

**Easton Park
Community Development District**

August 21, 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**

- | | |
|---|---------------------------------------|
| □ Perry Blackburn, Chairperson | □ Christina Newsome, District Manager |
| □ Lisa Murphy, Vice Chairperson | □ David Jackson, District Counsel |
| □ Jefferey Giarrizzo, Assistant Secretary | □ Tonja Stewart, District Engineer |
| □ Heriberto Garcia, Assistant Secretary | |
| □ Brenda Menendez, Assistant Secretary | |

Regular Meeting Agenda

Thursday, August 21, 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.

- 1. Call to Order/Roll Call**
- 2. Public Comment**
- 3. 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
- 4. Business Items**
 - A. Resolution 2025-07; Adopting Fiscal Year 2026 Goals and Objectives
 - B. Review of the 2nd Quarter Website Compliance Audit Report
 - C. Consideration of Florida Insurance Alliance Renewal
 - D. General Matters of the District
- 5. Consent Agenda**
 - A. Review of the Financials as of July 31, 2025
- 6. Board of Supervisors' Requests and Comments**
- 7. Audience Comments**
- 8. Adjournment**

The next CDD meeting is scheduled for Thursday, September 18, 2025, at 4:30 p.m.

District Office:

Inframark, Infrastructure 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

3D.

SOLITUDE

LAKE MANAGEMENT



Easton Park CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2025-08-04

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
888.480.LAKE (5253)

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35

Comments:

Site looks good

Site is doing very well with no issues to note at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



36

Comments:

Site looks good

Site recently had a submersed weed application. A follow-up application will be needed for best control along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



37

Comments:

Site looks good

Site looks good and a herbicide application for the shoreline grasses will keep it in control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



38

Comments:

Normal growth observed
An algaecide application will be needed on the side where the wind is blowing towards. Planktonic algae has been forming near that shoreline.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



1

Comments:

Normal growth observed
Site looks good but the lillypads are starting to pop up near the beneficial plant. A submersed weed application was performed to try and get rid of the lillies.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



2

Comments:

Normal growth observed
Some baby tears have floated into one of the coves. An application made to these floating weeds should clear it up within a couple of days.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



Site: 3

Comments:

Normal growth observed

Shoreline grasses are continuing to pop up at this site that still has a low water level. No other issues to note.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 4

Comments:

Normal growth observed

The shallow part of the pond still has weeds that are growing around the beneficial plants. An herbicide application is needed for control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 5

Comments:

Site looks good

Site is doing much better from when we put a boat in this pond. No issues to note at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6

Comments:

Site looks good

The shelf on the shallow part of this pond will need an herbicide application for best control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Management Summary

The ponds are doing very well with some normal growth observed. The summer months are causing everything to grow much faster. Site 4 and 6 has the most growth and will need attention during our next visit. These two sites also have an issue with the outflow structure. It has been damaged and is emptying water past the normal limit. This will need to be addressed or the pond will always have a low water level. The remaining sites are all doing well with the flow structures and culverts.

We will be bringing a boat during our next visit to apply our herbicide to the grasses growing where we can't normally get to. These grasses should start to brown and show results in around two weeks after the application has been performed.

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

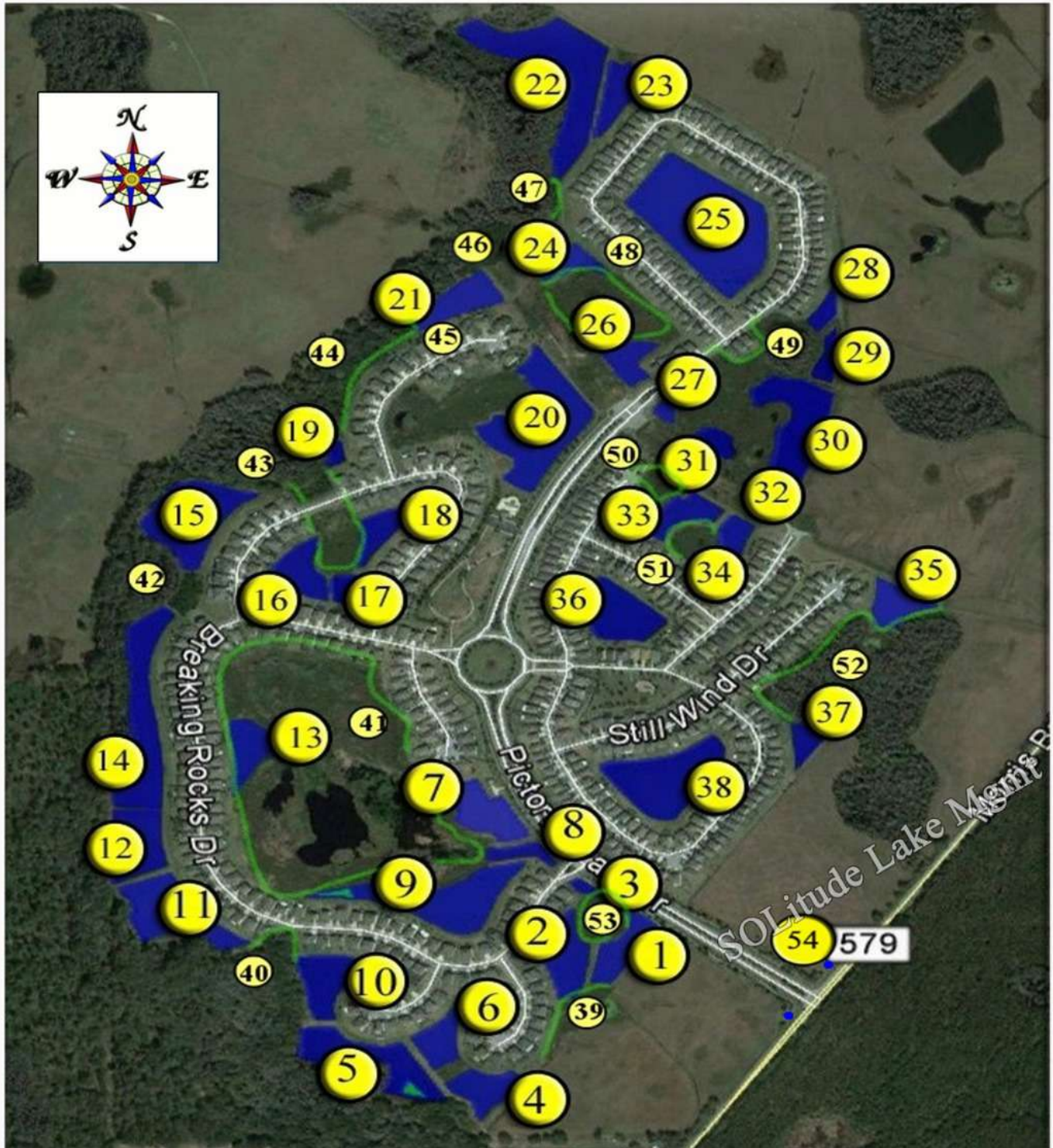
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Site	Comments	Target	Action Required
35	Site looks good	Species non-specific	Routine maintenance next visit
36	Site looks good	Species non-specific	Routine maintenance next visit
37	Site looks good	Shoreline weeds	Routine maintenance next visit
38	Normal growth observed	Planktonic algae	Routine maintenance next visit
1	Normal growth observed	Floating Weeds	Routine maintenance next visit
2	Normal growth observed	Floating Weeds	Routine maintenance next visit
3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
4	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit
6	Site looks good	Shoreline weeds	Routine maintenance next visit



Easton Park CDD
Tampa, FL

1-888-480-5253



NPM 05/2020

Fourth Order of Business

4A

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Easton Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached Memorandum, goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached Memorandum, goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Memorandum, goals, objectives and performance measures and standards as provided in **Exhibit 1**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of August, 2025.

ATTEST:

**EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Memorandum/Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date: August 21, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Easton Park
Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Easton Park Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Easton Park Community Development District

4B



Quarterly Compliance Audit Report

Easton Park

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

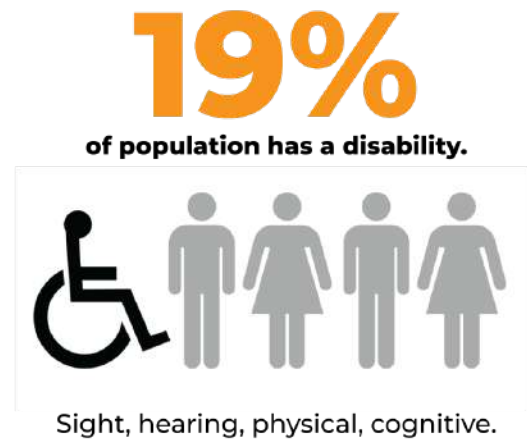
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

4C



**FLORIDA INSURANCE ALLIANCE
DISTRICTS PACKAGE APPLICATION**



Covered Party: Easton Park Community Development District
Mailing Address: c/o Inframark
 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544

FEIN: 84-1710858
Physical County: Hillsborough

Contact: Christina Newsome
Title: District Manager

Phone #: 813.608.8288
Email: Christina.Newsome@inframark.com

Coverage Term: 10/1/2025 - 10/1/2026

Year Entity was established: 2006

Coverages being requested. Please select with an "Yes" or "No"	
General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	No
Automobile Liability	No
Property	Yes
Inland Marine	Yes
Automobile Physical Damage	No
Workers Compensation	No
Excess Liability	No

CERTIFICATION

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____
TITLE: _____
DATE: _____

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.

Fifth Order of Business

5A

EASTON PARK
Community Development District

Financial Report

July 31, 2025

(unaudited)

Prepared By



EASTON PARK
Community Development District

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EASTON PARK
Community Development District

Financial Statements

(Unaudited)

July 31, 2025

Balance Sheet
July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - FOUNTAIN	DEBT SERVICE FUND - SERIES 2017	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 350,248	\$ -	\$ -	\$ 350,248
Due From Other Funds	-	7,211	-	7,211
Investments:				
Interest Account	-	-	9	9
Reserve Fund	-	-	128,545	128,545
Revenue Fund	-	-	199,268	199,268
Sinking fund	-	-	31	31
Utility Deposits - TECO	7,728	-	-	7,728
TOTAL ASSETS	\$ 357,976	\$ 7,211	\$ 327,853	\$ 693,040
<u>LIABILITIES</u>				
Accounts Payable	\$ 9,639	\$ -	\$ -	\$ 9,639
Accrued Expenses	14,510	-	-	14,510
Due To Other Funds	7,211	-	-	7,211
TOTAL LIABILITIES	31,360	-	-	31,360
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	7,728	-	-	7,728
Restricted for:				
Debt Service	-	-	327,853	327,853
Assigned to:				
Operating Reserves	100,729	-	-	100,729
Reserves - Other	86,000	-	-	86,000
Unassigned:	132,159	7,211	-	139,370
TOTAL FUND BALANCES	\$ 326,616	\$ 7,211	\$ 327,853	\$ 661,680
TOTAL LIABILITIES & FUND BALANCES	\$ 357,976	\$ 7,211	\$ 327,853	\$ 693,040

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 7,460	\$ 6,218	\$ 9,166	\$ 2,948
Interest - Tax Collector	-	-	2,475	2,475
Special Assmnts- Tax Collector	621,781	621,781	620,810	(971)
Special Assmnts- Discounts	(24,871)	(24,871)	(23,216)	1,655
TOTAL REVENUES	604,370	603,128	609,235	6,107
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	10,000	9,200	800
FICA Taxes	-	-	704	(704)
ProfServ-Arbitrage Rebate	900	900	-	900
ProfServ-Dissemination Agent	1,100	1,100	-	1,100
ProfServ-Engineering	5,000	4,167	4,711	(544)
ProfServ-Legal Services	5,000	4,167	2,365	1,802
ProfServ-Mgmt Consulting	55,801	46,501	46,501	-
ProfServ-Trustee Fees	3,658	3,658	2,042	1,616
Auditing Services	3,600	3,600	3,795	(195)
Website Hosting/Email services	1,538	1,538	1,206	332
Miscellaneous Mailings	1,000	833	82	751
Insurance - General Liability	2,829	2,829	3,027	(198)
Legal Advertising	1,000	833	4,355	(3,522)
Misc-Assessment Collection Cost	12,436	12,436	11,962	474
Bank Fees	900	750	1,385	(635)
Annual District Filing Fee	175	175	175	-
Total Administration	106,937	93,487	91,510	1,977
<u>Electric Utility Services</u>				
Electricity - Streetlights	144,000	120,000	135,053	(15,053)
Utility - Irrigation	5,000	4,167	5,738	(1,571)
Utility - Fountains	5,500	4,583	3,939	644
Utility - Roundabout Lights	500	417	563	(146)
Street Light Bond	600	600	-	600
Total Electric Utility Services	155,600	129,767	145,293	(15,526)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Stormwater Control</u>				
Contracts-Aquatic Control	30,120	25,100	38,480	(13,380)
R&M-Stormwater System	1,000	833	43	790
R&M Lake & Pond Bank	2,500	2,083	-	2,083
Total Stormwater Control	33,620	28,016	38,523	(10,507)
<u>Other Physical Environment</u>				
Contracts-Landscape	150,396	125,330	137,500	(12,170)
Insurance - Property	3,073	3,073	3,349	(276)
Insurance - General Liability	3,144	3,144	4,140	(996)
R&M-Irrigation	5,000	4,167	46,575	(42,408)
Landscape - Annuals	4,950	4,125	-	4,125
Landscape - Mulch	18,150	15,125	-	15,125
Landscape Replacement	20,000	16,667	13,036	3,631
Rust Prevention	7,140	5,950	5,950	-
Entry & Walls Maintenance	2,500	2,083	-	2,083
Ornamental Lighting & Maint.	1,000	833	300	533
Holiday Lighting & Decorations	37,500	37,500	37,500	-
Total Other Physical Environment	252,853	217,997	248,350	(30,353)
<u>Security Operations</u>				
Security System Monitoring & Maint.	1,000	833	1,775	(942)
Internet Services	1,440	1,200	1,200	-
Total Security Operations	2,440	2,033	2,975	(942)
<u>Contingency</u>				
Miscellaneous Expenses	19,121	15,934	50,277	(34,343)
Total Contingency	19,121	15,934	50,277	(34,343)
<u>Road and Street Facilities</u>				
Sidewalk Pressure Washing	4,800	4,800	-	4,800
Total Road and Street Facilities	4,800	4,800	-	4,800
<u>Reserves</u>				
Reserve	29,000	29,000	-	29,000
Total Reserves	29,000	29,000	-	29,000
TOTAL EXPENDITURES & RESERVES	604,371	521,034	576,928	(55,894)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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)	82,094	32,307	(49,787)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(1)	-	-	-
TOTAL FINANCING SOURCES (USES)	(1)	-	-	-
Net change in fund balance	\$ (1)	\$ 82,094	\$ 32,307	\$ (49,787)
FUND BALANCE, BEGINNING (OCT 1, 2024)	294,309	294,309	294,309	
FUND BALANCE, ENDING	\$ 294,308	\$ 376,403	\$ 326,616	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	4,450	4,450	4,443	(7)
Special Assmnts- Discounts	(178)	(178)	(166)	12
TOTAL REVENUES	4,272	4,272	4,277	5
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	89	89	86	3
Total Administration	89	89	86	3
<u>Field</u>				
R&M-Fountain	4,374	3,645	692	2,953
Total Field	4,374	3,645	692	2,953
TOTAL EXPENDITURES	4,463	3,734	778	2,956
Excess (deficiency) of revenues Over (under) expenditures	(191)	538	3,499	2,961
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(191)	-	-	-
TOTAL FINANCING SOURCES (USES)	(191)	-	-	-
Net change in fund balance	\$ (191)	\$ 538	\$ 3,499	\$ 2,961
FUND BALANCE, BEGINNING (OCT 1, 2024)	3,712	3,711	3,712	
FUND BALANCE, ENDING	\$ 3,521	\$ 4,249	\$ 7,211	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 11,853	\$ 9,878	\$ 14,851	\$ 4,973
Special Assmnts- Tax Collector	438,990	438,990	438,304	(686)
Special Assmnts- Discounts	(17,560)	(17,560)	(16,391)	1,169
TOTAL REVENUES	433,283	431,308	436,764	5,456
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,780	8,780	8,446	334
Total Administration	8,780	8,780	8,446	334
Debt Service				
Principal Debt Retirement	265,000	265,000	265,000	-
Interest Expense	149,800	149,800	149,800	-
Total Debt Service	414,800	414,800	414,800	-
TOTAL EXPENDITURES	423,580	423,580	423,246	334
Excess (deficiency) of revenues				
Over (under) expenditures	9,703	7,728	13,518	5,790
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	9,703	-	-	-
TOTAL FINANCING SOURCES (USES)	9,703	-	-	-
Net change in fund balance	\$ 9,703	\$ 7,728	\$ 13,518	\$ 5,790
FUND BALANCE, BEGINNING (OCT 1, 2024)	314,335	314,335	314,335	
FUND BALANCE, ENDING	\$ 324,038	\$ 322,063	\$ 327,853	

EASTON PARK
Community Development District

Supporting Schedules

July 31, 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
TOTAL	\$ 1,003,289	\$ 39,773	\$ 20,494	\$ 1,063,556	\$ 620,810	\$ 4,443	\$ 438,304
% COLLECTED					100%	100%	100%
TOTAL OUTSTANDING					\$ 971	\$ 7	\$ 685

EASTON PARK

Community Development District

All Funds**Cash and Investment****July 31, 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%	\$ 173,223
Checking Account - Operating	Valley Bank	High yield checking	4.33%	\$ 177,025
			Subtotal	\$ 350,248
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%	\$ 128,545
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	4.24%	\$ 199,268
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	4.23%	\$ 31
			Subtotal	\$ 327,853
			Total	\$ 678,101

Bank Account Statement

Easton Park CDD

Bank Account No. 1334
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101002 Balance	173,223.41	Statement Balance	191,364.41
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	173,223.41	Subtotal	191,364.41
Negative Adjustments	0.00	Outstanding Checks	-18,141.00
Ending G/L Balance	173,223.41	Ending Balance	173,223.41

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/29/2025	Payment	100075	RAINMAKER	IRRIGATION AND LANDSCAPING	Inv: 939232		-647.50
07/29/2025	Payment	100076	RUST-OFF LLC	STANTEC	Inv: 49078		-595.00
07/29/2025	Payment	100077	CONSULTING SERVICES INC		Inv: 2420793		-353.00
07/29/2025	Payment	100078	COMPLETE I.T. PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA		Inv: 17121, Inv: 17124		-623.00
07/29/2025	Payment	100079	YELLOWSTONE LANDSCAPE		Inv: 6099, Inv: 6190		-2,172.50
07/29/2025	Payment	100080			Inv: 949250		-13,750.00
Total Outstanding Checks							-18,141.00
Outstanding Deposits							
Total Outstanding Deposits							

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100064							
001	07/08/25	RUST-OFF LLC	48723	RUST PREVENTION 06/15/25	Rust Prevention	546452-53908	\$595.00
Check Total							\$595.00
CHECK # 100065							
001	07/08/25	STANTEC CONSULTING SERVICES INC	2400896	ENGINEERING SVC MAY 25	ProfServ-Engineering	531013-51501	\$758.50
Check Total							\$758.50
CHECK # 100066							
001	07/08/25	INFRAMARK LLC	153004	JUL 25 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$4,650.08
Check Total							\$4,650.08
CHECK # 100067							
001	07/08/25	RAINMAKER IRRIGATION AND LANDSCAPING	927216	JUN 25 LANDSCAPE MAINT	Contracts-Landscape	534050-53908	\$13,750.00
Check Total							\$13,750.00
CHECK # 100068							
001	07/08/25	SOLITUDE LAKE MANAGEMENT LLC	PSI175292	JUNE 2025 SOLITUDE FOUNTAIN MAINT	Contracts-Aquatic Control	534067-53805	\$3,848.00
Check Total							\$3,848.00
CHECK # 100069							
001	07/08/25	TAMPA BAY TIMES	43560-062525	Legal Advertising	Legal Advertising	548002-51301	\$1,312.00
001	07/08/25	TAMPA BAY TIMES	42336-062225	LEGAL NOTICE BOARD MEETING	Legal Advertising	548002-51301	\$1,014.00
Check Total							\$2,326.00
CHECK # 100070							
001	07/08/25	COMPLETE I.T.	16500	MAY 25 VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$128.00
001	07/08/25	COMPLETE I.T.	16815	JUN 25 VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$128.00
001	07/08/25	COMPLETE I.T.	15631	FEB 25 VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$128.00
Check Total							\$384.00
CHECK # 100071							
001	07/10/25	BERGER, TOOMBS, ELAM, & FRANK	372723	AUDIT SERVICES 9/30/24	Auditing Services	532002-51301	\$3,795.00
Check Total							\$3,795.00
CHECK # 100072							
001	07/14/25	SOLITUDE LAKE MANAGEMENT LLC	PSI183493	JUL 25 SOLITUDE FOUNTAIN MAINT	Contracts-Aquatic Control	534067-53805	\$3,848.00
Check Total							\$3,848.00
CHECK # 100073							
001	07/14/25	TAMPA BAY TIMES	063025-TB315318	LEGAL NOTICE JUNE 25	Legal Advertising	548002-51301	\$1,312.00
001	07/14/25	TAMPA BAY TIMES	063025-TB315318	LEGAL NOTICE JUNE 25	Legal Advertising	548002-51301	\$1,014.00
001	07/14/25	TAMPA BAY TIMES	063025-TB315318	LEGAL NOTICE JUNE 25	Legal Advertising	548002-51301	(\$416.80)
Check Total							\$1,909.20
CHECK # 100074							
001	07/14/25	COMPLETE I.T.	14849	NOV 24 VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$128.00
001	07/14/25	COMPLETE I.T.	16218	APR 25 VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$128.00
001	07/14/25	COMPLETE I.T.	15069	DEC 25 VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$128.00
001	07/14/25	COMPLETE I.T.	15911	MAR 25 VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$128.00
001	07/14/25	COMPLETE I.T.	15332	JAN 25 VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$128.00
Check Total							\$640.00

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100075							
001	07/29/25	RAINMAKER IRRIGATION AND LANDSCAPING	939232	Irrigation Repairs: (Pool) 6/18/25	R&M-Irrigation	546041-53908	\$647.50
Check Total							\$647.50
CHECK # 100076							
001	07/29/25	RUST-OFF LLC	49078	RUST PREVENTION 07/15/25	Rust Prevention	546452-53908	\$595.00
Check Total							\$595.00
CHECK # 100077							
001	07/29/25	STANTEC CONSULTING SERVICES INC	2420793	ENGINEERING JUN 25	ProfServ-Engineering	531013-51501	\$353.00
Check Total							\$353.00
CHECK # 100078							
001	07/29/25	COMPLETE I.T.	17121	JUL 25 VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$128.00
001	07/29/25	COMPLETE I.T.	17124	Tech Labor - Cameras	Security System Monitoring & Maint.	546479-53935	\$495.00
Check Total							\$623.00
CHECK # 100079							
001	07/29/25	PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA	6099	LEGAL SERVICES THRU 05/25	ProfServ-Legal Services	531023-51401	\$1,320.00
001	07/29/25	PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA	6190	LEGAL SERVICES THRU 06/25	ProfServ-Legal Services	531023-51401	\$852.50
Check Total							\$2,172.50
CHECK # 100080							
001	07/29/25	YELLOWSTONE LANDSCAPE	949250	JUL 25 LANDSCAPE MAINT	Contracts-Landscape	534050-53908	\$13,750.00
Check Total							\$13,750.00
CHECK # DD404							
001	07/03/25	TECO ACH	07212025	SERVICE DATE 05/09-06/09/25	Utility - Irrigation	543014-53100	\$1,047.45
001	07/03/25	TECO ACH	07212025	SERVICE DATE 05/09-06/09/25	Electricity - Streetlights	543013-53100	\$13,394.84
001	07/03/25	TECO ACH	07212025	SERVICE DATE 05/09-06/09/25	Utility - Fountains	543085-53100	\$491.16
001	07/03/25	TECO ACH	07212025	SERVICE DATE 05/09-06/09/25	Utility - Roundabout Lights	543090-53100	\$55.46
Check Total							\$14,988.91
CHECK # DD405							
001	07/09/25	CHARTER COMMUNICATIONS	1711353062125	SERV PRD 6/21-7/20	Internet Services	549031-53935	\$120.00
Check Total							\$120.00
Fund Total							\$69,753.69

GENERAL FUND - FOUNTAIN - 002

CHECK # 100072							
002	07/14/25	SOLITUDE LAKE MANAGEMENT LLC	PSI182624	FOUNTAIN MAINT JUL 25	R&M-Fountain	546032-53901	\$173.00
Check Total							\$173.00
Fund Total							\$173.00

Total Checks Paid	\$69,926.69
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