eaglebrook Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By: 
A014FCA6308743D...

 Special District Representative
 Michael Perez
 Print name
 District Manager
 Title

 4/15/2026
 Date

Neil Combee
 Polk County Property Appraiser
 By: 

 Neil Combee, Property Appraiser



Eaglebrooke - Concrete Collar Repair Proposal

Contact
Steve Kelton
(863) 604-1097
steven@aaatopqualityasphalt.com

Proposal Date 4/30/2026
Project ID 26-0700
Job Site 654 Whisper Woods Dr
Lakeland, FL 33813

Submitted to
Golden Lakes Cdd
Steve Shealey
(863) 698-3226
SShealey@Pennoni.com

Services

Eaglebrooke - Concrete Collar Repair Estimate

SCOPE OF WORK

- EXCAVATE AROUND INLET AND POUR COLLARS TO STOP LEAK
- BACK FILL AROUND DRAIN
- INSTALL SOD AROUND DRAIN

CONCRETE REPAIR

- EXCAVATE AROUND INLET AND POUR COLLARS TO STOP LEAK
- BACK FILL AROUND DRAIN
- INSTALL SOD AROUND DRAIN

Total: \$2,645.00

Acceptance

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Eaglebrooke - Concrete Collar Repair Proposal

BY OTHERS.

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Steve Shealey
Golden Lakes Cdd
SShealey@Pennoni.com

Date

Steve Kelton
H&S Investment Group of Central Florida, LLC dba
AAA Top Quality Asphalt
steven@aaatopqualityasphalt.com



April 9, 2026

Pennoni Engineering

RE: Eaglebrooke Golf Course
7020 Carter Road South
Lakeland, FL

Clean and Camera Eaglebrooke Storm:

JNS Environmental is pleased to quote: Clean and camera 2 storm runs. Estimated 6 hours includes drive time.

- Jet Vac Truck: \$1,800.00 (\$300 x 6hrs)
- Camera Truck: \$1,800.00 (\$300 x 6hrs)

Bid Total: \$3,600.00

Hours and disposal are subject to change due to unforeseen circumstances.

Pricing is valid for 30 days.

*Acceptance of proposal: The above materials, prices, and payment terms of net 30 days are satisfactory and hereby accepted by signature below.

Shane Kovacs
407-922-2823
JNS Environmental

DocuSigned by:
Paul Weaver
2DE9A6D60E784D3...

Authorized Signature/Date

Paul Weaver

Print Name

1 **sMINUTES OF MEETING**
2 **GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The meeting of the Board of Supervisors (“Board”) of the Golden Lakes Community
5 Development District was held on Tuesday, April 7, 2026, at 5:30 p.m., at the Club at
6 Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida 33813.

7
8 Present and constituting a quorum were:

- | | |
|----------------|---------------------|
| 9 Paul Weaver | Chairperson |
| 10 Lithea Beck | Vice Chairperson |
| 11 Sam Morrone | Assistant Secretary |

12
13 Also present, either in person or via communication media technology, were:

- | | |
|--|---------------------------------------|
| 14 Michael Perez | District Manager, Inframark |
| 15 Scott Clark | District Counsel, Winter Park Lawyers |
| 16 Steven Shealey | District Engineer, Pennoni |
| 17 Ryan Roberts | General Manager, Eaglebrooke |
| 18 JoAnna Likar | HOA Manager |
| 19 John Khatiblou | District Accountant, Inframark |
| 20 David Manfrin | Representative, Juniper Landscape |
| 21 Residents and Members of the Public | |

22
23 *This is not a certified or verbatim transcript but rather represents the context and summary*
24 *of the meeting. The full meeting is available in audio format upon request. Please contact*
25 *the District Office for any related costs for an audio copy.*

26
27 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

28 Mr. Perez called the meeting to order at 5:30 p.m. and conducted roll call. A quorum
29 was established.

30 **SECOND ORDER OF BUSINESS** **Approval of Agenda**

31 The Board discussed amending the agenda to include Juniper Landscape under Staff
32 Reports.

33

On MOTION by Ms. Beck, seconded by Mr. Weaver, with all 34 in favor, the agenda was approved as amended to include 35 Juniper Landscape under Staff Reports.
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36

37 **THIRD ORDER OF BUSINESS** **Audience Comments**

38 The first resident speaker thanked the Board and District staff for the installation of the
39 stop sign and for trimming the trees in the area.

40 A second resident thanked Mr. Weaver for his assistance with the flooding issues at
41 Cascades.

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42 A third resident inquired about gate access procedures. Mr. Perez and Ms. Likar
43 discussed TekWave, the resident application process, and the status of residents who were
44 not utilizing the application system.

45 A fourth resident expressed concerns regarding the third-shift security guard and stated
46 that not every vehicle approaching the gate was being checked.

47 A fifth resident discussed concerns regarding after-hours fishing occurring on her
48 property.

49

50 **FOURTH ORDER OF BUSINESS** **Staff Reports**

51 **A. District Accountant**

52 **1. Financials (*January & February*)**

53 **2. Check Register (*January & February*)**

54 Mr. Khatiblou provided an overview of the financial status of the District. The Board
55 had no questions at this time.

56

57 On MOTION by Ms. Beck, seconded by Mr. Morrone, with all
58 in favor, the financial statements and check register were
59 accepted.

60

61 **Juniper Landscape**

62 Mr. Manfrin addressed the Board and presented various landscape-related items and
63 updates throughout the District.

64 Mr. Perez discussed ongoing communications with FloraLawn regarding irrigation-
65 related items and service concerns within the community. Discussion ensued regarding the
66 quality and consistency of services being provided by FloraLawn. The Board discussed
67 withholding payment to FloraLawn at this time pending further discussions and resolution
68 of the identified service issues.

69 The Board considered the following Juniper Landscape proposals:

70 On MOTION by Mr. Weaver, seconded by Ms. Beck, with all
71 in favor, Proposal No. 393727, in the amount of \$4,694.55, was
72 approved.

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74 Discussion ensued regarding how proposals should be formatted and presented to the
75 Board moving forward.

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On MOTION by Mr. Weaver, seconded by Ms. Beck, with all in favor, Proposal No. 394070, in the amount of \$2,272.82, was approved.

On MOTION by Mr. Weaver, seconded by Ms. Beck, with all in favor, Proposal No. 394085, in the amount of \$496.46, was approved.

B. District Counsel

Mr. Clark discussed the revised Rules and Regulations and reviewed the associated enforcement and adoption processes with the Board. Mr. Morrone summarized the proposed rules and provided additional comments regarding enforcement procedures and implementation.

Discussion ensued regarding the process for enforcement actions, associated charges, and related procedures. Mr. Clark advised that revisions would be made to the draft rules for further Board review at the next meeting.

The Board also discussed utilizing a towing vendor for the common areas and discussed decorative boulders within the community.

C. District Engineer

Mr. Shealey discussed the drainage ditch located on Eagle Ridge Boulevard and advised the Board that the area appeared to be located on property owned by another property owner. Mr. Shealey also reviewed items contained within his engineering report and provided updates regarding ongoing District matters.

Mr. Weaver addressed the flooding situation at Cascades and discussed ongoing concerns and conditions within the area.

D. Property Manager

1. Consideration of Guard House Station Proposal

Ms. Likar advised the Board that there were no significant updates at this time.

Ms. Likar then discussed the guard shack proposal.

On MOTION by Ms. Beck, seconded by Mr. Morrone, with all in favor, the guard House proposal in the amount of \$12,840 was approved.

E. Eaglebrooke Manager

Mr. Roberts reviewed the golf course financial statements and advised the Board that the golf course operations were currently favorable to budget.

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113 Mr. Roberts also discussed menu items and provided updates regarding
114 preparations and activities for the Easter Event.

115 **F. District Manager**

116 Mr. Perez began discussion regarding the Fiscal Year 2027 Budget and reviewed
117 adjustments to various budget line items.

118 *At 7:56 p.m., the meeting recessed.*

119 *At 8:03 p.m., the meeting reconvened.*

120 Mr. Perez provided a brief overview of the proposed budget and advised the Board that
121 a more detailed review and discussion would occur during the May workshop meeting.

122 **FIFTH ORDER OF BUSINESS Business Items**

123 **A. Consideration of Inframark Field Inspection Report and Proposal**

124 Following discussion, the Board indicated that it was not interested in proceeding at
125 this time.

126

127 **B. Consideration of Peter Savastano Resume**

128 Mr. Perez discussed the timeframe associated with filling the vacant Board seat and
129 the upcoming election process. The Board discussed appointing an individual to fill the
130 vacancy at this time while also proceeding through the election process as required.

131 The Board considered the resume submitted by Mr. Peter Savastano for appointment
132 to the vacant Board seat.

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<p>On MOTION by Mr. Weaver, seconded by Ms. Beck, with all in favor, Mr. Peter Savastano was appointed to fill the vacant Board seat.</p>

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137 **C. Ratification of RadarSign Proposal**

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<p>On MOTION by Ms. Beck, seconded by Mr. Morrone, with all in favor, the RadarSign Proposal was ratified.</p>
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141 **D. Discussion of Rock Retaining Wall Installation on Hole 8**

142 A resident addressed the Board and apologized regarding the circumstances
143 surrounding the proposed rock retaining wall installation on Hole 8. The resident discussed
144 performing the enhancement project in an effort to resolve existing conditions and beautify
145 the area.

146 Discussion ensued regarding one property owner who ultimately did not move forward
147 with the project after previously agreeing to participate.

148 The resident advised that plans and associated project costs would be provided to the
149 District Manager and District Engineer for review. The Board discussed reviewing the

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150 information further and determining potential future actions following receipt of the plans
151 and cost estimates.

152 **SIXTH ORDER OF BUSINESS** **Business Administration**

153 **A. Consideration of Minutes of the Meeting held on February 3, 2026**

154 **B. Consideration of Minutes of the Workshop held on March 3, 2026**

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156 On MOTION by Ms. Beck, seconded by Mr. Weaver, with all
157 in favor, the minutes of the February 3, 2026, meeting and the
158 March 3, 2026, workshop meeting were approved.

159

160 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

161 Mr. Morrone discussed the pavers located at the entrance, the speed sign within the
162 community, and changing the regular meeting schedule from the first Tuesday of each
163 month to the first Monday of each month beginning in May.

164

165 On MOTION by Mr. Morrone, seconded by Mr. Weaver, with
166 all in favor, the regular meeting schedule was changed from the
167 first Tuesday to the first Monday of each month beginning in
168 May.

169

170 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

171 There were no audience comments at this time.

172 **NINTH ORDER OF BUSINESS** **Adjournment**

173 On MOTION by Mr. Weaver, seconded by Ms. Beck, with all
174 in favor, the meeting was adjourned at 8:33 p.m.

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Assistant Secretary

Chair/ Vice Chair

**MINUTES OF MEETING
GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT**

The workshop meeting of the Board of Supervisors (“Board”) of the Golden Lakes Community Development District was held on Monday, May 4, 2026, at 5:32 p.m., at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida 33813.

Present and constituting a quorum were:

Paul Weaver	Chairperson
Lithea Beck	Vice Chairperson
Michael Campbell	Assistant Secretary
Sam Morrone	Assistant Secretary
Peter Savastano	Assistant Secretary

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

Michael Perez	District Manager, Inframark
Ryan Roberts	General Manager, Eaglebrooke
Wes Parker	Superintendent, Golf Course
Brian Rhodes	Regional Director, Golf Course
Residents and Members of the Public	

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FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Perez called the meeting to order at 5:32 p.m. and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS Audience Comments

There were no audience comments at this time.

THIRD ORDER OF BUSINESS Business Items

A. Discussion of Revised Irrigation Repairs Proposal

B. Discussion of FloraLawn Fertilizer Services

Mr. Perez discussed the revised irrigation repairs proposal and ongoing issues related to FloraLawn fertilizer services. Discussion ensued regarding the status of the outstanding FloraLawn invoice and prior service concerns within the District.

The Board discussed continuing to withhold payment of the FloraLawn invoice at this time.

The Board further directed staff to withhold the \$50 water violation charge dated April 1, 2026, as well as the amount charged by Juniper Landscape for fertilization services.

C. Discussion of Fiscal Year 2027 Budget

Mr. Perez presented the preliminary Fiscal Year 2027 Budget to the Board. Discussion ensued regarding newly added line items and the reduction of expenses associated with the conclusion of litigation-related costs.

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44 The Board confirmed maintaining the Golf Course Reserve Fund 402 contribution
45 amount of \$234.78 and discussed keeping the assessments unchanged with a proposed
46 \$0.00 assessment increase for Fiscal Year 2027.

47 Mr. Perez also informed the Board that he would not be present for the June meeting.

48 Mr. Roberts discussed increasing operational costs associated with wages and fuel
49 charges and advised that such increases would impact golf course operations and
50 budgeting.

51 Mr. Roberts also discussed changes to provide additional member-exclusive tee times
52 at the golf course. Further discussion ensued regarding proposed capital improvement
53 items for both the clubhouse and the golf course.

54 Mr. Morrone discussed several suggestions and ideas for the District and golf course
55 operations, including use of the community application, staffing considerations for the pool
56 and basketball areas, and additional operational items throughout the District and golf
57 course.

58 Mr. Campbell requested an update regarding the streetlight located at the entrance to
59 the community. It was noted that there were no new updates available at this time.
60 Discussion also ensued regarding the school bus stop located at the entrance area.

61 **FOURTH ORDER OF BUSINESS** **Supervisor Requests**

62 There were no supervisor request at this time.

63 **FIFTH ORDER OF BUSINESS** **Audience Comments**

64 There were no audience comments at this time.

65 **SIXTH ORDER OF BUSINESS** **Adjournment**

66 The meeting was adjourned at 7:25 p.m.
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70 _____
Assistant Secretary

Chair/ Vice Chair

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