

**EASTON PARK  
COMMUNITY  
DEVELOPMENT DISTRICT**

**December 18, 2025  
AGENDA PACKAGE**



## Easton Park Community Development District

### Board of Supervisors

Perry Blackburn, Chairman  
 Lisa Murphy, Vice Chairman  
 Jeffrey Giarrizzo, Assistant Secretary  
 Brenda Menedez, Assistant Secretary

### Staff:

Christina Newsome, District Manager  
 David Jackson, District Counsel  
 Tonja Stewart, District Engineer  
 SOLitude Maintenance, Aquatic  
 Yellowstone, Landscape  
 Sandra MacGregor, District Accountant  
 Howard Neal, Field Services Director  
 Tabitha Blackwelder, Administrative Assistant

## Meeting Agenda

**Thursday, December 18, 2025 – 4:30 p.m.**

[Join the meeting now](#)

Meeting ID: 267 801 257 210 2

Passcode: jB2Dd2J4

- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three (3) Minute Time Limit**
- 3. Staff Reports**
  - A. District Accountant
    - i. Review of November 2025 Financial Statements..... Page 3
  - B. Aquatics Report ..... Page 18
  - C. Landscape Report (under separate cover)
  - D. District Engineer
    - i. Update on Pond 4 & 6 Control Structure..... Page 26
  - E. District Counsel
  - F. District Manager
- 4. Business Items**
  - A. Discussion of Moving Budget Public Hearing Date from July 16, 2026, to August 20, 2026
  - B. Ratification of FY2025 Audit Engagement Letter..... Page 29
  - C. General Matters of the District
- 5. Consent Agenda**
  - A. Consideration of October 16, 2025, Meeting Minutes..... Page 43
  - B. Consideration of November 20, 2025, Workshop Minutes ..... Page 47
- 6. Supervisor Requests**
- 7. Audience Comments – Three (3) Minute Time Limit**
- 8. Adjournment**

*The next meeting is scheduled for Thursday, January 15, 2026, at 4:30 p.m.*

### **District Office:**

Inframark, Community 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

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

*Financial Report*

*November 30, 2025*

*(unaudited)*

Prepared By



**EASTON PARK**

Community Development District

**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2-3
Fountain Fund .....	4
Debt Service Fund .....	5
<b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Assessments Collection - Schedule .....	6
Cash and Investment Report .....	7
Bank Reconciliation General Fund .....	8
Bank Reconciliation High Yield Checking .....	9
Check Register .....	10-11

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

**Financial Statements**

(Unaudited)

**November 30, 2025**

**EASTON PARK**

Community Development District

**Governmental Funds****Balance Sheet**  
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - FOUNTAIN	DEBT SERVICE FUND - SERIES 2017	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 240,127	\$ -	\$ -	\$ 240,127
Cash in Transit	-	-	49,906	49,906
Due From Other Funds	-	7,550	-	7,550
Investments:				
Interest Account	-	-	15	15
Reserve Fund	-	-	130,344	130,344
Revenue Fund	-	-	132,456	132,456
Sinking fund	-	-	32	32
Utility Deposits - TECO	7,728	-	-	7,728
<b>TOTAL ASSETS</b>	<b>\$ 247,855</b>	<b>\$ 7,550</b>	<b>\$ 312,753</b>	<b>\$ 568,158</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 9,399	\$ -	\$ -	\$ 9,399
Accrued Expenses	18,228	-	-	18,228
Due To Other Funds	7,550	-	-	7,550
<b>TOTAL LIABILITIES</b>	<b>35,177</b>	<b>-</b>	<b>-</b>	<b>35,177</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Deposits	7,728	-	-	7,728
<b>Restricted for:</b>				
Debt Service	-	-	312,753	312,753
<b>Assigned to:</b>				
Operating Reserves	100,729	-	-	100,729
Reserves - Other	86,000	-	-	86,000
<b>Unassigned:</b>	18,221	7,550	-	25,771
<b>TOTAL FUND BALANCES</b>	<b>\$ 212,678</b>	<b>\$ 7,550</b>	<b>\$ 312,753</b>	<b>\$ 532,981</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 247,855</b>	<b>\$ 7,550</b>	<b>\$ 312,753</b>	<b>\$ 568,158</b>

**EASTON PARK**

Community Development District

**General Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	NOV-25 ACTUAL
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 5,500	\$ 917	\$ 610	\$ (307)	\$ 229
Interest - Tax Collector	-	-	51	51	-
Special Assmnts- Tax Collector	672,358	76,714	76,714	-	76,714
Special Assmnts- Discounts	(26,894)	(3,138)	(3,138)	-	(3,138)
<b>TOTAL REVENUES</b>	<b>650,964</b>	<b>74,493</b>	<b>74,237</b>	<b>(256)</b>	<b>73,805</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	12,000	2,000	1,800	200	-
FICA Taxes	955	159	138	21	-
ProfServ-Arbitrage Rebate	900	-	-	-	-
ProfServ-Dissemination Agent	1,100	-	-	-	-
ProfServ-Engineering	5,000	833	-	833	-
ProfServ-Legal Services	5,000	833	-	833	-
ProfServ-Mgmt Consulting	58,591	9,765	9,765	-	4,883
ProfServ-Trustee Fees	3,658	3,658	2,042	1,616	-
Auditing Services	3,600	-	-	-	-
Website Hosting/Email services	1,538	385	-	385	(384)
Miscellaneous Mailings	500	83	24	59	-
Insurance - General Liability	3,405	3,405	3,566	(161)	-
Legal Advertising	1,000	70	70	-	-
Misc-Assessment Collection Cost	13,447	1,472	1,472	-	1,472
Bank Fees	900	150	289	(139)	154
Annual District Filing Fee	175	175	175	-	-
<b>Total Administration</b>	<b>111,769</b>	<b>22,988</b>	<b>19,341</b>	<b>3,647</b>	<b>6,125</b>
<b><u>Electric Utility Services</u></b>					
Electricity - Streetlights	174,000	29,000	26,791	2,209	13,395
Utility - Irrigation	5,000	833	761	72	406
Utility - Fountains	5,500	917	964	(47)	472
Utility - Roundabout Lights	600	100	114	(14)	55
Street Light Bond	600	600	-	600	-
<b>Total Electric Utility Services</b>	<b>185,700</b>	<b>31,450</b>	<b>28,630</b>	<b>2,820</b>	<b>14,328</b>
<b><u>Stormwater Control</u></b>					
Contracts-Aquatic Control	46,176	7,696	7,696	-	3,848
R&M-Stormwater System	500	83	43	40	43
R&M Lake & Pond Bank	2,000	333	-	333	-
<b>Total Stormwater Control</b>	<b>48,676</b>	<b>8,112</b>	<b>7,739</b>	<b>373</b>	<b>3,891</b>

**EASTON PARK**

Community Development District

**General Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	NOV-25 ACTUAL
<b><u>Other Physical Environment</u></b>					
Contracts-Landscape	150,396	25,066	27,500	(2,434)	13,750
Insurance - Property	3,807	3,807	3,427	380	-
Insurance - General Liability	3,785	3,785	3,209	576	-
Insurance - Crime	500	500	500	-	-
R&M-Irrigation	10,000	1,667	680	987	-
Landscape - Annuals	4,950	4,950	-	4,950	-
Landscape - Mulch	10,000	10,000	-	10,000	-
Landscape Replacement	10,000	10,000	450	9,550	-
Rust Prevention	7,140	1,190	1,190	-	595
Entry & Walls Maintenance	1,000	1,000	-	1,000	-
Ornamental Lighting & Maint.	1,000	1,000	-	1,000	-
Holiday Lighting & Decorations	40,000	18,750	18,750	-	-
<b>Total Other Physical Environment</b>	<b>242,578</b>	<b>81,715</b>	<b>55,706</b>	<b>26,009</b>	<b>14,345</b>
<b><u>Security Operations</u></b>					
Security System Monitoring & Maint.	1,000	167	256	(89)	128
Internet Services	1,440	240	120	120	-
<b>Total Security Operations</b>	<b>2,440</b>	<b>407</b>	<b>376</b>	<b>31</b>	<b>128</b>
<b><u>Contingency</u></b>					
Miscellaneous Expenses	26,000	4,333	33	4,300	-
<b>Total Contingency</b>	<b>26,000</b>	<b>4,333</b>	<b>33</b>	<b>4,300</b>	<b>-</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>-</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>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>650,963</b>	<b>182,805</b>	<b>111,825</b>	<b>70,980</b>	<b>38,817</b>
Excess (deficiency) of revenues					
Over (under) expenditures	1	(108,312)	(37,588)	70,724	34,988
Net change in fund balance	\$ 1	\$ (108,312)	\$ (37,588)	\$ 70,724	\$ 34,988
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>250,266</b>	<b>250,266</b>	<b>250,266</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 250,267</b>	<b>\$ 141,954</b>	<b>\$ 212,678</b>		



**EASTON PARK**

Community Development District

**General Fund - Fountain**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	NOV-25 ACTUAL
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	4,450	508	508	-	508
Special Assmnts- Discounts	(178)	(21)	(21)	-	(21)
<b>TOTAL REVENUES</b>	<b>4,272</b>	<b>487</b>	<b>487</b>	<b>-</b>	<b>487</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	89	18	10	8	10
<b>Total Administration</b>	<b>89</b>	<b>18</b>	<b>10</b>	<b>8</b>	<b>10</b>
<b><u>Field</u></b>					
R&M-Fountain	4,374	729	173	556	-
<b>Total Field</b>	<b>4,374</b>	<b>729</b>	<b>173</b>	<b>556</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>4,463</b>	<b>747</b>	<b>183</b>	<b>564</b>	<b>10</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(191)	(260)	304	564	477
Net change in fund balance	\$ (191)	\$ (260)	\$ 304	\$ 564	\$ 477
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>7,246</b>	<b>7,246</b>	<b>7,246</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 7,055</b>	<b>\$ 6,986</b>	<b>\$ 7,550</b>		

**EASTON PARK**

Community Development District

**Debt Service Fund - Series 2017**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	NOV-25 ACTUAL
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 11,853	\$ 1,976	\$ 2,254	\$ 278	\$ 1,140
Special Assmnts- Tax Collector	438,990	(50,088)	50,088	100,176	50,088
Special Assmnts- Discounts	(17,560)	(2,049)	(2,049)	-	(2,049)
<b>TOTAL REVENUES</b>	<b>433,283</b>	<b>(50,161)</b>	<b>50,293</b>	<b>100,454</b>	<b>49,179</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	8,780	1,756	961	795	961
<b>Total Administration</b>	<b>8,780</b>	<b>1,756</b>	<b>961</b>	<b>795</b>	<b>961</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement	275,000	-	-	-	-
Interest Expense	140,525	70,263	70,263	-	70,263
<b>Total Debt Service</b>	<b>415,525</b>	<b>70,263</b>	<b>70,263</b>	<b>-</b>	<b>70,263</b>
<b>TOTAL EXPENDITURES</b>	<b>424,305</b>	<b>72,019</b>	<b>71,224</b>	<b>795</b>	<b>71,224</b>
Excess (deficiency) of revenues Over (under) expenditures	8,978	(122,180)	(20,931)	101,249	(22,045)
Net change in fund balance	\$ 8,978	\$ (122,180)	\$ (20,931)	\$ 101,249	\$ (22,045)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>333,684</b>	<b>333,684</b>	<b>333,684</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 342,662</b>	<b>\$ 211,504</b>	<b>\$ 312,753</b>		

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

**Supporting Schedules**

**November 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, 2026**

					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 FY26				\$ 1,115,796.39	\$ 672,356	\$ 4,450	\$ 438,990
Allocation %				100%	60%	0.40%	39%
11/06/25	\$ 19,896	\$ 1,003	\$ 406	\$ 21,305	\$ 12,838	\$ 85	\$ 8,382
11/14/25	\$ 60,962	\$ 2,555	\$ 1,244	\$ 64,761	\$ 39,024	\$ 258	\$ 25,479
11/21/25	\$ 38,803	\$ 1,650	\$ 792	\$ 41,244	\$ 24,853	\$ 164	\$ 16,227
<b>TOTAL</b>	<b>\$ 119,660</b>	<b>\$ 5,207</b>	<b>\$ 2,442</b>	<b>\$ 127,310</b>	<b>\$ 76,714</b>	<b>\$ 508</b>	<b>\$ 50,088</b>
% COLLECTED					11%	11%	11%
<b>TOTAL OUTSTANDING</b>					<b>\$ 595,641</b>	<b>\$ 3,942</b>	<b>\$ 388,901</b>

### Total Outstanding Deposits

# Bank Account Statement

## Easton Park CDD

**Bank Account No.** 3639

**Statement No.** 11-25

**Statement Date** 11/30/2025

<b>G/L Account No. 101003 Balance</b>	74,123.98	<b>Statement Balance</b>	74,123.98
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	74,123.98
<b>Subtotal</b>	74,123.98	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	74,123.98
<b>Ending G/L Balance</b>	74,123.98		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Deposits							
Total Outstanding Deposits							

**EASTON PARK**

Community Development District

*All Funds***Cash and Investment  
November 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%	\$ 166,003
Checking Account - Operating	Valley Bank	High yield checking	4.33%	\$ 74,124
		<b>Subtotal</b>		<b>\$ 240,127</b>
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	4.22%	\$ 15
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	4.24%	\$ 130,344
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	4.24%	\$ 132,456
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	4.23%	\$ 32
		<b>Subtotal</b>		<b>\$ 262,847</b>
		<b>Total</b>		<b>\$ 502,974</b>

<b>Check Total</b>	<u>\$175.00</u>
--------------------	-----------------



# **EASTON PARK COMMUNITY DEVELOPMENT DISTRICT**

## **Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

<b>Fund No.</b>	<b>Date</b>	<b>Payee</b>	<b>Invoice No.</b>	<b>Payment Description</b>	<b>Invoice / GL Description</b>	<b>G/L Account #</b>	<b>Amount Paid</b>
<b>CHECK # 3572</b>							
001	11/25/25	CITY OF TAMPA	M-6	STORM WATER FY25/26	R&M-Stormwater System	546090-53805	\$42.64
<b>Check Total</b>							<u>\$42.64</u>
<b>Fund Total</b>							<u><b>\$34,803.56</b></u>

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

<b>CHECK # 3570</b>							
201	11/25/25	EASTON PARK CDD/HANCOCK WHITNEY	NOV.21.25-#5725	Trsf 26 DS Assessments	Due From Other Funds	131000	\$39,250.48
<b>Check Total</b>							<u>\$39,250.48</u>
<b>CHECK # 3571</b>							
201	11/25/25	EASTON PARK CDD/HANCOCK WHITNEY	NOV.09.25-#5725	Trsf 24-25 DS Assessments	Due From Other Funds	131000	\$10,655.79
<b>Check Total</b>							<u>\$10,655.79</u>
<b>Fund Total</b>							<u><b>\$49,906.27</b></u>

<b>Total Checks Paid</b>	<b>\$84,709.83</b>
--------------------------	--------------------

# SOLITUDE

## LAKE MANAGEMENT



## Easton Park CDD Waterway Inspection Report

---

**Reason for Inspection:** Monthly required

**Inspection Date:** 2025-12-01

**Prepared for:**

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

**Prepared by:**

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS5, 6, 7 3

PONDS8, 9, 10 4

PONDS11, 12, 13 5

PONDS 14 6

MANAGEMENT/COMMENTS SUMMARY 6 & 7

SITE MAP 8

# Easton Park CDD Waterway Inspection Report

2025-12-01

5

## Comments:

Site looks good

The shoreline weeds are cleared away from our application with a boat. Everything is looking great and the beneficial plants in the middle of the water are healthy.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific



6

## Comments:

Normal growth observed

Water levels are low due to the broken water flow structure. Submersed algae application was recently performed and should clear up in the next couple of days

## Action Required:

Routine maintenance next visit

## Target:

Sub-surface algae



7

## Comments:

Site looks good

The algae has recently cleared up and no other issues to note at this time. A few beneficial plants are starting to pop up along the perimeter.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific





# Easton Park CDD Waterway Inspection Report

2025-12-01

8

## Comments:

Site looks good

The floating weeds are no longer an issues and have cleared up nicely. The beneficial plants are doing great.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific



9

## Comments:

Site looks good

Site is looking great with no issues to note at this time. The weeds are gone from under the trees. We will put a boat in the pond again once it starts to grow back

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific



10

## Comments:

Site looks good

Site looks great but it does have floating weeds at one end of the pond. The application that was performed should clear these weeds with in the next week.

## Action Required:

Routine maintenance next visit

## Target:

Duckweed





# Easton Park CDD Waterway Inspection Report

2025-12-01

## Site: 11

### Comments:

Normal growth observed

A follow-up application will be needed for the submersed vegetation. The previous application did a great job but one more treatment will give it the best control.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation



## Site: 12

### Comments:

Site looks good

New grasses have started growing on the back side of the pond. An herbicide application will clear it away. The water is still turbid here but it is normal.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 13

### Comments:

Site looks good

Site looks great, a few lillypads have started popping up and an herbicide application will clear it away.

### Action Required:

Routine maintenance next visit

### Target:

Floating Weeds



# Easton Park CDD Waterway Inspection Report

2025-12-01

**Site:** 14

## Comments:

Site looks good

The invasive weeds are continuing to wilt away under the trees. No issues to note at this time.

## Action Required:

Routine maintenance next visit

## Target:

Shoreline weeds



## Management Summary

Overall, the ponds are looking great from our previous applications. Site 11 will need an algaecide application during our next visit. We will also keep an eye on the other sites that have been growing algae to make sure they are looking their best. Site 10 had a floating weed called duckweed. This recently underwent an application and the weed should clear up in around one week.

Sites 29-32 are located near the construction and the mesh fence that was installed is making it very difficult to do proper applications to these sites. Water levels are low in all ponds. Ponds 4 and 6 are very low due to the broken water flow structure.

Shoreline grasses are 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

2025-12-01

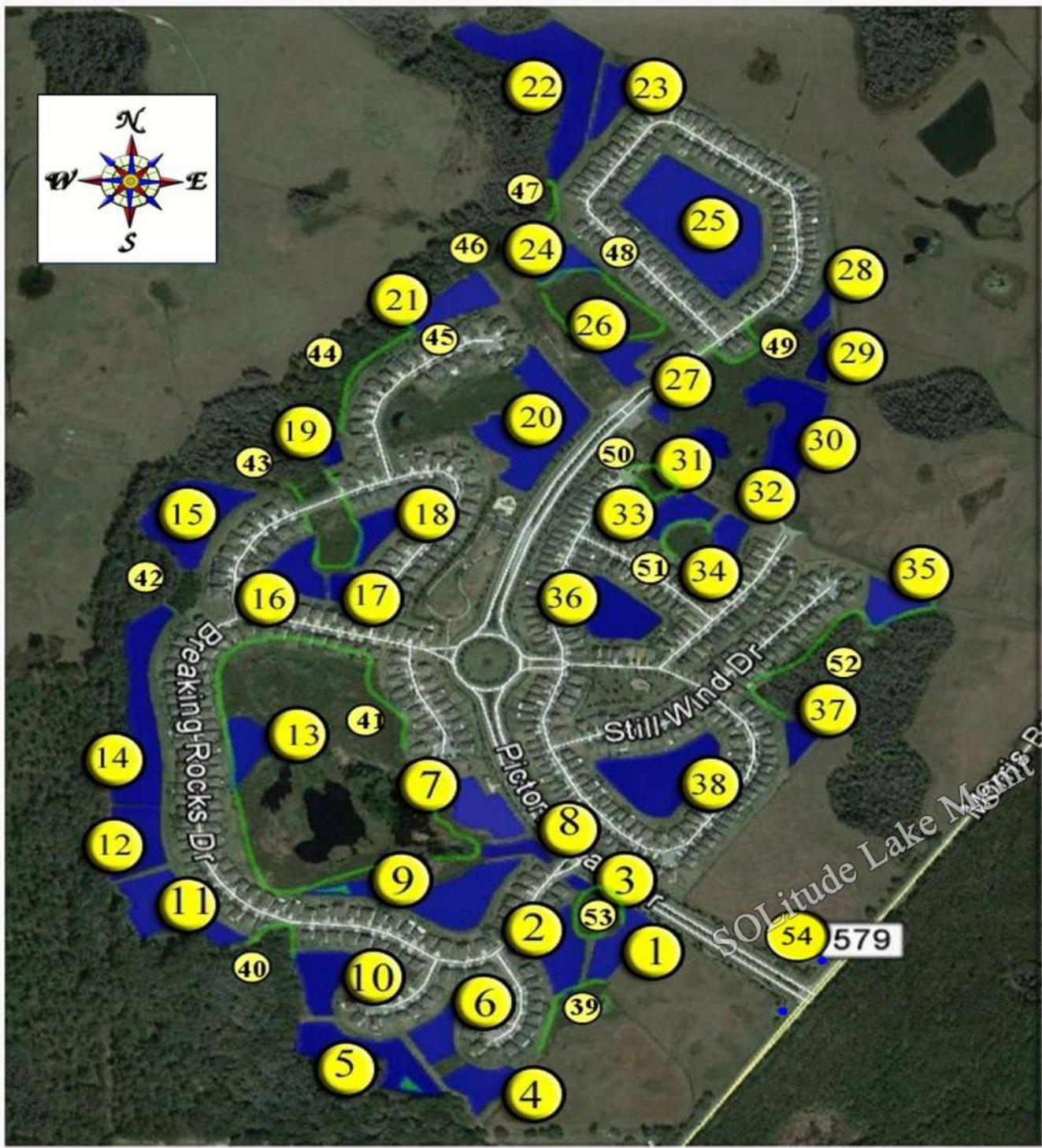
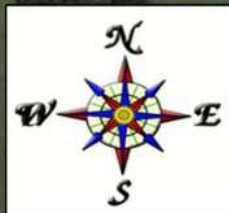
Site	Comments	Target	Action Required
5	Site looks good	Species non-specific	Routine maintenance next visit
6	Normal growth observed	Sub-surface algae	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Site looks good	Species non-specific	Routine maintenance next visit
10	Site looks good	Duckweed	Routine maintenance next visit
11	Normal growth observed	Submersed vegetation	Routine maintenance next visit
12	Site looks good	Shoreline weeds	Routine maintenance next visit
13	Site looks good	Floating Weeds	Routine maintenance next visit
14	Site looks good	Shoreline weeds	Routine maintenance next visit





Easton Park CDD  
Tampa, FL

1-888-480-5253



NPM 05/2020















# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

October 14, 2025

Easton Park Community Development District  
Inframark LLC  
11555 Heron Bay Blvd, Suite 201  
Coral Springs, FL 33076

## The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit Easton Park Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Easton Park Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit 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 auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and 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. 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 controls.

## The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart

Easton Park Community Development District  
October 14, 2025  
Page 2

2. Consider the entity's system of internal control 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. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. 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, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, 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 the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

### **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

Easton Park Community Development District  
October 14, 2025  
Page 3

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
  - c. Additional information that we may request from management for the purpose of the audit; and

Easton Park Community Development District  
October 14, 2025  
Page 4

- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

## Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.



Easton Park Community Development District  
October 14, 2025  
Page 5

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

## **Non-audit Services**

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

Easton Park Community Development District  
October 14, 2025  
Page 6

3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

### **Other Relevant Information**

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

### **Fees and Costs**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,975 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

### **Use and Ownership; Access to Audit Documentation**

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.



Easton Park Community Development District  
October 14, 2025  
Page 7

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

#### **Indemnification, Limitation of Liability, and Claim Resolution**

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

#### **Confidentiality**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

Easton Park Community Development District  
October 14, 2025  
Page 8

### **Retention of Records**

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

### **Termination**

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Easton Park Community Development District  
October 14, 2025  
Page 9

### **Miscellaneous**

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

### **Governing Law**

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

### **Entire Agreement**

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Easton Park Community Development District  
October 14, 2025  
Page 10

### Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

### Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

BERGER, TOOMBS, ELAM, GAINES & FRANK  
CERTIFIED PUBLIC ACCOUNTANTS PL

Melissa Marlin, CPA

Confirmed on behalf of the addressee:

Sign: \_\_\_\_\_

Title: \_\_\_\_\_

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

6815 Dairy Road  
Zephyrhills, FL 33542

813.788.2155  
[BodinePerry.com](http://BodinePerry.com)

### Report on the Firm's System of Quality Control

To the Partners of  
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

*Bodine Perry*

Bodine Perry

(BERGER\_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND EASTON PARK COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED OCTOBER 14, 2025)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.



**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**INFRAMARK**

**11555 HERON BAY BLVD, SUITE 201**

**CORAL SPRINGS, FL 33076**

**TELEPHONE: 954-603-0033**

**EMAIL: \_\_\_\_\_**

**E-VERIFY REQUIREMENTS.** Auditor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Auditor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Auditor has knowingly violated Section 448.091, Florida Statutes.

If the Auditor anticipates entering into agreements with a subcontractor for the Work, Auditor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Auditor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Auditor has otherwise complied with its obligations hereunder, the District shall promptly notify the Auditor. The Auditor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Auditor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Auditor represents that no public employer has terminated a contract with the Auditor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**Auditor: Melissa Marlin**

**District: Easton Park CDD**

**By:** M. Marlin

**By:** Christina Newsome

**Title: Director**

**Title:** \_\_\_\_\_

**Date: October 14, 2025**

**Date:** 10/27/25

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

The regular meeting of the Board of Supervisors of the Easton Park Community Development District was held on Thursday, October 16, 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
Jeffrey Giarrizzo	Assistant Secretary
Brenda Menendez	Assistant Secretary

Also present, either in person or via Teams Communications were:

Christina Newsome	District Manager
Tonja Stewart	District Engineer ( <i>via Teams</i> )
Stephen King	Rainmaker Landscape
Tim Flynn	Yellowstone
Kevin Wilt	SOLitude
Alan Wilson	SOLitude

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

**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. Aquatic Maintenance Report – Solitude**

Mr. Wilson presented his report to the Board and answered the Board's questions.

Discussion ensued regarding the culverts near Ponds 4 and 6 and Ms. Stewart will be reviewing the areas and reporting her findings to the Board.

Easton Park CDD  
October 16, 2025

The revised contract was presented to the Board and discussion ensued regarding removing Ponds 29, 30, 31, and 32 from the aquatics contract.

On MOTION by Mr. Giarrizzo, seconded by Ms. Murphy, with all in favor, motion to approve the revised contract carried.

#### **B. Landscape Report – Rainmaker**

Mr. Flynn informed the Board that this is the last week for weekly mowing and twice weekly trimming. Mowing will take place on Mondays and Tuesdays going forward.

The entry area landscaping was discussed, and it has been determined to be owned by the Manors. The Board requested District Counsel send a letter to the Manors to maintain the property that is owned by the HOA.

Ms. Stewart will review the property lines to ensure that the area is correctly labeled.

#### **C. District Engineer**

##### **i. Roadway Project Update**

Ms. Stewart provided the Board with the Roadway Project Update and advised that there was a SWFMD permit issued for the roadway. Ms. Stewart will follow up with her county contacts and report her findings to the Board.

#### **D. District Counsel**

There being none, the next order of business followed.

#### **E. District Manager**

Ms. Newsome updated the Board on the bench plaques and verbiage that will be added to the memorial bench options.

Ms. Newsome gave notice that Mr. Garcia has resigned from the Board effective 10/31/2025.

On MOTION by Ms. Murphy seconded by Mr. Giarrizzo, with all in favor, motion to accept Mr. Garcia's resignation and declare Seat #2 vacant carried.

The Board expressed their appreciation for all the work done for the district by Mr. Garcia and stated they are sad to see him go.

Easton Park CDD  
October 16, 2025

#### **FOURTH ORDER OF BUSINESS**

#### **Business Items**

##### **A. General Matters of the District**

##### **i. FY2025 Audit Engagement Letter**

The Board reviewed and approved the FY2025 Audit Engagement Letters.

On MOTION by Mr. Giarrizzo, seconded by Ms. Murphy, with all in favor, motion to approve the FY2025 Audit Engagement Letters carried.

##### **ii. FY2025 Budget Amendment**

The Board reviewed and approved the FY2025 Budget Amendment.

On MOTION by Mr. Giarrizzo, seconded by Mr. Blackburn, with all in favor, motion to approve the FY2025 Budget Amendment carried.

#### **FIFTH ORDER OF BUSINESS**

#### **Consent Agenda**

##### **A. Consideration of Minutes of September 18, 2025, Meeting**

##### **B. Review of September 2025 Financial Statements**

On MOTION by Ms. Murphy seconded by Mr. Giarrizzo, with all in favor, motion to approve the Consent Agenda carried.

#### **SIXTH ORDER OF BUSINESS**

#### **Board of Supervisors' Requests Comments**

Supervisors reported that there is a light out at the entry that needs to be replaced.

#### **SEVENTH ORDER OF BUSINESS**

#### **Audience Comments**

There being none, the next order of business followed.

#### **EIGHTH ORDER OF BUSINESS**

#### **Adjournment**

On MOTION by Mr. Giarrizzo, seconded by Mr. Blackburn, with all in favor, the meeting was adjourned at 5:56 p.m.

Easton Park CDD  
October 16, 2025

100  
101  
102

---

Christina Newsome  
Secretary



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

The workshop of the Board of Supervisors of the Easton Park Community Development District was held on Thursday, November 20, 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 ( <i>via Teams</i> )
Lisa Murphy	Vice Chairperson
Brenda Mendendez	Assistant Secretary

Also present, either in person or via Teams Communications were:

Christina Newsome	District Manager
Tonja Stewart	District Engineer ( <i>via Teams</i> )
Sandra MacGregor	District Accountant ( <i>via Teams</i> )
Tim Flynn	Yellowstone
Kevin Wilt	SOLitude
Alan Wilson	SOLitude

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Newsome called the meeting to order, and due to lack of quorum the meeting will proceed as a workshop.

**SECOND ORDER OF BUSINESS**

**Audience Comment**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Accountant**

**i. Review of October 2025 Financial Statements**

Ms. MacGregor introduced herself to the Board and answered the Boards questions. The Board had some additional questions that need to be answered off-line regarding the banking and interest-bearing accounts and will be submitted by Ms. Menendez.

Easton Park CDD  
November 20, 2025

**B. Aquatic Maintenance Report**

Mr. Wilson presented his report to the Board and advised the Board of his concerns regarding some of the ponds. Mr. Wilson advised that there is a film along the Ponds 4-6 and that Solitude will be spraying the pond to remove this film.

**C. Landscape Report**

Mr. Flynn presented his report to the Board and provided updates regarding irrigation and repairs that needed to be made. Emergency repairs will be made, and the rest will be broken down and proposals presented at the next meeting.

The Board requested an irrigation plan along with full audit of irrigation and maps.

**D. District Engineer**

**i. Culverts Update**

Ms. Stewart discussed the culverts at the entry and advised that they have a depression that can be seen from Morris Bridge Manors. Ms. Stewart will send someone out to review the area after Thanksgiving and report their findings to the Board.

**E. District Counsel**

Not present, the next item followed.

**F. District Manager**

Ms. Newsome announced that the next meeting is scheduled for Wednesday, December 18, 2025, at 4:30 p.m.

All additional items will be tabled due to lack of quorum. These items will be added to the December agenda.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Discussion of Moving Budget Public Hearing Date from July 16, 2026 to August 20, 2026**

**B. Ratification of FY2025 Audit Engagement Letter**

**C. General Matters of the District**

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Minutes of October 16, 2025, Meeting**

Easton Park CDD  
November 20, 2025

71 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests**  
72 **Comments**

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

74

75 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

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

77

78 **EIGHTH ORDER OF BUSINESS** **Adjournment**

79 There being no further business, the workshop was adjourned at 5:43 p.m.

80

81

82

83

84

85

---

Christina Newsome

Secretary