

**Easton Park  
Community Development District**

**July 17, 2025**

**AGENDA PACKAGE**

**Teams Information**

**Call In Number: 233 920 555 879   Meeting ID: uG9Wm2LC**

**[Join the meeting now](#)**

**Easton Park Community Development District**

**Board of Supervisors**

- |  |  |
|--|--|
| <input type="checkbox"/> Perry Blackburn, Chairperson            | <input type="checkbox"/> Christina Newsome, District Manager |
| <input type="checkbox"/> Lisa Murphy, Vice Chairperson           | <input type="checkbox"/> David Jackson, District Counsel     |
| <input type="checkbox"/> Jefferey Giarrizzo, Assistant Secretary | <input type="checkbox"/> Tonja Stewart, District Engineer    |
| <input type="checkbox"/> Heriberto Garcia, Assistant Secretary   |  |
| <input type="checkbox"/> Brenda Menendez, Assistant Secretary    |  |

**Budget Public Hearing &**

**Regular Meeting Agenda**

Thursday, July 17, 2025 – 4:30 p.m.

**Teams Meeting Information**

Meeting ID:233 920 555 879

Passcode: uG9Wm2LC

[Join the meeting now](#)

*All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.*

- 1. Call to Order/Roll Call**
- 2. Public Comment**
- 3. Public Hearing on Adopting Fiscal Year 2025 Final Budget**
  - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
  - B. Consideration of Resolution 2025-4; Adopting Fiscal Year 2026 Budget
  - C. Close Public Hearing on Adopting Fiscal Year 2026 Final Budget
- 4. Public Hearing on Levying O&M Assessments**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Consideration of Resolution 2025-5; Levying O&M Assessments
  - C. Close Public Hearing on Levying O&M Assessments
- 5. Staff Reports**
  - A. District Counsel
  - B. District Engineer
    - i. Roadway Project Update
  - C. District Landscape Update – Rainmaker
  - D. Aquatic Maintenance Report – SOLitude
  - E. District Manager
- 6. Business Items**
  - A. Resolution 2025-06; Adopting FY 2026 Meeting Schedule
  - B. Consideration of LLS Tax Solutions Inc. Engagement Letter for Bonds, Series 2017 & Series 2027
  - C. General Matters of the District
- 7. Consent Agenda**
  - A. Approval of the Minutes of June 16, 2025 Regular Meeting
  - B. Review of the Financials as of June 30, 2025
  - C. Acceptance of the Financial Audit Report for FY 2024
- 8. Board of Supervisors' Requests and Comments**
- 9. Audience Comments**
- 10. Adjournment**

The next CDD meeting is scheduled for Thursday, August 21, 2025, at 4:30 p.m.

**District Office:**

Inframark, Community Management Services  
11555 Heron Bay, Suite 201  
Coral Springs, Florida 33076  
954-603-0033

**Meeting Location**

Heritage Isles Golf & Country Club  
10630 Plantation Bay Drive,  
Tampa, Florida 33647

## **Third Order of Business**

# **BUDGET PUBLIC HEARING**

**3B.**

# **RESOLUTION 2025-04**

## **THE ANNUAL APPROPRIATION RESOLUTION OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2025, submitted to the Board of Supervisors (“**Board**”) of the Easton Park Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set July 17, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT:**

## SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Easton Park Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
RESERVE FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS*	\$ _____

\*Exclusive of any collection costs.

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund does not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 17TH DAY OF JULY 2025.**

ATTEST:

**EASTON PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2025/2026



**Exhibit “A”**

Adopted Budget for Fiscal Year 2025/2026

**EASTON PARK**  
**Community Development District**

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2026**

**Approved Tentative Budget**  
**(05/15/2025)**

**Prepared by:**



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**Easton Park**  
**Community Development District**

**Budget Overview**  
Fiscal Year 2026

**Easton Park**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2026

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>			
Interest - Investments	7,461	5,554	5,500
Interest - Tax Collector	-	1,127	-
Special Assmnts- Tax Collector	621,781	581,356	672,358
Special Assmnts- Discounts	(24,871)	(23,143)	(26,894)
Other Miscellaneous Revenues	-	-	-
<b>TOTAL REVENUES</b>	<b>604,370</b>	<b>564,894</b>	<b>650,963</b>
<b>EXPENDITURES</b>			
<i><b>Administrative</b></i>			
P/R-Board of Supervisors	12,000	4,400	12,000
FICA Taxes	-	337	955
ProfServ-Arbitrage Rebate	900	900	900
ProfServ-Dissemination Agent	1,100	-	1,100
ProfServ-Engineering	5,000	3,172	5,000
ProfServ-Legal Services	5,000	-	5,000
ProfServ-Mgmt Consulting	55,801	27,900	58,591
ProfServ-Trustee Fees	3,658	2,042	3,658
Auditing Services	3,600	-	3,600
Website Hosting/Email services	1,538	384	1,538
Miscellaneous Mailings	1,000	120	500
Insurance - General Liability	2,829	3,027	3,405
Legal Advertising	1,000	120	1,000
Misc-Assessment Collection Cost	12,436	11,287	13,447
Bank Fees	900	817	900
Annual District Filing Fee	175	-	175
<b>Total Administrative</b>	<b>106,937</b>	<b>54,506</b>	<b>111,769</b>
<i><b>Electric Utility Services</b></i>			
Electricity - Streetlights	144,000	68,539	174,000
Utility - Irrigation	5,000	1,849	5,000
Utility - Fountains	5,500	1,546	5,500
Utility - Roundabout Lights	500	600	600
Street Light Bond	600	-	600
<b>Total Electric Utility Services</b>	<b>155,600</b>	<b>72,534</b>	<b>185,700</b>
<i><b>Stormwater Control</b></i>			
Contracts-Aquatic Maintenance	30,120	23,088	46,176
R&M-Stormwater System	1,000	43	500
R&M Lake & Pond Bank	2,500	-	2,000
<b>Total Stormwater Control</b>	<b>33,620</b>	<b>23,131</b>	<b>48,676</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	ANNUAL BUDGET FY 2026
<b><i>Other Physical Environment</i></b>			
Contracts-Landscape	150,396	82,500	150,396
Insurance - Property	3,072	3,349	3,807
Insurance - General Liability	3,144	4,140	3,785
R&M-Irrigation	5,000	21,026	10,000
Landscape - Annuals	4,950	-	4,950
Landscape - Mulch	18,150	-	10,000
Landscape Replacement	20,000	11,447	10,000
Rust Prevention	7,140	3,570	7,140
Entry & Walls Maintenance	2,500	-	1,000
Ornamental Lighting & Maint.	1,000	-	1,000
Holiday Lighting & Decorations	37,500	37,500	40,000
Insurance - Crime	-	-	500
<b>Total Other Physical Environment</b>	<b>252,852</b>	<b>163,532</b>	<b>242,578</b>
<b><i>Security Operations</i></b>			
Security System Monitoring & Maint.	1,000	128	1,000
Internet Services	1,440	600	1,440
<b>Total Security Operations</b>	<b>2,440</b>	<b>728</b>	<b>2,440</b>
<b><i>Contingency</i></b>			
Miscellaneous Expenses	19,121	22,927	26,000
<b>Total Contingency</b>	<b>19,121</b>	<b>22,927</b>	<b>26,000</b>
<b><i>Road and Street Facilities</i></b>			
Sidewalk Pressure Washing	4,800	-	4,800
<b>Total Road and Street Facilities</b>	<b>4,800</b>	<b>-</b>	<b>4,800</b>
<b><i>Reserves</i></b>			
Reserve	29,000	-	29,000
<b>Total Reserves</b>	<b>29,000</b>	<b>-</b>	<b>29,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>604,370</b>	<b>337,358</b>	<b>650,963</b>
Excess (deficiency) of revenues			
Over (under) expenditures	0	227,536	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>0</b>	<b>-</b>	<b>-</b>
Net change in fund balance	0	227,536	-
<b>FUND BALANCE, BEGINNING</b>	<b>269,458</b>	<b>269,458</b>	<b>326,034</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 269,458</b>	<b>\$ 496,994</b>	<b>\$ 326,034</b>

**Exhibit "A"**

## Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2026	\$ 326,034
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	29,000
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>355,034</b>

**ALLOCATION OF AVAILABLE FUNDS**

<b><i>Nonspendable Fund Balance</i></b>		
Deposits		24,010
<b><i>Assigned Fund Balance</i></b>		
Operating Reserve - Operating Capital		108,494 <sup>(1)</sup>
Reserve (Prior Years)	57,000 <sup>(2)</sup>	
Reserves 2025	29,000	
Reserves 2026	29,000	115,000
<b>Total Allocation of Available Funds</b>		<b>247,504</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 107,530</b>
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**Notes**

(1) Represents approximately 2 months of operating expenditures

(2) Ties to motion to assign fund balance 9.30.24.



**EASTON PARK**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2026**REVENUES****Interest Investments**

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

**Special Assessments - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments - Discounts**

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

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance.

**Professional Services-Arbitrage Rebate**

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bonds.

**Professional Services-Dissemination Agent**

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

**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 Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect.

**Professional Services-Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2017 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

**EASTON PARK**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2026**EXPENDITURES****Administrative (cont'd)****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.

**Website Compliance**

Inframark Infrastructure Management Services oversees the District's email accounts and provides assistance to Campus Suite regarding the website as necessary.

**Miscellaneous Mailings**

Expense incurred for the mailing of the meeting agenda books for the District.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

**Legal Advertising**

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

**Miscellaneous-Assessment Collection Costs**

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

**Bank Fees**

Hancock bank checking account analysis fees.

**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****Electric Utility Services****Electricity – Streetlighting**

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases, to all streetlights within the District's boundaries.

# EASTON PARK

Community Development District

*General Fund*

## Budget Narrative Fiscal Year 2026

### EXPENDITURES

#### **Field (cont'd)**

##### **Utility- Irrigation**

The District will incur electric utility expenditures for irrigation timers.

##### **Utility - Fountains**

The District will incur electric utility expenditures for the fountains.

##### **Utility – Roundabout Lights**

The District will incur electric utility expenditures for the lights located on the roundabout.

##### **Streetlight Bond**

The District shall incur a yearly expense with regards to the streetlight Bond.

#### **Stormwater Control**

##### **Contracts-Aquatic Control**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species, as well as invasive plant removal.

##### **R&M – Stormwater System**

The District may incur expenses for the repair and maintenance of the stormwater system.

##### **R&M Lake and Pond Bank**

The District may incur expenditures to maintain lake banks for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

#### **Other Physical Environment**

##### **Contracts-Landscape**

The District will incur expenditures to maintain the rights-of-way, median strips, recreation facilities including pond banks, entryways, and similar planting areas within the District. These services include, but are not limited to, monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs.

##### **Insurance-Property**

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

##### **Insurance – General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

# EASTON PARK

Community Development District

*General Fund*

## Budget Narrative Fiscal Year 2026

### EXPENDITURES

#### **Other Physical Environment (cont'd)**

##### **R&M- Irrigation**

This is for any repair and maintenance expenses pertaining to the District's irrigation that are not covered in the contract.

##### **Landscape - Annuals**

The District will incur expenses for annual plants 4 times per year.

##### **Landscape - Mulch**

The District will incur expenses for annual mulching.

##### **Landscape Replacement**

The District will incur expenses for the landscape replacement of annuals, perennials and shrubberies.

##### **Rust Prevention**

The District will incur expenses for the prevention of rust.

##### **Entry & Walls Maintenance**

The District will incur expenditures to maintain the entry monuments and the fencing.

##### **Ornamental Lighting and Maint.**

The District will incur expenses for the ornamental lighting

##### **Holiday Lighting & Decorations**

The District will incur expenses for holiday lighting and decoration.

#### **Security Operations**

##### **Security System Monitoring & Maint.**

The District may incur expenses for the repair and maintenance of the security monitoring cameras.

##### **Internet Services**

The District may incur expenses for the internet service in the guardhouse.

#### **Contingency**

##### **Miscellaneous Expenses**

Repairs and maintenance expenses not included in contracts and agreements.

#### **Road and Street Facilities**

##### **Pressure Washing**

Expenses related to pressure washing of sidewalks located in the right of way of streets the District may own.

#### **Reserves**

##### **Reserve**

Funds to be set aside for future expenditures as determined by the BOS.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Special Assmnts- Tax Collector	4,450	-	4,450	4,450	4,450
Special Assmnts- Discounts	178	-	-	-	(178)
<b>TOTAL REVENUES</b>	<b>4,628</b>	<b>-</b>	<b>4,450</b>	<b>4,450</b>	<b>4,272</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessment Collection Cost	89	-	89	89	89
<b>Total Administrative</b>	<b>89</b>	<b>-</b>	<b>89</b>	<b>89</b>	<b>89</b>
<i>Field</i>					
R&M - Fountain	4,374	-	-	-	4,374
<b>Total Field</b>	<b>4,374</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,374</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>4,463</b>	<b>-</b>	<b>89</b>	<b>89</b>	<b>4,463</b>
Excess (deficiency) of revenues					
Over (under) expenditures	165	-	4,361	4,361	(191)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,361</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 165</b>	<b>\$ -</b>	<b>\$ 4,361</b>	<b>\$ 4,361</b>	<b>\$ 4,170</b>

# **EASTON PARK**

Community Development District

*General Fund - Fountain*

## **Budget Narrative** Fiscal Year 2026

### **REVENUES**

#### **Special Assessments - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

#### **Special Assessments - Discounts**

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

### **EXPENDITURES**

#### **Administrative**

#### **Miscellaneous-Assessment Collection Costs**

The District reimburses the Collier County 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.

#### **Field**

#### **R&M- Fountain**

The District assigned this new fund for the fountain repairs and maintenance on 52 parcels.

**Easton Park**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2026

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ 11,853	\$ -	\$ 11,853	\$ 11,853	\$ 11,853
Special Assmnts- Tax Collector	438,990	-	\$ 438,990	438,990	438,990
Special Assmnts- Discounts	(17,560)	-	\$ (17,560)	(17,560)	(17,560)
<b>TOTAL REVENUES</b>	<b>433,283</b>	<b>-</b>	<b>433,283</b>	<b>433,283</b>	<b>433,283</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessment Collection Cost	8,780	-	8,780	8,780	8,780
<b>Total Administrative</b>	<b>8,780</b>	<b>-</b>	<b>8,780</b>	<b>8,780</b>	<b>8,780</b>
<i>Debt Service</i>					
Principal Debt Retirement	275,000	-	275,000	275,000	275,000
Interest Expense	140,525	-	140,525	140,525	140,525
<b>Total Debt Service</b>	<b>415,525</b>	<b>-</b>	<b>415,525</b>	<b>415,525</b>	<b>415,525</b>
<b>TOTAL EXPENDITURES</b>	<b>424,305</b>	<b>-</b>	<b>424,305</b>	<b>424,305</b>	<b>424,305</b>
Excess (deficiency) of revenues					
Over (under) expenditures	8,978	-	8,978	8,978	8,978
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	8,978	-	-	-	8,978
<b>TOTAL OTHER SOURCES (USES)</b>	<b>8,978</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,978</b>
Net change in fund balance	8,978	-	8,978	8,978	8,978
<b>FUND BALANCE, BEGINNING</b>	292,138	292,138	-	292,138	301,116
<b>FUND BALANCE, ENDING</b>	<b>\$ 301,116</b>	<b>\$ 292,138</b>	<b>\$ 8,978</b>	<b>\$ 301,116</b>	<b>\$ 310,094</b>



**Debt Amortization Schedule**  
**Series 2017 Capital Improvement Revenue Refunding Bonds**

Date	Balance	Principal	Interest Rate	Extraordinary Redemption	Interest	Total Payment
11/01/24	4,280,000		3.50%		74,900	74,900
05/01/25	4,280,000	265,000	3.50%		74,900	339,900
11/01/25	4,015,000		3.50%		70,263	70,263
05/01/26	4,015,000	275,000	3.50%		70,263	345,263
11/01/26	3,740,000		3.50%		65,450	65,450
05/01/27	3,740,000	285,000	3.50%		65,450	350,450
11/01/27	3,455,000		3.50%		60,463	60,463
05/01/28	3,455,000	295,000	3.50%		60,463	355,463
11/01/28	3,160,000		3.50%		55,300	55,300
05/01/29	3,160,000	305,000	3.50%		55,300	360,300
11/01/29	2,855,000		3.50%		49,963	49,963
05/01/30	2,855,000	315,000	3.50%		49,963	364,963
11/01/30	2,540,000		3.50%		44,450	44,450
05/01/31	2,540,000	325,000	3.50%		44,450	369,450
11/01/31	2,215,000		3.50%		38,763	38,763
05/01/32	2,215,000	340,000	3.50%		38,763	378,763
11/01/32	1,875,000		3.50%		32,813	32,813
05/01/33	1,875,000	350,000	3.50%		32,813	382,813
11/01/33	1,525,000		3.50%		26,688	26,688
05/01/34	1,525,000	360,000	3.50%		26,688	386,688
11/01/34	1,165,000		3.50%		20,388	20,388
05/01/35	1,165,000	375,000	3.50%		20,388	395,388
11/01/35	790,000		3.50%		13,825	13,825
05/01/36	790,000	390,000	3.50%		13,825	403,825
11/01/36	400,000		3.50%		7,000	7,000
05/01/37	400,000	400,000	3.50%		7,000	407,000
		<b>4,280,000</b>			<b>1,120,525</b>	<b>5,400,525</b>

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest Investments**

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. 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 Collier County 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 makes semi-annual interest payments on the outstanding debt.

**Easton Park**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2026

**Comparison of Assessment Rates  
Fiscal Year 2026 vs. Fiscal Year 2025**

Product	General Fund (001)			Fountain Fund (002)			Debt Service			Total Assessments per Unit				Total	Fountain	Units
	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	\$ Change	% Change	Units	Units	Prepaid
Single Family 50'	\$1,052.20	\$973.05	8.1%	\$85.58	\$85.58	0.0%	\$689.56	\$689.56	0.0%	\$1,827.34	\$1,748.19	\$79.15	4.5%	360	52	-
Single Family 60'	\$1,183.73	\$1,094.68	8.1%	\$0.00	\$0.00	n/a	\$775.75	\$775.75	0.0%	\$1,959.48	\$1,870.43	\$89.04	4.8%	168	0	1
Single Family 75'	\$1,315.25	\$1,216.32	8.1%	\$0.00	\$0.00	n/a	\$861.94	\$861.94	0.0%	\$2,177.19	\$2,078.26	\$98.94	4.8%	72	0	1
														<b>600</b>	<b>52</b>	<b>2</b>

# **Fourth Order of Business**

**4B**

## RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Easton Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll of the Easton Park Community Development District (“**Assessment Roll**”) on file with District management and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in the Assessment Roll; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit “A”** and the Assessment Roll and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit “A”** and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit “A”** and the Assessment Roll.



**B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, if any, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit “A”** and the Assessment Roll.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 17TH DAY OF JULY 2025.**

ATTEST:

**EASTON PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2025/2026

**Exhibit “A”**

Adopted Budget for Fiscal Year 2025/2026

**EASTON PARK**  
**Community Development District**

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2026**

**Approved Tentative Budget**  
**(05/15/2025)**

**Prepared by:**



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**Easton Park**  
**Community Development District**

**Budget Overview**  
Fiscal Year 2026

**Easton Park**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2026

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>			
Interest - Investments	7,461	5,554	5,500
Interest - Tax Collector	-	1,127	-
Special Assmnts- Tax Collector	621,781	581,356	672,358
Special Assmnts- Discounts	(24,871)	(23,143)	(26,894)
Other Miscellaneous Revenues	-	-	-
<b>TOTAL REVENUES</b>	<b>604,370</b>	<b>564,894</b>	<b>650,963</b>
<b>EXPENDITURES</b>			
<i><b>Administrative</b></i>			
P/R-Board of Supervisors	12,000	4,400	12,000
FICA Taxes	-	337	955
ProfServ-Arbitrage Rebate	900	900	900
ProfServ-Dissemination Agent	1,100	-	1,100
ProfServ-Engineering	5,000	3,172	5,000
ProfServ-Legal Services	5,000	-	5,000
ProfServ-Mgmt Consulting	55,801	27,900	58,591
ProfServ-Trustee Fees	3,658	2,042	3,658
Auditing Services	3,600	-	3,600
Website Hosting/Email services	1,538	384	1,538
Miscellaneous Mailings	1,000	120	500
Insurance - General Liability	2,829	3,027	3,405
Legal Advertising	1,000	120	1,000
Misc-Assessment Collection Cost	12,436	11,287	13,447
Bank Fees	900	817	900
Annual District Filing Fee	175	-	175
<b>Total Administrative</b>	<b>106,937</b>	<b>54,506</b>	<b>111,769</b>
<i><b>Electric Utility Services</b></i>			
Electricity - Streetlights	144,000	68,539	174,000
Utility - Irrigation	5,000	1,849	5,000
Utility - Fountains	5,500	1,546	5,500
Utility - Roundabout Lights	500	600	600
Street Light Bond	600	-	600
<b>Total Electric Utility Services</b>	<b>155,600</b>	<b>72,534</b>	<b>185,700</b>
<i><b>Stormwater Control</b></i>			
Contracts-Aquatic Maintenance	30,120	23,088	46,176
R&M-Stormwater System	1,000	43	500
R&M Lake & Pond Bank	2,500	-	2,000
<b>Total Stormwater Control</b>	<b>33,620</b>	<b>23,131</b>	<b>48,676</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	ANNUAL BUDGET FY 2026
<b><i>Other Physical Environment</i></b>			
Contracts-Landscape	150,396	82,500	150,396
Insurance - Property	3,072	3,349	3,807
Insurance - General Liability	3,144	4,140	3,785
R&M-Irrigation	5,000	21,026	10,000
Landscape - Annuals	4,950	-	4,950
Landscape - Mulch	18,150	-	10,000
Landscape Replacement	20,000	11,447	10,000
Rust Prevention	7,140	3,570	7,140
Entry & Walls Maintenance	2,500	-	1,000
Ornamental Lighting & Maint.	1,000	-	1,000
Holiday Lighting & Decorations	37,500	37,500	40,000
Insurance - Crime	-	-	500
<b>Total Other Physical Environment</b>	<b>252,852</b>	<b>163,532</b>	<b>242,578</b>
<b><i>Security Operations</i></b>			
Security System Monitoring & Maint.	1,000	128	1,000
Internet Services	1,440	600	1,440
<b>Total Security Operations</b>	<b>2,440</b>	<b>728</b>	<b>2,440</b>
<b><i>Contingency</i></b>			
Miscellaneous Expenses	19,121	22,927	26,000
<b>Total Contingency</b>	<b>19,121</b>	<b>22,927</b>	<b>26,000</b>
<b><i>Road and Street Facilities</i></b>			
Sidewalk Pressure Washing	4,800	-	4,800
<b>Total Road and Street Facilities</b>	<b>4,800</b>	<b>-</b>	<b>4,800</b>
<b><i>Reserves</i></b>			
Reserve	29,000	-	29,000
<b>Total Reserves</b>	<b>29,000</b>	<b>-</b>	<b>29,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>604,370</b>	<b>337,358</b>	<b>650,963</b>
Excess (deficiency) of revenues			
Over (under) expenditures	0	227,536	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>0</b>	<b>-</b>	<b>-</b>
Net change in fund balance	0	227,536	-
<b>FUND BALANCE, BEGINNING</b>	<b>269,458</b>	<b>269,458</b>	<b>326,034</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 269,458</b>	<b>\$ 496,994</b>	<b>\$ 326,034</b>



**Exhibit "A"**

## Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2026	\$ 326,034
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	29,000
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>355,034</b>

**ALLOCATION OF AVAILABLE FUNDS**

<b><i>Nonspendable Fund Balance</i></b>		
Deposits		24,010
<b><i>Assigned Fund Balance</i></b>		
Operating Reserve - Operating Capital		108,494 <sup>(1)</sup>
Reserve (Prior Years)	57,000 <sup>(2)</sup>	
Reserves 2025	29,000	
Reserves 2026	29,000	115,000
<b>Total Allocation of Available Funds</b>		<b>247,504</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 107,530</b>
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**Notes**

(1) Represents approximately 2 months of operating expenditures

(2) Ties to motion to assign fund balance 9.30.24.

**EASTON PARK**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2026**REVENUES****Interest Investments**

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

**Special Assessments - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments - Discounts**

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

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance.

**Professional Services-Arbitrage Rebate**

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bonds.

**Professional Services-Dissemination Agent**

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

**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 Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect.

**Professional Services-Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2017 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

**EASTON PARK**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2026**EXPENDITURES****Administrative (cont'd)****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.

**Website Compliance**

Inframark Infrastructure Management Services oversees the District's email accounts and provides assistance to Campus Suite regarding the website as necessary.

**Miscellaneous Mailings**

Expense incurred for the mailing of the meeting agenda books for the District.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

**Legal Advertising**

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

**Miscellaneous-Assessment Collection Costs**

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

**Bank Fees**

Hancock bank checking account analysis fees.

**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****Electric Utility Services****Electricity – Streetlighting**

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases, to all streetlights within the District's boundaries.

# EASTON PARK

Community Development District

*General Fund*

## Budget Narrative Fiscal Year 2026

### EXPENDITURES

#### **Field (cont'd)**

##### **Utility- Irrigation**

The District will incur electric utility expenditures for irrigation timers.

##### **Utility - Fountains**

The District will incur electric utility expenditures for the fountains.

##### **Utility – Roundabout Lights**

The District will incur electric utility expenditures for the lights located on the roundabout.

##### **Streetlight Bond**

The District shall incur a yearly expense with regards to the streetlight Bond.

#### **Stormwater Control**

##### **Contracts-Aquatic Control**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species, as well as invasive plant removal.

##### **R&M – Stormwater System**

The District may incur expenses for the repair and maintenance of the stormwater system.

##### **R&M Lake and Pond Bank**

The District may incur expenditures to maintain lake banks for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

#### **Other Physical Environment**

##### **Contracts-Landscape**

The District will incur expenditures to maintain the rights-of-way, median strips, recreation facilities including pond banks, entryways, and similar planting areas within the District. These services include, but are not limited to, monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs.

##### **Insurance-Property**

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

##### **Insurance – General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

# EASTON PARK

Community Development District

*General Fund*

## Budget Narrative Fiscal Year 2026

### EXPENDITURES

#### **Other Physical Environment (cont'd)**

##### **R&M- Irrigation**

This is for any repair and maintenance expenses pertaining to the District's irrigation that are not covered in the contract.

##### **Landscape - Annuals**

The District will incur expenses for annual plants 4 times per year.

##### **Landscape - Mulch**

The District will incur expenses for annual mulching.

##### **Landscape Replacement**

The District will incur expenses for the landscape replacement of annuals, perennials and shrubberies.

##### **Rust Prevention**

The District will incur expenses for the prevention of rust.

##### **Entry & Walls Maintenance**

The District will incur expenditures to maintain the entry monuments and the fencing.

##### **Ornamental Lighting and Maint.**

The District will incur expenses for the ornamental lighting

##### **Holiday Lighting & Decorations**

The District will incur expenses for holiday lighting and decoration.

#### **Security Operations**

##### **Security System Monitoring & Maint.**

The District may incur expenses for the repair and maintenance of the security monitoring cameras.

##### **Internet Services**

The District may incur expenses for the internet service in the guardhouse.

#### **Contingency**

##### **Miscellaneous Expenses**

Repairs and maintenance expenses not included in contracts and agreements.

#### **Road and Street Facilities**

##### **Pressure Washing**

Expenses related to pressure washing of sidewalks located in the right of way of streets the District may own.

#### **Reserves**

##### **Reserve**

Funds to be set aside for future expenditures as determined by the BOS.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Special Assmnts- Tax Collector	4,450	-	4,450	4,450	4,450
Special Assmnts- Discounts	178	-	-	-	(178)
<b>TOTAL REVENUES</b>	<b>4,628</b>	<b>-</b>	<b>4,450</b>	<b>4,450</b>	<b>4,272</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessment Collection Cost	89	-	89	89	89
<b>Total Administrative</b>	<b>89</b>	<b>-</b>	<b>89</b>	<b>89</b>	<b>89</b>
<i>Field</i>					
R&M - Fountain	4,374	-	-	-	4,374
<b>Total Field</b>	<b>4,374</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,374</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>4,463</b>	<b>-</b>	<b>89</b>	<b>89</b>	<b>4,463</b>
Excess (deficiency) of revenues					
Over (under) expenditures	165	-	4,361	4,361	(191)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,361</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 165</b>	<b>\$ -</b>	<b>\$ 4,361</b>	<b>\$ 4,361</b>	<b>\$ 4,170</b>

# **EASTON PARK**

Community Development District

*General Fund - Fountain*

## **Budget Narrative** Fiscal Year 2026

### **REVENUES**

#### **Special Assessments - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

#### **Special Assessments - Discounts**

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

### **EXPENDITURES**

#### **Administrative**

#### **Miscellaneous-Assessment Collection Costs**

The District reimburses the Collier County 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.

#### **Field**

#### **R&M- Fountain**

The District assigned this new fund for the fountain repairs and maintenance on 52 parcels.

**Easton Park**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2026



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ 11,853	\$ -	\$ 11,853	\$ 11,853	\$ 11,853
Special Assmnts- Tax Collector	438,990	-	\$ 438,990	438,990	438,990
Special Assmnts- Discounts	(17,560)	-	\$ (17,560)	(17,560)	(17,560)
<b>TOTAL REVENUES</b>	<b>433,283</b>	<b>-</b>	<b>433,283</b>	<b>433,283</b>	<b>433,283</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessment Collection Cost	8,780	-	8,780	8,780	8,780
<b>Total Administrative</b>	<b>8,780</b>	<b>-</b>	<b>8,780</b>	<b>8,780</b>	<b>8,780</b>
<i>Debt Service</i>					
Principal Debt Retirement	275,000	-	275,000	275,000	275,000
Interest Expense	140,525	-	140,525	140,525	140,525
<b>Total Debt Service</b>	<b>415,525</b>	<b>-</b>	<b>415,525</b>	<b>415,525</b>	<b>415,525</b>
<b>TOTAL EXPENDITURES</b>	<b>424,305</b>	<b>-</b>	<b>424,305</b>	<b>424,305</b>	<b>424,305</b>
Excess (deficiency) of revenues					
Over (under) expenditures	8,978	-	8,978	8,978	8,978
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	8,978	-	-	-	8,978
<b>TOTAL OTHER SOURCES (USES)</b>	<b>8,978</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,978</b>
Net change in fund balance	8,978	-	8,978	8,978	8,978
<b>FUND BALANCE, BEGINNING</b>	292,138	292,138	-	292,138	301,116
<b>FUND BALANCE, ENDING</b>	<b>\$ 301,116</b>	<b>\$ 292,138</b>	<b>\$ 8,978</b>	<b>\$ 301,116</b>	<b>\$ 310,094</b>

**Debt Amortization Schedule**  
**Series 2017 Capital Improvement Revenue Refunding Bonds**

Date	Balance	Principal	Interest Rate	Extraordinary Redemption	Interest	Total Payment
11/01/24	4,280,000		3.50%		74,900	74,900
05/01/25	4,280,000	265,000	3.50%		74,900	339,900
11/01/25	4,015,000		3.50%		70,263	70,263
05/01/26	4,015,000	275,000	3.50%		70,263	345,263
11/01/26	3,740,000		3.50%		65,450	65,450
05/01/27	3,740,000	285,000	3.50%		65,450	350,450
11/01/27	3,455,000		3.50%		60,463	60,463
05/01/28	3,455,000	295,000	3.50%		60,463	355,463
11/01/28	3,160,000		3.50%		55,300	55,300
05/01/29	3,160,000	305,000	3.50%		55,300	360,300
11/01/29	2,855,000		3.50%		49,963	49,963
05/01/30	2,855,000	315,000	3.50%		49,963	364,963
11/01/30	2,540,000		3.50%		44,450	44,450
05/01/31	2,540,000	325,000	3.50%		44,450	369,450
11/01/31	2,215,000		3.50%		38,763	38,763
05/01/32	2,215,000	340,000	3.50%		38,763	378,763
11/01/32	1,875,000		3.50%		32,813	32,813
05/01/33	1,875,000	350,000	3.50%		32,813	382,813
11/01/33	1,525,000		3.50%		26,688	26,688
05/01/34	1,525,000	360,000	3.50%		26,688	386,688
11/01/34	1,165,000		3.50%		20,388	20,388
05/01/35	1,165,000	375,000	3.50%		20,388	395,388
11/01/35	790,000		3.50%		13,825	13,825
05/01/36	790,000	390,000	3.50%		13,825	403,825
11/01/36	400,000		3.50%		7,000	7,000
05/01/37	400,000	400,000	3.50%		7,000	407,000
		<b>4,280,000</b>			<b>1,120,525</b>	<b>5,400,525</b>

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest Investments**

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. 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 Collier County 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 makes semi-annual interest payments on the outstanding debt.

**Easton Park**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2026

**Comparison of Assessment Rates  
Fiscal Year 2026 vs. Fiscal Year 2025**

Product	General Fund (001)			Fountain Fund (002)			Debt Service			Total Assessments per Unit				Total	Fountain	Units
	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	\$ Change	% Change	Units	Units	Prepaid
Single Family 50'	\$1,052.20	\$973.05	8.1%	\$85.58	\$85.58	0.0%	\$689.56	\$689.56	0.0%	\$1,827.34	\$1,748.19	\$79.15	4.5%	360	52	-
Single Family 60'	\$1,183.73	\$1,094.68	8.1%	\$0.00	\$0.00	n/a	\$775.75	\$775.75	0.0%	\$1,959.48	\$1,870.43	\$89.04	4.8%	168	0	1
Single Family 75'	\$1,315.25	\$1,216.32	8.1%	\$0.00	\$0.00	n/a	\$861.94	\$861.94	0.0%	\$2,177.19	\$2,078.26	\$98.94	4.8%	72	0	1
														<b>600</b>	<b>52</b>	<b>2</b>

# **REGULAR MEETING**

# **Fifth Order of Business**

**5D**



# SOLITUDE LAKE MANAGEMENT



## Easton Park CDD Waterway Inspection Report

---

**Reason for Inspection:** Monthly required

**Inspection Date:** 2025-07-01

**Prepared for:**

Mr. Mark Vega, District Manager  
Inframark  
210 North University Drive, Suite #702  
Coral Springs, Florida 33071

**Prepared by:**

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office  
[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

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<b>SITE MAP</b>	8

25

## Comments:

Normal growth observed

Site is doing well but will need a herbicide application for best control on the shoreline grasses.

## Action Required:

Routine maintenance next visit

## Target:

Shoreline weeds



26

## Comments:

Site looks good

Site is doing well. An herbicide application on the grasses will be needed soon. Some native baby tears are growing under the water.

## Action Required:

Routine maintenance next visit

## Target:

Shoreline weeds



27

## Comments:

Normal growth observed

Baby tears are growing at this site and may need to be cut back from growing and spreading.

## Action Required:

Routine maintenance next visit

## Target:

Submersed vegetation





28

## Comments:

Normal growth observed

A recent herbicide application was performed here recently for the shoreline grasses. A follow up application will be needed for best control.

## Action Required:

Routine maintenance next visit

## Target:

Shoreline weeds



29

## Comments:

Normal growth observed

Site has shoreline weeds that will need an herbicide application.

## Action Required:

Routine maintenance next visit

## Target:

Shoreline weeds



30

## Comments:

Normal growth observed

A recent herbicide application was recently performed at this site. Water levels still remain low.

## Action Required:

Routine maintenance next visit

## Target:

Shoreline weeds





## Site: 31

### Comments:

Normal growth observed  
Shoreline weeds are starting to wilt away and will need a follow up application to prevent future growth.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 32

### Comments:

Normal growth observed  
A recent herbicide application was performed on this site. Many of the weeds are still wilting away.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 33

### Comments:

Site looks good  
Site looks very good with no surface algae and the weeds have had a herbicide application applied to them.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



**Site:** 34

## Comments:

Site looks good

Site has improved a lot since last month's submersed weed application. A follow up application may be needed soon to prevent it from coming back.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific



## Management Summary

Overall, the sites are looking great from previous applications. A lot of the ponds have had many grasses and weeds growing throughout the pond. Lower water levels have exposed the pond banks. The shoreline weeds that were growing there have all had an herbicide application performed on them. It can take a couple of weeks for these weeds to wilt away depending on how tall they're. Sites 33 and 34 are looking very good since they used to get very bad surface algae. We will keep staying on top of these ponds to make sure they continue to look great. Water levels are still low in some of the ponds but some other sites have seen an increase in water levels.

Site 29 has very tall grasses next to the pond and hasn't been mowed or trimmed back in a long time. This is making it more difficult for us to properly service this site.

We will continue to target any new invasive weed growth to keep the ponds looking their best.

Thank You For Choosing SOLitude Lake Management.

# Easton Park CDD Waterway Inspection Report

Agenda Page 63  
2025-07-01

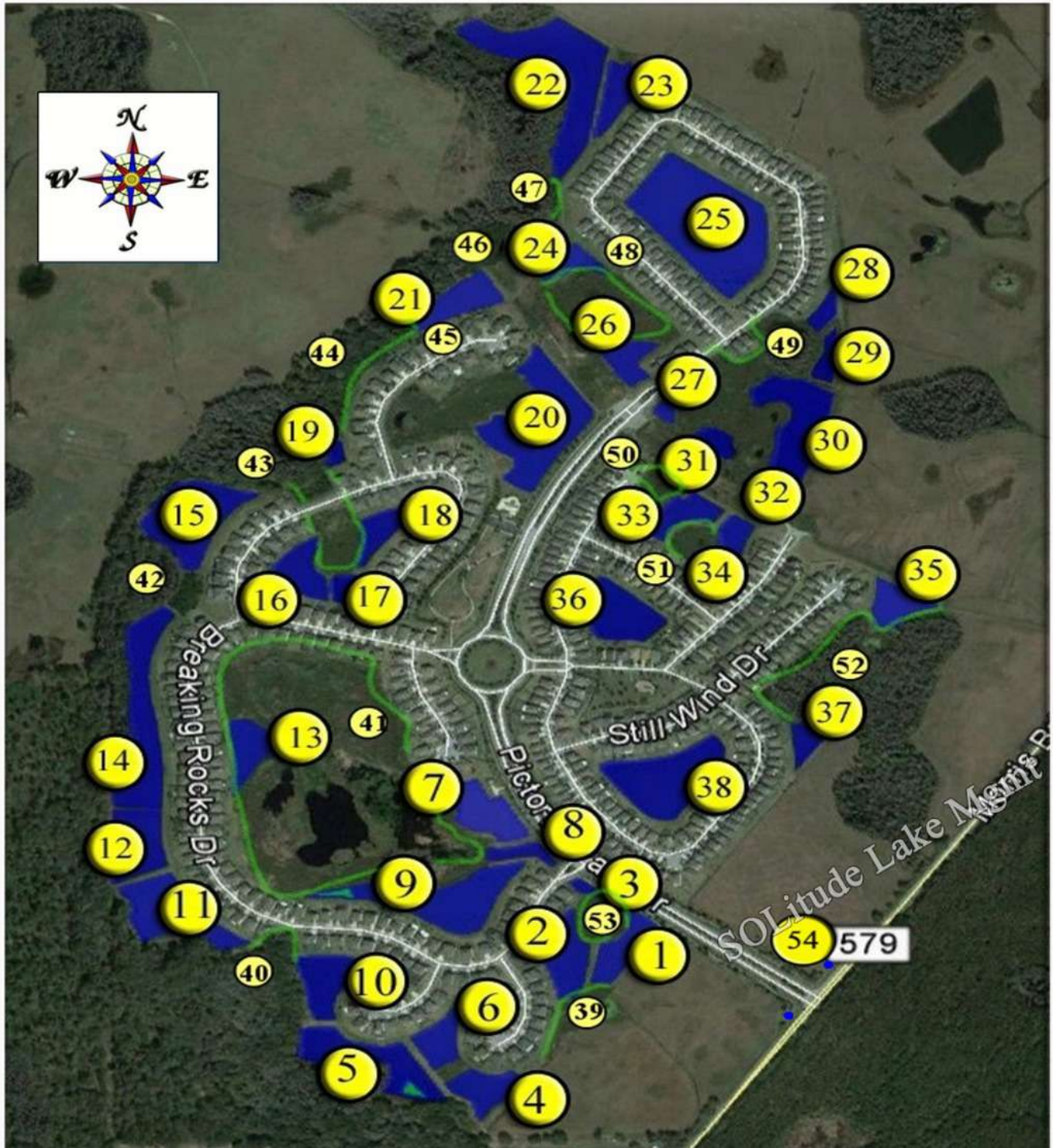
Site	Comments	Target	Action Required
25	Normal growth observed	Shoreline weeds	Routine maintenance next visit
26	Site looks good	Shoreline weeds	Routine maintenance next visit
27	Normal growth observed	Submersed vegetation	Routine maintenance next visit
28	Normal growth observed	Shoreline weeds	Routine maintenance next visit
29	Normal growth observed	Shoreline weeds	Routine maintenance next visit
30	Normal growth observed	Shoreline weeds	Routine maintenance next visit
31	Normal growth observed	Shoreline weeds	Routine maintenance next visit
32	Normal growth observed	Shoreline weeds	Routine maintenance next visit
33	Site looks good	Species non-specific	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit





Easton Park CDD  
Tampa, FL

1-888-480-5253



NPM 05/2020



## **Sixth Order of Business**

**6A**

**RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Easton Park Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EASTON PARK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF JULY 2025.**

**ATTEST:**

**EASTON PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**Exhibit A:** Schedule

Notice of Fiscal Year 2026 Meetings  
Easton Park  
Community Development District

The Board of Supervisors of the Easton Park Community Development District will hold the meetings for Fiscal Year 2026 at the Heritage Isles Golf & Country Club, located at 10630 Plantation Bay Drive, Tampa, Florida 33647 on the third Thursday of every month at 4:30 p.m. at as follows:

October 16, 2024  
November 20, 2024  
December 18, 2024  
January 15, 2025  
February 19, 2025  
March 19, 2025  
April 16, 2025  
May 21, 2025  
June 18, 2025  
July 16, 2025  
August 20, 2025  
September 17, 2025

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

**6B**



LLS Tax Solutions  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

March 13, 2025

Easton Park Community Development District  
c/o Inframark Infrastructure Management Services  
2005 Pan Am Circle Suite 300  
Tampa, Florida 33607

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Easton Park Community Development District ("Client") for the following bond issues. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$5,905,000 Easton Park Community Development District (Tampa Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for services listed above for the five year period beginning February 1, 2017 through January 31, 2022, is \$2,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Yield Reduction Payment calculation required due to funds not yield restricted after established temporary period ends.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

## ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Easton Park Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_





LLS Tax Solutions  
2172 W. Nine Mile Rd.  
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March 13, 2025

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## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

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As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for services listed above for the three bond years ending January 31, 2023, January 31, 2024 and January 31, 2025, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Yield Reduction Payment calculation required due to funds not yield restricted after established temporary period ends.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

## ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Easton Park Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

## **Seventh Order of Business**

**7A**

**MINUTES OF WORKSHOP MEETING  
EASTON PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Easton Park Community Development District held a workshop meeting on Thursday, June 19, 2025 at 4:30 p.m. at the Heritage Isles Golf & Country Club, 10630 Plantation Bay Drive, Tampa Florida.

Present and constituting a quorum were:

Perry Blackburn	Chairperson
Lisa Murphy	Vice Chairperson
Brenda Menendez	Assistant Secretary
Heriberto Garcia	Assistant Secretary

Also present were:

Christina Newsome	District Manager
David Jackson	District Counsel
Tonja Stewart	District Engineer
Stephen King	Rainmaker Landscape

*The following is a summary of the minutes and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Newsome called the meeting to order, and a quorum was established, and all board members were present.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

- Ms. Newsome reported to the Board that the K-Bar II CDD tentatively approved their easement agreements for the Parkway project at their meeting last night. They are still awaiting confirmation on whether the City of Tampa will require any changes to the documents before proceeding with execution on their end.

**B. District Counsel**

**i. Roadway Project update**

- Ms. Newsome reported that the required easements are still in progress.

**ii. Ratification of KBAR Ranch Parkway Segment G in Substantial Form**

- The Board reviewed the KBAR Ranch Parkway Segment G for approval.

On MOTION by Ms. Murphy seconded by Mr. Blackburn, with all in favor, the Ratification of the KBAR Ranch Parkway Segment G in Substantial Form was approved. (4-0)

**C. Landscaper Maintenance Report- Rainmaker**

- Ms. Newsome reported that one pump station is currently down due to excessive leaking, and that rebuilding the piping will cost approximately \$1,500–\$2,000. The Board took no action on this item.
- Ms. Newsome also noted that several irrigation zones had decoders down this month, but these have been repaired. Stephen called in to discuss the status of the roses at the entrance. The Board inquired about the mowing schedule and frequency.

**D. Aquatic Maintenance Report – SOLitude**

- The Board reviewed the SOLitude Maintenance Report and had no questions.

**E. District Manager**

- Ms. Newsome informed the Board that the benches will be shipped as early as next week.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Review of the 1<sup>st</sup> Quarterly Website Compliance Audit Report**

- The Board reviewed and accepted the 1st Quarterly Website Compliance Audit Report.

**B. General Matters of the District**

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

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of the May 15, 2025 Meeting Minutes**

**B. Review of the Financials as of May 31, 2025**

- While reviewing the financials, the Board noted that irrigation costs appear high and requested an audit of all billed irrigation repairs to be provided for their review. The Board also requested that Rainmaker attend the next meeting.

On MOTION by Ms. Menendez, seconded by Ms. Murphy, with all in favor, the Consent Agenda items A&B were approved. (4-0)

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests  
Comments**

The Board of Supervisors' made the following requests and/or comments:

- Ms. Murphy directed staff to place Rainmaker on notice regarding the quality of mowing around the ponds, and instructed them to ensure that Rainmaker improves their performance in this area.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Garcia seconded by Ms. Murphy with all in favor, the meeting was adjourned at 5:33 p.m.

\_\_\_\_\_  
Christina Newsome  
District Manager



**7B.**

**EASTON PARK**  
**Community Development District**

*Financial Report*

*June 30, 2025*

*(unaudited)*

Prepared By



**EASTON PARK**  
Community Development District

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**EASTON PARK**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**June 30, 2025**

**Balance Sheet**  
June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - FOUNTAIN	DEBT SERVICE FUND - SERIES 2017	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 419,478	\$ -	\$ -	\$ 419,478
Cash in Transit	-	-	6,887	6,887
Due From Other Funds	-	7,384	-	7,384
Investments:				
Interest Account	-	-	9	9
Reserve Fund	-	-	128,105	128,105
Revenue Fund	-	-	191,727	191,727
Sinking fund	-	-	31	31
Utility Deposits - TECO	7,728	-	-	7,728
<b>TOTAL ASSETS</b>	<b>\$ 427,206</b>	<b>\$ 7,384</b>	<b>\$ 326,759</b>	<b>\$ 761,349</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 9,519	\$ -	\$ -	\$ 9,519
Accrued Expenses	32,778	-	-	32,778
Due To Other Funds	7,384	-	-	7,384
<b>TOTAL LIABILITIES</b>	<b>49,681</b>	<b>-</b>	<b>-</b>	<b>49,681</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Deposits	7,728	-	-	7,728
<b>Restricted for:</b>				
Debt Service	-	-	326,759	326,759
<b>Assigned to:</b>				
Operating Reserves	100,729	-	-	100,729
Reserves - Other	86,000	-	-	86,000
<b>Unassigned:</b>	183,068	7,384	-	190,452
<b>TOTAL FUND BALANCES</b>	<b>\$ 377,525</b>	<b>\$ 7,384</b>	<b>\$ 326,759</b>	<b>\$ 711,668</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 427,206</b>	<b>\$ 7,384</b>	<b>\$ 326,759</b>	<b>\$ 761,349</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 7,460	\$ 5,596	\$ 8,473	\$ 2,877
Interest - Tax Collector	-	-	2,324	2,324
Special Assmnts- Tax Collector	621,781	621,781	620,810	(971)
Special Assmnts- Discounts	(24,871)	(24,871)	(23,216)	1,655
<b>TOTAL REVENUES</b>	<b>604,370</b>	<b>602,506</b>	<b>608,391</b>	<b>5,885</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	9,000	9,200	(200)
FICA Taxes	-	-	704	(704)
ProfServ-Arbitrage Rebate	900	900	-	900
ProfServ-Dissemination Agent	1,100	1,100	-	1,100
ProfServ-Engineering	5,000	3,750	3,599	151
ProfServ-Legal Services	5,000	3,750	193	3,557
ProfServ-Mgmt Consulting	55,801	41,851	41,851	-
ProfServ-Trustee Fees	3,658	3,658	2,042	1,616
Auditing Services	3,600	-	-	-
Website Hosting/Email services	1,538	1,154	1,206	(52)
Miscellaneous Mailings	1,000	750	82	668
Insurance - General Liability	2,829	2,829	3,027	(198)
Legal Advertising	1,000	750	120	630
Misc-Assessment Collection Cost	12,436	12,436	11,962	474
Bank Fees	900	675	1,238	(563)
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>106,937</b>	<b>82,778</b>	<b>75,399</b>	<b>7,379</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	144,000	108,000	122,033	(14,033)
Utility - Irrigation	5,000	3,750	4,390	(640)
Utility - Fountains	5,500	4,125	3,448	677
Utility - Roundabout Lights	500	375	507	(132)
Street Light Bond	600	600	-	600
<b>Total Electric Utility Services</b>	<b>155,600</b>	<b>116,850</b>	<b>130,378</b>	<b>(13,528)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Stormwater Control</u></b>				
Contracts-Aquatic Control	30,120	22,590	34,632	(12,042)
R&M-Stormwater System	1,000	750	43	707
R&M Lake & Pond Bank	2,500	1,875	-	1,875
<b>Total Stormwater Control</b>	<b>33,620</b>	<b>25,215</b>	<b>34,675</b>	<b>(9,460)</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	150,396	112,797	120,083	(7,286)
Insurance - Property	3,073	3,073	3,349	(276)
Insurance - General Liability	3,144	3,144	4,140	(996)
R&M-Irrigation	5,000	3,750	45,928	(42,178)
Landscape - Annuals	4,950	3,713	-	3,713
Landscape - Mulch	18,150	13,613	-	13,613
Landscape Replacement	20,000	15,000	16,703	(1,703)
Rust Prevention	7,140	5,355	5,355	-
Entry & Walls Maintenance	2,500	1,875	-	1,875
Ornamental Lighting & Maint.	1,000	750	300	450
Holiday Lighting & Decorations	37,500	37,500	37,500	-
<b>Total Other Physical Environment</b>	<b>252,853</b>	<b>200,570</b>	<b>233,358</b>	<b>(32,788)</b>
<b><u>Security Operations</u></b>				
Security System Monitoring & Maint.	1,000	750	128	622
Internet Services	1,440	1,080	960	120
<b>Total Security Operations</b>	<b>2,440</b>	<b>1,830</b>	<b>1,088</b>	<b>742</b>
<b><u>Contingency</u></b>				
Miscellaneous Expenses	19,121	14,341	50,277	(35,936)
<b>Total Contingency</b>	<b>19,121</b>	<b>14,341</b>	<b>50,277</b>	<b>(35,936)</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk Pressure Washing	4,800	4,800	-	4,800
<b>Total Road and Street Facilities</b>	<b>4,800</b>	<b>4,800</b>	<b>-</b>	<b>4,800</b>
<b><u>Reserves</u></b>				
Reserve	29,000	29,000	-	29,000
<b>Total Reserves</b>	<b>29,000</b>	<b>29,000</b>	<b>-</b>	<b>29,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>604,371</b>	<b>475,384</b>	<b>525,175</b>	<b>(49,791)</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	(1)	127,122	83,216	(43,906)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(1)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (1)	\$ 127,122	\$ 83,216	\$ (43,906)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>294,309</b>	<b>294,309</b>	<b>294,309</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 294,308</b>	<b>\$ 421,431</b>	<b>\$ 377,525</b>	



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	4,450	4,450	4,443	(7)
Special Assmnts- Discounts	(178)	(178)	(166)	12
<b>TOTAL REVENUES</b>	<b>4,272</b>	<b>4,272</b>	<b>4,277</b>	<b>5</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	89	89	86	3
<b>Total Administration</b>	<b>89</b>	<b>89</b>	<b>86</b>	<b>3</b>
<b><u>Field</u></b>				
R&M-Fountain	4,374	3,281	519	2,762
<b>Total Field</b>	<b>4,374</b>	<b>3,281</b>	<b>519</b>	<b>2,762</b>
<b>TOTAL EXPENDITURES</b>	<b>4,463</b>	<b>3,370</b>	<b>605</b>	<b>2,765</b>
Excess (deficiency) of revenues Over (under) expenditures	(191)	902	3,672	2,770
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(191)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(191)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (191)	\$ 902	\$ 3,672	\$ 2,770
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>3,712</b>	<b>3,711</b>	<b>3,712</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,521</b>	<b>\$ 4,613</b>	<b>\$ 7,384</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 11,853	\$ 8,890	\$ 13,757	\$ 4,867
Special Assmnts- Tax Collector	438,990	438,990	438,304	(686)
Special Assmnts- Discounts	(17,560)	(17,560)	(16,391)	1,169
<b>TOTAL REVENUES</b>	<b>433,283</b>	<b>430,320</b>	<b>435,670</b>	<b>5,350</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	8,780	8,780	8,446	334
<b>Total Administration</b>	<b>8,780</b>	<b>8,780</b>	<b>8,446</b>	<b>334</b>
<b>Debt Service</b>				
Principal Debt Retirement	265,000	265,000	265,000	-
Interest Expense	149,800	149,800	149,800	-
<b>Total Debt Service</b>	<b>414,800</b>	<b>414,800</b>	<b>414,800</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>423,580</b>	<b>423,580</b>	<b>423,246</b>	<b>334</b>
Excess (deficiency) of revenues Over (under) expenditures	9,703	6,740	12,424	5,684
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	9,703	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>9,703</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 9,703	\$ 6,740	\$ 12,424	\$ 5,684
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>314,335</b>	<b>314,335</b>	<b>314,335</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 324,038</b>	<b>\$ 321,075</b>	<b>\$ 326,759</b>	

**EASTON PARK**  
**Community Development District**

**Supporting Schedules**

**June 30, 2025**

**EASTON PARK**  
**Community Development District**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector**  
**(Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	General Fund Fountain	Debt Service Fund
Assessments Levied FY25				\$ 1,065,221	\$ 621,781	\$ 4,450	\$ 438,990
Allocation %				100%	58.37%	0.42%	41.21%
11/05/24	\$ 13,547	\$ 746	\$ 276	\$ 14,569	\$ 8,504	\$ 61	\$ 6,004
11/14/24	\$ 17,954	\$ 763	\$ 366	\$ 19,083	\$ 11,139	\$ 80	\$ 7,864
11/22/24	\$ 17,367	\$ 738	\$ 354	\$ 18,460	\$ 10,775	\$ 77	\$ 7,608
12/03/24	\$ 14,745	\$ 627	\$ 301	\$ 15,673	\$ 9,148	\$ 65	\$ 6,459
12/06/24	\$ 553,209	\$ 23,521	\$ 11,290	\$ 588,020	\$ 343,234	\$ 2,457	\$ 242,330
12/17/24	\$ 119,824	\$ 5,071	\$ 2,445	\$ 127,340	\$ 74,330	\$ 532	\$ 52,478
01/07/25	\$ 183,374	\$ 7,745	\$ 3,742	\$ 194,861	\$ 113,742	\$ 814	\$ 80,304
02/07/25	\$ 17,170	\$ 438	\$ 350	\$ 17,959	\$ 10,483	\$ 75	\$ 7,401
03/10/25	\$ 10,265	\$ 125	\$ 209	\$ 10,599	\$ 6,187	\$ 44	\$ 4,368
04/05/25	\$ 26,327	\$ -	\$ 537	\$ 26,864	\$ 15,681	\$ 112	\$ 11,071
05/07/25	\$ 9,050	\$ -	\$ 190	\$ 9,240	\$ 5,394	\$ 39	\$ 3,808
06/06/25	\$ 3,748	\$ -	\$ 79	\$ 3,826	\$ 2,234	\$ 16	\$ 1,577
06/18/25	\$ 16,710	\$ -	\$ 351	\$ 17,062	\$ 9,959	\$ 71	\$ 7,031
<b>TOTAL</b>	<b>\$ 1,003,289</b>	<b>\$ 39,773</b>	<b>\$ 20,494</b>	<b>\$ 1,063,556</b>	<b>\$ 620,810</b>	<b>\$ 4,443</b>	<b>\$ 438,304</b>
% COLLECTED					100%	100%	100%
<b>TOTAL OUTSTANDING</b>					<b>\$ 971</b>	<b>\$ 7</b>	<b>\$ 685</b>

**EASTON PARK**

Community Development District

**All Funds**

**Cash and Investment**

**June 30, 2025**

**GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Whitney	Checking account	0.00%	\$ 208,145
Checking Account - Operating	Valley Bank	High yield checking	4.33%	\$ 211,333
		<b>Subtotal</b>		<b>\$ 419,478</b>
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	4.22%	\$ 9
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	4.24%	\$ 128,105
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	4.24%	\$ 191,127
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	4.23%	\$ 31
		<b>Subtotal</b>		<b>\$ 319,272</b>
		<b>Total</b>		<b>\$ 738,750</b>

Bank Account Statement

Easton Park CDD

Bank Account No. 1334  
Statement No. 06-25

Statement Date 06/30/2025

G/L Account No. 101002 Balance	208,145.05	Statement Balance	215,031.62
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	208,145.05	Subtotal	215,031.62
Negative Adjustments	0.00	Outstanding Checks	-6,886.57
Ending G/L Balance	208,145.05	Ending Balance	208,145.05

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/20/2025	Payment	3561	EASTON PARK CDD/HANCOCK WHITNEY	Check for Vendor V00052			-6,886.57
Total Outstanding Checks							-6,886.57
Outstanding Deposits							
Total Outstanding Deposits							

**EASTON PARK COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100058</b>							
001	06/02/25	INFRAMARK LLC	150080	Postage/Email Service	Miscellaneous Mailings	541030-51301	\$5.52
001	06/02/25	INFRAMARK LLC	150080	Postage/Email Service	Website Hosting/Email services	534369-51301	\$53.29
<b>Check Total</b>							<b>\$58.81</b>
<b>CHECK # 100059</b>							
001	06/02/25	RAINMAKER IRRIGATION AND LANDSCAPING	914112	Irrigation Repairs	R&M-Irrigation	546041-53908	\$4,046.56
<b>Check Total</b>							<b>\$4,046.56</b>
<b>CHECK # 100060</b>							
001	06/02/25	FED EX	8-869-94420	FEDEX 05/12/25	Miscellaneous Mailings	541030-51301	\$17.47
<b>Check Total</b>							<b>\$17.47</b>
<b>CHECK # 100061</b>							
001	06/12/25	FED EX	8-841-22963	FEDEX CHARGES 04/18/25	Miscellaneous Mailings	541030-51301	\$16.95
<b>Check Total</b>							<b>\$16.95</b>
<b>CHECK # 100062</b>							
001	06/12/25	PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA	5701	LEGAL SERVICES 01/06/25	ProfServ-Legal Services	531023-51401	\$55.00
001	06/12/25	PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA	5701	LEGAL SERVICES 01/06/25	Annual District Filing Fee	554007-51301	\$175.00
<b>Check Total</b>							<b>\$230.00</b>
<b>CHECK # 100063</b>							
001	06/12/25	INFRAMARK LLC	150801	JUNE 25 ADMIN FEES	ProfServ-Mgmt Consulting	531027-51201	\$4,650.08
<b>Check Total</b>							<b>\$4,650.08</b>
<b>CHECK # 300011</b>							
001	06/18/25	TECO ACH	-61925ACH	SERVICE DATE 04/09-05/08/25	Utility - Irrigation	543014-53100	\$714.90
001	06/18/25	TECO ACH	-61925ACH	SERVICE DATE 04/09-05/08/25	Electricity - Streetlights	543013-53100	\$13,375.35
001	06/18/25	TECO ACH	-61925ACH	SERVICE DATE 04/09-05/08/25	Utility - Fountains	543085-53100	\$467.35
001	06/18/25	TECO ACH	-61925ACH	SERVICE DATE 04/09-05/08/25	Utility - Roundabout Lights	543090-53100	\$53.40
<b>Check Total</b>							<b>\$14,611.00</b>
<b>CHECK # 300012</b>							
001	06/06/25	CHARTER COMMUNICATIONS	1711353052125	SRV PRD 05/21 - 06/20/25	Internet Services	549031-53935	\$120.00
<b>Check Total</b>							<b>\$120.00</b>
<b>CHECK # 3560</b>							
001	06/18/25	FROG FURNISHING LLC	S268737	8 FT. HERITAGE CEDAR SLATS BLACK POLYBENCH	Miscellaneous Expenses	549999-53985	\$5,946.12
<b>Check Total</b>							<b>\$5,946.12</b>
<b>CHECK # 3562</b>							
001	06/20/25	FROG FURNISHING LLC	S268737A	freight charge	Miscellaneous Expenses	549999-53985	\$515.00
<b>Check Total</b>							<b>\$515.00</b>
<b>Fund Total</b>							<b>\$30,211.99</b>

**EASTON PARK COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

**DEBT SERVICE FUND - SERIES 2017 - 201**

**CHECK # 3559**

201	06/17/25	EASTON PARK CDD/HANCOCK WHITNEY	JUN.08.25-#5725	Trsf 24-25 DS Assessments	Due From Other Funds	131000	\$1,544.44
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<b>Check Total</b>	<u>\$1,544.44</u>
--------------------	-------------------

**CHECK # 3561**

201	06/20/25	EASTON PARK CDD/HANCOCK WHITNEY	JUN.18.25-#5725	Trsf 24-25 DS Assessments	Due From Other Funds	131000	\$6,886.57
-----	----------	---------------------------------	-----------------	---------------------------	----------------------	--------	------------

<b>Check Total</b>	<u>\$6,886.57</u>
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<b>Fund Total</b>	<u><b>\$8,431.01</b></u>
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<b>Total Checks Paid</b>	<b>\$38,643.00</b>
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**7C**

**Easton Park Community  
Development District  
ANNUAL FINANCIAL REPORT  
September 30, 2024**

**Easton Park Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants P.L.

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Easton Park Community Development District  
Tampa, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Easton Park Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Easton Park Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

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

Fort Pierce / Stuart

- 1 -

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To the Board of Supervisors  
Easton Park Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors  
Easton Park Community Development District

### ***Required Supplementary Information***

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

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated June 26, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Easton Park Community Development District's internal control over financial reporting and compliance.

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

June 26, 2025

**Easton Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

Management's discussion and analysis of Easton Park Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2024. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

## **OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

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

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

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

**Easton Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

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

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

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

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets and deferred outflows of resources were exceeded by total liabilities by \$(1,107,855) (net position). Unrestricted net position for Governmental Activities was \$(1,726,973). Net investment in capital assets was \$490,672 and restricted net position was \$128,446.
- ◆ Governmental activities revenues totaled \$1,061,294 while governmental activities expenses totaled \$1,064,290.



**Easton Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

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

**Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Current assets	\$ 321,764	\$ 294,206
Restricted assets	310,942	285,472
Capital assets	2,516,863	2,820,966
Total Assets	<u>3,149,569</u>	<u>3,400,644</u>
Deferred amount on refunding	<u>105,343</u>	<u>113,714</u>
Current liabilities	347,767	339,217
Non-current liabilities	4,015,000	4,280,000
Total Liabilities	<u>4,362,767</u>	<u>4,619,217</u>
Net Position		
Net investment in capital assets	490,672	668,794
Restricted	128,446	102,530
Unrestricted	<u>(1,726,973)</u>	<u>(1,876,183)</u>
Total Net Position	<u><u>\$ (1,107,855)</u></u>	<u><u>\$ (1,104,859)</u></u>

The decrease in capital assets and net investment in capital assets is primarily the result of depreciation in the current year.

The decrease in total liabilities is related to the bond principal payments in the current year.

**Easton Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 1,024,844	\$ 1,020,862
General Revenues		
Investment earnings	34,019	27,209
Miscellaneous revenues	2,431	-
Total Revenues	<u>1,061,294</u>	<u>1,048,071</u>
Expenses		
General government	95,886	106,589
Physical environment	805,026	787,445
Interest and other charges	163,378	172,098
Total Expenses	<u>1,064,290</u>	<u>1,066,132</u>
Change in Net Position	(2,996)	(18,061)
Net Position - Beginning of Year	<u>(1,104,859)</u>	<u>(1,086,798)</u>
Net Position - End of Year	<u><u>\$ (1,107,855)</u></u>	<u><u>\$ (1,104,859)</u></u>

The increase in physical environment expenses is mainly related to the increase in streetlighting costs in the current year.

The decrease in interest and other charges is related to the decrease in outstanding debt in the current year.

**Easton Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Infrastructure	\$ 7,532,206	\$ 7,532,206
Equipment	33,935	33,935
Accumulated depreciation	(5,049,278)	(4,745,175)
Total Capital Assets, Net	<u>\$ 2,516,863</u>	<u>\$ 2,820,966</u>

Capital asset activity for the year consisted of \$304,103 in depreciation.

**General Fund Budgetary Highlights**

Actual expenditures were less than budgeted amounts primarily because reserve expenditures were less than expected.

The September 30, 2024 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

In February 2017, the District issued \$5,905,000 Capital Improvement Revenue Refunding Bonds, Series 2017. The bonds were issued to refund and retire the Series 2007 Special Assessment Bonds. The balance outstanding at September 30, 2024 was \$4,280,000.

**Easton Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

Easton Park Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

**Request for Information**

The financial report is designed to provide a general overview of Easton Park Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Easton Park Community Development District, Inframark LLC, 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076.

**Easton Park Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 303,076
Due from other governments	8,236
Prepaid expenses	2,042
Deposits	8,410
Total Current Assets	<u>321,764</u>
Non-current Assets	
Restricted assets	
Investments	310,942
Capital Assets, Being Depreciated	
Infrastructure	7,532,206
Equipment	33,935
Less: accumulated depreciation	<u>(5,049,278)</u>
Total Non-current Assets	<u>2,827,805</u>
Total Assets	<u>3,149,569</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred amount on refunding, net	<u>105,343</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	20,350
Accrued interest	62,417
Bonds payable	265,000
Total Current Liabilities	<u>347,767</u>
Non-current Liabilities	
Bonds payable	4,015,000
Total Liabilities	<u>4,362,767</u>
<b>NET POSITION</b>	
Net investment in capital assets	490,672
Restricted for debt service	128,446
Unrestricted	<u>(1,726,973)</u>
Total Net Position	<u><u>\$ (1,107,855)</u></u>

*See accompanying notes to financial statements.*

**Easton Park Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<b><u>Functions/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Program Revenues Charges for Services</u></b>	<b><u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u></b>
Governmental Activities			
General government	\$ (95,886)	\$ 92,476	\$ (3,410)
Physical environment	(805,026)	510,018	(295,008)
Interest and other charges	(163,378)	422,350	258,972
Total Governmental Activities	<u>\$ (1,064,290)</u>	<u>\$ 1,024,844</u>	<u>(39,446)</u>
<b>General revenues:</b>			
			34,019
			<u>2,431</u>
			<u>36,450</u>
			(2,996)
			<u>(1,104,859)</u>
			<u>\$ (1,107,855)</u>

*See accompanying notes to financial statements.*

**Easton Park Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 303,076	\$ -	\$ 303,076
Due from other governments	4,842	3,394	8,236
Prepaid expenses	2,042	-	2,042
Deposits	8,410	-	8,410
Restricted assets			
Investments	-	310,942	310,942
Total Assets	<u>\$ 318,370</u>	<u>\$ 314,336</u>	<u>\$ 632,706</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 20,350</u>	<u>\$ -</u>	<u>\$ 20,350</u>
FUND BALANCES			
Nonspendable			
Prepaid expenses	2,042	-	2,042
Deposits	8,410	-	8,410
Restricted			
Debt service	-	314,336	314,336
Assigned			
Operating reserves	100,729	-	100,729
Reserves - other	86,000	-	86,000
Unassigned	<u>100,839</u>	<u>-</u>	<u>100,839</u>
Total Fund Balances	<u>298,020</u>	<u>314,336</u>	<u>612,356</u>
Total Liabilities and Fund Balances	<u>\$ 318,370</u>	<u>\$ 314,336</u>	<u>\$ 632,706</u>

*See accompanying notes to financial statements.*

**Easton Park Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2024**

Total Governmental Fund Balances	\$ 612,356
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated, infrastructure, \$7,532,206, and equipment, \$33,935, net of accumulated depreciation, \$(5,049,278), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	2,516,863
Deferred outflows of resources for refunding debt are not current financial resources and therefore, are recognized at the government-wide level.	105,343
Long-term liabilities, bonds payable, are not payable in the current period and therefore, are not reported at the fund level.	(4,280,000)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(62,417)</u>
Net Position of Governmental Activities	<u><u>\$ (1,107,855)</u></u>

*See accompanying notes to financial statements.*



**Easton Park Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 602,494	\$ 422,350	\$ 1,024,844
Investment earnings	15,387	18,632	34,019
Miscellaneous revenue	2,431	-	2,431
Total Revenues	<u>620,312</u>	<u>440,982</u>	<u>1,061,294</u>
Expenditures			
Current			
General government	90,827	5,059	95,886
Physical environment	500,923	-	500,923
Debt service			
Principal	-	255,000	255,000
Interest	-	158,725	158,725
Total Expenditures	<u>591,750</u>	<u>418,784</u>	<u>1,010,534</u>
Net Change in Fund Balances	28,562	22,198	50,760
Fund Balances - October 1, 2023	<u>269,458</u>	<u>292,138</u>	<u>561,596</u>
Fund Balances - September 30, 2024	<u><u>\$ 298,020</u></u>	<u><u>\$ 314,336</u></u>	<u><u>\$ 612,356</u></u>

*See accompanying notes to financial statements.*

**Easton Park Community Development District  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$	50,760
--	----	--------

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

Governmental funds report capital outlays as expenditures, however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(304,103)
--	--	-----------

Deferred outflows of resources for refunding debt is recognized as other debt service costs at the fund level. At the government-wide level it is a deferred outflow of resources and is amortized as interest expense. This is the net amount of change in the current year.		(8,371)
---	--	---------

Repayment of long-term debt is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		255,000
--	--	---------

In the Statement of Activities, interest is accrued on outstanding bonds, whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.		3,718
--	--	-------

Change in Net Position of Governmental Activities	\$	(2,996)
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*See accompanying notes to financial statements.*

**Easton Park Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL -**  
**GENERAL FUND**

**For the Year Ended September 30, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 601,377	\$ 601,377	\$ 602,494	\$ 1,117
Investment earnings	7,461	7,461	15,387	7,926
Miscellaneous revenues	-	-	2,431	2,431
Total Revenues	<u>608,838</u>	<u>608,838</u>	<u>620,312</u>	<u>11,474</u>
Expenditures				
Current				
General government	107,331	107,331	90,827	16,504
Physical environment	472,507	472,507	500,923	(28,416)
Capital outlay	29,000	29,000	-	29,000
Total Expenditures	<u>608,838</u>	<u>608,838</u>	<u>591,750</u>	<u>17,088</u>
Net Change in Fund Balances	-	-	28,562	28,562
Fund Balances - October 1, 2023	<u>258,735</u>	<u>258,735</u>	<u>269,458</u>	<u>10,723</u>
Fund Balances - September 30, 2024	<u>\$ 258,735</u>	<u>\$ 258,735</u>	<u>\$ 298,020</u>	<u>\$ 39,285</u>

*See accompanying notes to financial statements.*

**Easton Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**1. Reporting Entity**

The District was established on June 1, 2006 by Ordinance No. 2006-13 of the City of Tampa, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, elected on an at-large basis by qualified electors that reside within the District. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

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

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

**2. Measurement Focus and Basis of Accounting**

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

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

**Easton Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

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

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

**b. Fund Financial Statements**

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

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

**Easton Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

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

The District has various policies governing the fund balance classifications.

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

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

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

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

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

**Easton Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

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

**Easton Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

**b. Non-current Governmental Assets/Liabilities**

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

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

**a. Cash and Investments**

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

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

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

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.



**Easton Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

**b. Restricted Net Position**

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

**c. Capital Assets**

Capital assets, which include infrastructure and equipment, are reported in the applicable governmental activities column.

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

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

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

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

Infrastructure	25 years
Equipment	5-7 years

**Easton Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

**d. Deferred Outflows of Resources**

In addition to assets and liabilities, the Statement of Net Position will sometimes include a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of or acquisition of net position that applies to a future period(s) and so will not be recognized as an expense or revenue until that time.

The District has one item qualifying as a deferred outflow of resources, deferred amount on refunding. This resulted from the difference in the carrying value of the refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

**e. Budgets**

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

**NOTE B – CASH AND INVESTMENTS**

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

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$313,281 and carrying value was \$303,076. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

**Easton Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Goldman Sachs Government Fund	39 days*	<u>\$ 310,942</u>

\*Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in Goldman Sachs Government Fund is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investment in the Goldman Sachs Government Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in the Goldman Sachs Government Fund is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Easton Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2023-2024 fiscal year were levied in October 2023. All taxes certified to the County's Tax Collector are due and payable on November 1, and certified to the County's Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Disposals	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 7,532,206	\$ -	\$ -	\$ 7,532,206
Equipment	33,935	-	-	33,935
Total Capital Assets Depreciated	<u>7,566,141</u>	<u>-</u>	<u>-</u>	<u>7,566,141</u>
Less accumulated depreciation for:				
Infrastructure	(4,720,858)	(301,288)	-	(5,022,146)
Equipment	(24,317)	(2,815)	-	(27,132)
Total Accumulated Depreciation	<u>(4,745,175)</u>	<u>(304,103)</u>	<u>-</u>	<u>(5,049,278)</u>
Governmental Activities Capital Assets	<u>\$ 2,820,966</u>	<u>\$ (304,103)</u>	<u>\$ -</u>	<u>\$ 2,516,863</u>

Depreciation of \$304,103 was charged to physical environment.

**Easton Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
Capital Improvement Revenue				
Refunding Bond, Series 2017	\$ 4,535,000	\$ -	\$ (255,000)	\$ 4,280,000

Long-term debt is comprised of the following:

**Capital Improvement Revenue Refunding Bonds**

\$5,905,000 Series 2017 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2018, maturing in May 2037. Interest at a rate of 3.5% is due May 1 and November 1 beginning May 2018. Current portion is \$265,000.

\$ 4,280,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 265,000	\$ 149,800	\$ 414,800
2026	275,000	140,525	415,525
2027	285,000	130,900	415,900
2028	295,000	120,925	415,925
2029	305,000	110,600	415,600
2030-2034	1,690,000	385,350	2,075,350
2035-2037	1,165,000	82,425	1,247,425
Totals	<u>\$ 4,280,000</u>	<u>\$ 1,120,525</u>	<u>\$ 5,400,525</u>

**Easton Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bonds Resolution Terms and Covenants

The bond resolution and the trust indenture provide for the establishment of certain accounts. The accounts include a construction, revenue, redemption, reserve, interest, and prepayment account and are maintained by a trustee.

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2024:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Refunding Bonds, Series 2017	<u>\$ 123,900</u>	<u>\$ 123,473</u>

**NOTE F – RELATED PARTY TRANSACTIONS**

One member of the Board of Supervisors is affiliated with a company that provides services to the District. Payments made to the company for repair and maintenance services during the fiscal year ended September 30, 2024 were \$5,100.

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.



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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Easton Park Community Development District  
Tampa, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Easton Park Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 26, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Easton Park Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Easton Park Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Easton Park Community Development District's internal control.

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

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



To the Board of Supervisors  
Easton Park Community Development District

### **Report on Compliance and Other Matters**

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

### **Purpose of this Report**

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

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

June 26, 2025





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

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## MANAGEMENT LETTER

To the Board of Supervisors  
Easton Park Community Development District  
Tampa, Florida

### Report on the Financial Statements

We have audited the financial statements of the Easton Park Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated June 26, 2025.

### Auditor's Responsibility

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

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 26, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors  
Easton Park Community Development District

### **Financial Condition and Management**

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Easton Park Community Development District. It is management's responsibility to monitor the Easton Park Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Easton Park Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 1
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$3,080
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.



To the Board of Supervisors  
Easton Park Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Easton Park Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$1,059 - \$1,216, and the Debt Service Fund, \$690 - \$862.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,024,844.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$4,280,000 Series 2017 Bonds maturing May 1, 2037.

### **Additional Matters**

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

### **Purpose of this Letter**

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

*Berger Toombs Elam  
Gaines & Frank*

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

June 26, 2025



**Berger, Toombs, Elam,  
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Easton Park Community Development District  
Tampa, Florida

We have examined Easton Park Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Easton Park Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Easton Park Community Development District's compliance based on our examination.

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

In our opinion, Easton Park Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines & Frank*

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

June 26, 2025