

**Easton Park
Community Development District**

September 18, 2025

AGENDA PACKAGE

Teams Information

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

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Easton Park Community Development District

Board of Supervisors

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

Staff

Christina Newsome, District Manager
David Jackson, District Counsel
Tonja Stewart, District Engineer
SOLitude Maintenance, Aquatic
Rainmaker, Landscape

Meeting Agenda

Thursday, September 18, 2025 – 4:30 p.m.

Teams Meeting Information

Meeting ID:233 920 555 879 Passcode: uG9Wm2LC

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1. Call to Order/Roll Call

2. Public Comment

3. Staff Reports

- A. Aquatic Maintenance Report- SOLitude
- B. Landscape Report- Rainmaker
- C. District Engineer
 - i. Roadway Project Update
- D. District Counsel
- E. District Manager

4. Business Items

- A. General Matters of the District

5. Consent Agenda

- A. Consideration of Minutes from the Meeting held July 17, 2025 and August 21, 2025
(*To be Sent Under Separate Cover*)
- B. Review of the Financials as of August 31, 2025

6. Supervisor Requests

7. Audience Comments

8. Adjournment

The next CDD meeting is scheduled for Thursday, October 16, 2025, at 4:30 p.m.

District Office:

Inframark, Infrastructure Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
813-873-7300

Meeting Location

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

SOLITUDE

LAKE MANAGEMENT



Easton Park CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2025-09-03

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)

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS7, 8, 9	3
PONDS10, 11, 12	4
PONDS13, 14, 15	5
PONDS 16	6
MANAGEMENT/COMMENTS SUMMARY	6 & 7
SITE MAP	8

7

Comments:

Normal growth observed

Site will need a herbicide application and an algaecide application for the growth around the perimeter of the pond.

Action Required:

Routine maintenance next visit

Target:

Surface algae



8

Comments:

Normal growth observed

Site water levels are lower and a recent systemic application was recently done to get rid of the lily pads. Results should be seen in a couple of weeks.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



9

Comments:

Site looks good

A small amount of shoreline weeds will need a herbicide application. The side of the pond with trees looks great from our previous application. All the weeds are wilting away.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



10

Comments:

Site looks good

An herbicide application will be needed for the shoreline grasses for best control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



11

Comments:

Normal growth observed

Site has some areas with algae that will need an algaecide application for best control.

Action Required:

Routine maintenance next visit

Target:

Surface algae



12

Comments:

Site looks good

Water is still turbid and a few grasses are starting to pop up that will need an herbicide application.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 13

Comments:

Normal growth observed

Shoreline grasses and weeds 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: 14

Comments:

Site looks good

This site is doing much better from our previous application to the grasses along the trees. The grasses are now starting to wilt away.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 15

Comments:

Site looks good

A few shoreline grasses will need an herbicide application for best control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 16

Comments:

Normal growth observed

Site is starting to see some algae growth. We will be sure to target this algae before it gets worse.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Management Summary

The ponds are doing very well with some normal growth observed. Site 8 recently had a systemic application for the lillypads. These should start clearing out in the next couple of days. Sites 11 and 16 will both need another algaecide application before the algae grows and spreads. We will be sure to target this new algae growth during our next visit.

During our last visit, we put a boat in ponds 2, 5, 9, and 14 to target lillypads, grasses, and various weeds. Today, the results from this application look great. Everything that we targeted is now starting to wilt away. Shoreline grasses is what we will be targeting for our upcoming visit. Keeping these weeds out of the water will help prevent small algae build ups and will keep the ponds looking their best.

Thank You For Choosing SOLitude Lake Management.

Easton Park CDD Waterway Inspection Report

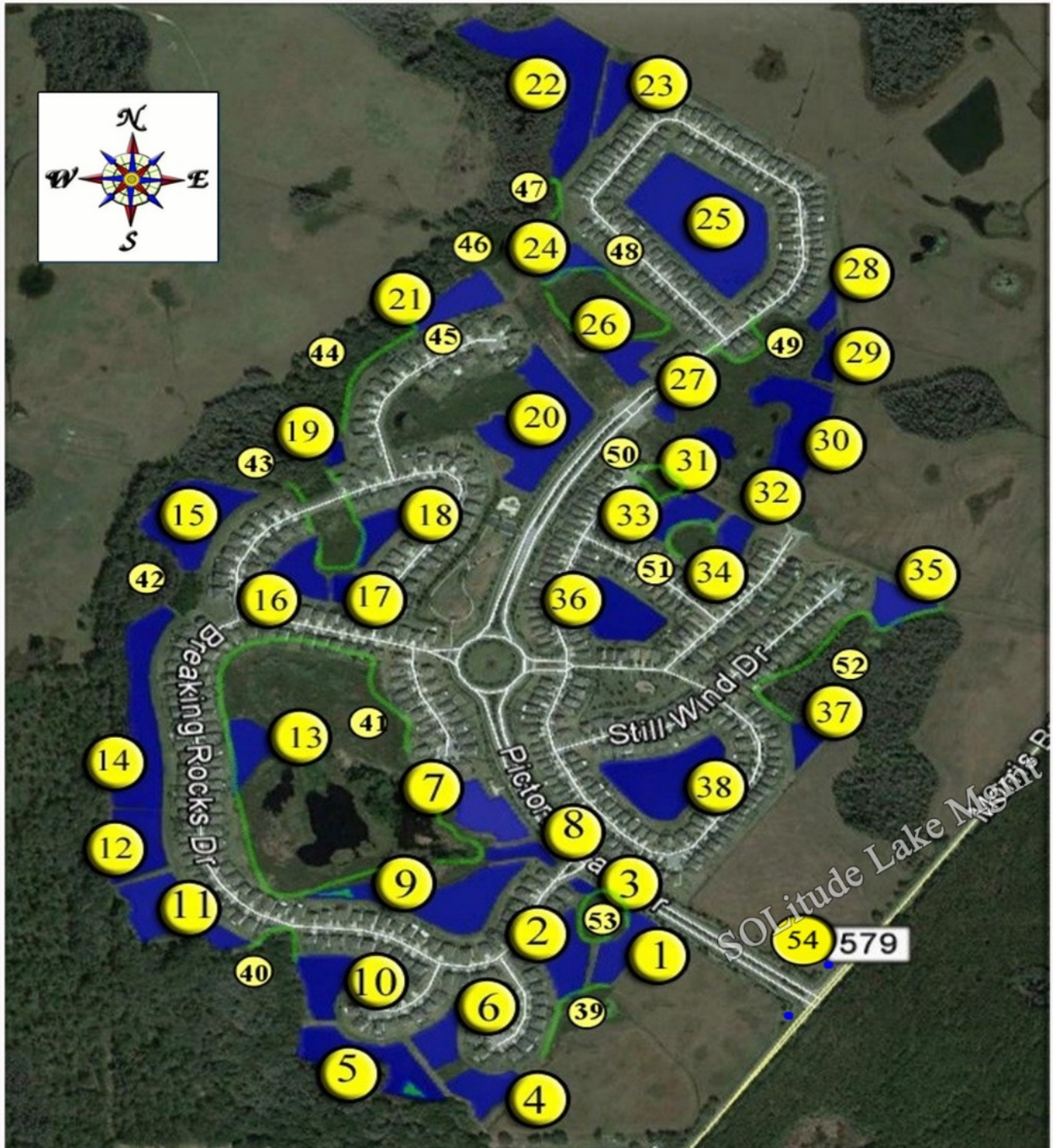
Agenda Page 9
2025-09-03

Site	Comments	Target	Action Required
7	Normal growth observed	Surface algae	Routine maintenance next visit
8	Normal growth observed	Floating Weeds	Routine maintenance next visit
9	Site looks good	Shoreline weeds	Routine maintenance next visit
10	Site looks good	Shoreline weeds	Routine maintenance next visit
11	Normal growth observed	Surface algae	Routine maintenance next visit
12	Site looks good	Shoreline weeds	Routine maintenance next visit
13	Normal growth observed	Shoreline weeds	Routine maintenance next visit
14	Site looks good	Shoreline weeds	Routine maintenance next visit
15	Site looks good	Shoreline weeds	Routine maintenance next visit
16	Normal growth observed	Surface algae	Routine maintenance next visit



Easton Park CDD
Tampa, FL

1-888-480-5253



NPM 05/2020

EASTON PARK
Community Development District

Financial Report

August 31, 2025

(unaudited)

Prepared By



EASTON PARK
Community Development District

Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 -4
Fountain Fund	5
Debt Service Fund	6
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Assessments Collection - Schedule	7
Cash and Investment Report	8
Bank Reconciliation	9
Check Register	10

EASTON PARK
Community Development District

Financial Statements

(Unaudited)

August 31, 2025

Balance Sheet
August 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - FOUNTAIN	DEBT SERVICE FUND - SERIES 2017	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 320,470	\$ -	\$ -	\$ 320,470
Due From Other Funds	-	7,211	-	7,211
Investments:				
Interest Account	-	-	9	9
Reserve Fund	-	-	129,003	129,003
Revenue Fund	-	-	199,976	199,976
Sinking fund	-	-	31	31
Prepaid Trustee Fees	2,042	-	-	2,042
Utility Deposits - TECO	7,728	-	-	7,728
TOTAL ASSETS	\$ 330,240	\$ 7,211	\$ 329,019	\$ 666,470
<u>LIABILITIES</u>				
Accounts Payable	\$ 23,901	\$ -	\$ -	\$ 23,901
Accrued Expenses	14,010	-	-	14,010
Due To Other Funds	7,211	-	-	7,211
TOTAL LIABILITIES	45,122	-	-	45,122
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Trustee Fees	2,042	-	-	2,042
Deposits	7,728	-	-	7,728
Restricted for:				
Debt Service	-	-	329,019	329,019
Assigned to:				
Operating Reserves	100,729	-	-	100,729
Reserves - Other	86,000	-	-	86,000
Unassigned:	88,619	7,211	-	95,830
TOTAL FUND BALANCES	\$ 285,118	\$ 7,211	\$ 329,019	\$ 621,348
TOTAL LIABILITIES & FUND BALANCES	\$ 330,240	\$ 7,211	\$ 329,019	\$ 666,470

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ 6,839	\$ 9,675	\$ 2,836
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	603,749	609,744	5,995
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	11,000	11,200	(200)
FICA Taxes	-	-	857	(857)
ProfServ-Arbitrage Rebate	900	900	-	900
ProfServ-Dissemination Agent	1,100	1,100	-	1,100
ProfServ-Engineering	5,000	4,583	5,331	(748)
ProfServ-Legal Services	5,000	4,583	2,365	2,218
ProfServ-Mgmt Consulting	55,801	51,151	51,151	-
ProfServ-Trustee Fees	3,658	3,658	3,500	158
Auditing Services	3,600	3,600	3,795	(195)
Website Hosting/Email services	1,538	1,538	1,206	332
Miscellaneous Mailings	1,000	917	811	106
Insurance - General Liability	2,829	2,829	3,027	(198)
Legal Advertising	1,000	917	4,355	(3,438)
Misc-Assessment Collection Cost	12,436	12,436	11,962	474
Bank Fees	900	825	1,530	(705)
Annual District Filing Fee	175	175	175	-
Total Administration	106,937	100,212	101,265	(1,053)
<u>Electric Utility Services</u>				
Electricity - Streetlights	144,000	132,000	148,448	(16,448)
Utility - Irrigation	5,000	4,583	5,566	(983)
Utility - Fountains	5,500	5,042	4,417	625
Utility - Roundabout Lights	500	458	614	(156)
Street Light Bond	600	600	-	600
Total Electric Utility Services	155,600	142,683	159,045	(16,362)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	27,610	42,328	(14,718)
R&M-Stormwater System	1,000	917	43	874
R&M Lake & Pond Bank	2,500	2,292	-	2,292
Total Stormwater Control	33,620	30,819	42,371	(11,552)
<u>Other Physical Environment</u>				
Contracts-Landscape	150,396	137,863	151,250	(13,387)
Insurance - Property	3,073	3,073	3,349	(276)
Insurance - General Liability	3,144	3,144	4,140	(996)
R&M-Irrigation	5,000	4,583	46,575	(41,992)
Landscape - Annuals	4,950	4,538	-	4,538
Landscape - Mulch	18,150	16,638	-	16,638
Landscape Replacement	20,000	18,333	13,036	5,297
Rust Prevention	7,140	6,545	6,545	-
Entry & Walls Maintenance	2,500	2,292	-	2,292
Ornamental Lighting & Maint.	1,000	917	300	617
Holiday Lighting & Decorations	37,500	37,500	37,500	-
Total Other Physical Environment	252,853	235,426	262,695	(27,269)
<u>Security Operations</u>				
Security System Monitoring & Maint.	1,000	917	1,903	(986)
Internet Services	1,440	1,320	1,080	240
Total Security Operations	2,440	2,237	2,983	(746)
<u>Contingency</u>				
Miscellaneous Expenses	19,121	17,528	50,576	(33,048)
Total Contingency	19,121	17,528	50,576	(33,048)
<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	562,705	618,935	(56,230)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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)	41,044	(9,191)	(50,235)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1)	-	-	-
TOTAL FINANCING SOURCES (USES)	(1)	-	-	-
Net change in fund balance	\$ (1)	\$ 41,044	\$ (9,191)	\$ (50,235)
FUND BALANCE, BEGINNING (OCT 1, 2024)	294,309	294,309	294,309	
FUND BALANCE, ENDING	\$ 294,308	\$ 335,353	\$ 285,118	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	4,010	692	3,318
Total Field	4,374	4,010	692	3,318
TOTAL EXPENDITURES	4,463	4,099	778	3,321
Excess (deficiency) of revenues				
Over (under) expenditures	(191)	173	3,499	3,326
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(191)	-	-	-
TOTAL FINANCING SOURCES (USES)	(191)	-	-	-
Net change in fund balance	\$ (191)	\$ 173	\$ 3,499	\$ 3,326
FUND BALANCE, BEGINNING (OCT 1, 2024)	3,712	3,711	3,712	
FUND BALANCE, ENDING	\$ 3,521	\$ 3,884	\$ 7,211	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 11,853	\$ 10,865	\$ 16,017	\$ 5,152
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	432,295	437,930	5,635
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	8,715	14,684	5,969
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	\$ 8,715	\$ 14,684	\$ 5,969
FUND BALANCE, BEGINNING (OCT 1, 2024)	314,335	314,335	314,335	
FUND BALANCE, ENDING	\$ 324,038	\$ 323,050	\$ 329,019	

EASTON PARK
Community Development District

Supporting Schedules

August 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
August 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%	\$ 195,387
Checking Account - Operating	Valley Bank	High yield checking	4.33%	\$ 125,083
Subtotal				\$ 320,470
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%	\$ 129,003
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	4.24%	\$ 199,976
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	4.23%	\$ 31
Subtotal				\$ 329,019
Total				\$ 649,489

Bank Account Statement

Easton Park CDD

Bank Account No. 1334
Statement No. 08-25

Statement Date 08/31/2025

G/L Account No. 101002 Balance	195,386.79	Statement Balance	201,357.38
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	195,386.79	Subtotal	201,357.38
Negative Adjustments	0.00	Outstanding Checks	-5,970.59
Ending G/L Balance	195,386.79	Ending Balance	195,386.79

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
08/25/2025	Payment	100081	RUST-OFF LLC	Inv: 49434			-595.00
08/25/2025	Payment	100082	INFRAMARK LLC	Inv: 154294, Inv: 155295			-5,375.59
Total Outstanding Checks							-5,970.59

Outstanding Deposits

Total Outstanding Deposits

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100081

001	08/25/25	RUST-OFF LLC	49434	RUST PREVENTION 8/15/2025	Rust Prevention	546452-53908	\$595.00
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Check Total \$595.00

CHECK # 100082

001	08/25/25	INFRAMARK LLC	154294	Postage - Meeting Notice	Miscellaneous Mailings	541030-51301	\$722.75
001	08/25/25	INFRAMARK LLC	154294	Postage - Meeting Notice	Miscellaneous Mailings	541030-51301	\$2.76
001	08/25/25	INFRAMARK LLC	155295	AUG 2025 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$4,650.08

Check Total \$5,375.59

CHECK # 100083

001	08/25/25	SOLITUDE LAKE MANAGEMENT LLC	PSI191715	AUG 2025 SOLITUDE FOUNTAIN MAINT	Contracts-Aquatic Control	534067-53805	\$3,848.00
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Check Total \$3,848.00

CHECK # 300013

001	08/07/25	CHARTER COMMUNICATIONS	1711353072125	SERV PRD 7/21-8/20/25	Internet Services	549031-53935	\$120.00
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Check Total \$120.00

CHECK # 300014

001	08/21/25	TECO ACH	081925 #20206	SERVICE DATE 06/10-07/09/25	Utility - Irrigation	543014-53100	\$328.62
001	08/21/25	TECO ACH	081925 #20206	SERVICE DATE 06/10-07/09/25	Electricity - Streetlights	543013-53100	\$13,394.84
001	08/21/25	TECO ACH	081925 #20206	SERVICE DATE 06/10-07/09/25	Utility - Fountains	543085-53100	\$477.80
001	08/21/25	TECO ACH	081925 #20206	SERVICE DATE 06/10-07/09/25	Utility - Roundabout Lights	543090-53100	\$51.45

Check Total \$14,252.71

CHECK # 3563

001	08/13/25	HANCOCK WHITNEY BANK	43376	Annual Trustee Fee 05/01/25 - 04/30/2026	ProfServ-Trustee Fees	531045-51301	\$3,500.00
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Check Total \$3,500.00

Fund Total **\$27,691.30**

Total Checks Paid	\$27,691.30
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