



Easton Park Community Development District

February 19, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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 Rainmaker, Landscape
 Sandra MacGregor, District Accountant
 Howard Neal, Field Services Director
 Melinda Gallo, Administrative Assistant

Meeting Agenda

Thursday, February 19, 2026 – 6:00 p.m.

Teams Meeting Information

Meeting ID: 245 491 458 159 47 Passcode: Vr7TJ6Va

Join: <https://teams.microsoft.com/meet/24549145815947?p=8JDHqJSfftr3JINFFd>

1. Call to Order and Roll Call
2. Approval of Agenda
3. Audience Comments – *Three (3) Minute Time Limit*
4. Staff Reports
 - A. Accountant Report
 - i. Review of Financial Statements (December 2025 & January 2026) P. 3
 - B. Aquatics Report (January 2026 & February 2026) P. 33
 - C. Landscape
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
5. Business Items
 - A. Consideration of Resolution 2026-02, Removing and Designating New Treasurer P. 49
 - B. Consideration of Resolution 2026-03, General Election P. 50
 - C. General Matters of the District
6. Consent Agenda
 - A. Consideration of Minutes from the Meeting held December 18, 2025 P. 52
 - B. Consideration of Minutes from the Meeting held January 15, 2026 P. 56
7. Supervisor Requests
8. Audience Comments – *Three (3) Minute Time Limit*
9. Adjournment

The next meeting is scheduled for Thursday, March 19, 2026, at 6:00 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

December 31, 2025

CLEAR PARTNERSHIPS



EASTON PARK

Community Development District

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**EASTON PARK
Community Development District**

Financial Statements

(Unaudited)

December 31, 2025

EASTON PARK

Community Development District

Governmental Funds**Balance Sheet**
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - FOUNTAIN	DEBT SERVICE FUND - SERIES 2017	TOTAL
ASSETS				
Cash - Checking Account	\$ 968,416	\$ -	\$ -	\$ 968,416
Due From Other Funds	-	10,817	294,025	304,842
Investments:				
Interest Account	-	-	31	31
Reserve Fund	-	-	130,760	130,760
Revenue Fund	-	-	211,052	211,052
Sinking fund	-	-	32	32
Utility Deposits - TECO	7,728	-	-	7,728
TOTAL ASSETS	\$ 976,144	\$ 10,817	\$ 635,900	\$ 1,622,861
LIABILITIES				
Accounts Payable	\$ 9,647	\$ -	\$ -	\$ 9,647
Accrued Expenses	18,193	-	-	18,193
Due To Other Funds	304,842	-	-	304,842
TOTAL LIABILITIES	332,682	-	-	332,682
FUND BALANCES				
Nonspendable:				
Deposits	7,728	-	-	7,728
Restricted for:				
Debt Service	-	-	635,900	635,900
Assigned to:				
Operating Reserves	100,729	-	-	100,729
Reserves - Other	86,000	-	-	86,000
Unassigned:	449,005	10,817	-	459,822
TOTAL FUND BALANCES	\$ 643,462	\$ 10,817	\$ 635,900	\$ 1,290,179
TOTAL LIABILITIES & FUND BALANCES	\$ 976,144	\$ 10,817	\$ 635,900	\$ 1,622,861

EASTON PARK

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	DEC-25 ACTUAL
REVENUES					
Interest - Investments	\$ 5,500	\$ 1,375	\$ 1,869	\$ 494	\$ 1,260
Interest - Tax Collector	-	-	51	51	-
Special Assmnts- Tax Collector	672,358	403,415	601,325	197,910	524,611
Special Assmnts- Discounts	(26,894)	(13,896)	(24,054)	(10,158)	(20,916)
TOTAL REVENUES	650,964	390,894	579,191	188,297	504,955
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	3,000	3,400	(400)	1,600
FICA Taxes	955	239	260	(21)	122
ProfServ-Arbitrage Rebate	900	-	-	-	-
ProfServ-Dissemination Agent	1,100	-	-	-	-
ProfServ-Engineering	5,000	1,250	1,922	(672)	1,922
ProfServ-Legal Services	5,000	1,250	-	1,250	-
ProfServ-Mgmt Consulting	58,591	14,648	14,648	-	4,883
ProfServ-Trustee Fees	3,658	2,042	2,042	-	-
Auditing Services	3,600	-	-	-	-
Website Hosting/Email services	1,538	385	385	-	385
Miscellaneous Mailings	500	125	90	35	62
Insurance - General Liability	3,405	3,405	3,566	(161)	-
Legal Advertising	1,000	70	70	-	-
Misc-Assessment Collection Cost	13,447	6,850	11,545	(4,695)	10,074
Bank Fees	900	225	422	(197)	133
Annual District Filing Fee	175	175	175	-	-
Total Administration	111,769	33,664	38,525	(4,861)	19,181
Electric Utility Services					
Electricity - Streetlights	174,000	43,500	40,082	3,418	13,291
Utility - Irrigation	5,000	1,250	1,419	(169)	658
Utility - Fountains	5,500	1,375	1,425	(50)	461
Utility - Roundabout Lights	600	150	122	28	9
Street Light Bond	600	600	-	600	-
Total Electric Utility Services	185,700	46,875	43,048	3,827	14,419
Stormwater Control					
Contracts-Aquatic Control	46,176	11,544	11,544	-	3,848
R&M-Stormwater System	500	125	43	82	-
R&M Lake & Pond Bank	2,000	500	-	500	-
Total Stormwater Control	48,676	12,169	11,587	582	3,848

EASTON PARK

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	DEC-25 ACTUAL
<u>Other Physical Environment</u>					
Contracts-Landscape	150,396	37,599	41,250	(3,651)	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	2,500	3,873	(1,373)	3,193
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	1,785	1,785	-	595
Entry & Walls Maintenance	1,000	1,000	-	1,000	-
Ornamental Lighting & Maint.	1,000	1,000	-	1,000	-
Holiday Lighting & Decorations	40,000	40,000	37,500	2,500	18,750
Total Other Physical Environment	242,578	116,926	91,994	24,932	36,288
<u>Security Operations</u>					
Security System Monitoring & Maint.	1,000	250	384	(134)	128
Internet Services	1,440	360	360	-	240
Total Security Operations	2,440	610	744	(134)	368
<u>Contingency</u>					
Miscellaneous Expenses	26,000	6,500	97	6,403	64
Total Contingency	26,000	6,500	97	6,403	64
<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	650,963	250,544	185,995	64,549	74,168
Excess (deficiency) of revenues					
Over (under) expenditures	1	140,350	393,196	252,846	430,787
Net change in fund balance	\$ 1	\$ 140,350	\$ 393,196	\$ 252,846	\$ 430,787
FUND BALANCE, BEGINNING (OCT 1, 2025)	250,266	250,266	250,266		
FUND BALANCE, ENDING	\$ 250,267	\$ 390,616	\$ 643,462		

EASTON PARK

Community Development District

General Fund - Fountain**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	DEC-25 ACTUAL
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	4,450	2,288	3,980	1,692	3,472
Special Assmnts- Discounts	(178)	(92)	(159)	(67)	(138)
TOTAL REVENUES	4,272	2,196	3,821	1,625	3,334
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	89	53	76	(23)	67
Total Administration	89	53	76	(23)	67
Field					
R&M-Fountain	4,374	1,094	173	921	-
Total Field	4,374	1,094	173	921	-
TOTAL EXPENDITURES	4,463	1,147	249	898	67
Excess (deficiency) of revenues					
Over (under) expenditures	(191)	1,049	3,572	2,523	3,267
Net change in fund balance	\$ (191)	\$ 1,049	\$ 3,572	\$ 2,523	\$ 3,267
FUND BALANCE, BEGINNING (OCT 1, 2025)	7,245	7,246	7,245		
FUND BALANCE, ENDING	\$ 7,054	\$ 8,295	\$ 10,817		

EASTON PARK

Community Development District

Debt Service Fund - Series 2017**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	DEC-25 ACTUAL
REVENUES					
Interest - Investments	\$ 11,853	\$ 2,963	\$ 3,109	\$ 146	\$ 855
Special Assmnts- Tax Collector	438,990	125,508	392,613	267,105	342,525
Special Assmnts- Discounts	(17,560)	(9,073)	(15,705)	(6,632)	(13,657)
TOTAL REVENUES	433,283	119,398	380,017	260,619	329,723
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,780	5,268	7,538	(2,270)	6,577
Total Administration	8,780	5,268	7,538	(2,270)	6,577
Debt Service					
Principal Debt Retirement	275,000	-	-	-	-
Interest Expense	140,525	70,263	70,263	-	-
Total Debt Service	415,525	70,263	70,263	-	-
TOTAL EXPENDITURES	424,305	75,531	77,801	(2,270)	6,577
Excess (deficiency) of revenues					
Over (under) expenditures	8,978	43,867	302,216	258,349	323,146
Net change in fund balance	\$ 8,978	\$ 43,867	\$ 302,216	\$ 258,349	\$ 323,146
FUND BALANCE, BEGINNING (OCT 1, 2025)	333,684	333,684	333,684		
FUND BALANCE, ENDING	\$ 342,662	\$ 377,551	\$ 635,900		

**EASTON PARK
Community Development District**

Supporting Schedules

December 31, 2025

Community Development District

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund	General Fund Fountain	Debt Service Fund
Assessments Levied FY26				\$ 1,115,796	\$ 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
12/03/25	\$ 71,845	\$ 3,055	\$ 1,466	\$ 76,366	\$ 46,016	\$ 305	\$ 30,045
12/05/25	\$ 703,399	\$ 29,906	\$ 14,355	\$ 747,660	\$ 450,525	\$ 2,982	\$ 294,153
12/19/25	\$ 43,935	\$ 1,750	\$ 897	\$ 46,582	\$ 28,070	\$ 186	\$ 18,327
TOTAL	\$ 938,839	\$ 39,919	\$ 19,160	\$ 997,918	\$ 601,325	\$ 3,980	\$ 392,613
% COLLECTED					89%	89%	89%
TOTAL OUTSTANDING				\$ 71,030	\$ 470	\$ 46,376	

EASTON PARK

Community Development District

All Funds

Cash and Investment
December 31, 2025

GENERAL FUND

Account Name	Bank Name	Investment Type	Yield	Balance
Checking Account - Operating	Hancock Whitney	Checking account	0.00%	\$ 394,818
Checking Account - Operating	Valley Bank	High yield checking	4.33%	\$ 573,597
			Subtotal	\$ 968,416
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	4.22%	\$ 31
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	4.24%	\$ 130,760
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	4.24%	\$ 211,052
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	4.23%	\$ 32
			Subtotal	\$ 341,875
			Total	<u>\$ 1,310,291</u>

Bank Account Statement

Easton Park CDD

Bank Account No. 1334

Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101002 Balance	394,818.33	Statement Balance	395,838.35
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	394,818.33	Subtotal	395,838.35
Negative Adjustments	0.00	Outstanding Checks	-1,020.02
Ending G/L Balance	394,818.33	Ending Balance	394,818.33

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/18/2025	Payment	3577	RUST-OFF LLC	Check for Vendor V00014		-595.00	
12/30/2025	Payment	100110	FED EX	Inv: 9-108-33031		-40.19	
12/30/2025	Payment	100112	INNERSYNC, LTD	Inv: INV-SN-1058		-384.83	
Total Outstanding Checks							
Outstanding Deposits							
Total Outstanding Deposits							

Outstanding Checks

Total Outstanding Deposits

Bank Account Statement

Easton Park CDD

Bank Account No. 3639

Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101003 Balance	573,597.28	Statement Balance	573,597.28
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	<u>573,597.28</u>	Subtotal	573,597.28
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	<u>573,597.28</u>	Ending Balance	573,597.28

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/18/2025		JE001376	Due From Other Funds	Transfer of funds from HW	750,000.00	750,000.00	0.00
12/31/2025		JE001384		Valley Bank MMA DEC 25	1,260.00	1,260.00	0.00
Total Deposits					751,260.00	751,260.00	0.00
Checks							
12/18/2025	Payment	112	EASTON PARK CDD	Check for Vendor V00032	-250,000.00	-250,000.00	0.00
12/03/2025		ADP00021	P/R-Board of Supervisors	ADP WAGES	-738.80	-738.80	0.00
12/03/2025		ADP00022	Accrued Taxes Payable	ER FICA	-122.40	-122.40	0.00
12/24/2025		ADP00023	FICA Taxes	ADP WAGES	-738.80	-738.80	0.00
12/24/2025		ADP00024	Accrued Taxes Payable	ER FICA	-122.40	-122.40	0.00
12/01/2025		ADP PAYROLL FE	Miscellaneous Expenses	ADP Payroll Fees	-64.30	-64.30	0.00
Total Checks					-251,786.70	-251,786.70	0.00

Adjustments

Total Adjustments

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025
 (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 # 100108							
001	12/02/25	INFRAMARK LLC	165648	DEC 25 ADMIN FEES	ProfServ-Mgmt Consulting	531027-51301	\$4,882.58
001	12/02/25	INFRAMARK LLC	164534	OCT 25 POSTAGE	Miscellaneous Mailings	541030-51301	\$4.44
						Check Total	\$4,887.02
CHECK # 100109							
001	12/08/25	SOLITUDE LAKE MANAGEMENT LLC	PSI214191	DEC 25 AQUATIC MAINT	Contracts-Aquatic Control	534067-53805	\$3,848.00
						Check Total	\$3,848.00
CHECK # 100110							
001	12/30/25	FED EX	9-108-33031	FEDEX CHARGES	Miscellaneous Mailings	541030-51301	\$40.19
						Check Total	\$40.19
CHECK # 100111							
001	12/30/25	INFRAMARK LLC	166680	Postage	Miscellaneous Mailings	541030-51301	\$1.48
						Check Total	\$1.48
CHECK # 100112							
001	12/30/25	INNERSYNC, LTD	INV-SN-1058	10/01/25 - 09/30/26 Website Subscription	Website Hosting/Email services	534369-51301	\$384.83
						Check Total	\$384.83
CHECK # 300021							
001	12/19/25	TECO ACH	121925-20206 ACH	SERVICE DATE 10/08 - 11/07/2025	Utility - Irrigation	543014-53100	\$507.50
001	12/19/25	TECO ACH	121925-20206 ACH	SERVICE DATE 10/08 - 11/07/2025	Electricity - Streetlights	543013-53100	\$13,395.41
001	12/19/25	TECO ACH	121925-20206 ACH	SERVICE DATE 10/08 - 11/07/2025	Utility - Fountains	543085-53100	\$485.92
001	12/19/25	TECO ACH	121925-20206 ACH	SERVICE DATE 10/08 - 11/07/2025	Utility - Roundabout Lights	543090-53100	\$63.73
						Check Total	\$14,452.56
CHECK # 3574							
001	12/18/25	EASTON PARK CDD	10-DEC-25	Tranfer from Hancock CK #1334 to Valley MM #3639	Due From Other Funds	131000	\$750,000.00
						Check Total	\$750,000.00
CHECK # 3575							
001	12/18/25	FED EX	9-9090-84759	FEDEX CHARGES	Miscellaneous Mailings	541030-51301	\$20.20
						Check Total	\$20.20
CHECK # 3576							
001	12/18/25	ILLUMINATIONS HOLIDAY LIGHTING LLC	561225	FY26 Holiday Lighting	Holiday Lighting & Decorations	549940-53908	\$18,750.00
						Check Total	\$18,750.00
CHECK # 3577							
001	12/18/25	RUST-OFF LLC	50913	RUST PREVENTION DEC 25	Rust Prevention	546452-53908	\$595.00
						Check Total	\$595.00

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3578							
001	12/18/25	STANTEC CONSULTING SERVICES INC	2493361	Engineer services Nov 2025	ProfServ-Engineering	531013-51301	\$966.00
001	12/18/25	STANTEC CONSULTING SERVICES INC	2501425	ENGINEERING SVC NOV 25	ProfServ-Engineering	531013-51301	\$955.75
						<i>Check Total</i>	\$1,921.75
CHECK # 3579							
001	12/18/25	YELLOWSTONE LANDSCAPE	1053377	Irrigation Repairs	R&M-Irrigation	546041-53908	\$3,193.25
001	12/18/25	YELLOWSTONE LANDSCAPE	1053631	DEC 25 LANDSCAPE MAINT	Contracts-Landscape	534050-53908	\$13,750.00
						<i>Check Total</i>	\$16,943.25
						Fund Total	\$811,844.28

DEBT SERVICE FUND - SERIES 2017 - 201

CHECK # 112							
201	12/18/25	EASTON PARK CDD	DEC1925 - 1334	Tranfer from Valley Bank to Hancock CK #1334	Due From Other Funds	131000	\$250,000.00
						<i>Check Total</i>	\$250,000.00
CHECK # 3573							
201	12/12/25	EASTON PARK CDD/HANCOCK WHITNEY	DEC.04.25-#5725	TRS 26 DS ASSESSMENT	Due From Other Funds	131000	\$28,266.01
						<i>Check Total</i>	\$28,266.01
						Fund Total	\$278,266.01

Total Checks Paid	\$1,090,110.29
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Easton Park Community Development District

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



EASTON PARK

Community Development District

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**EASTON PARK
Community Development District**

Financial Statements

(Unaudited)

January 31, 2026

EASTON PARK

Community Development District

Governmental Funds**Balance Sheet**
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - FOUNTAIN	DEBT SERVICE FUND - SERIES		TOTAL
			2017		
ASSETS					
Cash - Checking Account	\$ 944,302	\$ -	\$ -	\$ -	\$ 944,302
Cash in Transit	-	-	-	9,992	9,992
Due From Other Funds	-	10,746	-	294,025	304,771
Investments:					
Interest Account	-	-	-	31	31
Reserve Fund	-	-	-	131,173	131,173
Revenue Fund	-	-	-	211,661	211,661
Sinking fund	-	-	-	32	32
Utility Deposits - TECO	7,728	-	-	-	7,728
TOTAL ASSETS	\$ 952,030	\$ 10,746	\$ 646,914	\$ 1,609,690	
LIABILITIES					
Accounts Payable	\$ 9,649	\$ -	\$ -	\$ -	\$ 9,649
Accrued Expenses	21,646	-	-	-	21,646
Payroll Liabilities	185	-	-	-	185
Due To Other Funds	304,771	-	-	-	304,771
TOTAL LIABILITIES	336,251	-	-	-	336,251
FUND BALANCES					
Nonspendable:					
Deposits	7,728	-	-	-	7,728
Restricted for:					
Debt Service	-	-	-	646,914	646,914
Assigned to:					
Operating Reserves	100,729	-	-	-	100,729
Reserves - Other	86,000	-	-	-	86,000
Unassigned:	421,322	10,746	-	-	432,068
TOTAL FUND BALANCES	\$ 615,779	\$ 10,746	\$ 646,914	\$ 1,273,439	
TOTAL LIABILITIES & FUND BALANCES	\$ 952,030	\$ 10,746	\$ 646,914	\$ 1,609,690	

EASTON PARK

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	JAN-26 ACTUAL
REVENUES					
Interest - Investments	\$ 5,500	\$ 1,833	\$ 3,588	\$ 1,755	\$ 1,721
Interest - Tax Collector	-	-	932	932	882
Special Assmnts- Tax Collector	672,358	537,886	617,429	79,543	16,103
Special Assmnts- Discounts	(26,894)	(20,395)	(24,541)	(4,146)	(487)
TOTAL REVENUES	650,964	519,324	597,408	78,084	18,219
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	4,000	3,400	600	-
FICA Taxes	955	318	260	58	-
ProfServ-Arbitrage Rebate	900	-	-	-	-
ProfServ-Dissemination Agent	1,100	-	-	-	-
ProfServ-Engineering	5,000	1,667	3,849	(2,182)	1,928
ProfServ-Legal Services	5,000	1,667	193	1,474	-
ProfServ-Mgmt Consulting	58,591	19,530	19,530	-	4,883
ProfServ-Trustee Fees	3,658	2,042	2,042	-	-
Auditing Services	3,600	-	-	-	-
Website Hosting/Email services	1,538	769	1,154	(385)	769
Miscellaneous Mailings	500	167	92	75	2
Insurance - General Liability	3,405	3,405	3,566	(161)	-
Legal Advertising	1,000	250	70	180	-
Misc-Assessment Collection Cost	13,447	10,149	11,858	(1,709)	312
Bank Fees	900	300	522	(222)	100
Annual District Filing Fee	175	175	175	-	-
Total Administration	111,769	44,439	46,711	(2,272)	7,994
Electric Utility Services					
Electricity - Streetlights	174,000	58,000	53,485	4,515	13,404
Utility - Irrigation	5,000	1,667	1,948	(281)	529
Utility - Fountains	5,500	1,833	1,895	(62)	470
Utility - Roundabout Lights	600	200	365	(165)	243
Street Light Bond	600	600	-	600	-
Total Electric Utility Services	185,700	62,300	57,693	4,607	14,646
Stormwater Control					
Contracts-Aquatic Control	46,176	15,392	15,392	-	3,848
R&M-Stormwater System	500	167	501	(334)	458
R&M Lake & Pond Bank	2,000	667	-	667	-
Total Stormwater Control	48,676	16,226	15,893	333	4,306
Other Physical Environment					
Contracts-Landscape	150,396	50,132	55,000	(4,868)	13,750

EASTON PARK

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	JAN-26 ACTUAL
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	3,333	8,012	(4,679)	4,139
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	2,380	2,380	-	595
Entry & Walls Maintenance	1,000	1,000	-	1,000	-
Ornamental Lighting & Maint.	1,000	1,000	-	1,000	-
Holiday Lighting & Decorations	40,000	40,000	37,500	2,500	-
Total Other Physical Environment	242,578	130,887	110,478	20,409	18,484
Security Operations					
Security System Monitoring & Maint.	1,000	333	512	(179)	128
Internet Services	1,440	480	480	-	-
Total Security Operations	2,440	813	992	(179)	128
Contingency					
Miscellaneous Expenses	26,000	8,667	128	8,539	31
Total Contingency	26,000	8,667	128	8,539	31
Road and Street Facilities					
Sidewalk Pressure Washing	4,800	4,800	-	4,800	-
Total Road and Street Facilities	4,800	4,800	-	4,800	-
Reserves					
Reserve	29,000	29,000	-	29,000	-
Total Reserves	29,000	29,000	-	29,000	-
TOTAL EXPENDITURES & RESERVES	650,963	297,132	231,895	65,237	45,589
Excess (deficiency) of revenues					
Over (under) expenditures	1	222,192	365,513	143,321	(27,370)
Net change in fund balance	\$ 1	\$ 222,192	\$ 365,513	\$ 143,321	\$ (27,370)
FUND BALANCE, BEGINNING (OCT 1, 2025)	250,266	250,266	250,266		
FUND BALANCE, ENDING	\$ 250,267	\$ 472,458	\$ 615,779		

EASTON PARK

Community Development District

General Fund - Fountain**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	JAN-26 ACTUAL
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	4,450	3,369	4,086	717	107
Special Assmnts- Discounts	(178)	(135)	(162)	(27)	(3)
TOTAL REVENUES	4,272	3,234	3,924	690	104
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	89	71	78	(7)	2
Total Administration	89	71	78	(7)	2
Field					
R&M-Fountain	4,374	1,458	346	1,112	173
Total Field	4,374	1,458	346	1,112	173
TOTAL EXPENDITURES	4,463	1,529	424	1,105	175
Excess (deficiency) of revenues					
Over (under) expenditures	(191)	1,705	3,500	1,795	(71)
Net change in fund balance	\$ (191)	\$ 1,705	\$ 3,500	\$ 1,795	\$ (71)
FUND BALANCE, BEGINNING (OCT 1, 2025)	7,246	7,246	7,246		
FUND BALANCE, ENDING	\$ 7,055	\$ 8,951	\$ 10,746		

EASTON PARK

Community Development District

Debt Service Fund - Series 2017**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	JAN-26 ACTUAL
REVENUES					
Interest - Investments	\$ 11,853	\$ 3,951	\$ 4,131	\$ 180	\$ 1,023
Special Assmnts- Tax Collector	438,990	282,249	403,127	120,878	10,514
Special Assmnts- Discounts	(17,560)	(13,316)	(16,023)	(2,707)	(318)
TOTAL REVENUES	433,283	272,884	391,235	118,351	11,219
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,780	7,024	7,742	(718)	204
Total Administration	8,780	7,024	7,742	(718)	204
Debt Service					
Principal Debt Retirement	275,000	-	-	-	-
Interest Expense	140,525	70,263	70,263	-	-
Total Debt Service	415,525	70,263	70,263	-	-
TOTAL EXPENDITURES	424,305	77,287	78,005	(718)	204
Excess (deficiency) of revenues					
Over (under) expenditures	8,978	195,597	313,230	117,633	11,015
Net change in fund balance	\$ 8,978	\$ 195,597	\$ 313,230	\$ 117,633	\$ 11,015
FUND BALANCE, BEGINNING (OCT 1, 2025)	333,684	333,684	333,684		
FUND BALANCE, ENDING	\$ 342,662	\$ 529,281	\$ 646,914		

**EASTON PARK
Community Development District**

Supporting Schedules

January 31, 2026

Community Development District

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund	General Fund Fountain	Debt Service Fund
Assessments Levied FY26				\$ 1,115,796	\$ 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
12/03/25	\$ 71,845	\$ 3,055	\$ 1,466	\$ 76,366	\$ 46,016	\$ 305	\$ 30,045
12/05/25	\$ 703,399	\$ 29,906	\$ 14,355	\$ 747,660	\$ 450,525	\$ 2,982	\$ 294,153
12/19/25	\$ 43,935	\$ 1,750	\$ 897	\$ 46,582	\$ 28,070	\$ 186	\$ 18,327
01/06/26	\$ 25,398	\$ 807	\$ 518	\$ 26,724	\$ 16,103	\$ 107	\$ 10,514
TOTAL	\$ 964,237	\$ 40,726	\$ 19,678	\$ 1,024,642	\$ 617,429	\$ 4,086	\$ 403,127
% COLLECTED					92%	92%	92%
TOTAL OUTSTANDING					\$ 54,927	\$ 364	\$ 35,862

EASTON PARK

Community Development District

All Funds

Cash and Investment
January 31, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Yield	Balance
Checking Account - Operating	Hancock Whitney	Checking account	0.00%	\$ 368,830
Checking Account - Operating	Valley Bank	High yield checking	3.59%	\$ 575,472
			Subtotal	\$ 944,302
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	3.62%	\$ 31
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	\$ 131,173
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	\$ 211,661
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	3.62%	\$ 32
			Subtotal	\$ 342,897
			Total	<u>\$ 1,287,199</u>

Bank Account Statement

Easton Park CDD

Bank Account No. 1334

Statement No. 01-26

Statement Date

01/31/2026

G/L Account No. 101002 Balance	368,829.79	Statement Balance	401,233.57
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	368,829.79	Subtotal	401,233.57
Negative Adjustments	0.00	Outstanding Checks	-32,403.78
Ending G/L Balance	368,829.79	Ending Balance	368,829.79

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
01/16/2026	Payment	3582	EASTON PARK CDD/HANCOCK WHITNEY	Check for Vendor V00052			-9,992.38
01/16/2026	Payment	3585	SOLITUDE LAKE MANAGEMENT LLC	Check for Vendor V00003			-173.00
01/28/2026	Payment	3586	EGIS INSURANCE ADVISORS, LLC	Check for Vendor V00004			-600.00
01/28/2026	Payment	3587	INNERSYNC, LTD	Check for Vendor V00005			-768.76
01/28/2026	Payment	3588	RUST-OFF LLC	Check for Vendor V00014			-595.00
01/28/2026	Payment	3589	SOLITUDE LAKE MANAGEMENT LLC	Check for Vendor V00003			-458.43
01/28/2026	Payment	3590	STANTEC CONSULTING SERVICES INC	Check for Vendor V00028			-1,927.50
01/28/2026	Payment	3591	YELLOWSTONE LANDSCAPE	Check for Vendor V00057			-17,888.71
Total Outstanding Checks							-32,403.78

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Easton Park CDD

Bank Account No. 3639

Statement No. 01-26

Statement Date

01/31/2026

G/L Account No. 101003 Balance	575,472.35	Statement Balance	575,472.35
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	<hr/> 575,472.35	Subtotal	575,472.35
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	<hr/> 575,472.35	Ending Balance	575,472.35

	Document	Document				Cleared	
Posting Date	Type	No.	Vendor	Description	Amount	Amount	Difference

Deposits

						0.00
01/06/2026	JE001393	Payroll Liabilities	Adp Wages returned, will	184.70	184.70	0.00
01/31/2026	JE001394		Valley Bank MMA JAN 26	1,721.17	1,721.17	0.00
Total Deposits				1,905.87	1,905.87	0.00

Checks

01/05/2026	ADP PAYROLL FE	Miscellaneous Expenses	ADP Payroll Fees	-30.80	-30.80	0.00
Total Checks				-30.80	-30.80	0.00

Outstanding Deposits

Total Outstanding Deposits

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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 # 300022**

001 01/22/26 TECO ACH	012226ACH	SERVICE DATE 11/08-12/09/25	Utility - Irrigation	543014-53100	\$629.11
001 01/22/26 TECO ACH	012226ACH	SERVICE DATE 11/08-12/09/25	Electricity - Streetlights	543013-53100	\$13,198.97
001 01/22/26 TECO ACH	012226ACH	SERVICE DATE 11/08-12/09/25	Utility - Fountains	543085-53100	\$470.44
001 01/22/26 TECO ACH	012226ACH	SERVICE DATE 11/08-12/09/25	Utility - Roundabout Lights	543090-53100	\$142.62

Check Total \$14,441.14**CHECK # 3580**

001 01/16/26 CHARTER COMMUNICATIONS	1711353112125 ACH SRV PRD 11/21-12/20/25	Internet Services	549031-53935	\$120.00
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Check Total \$120.00**CHECK # 3581**

001 01/16/26 COMPLETE I.T.	18621	VMS MGMT - LPR DEC 25	Security System Monitoring & Maint.	546479-53935	\$128.00
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Check Total \$128.00**CHECK # 3583**

001 01/16/26 INFRAMARK LLC	167772	JAN 26 ADMIN FEES	ProfServ-Mgmt Consulting	531027-51301	\$4,882.58
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Check Total \$4,882.58**CHECK # 3584**

001 01/16/26 PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA	6330	Legal Services	ProfServ-Legal Services	531023-51301	\$137.50
001 01/16/26 PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA	6509	Legal Services	ProfServ-Legal Services	531023-51301	\$55.00

Check Total \$192.50**CHECK # 3586**

001 01/28/26 EGIS INSURANCE ADVISORS, LLC	31291	TECO Tampa Electric - Renew policy	Electricity - Streetlights	543013-53100	\$600.00
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Check Total \$600.00**CHECK # 3587**

001 01/28/26 INNERSYNC, LTD	INV-SN-891	Website Services	Website Hosting/Email services	534369-51301	\$384.38
001 01/28/26 INNERSYNC, LTD	INV-SN-1215	10/01/25 - 09/30/26 Website Subscription	Website Hosting/Email services	534369-51301	\$384.38

Check Total \$768.76**CHECK # 3588**

001 01/28/26 RUST-OFF LLC	51272	RUST PREVENTION JAN 26	Rust Prevention	546452-53908	\$595.00
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Check Total \$595.00**CHECK # 3589**

001 01/28/26 SOLITUDE LAKE MANAGEMENT LLC	WO-00931540	Flow Structure Repair between sites 4/6I	R&M-Stormwater System	546090-53805	\$458.43
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Check Total \$458.43**CHECK # 3590**

001 01/28/26 STANTEC CONSULTING SERVICES INC	2511224	DEC 25 ENGINEERING SERVICES	ProfServ-Engineering	531013-51301	\$1,927.50
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Check Total \$1,927.50

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3591							
001	01/28/26	YELLOWSTONE LANDSCAPE	1081965	JAN 26 LANDSCAPE MAINT	Contracts-Landscape	534050-53908	\$13,750.00
001	01/28/26	YELLOWSTONE LANDSCAPE	1081808	Irrigation Repairs	R&M-Irrigation	546041-53908	\$1,280.60
001	01/28/26	YELLOWSTONE LANDSCAPE	1081809	Irrigation Repairs	R&M-Irrigation	546041-53908	\$1,155.01
001	01/28/26	YELLOWSTONE LANDSCAPE	1081806	Irrigation Repairs	R&M-Irrigation	546041-53908	\$851.55
001	01/28/26	YELLOWSTONE LANDSCAPE	1081807	Irrigation Repairs	R&M-Irrigation	546041-53908	\$851.55
							Check Total <u>\$17,888.71</u>
							Fund Total <u>\$42,002.62</u>

GENERAL FUND - FOUNTAIN - 002

CHECK # 3585							
002	01/16/26	SOLITUDE LAKE MANAGEMENT LLC	PSI227785	FOUNTAIN MAINT 01/01 - 03/31/26	R&M-Fountain	546032-53901	\$173.00
							Check Total <u>\$173.00</u>
							Fund Total <u>\$173.00</u>

DEBT SERVICE FUND - SERIES 2017 - 201

CHECK # 3582							
201	01/16/26	EASTON PARK CDD/HANCOCK WHITNEY	JAN.15.26-#5725	Trsf 26 DS Assessments	Due From Other Funds	131000	\$9,992.38
							Check Total <u>\$9,992.38</u>
							Fund Total <u>\$9,992.38</u>

Total Checks Paid	<u>\$52,168.00</u>
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Easton Park CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-01-06

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
888.480.LAKE (5253)

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SITE ASSESSMENTS	
PONDS15, 16, 17	3
PONDS18, 19, 20	4
PONDS21, 22, 23	5
PONDS 24	6
MANAGEMENT/COMMENTS SUMMARY	6 & 7
SITE MAP	8

Easton Park CDD Waterway Inspection Report

2026-01-06

15

Comments:

Site looks good

Site will need an herbicide application for the shoreline grasses. This will keep it under control.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

16

Comments:

Normal growth observed

Submersed algae can be seen starting to grow along the perimeter of the pond. An algaecide application will keep it under control.



Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

17

Comments:

Normal growth observed

A small amount of submersed algae will need an application to prevent future growth.



Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

Easton Park CDD Waterway Inspection Report

2026-01-06

18

Comments:

Normal growth observed

Site has improved from previous algaecide applications. A follow-up application will keep it under control.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

19

Comments:

Normal growth observed

Baby tears are starting to grow on the bottom of the pond. This is a beneficial plant but we can get rid of some of it before it takes over and spreads.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

20

Comments:

Site looks good

Site looks good but it has had a submersed weed continuing to grow and spread. It will need follow-up application to get it under control.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Easton Park CDD Waterway Inspection Report

2026-01-06

Site: 21

Comments:

Site looks good

Site is doing great and there're no issues from the nearby construction affecting the pond.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 22

Comments:

Site looks good

An herbicide application will be needed to eliminate the shoreline grasses and keep the pond looking its best.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 23

Comments:

Site looks good

Site is doing much better from a previous herbicide application. A follow-up application will be needed for best control.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Easton Park CDD Waterway Inspection Report

2026-01-06

Site: 24**Comments:**

Normal growth observed

A small amount of submersed algae will need an algaecide application for best control.

**Action Required:**

Routine maintenance next visit

Target:

Sub-surface algae

Management Summary

Overall, the ponds are looking great from our previous applications. Ponds 16, 17, and 18 are starting to grow submersed algae again. These sites tend to have a high amount of algae growth. Staying on top of it with algaecide applications will help to prevent future algae blooms. Pond 20 doesn't have any algae at this time, but the submersed weeds will need follow-up application to stop the spread.

Our main focus for the upcoming visits are to control the growth of the submersed algae. Keeping this clear will be very beneficial in the warm summer months. We will have more success at getting rid of the algae during the fast growing season if it stays under control now in the winter.

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.

Thank You For Choosing SOLitude Lake Management.

Easton Park CDD Waterway Inspection Report

2026-01-06

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

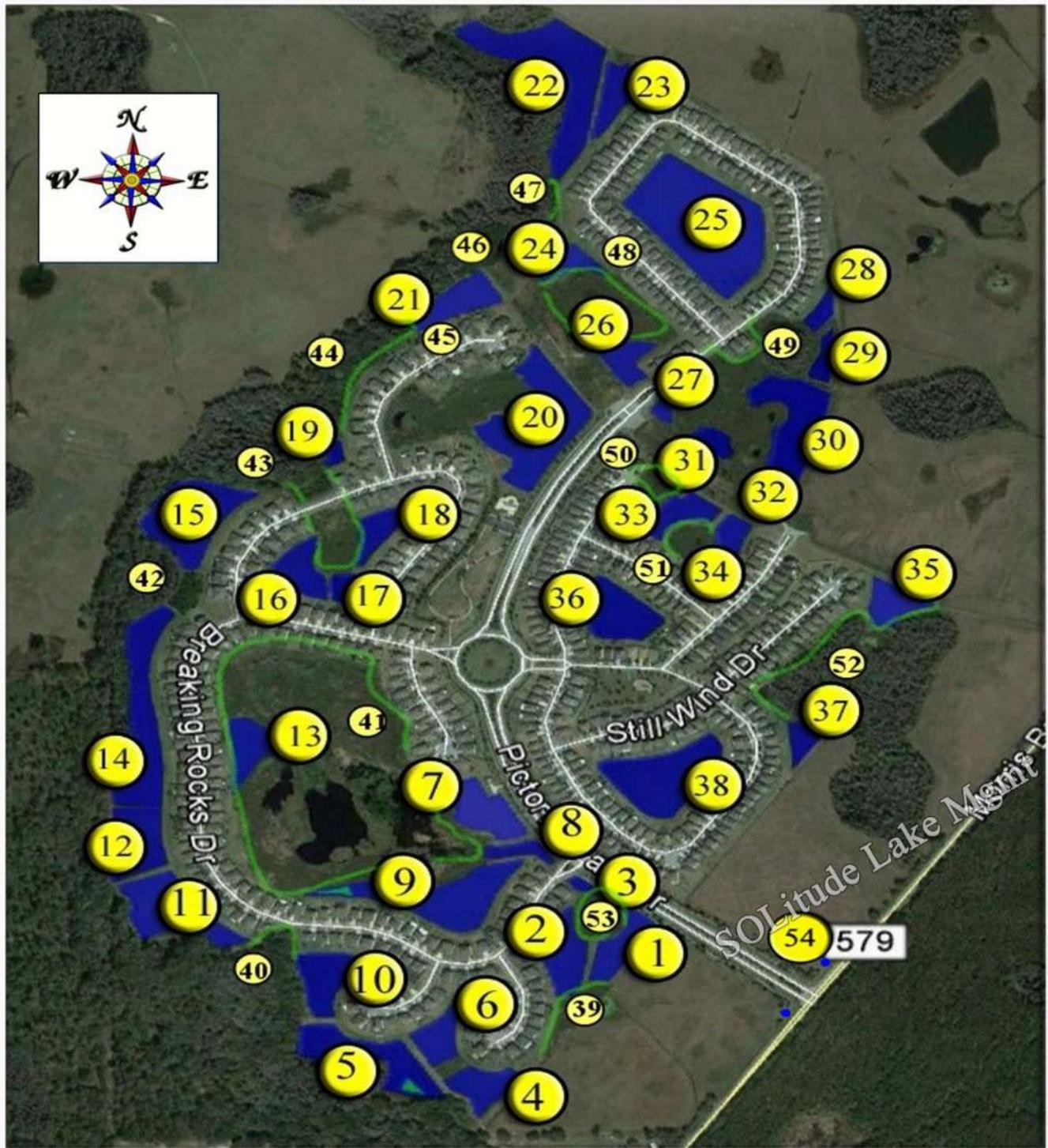
Easton Park CDD Waterway Inspection Report

2026-01-06



Easton Park CDD
Tampa, FL

1-888-480-5253





Easton Park CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-02-03

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
888.480.LAKE (5253)

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PONDS28, 33, 34	4
PONDS35, 36, 37	5
PONDS 38	6
MANAGEMENT/COMMENTS SUMMARY	6 & 7
SITE MAP	8

Easton Park CDD Waterway Inspection Report

2026-02-03

25

Comments:

Site looks good

Our previous hydrilla applications have done a great job keeping it cleared. The beneficial plants are doing great.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



26

Comments:

Site looks good

Site looks great from our previous herbicide applications. The native baby tears have started growing in the shallow parts of the water. We will keep an eye of this to make sure it doesn't spread too much.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



27

Comments:

Site looks good

Site is doing well with the hydrilla application doing a great job clearing it away.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Easton Park CDD Waterway Inspection Report

2026-02-03

28

Comments:

Normal growth observed

Site looks great with no issues to note at this time.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

33

Comments:

Site looks good

Our previous algaecide applications have been doing a great job of clearing away submersed algae. Keeping the pond looking its best.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

34

Comments:

Normal growth observed

The sub-surface of the pond has some algae growth. An algaecide application will be needed for control.

**Action Required:**

Routine maintenance next visit

Target:

Sub-surface algae

Easton Park CDD Waterway Inspection Report

2026-02-03

Site: 35**Comments:**

Site looks good

Site is looking great with no issues to note at this time.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Site: 36**Comments:**

Normal growth observed

Hydrilla is starting to grow along the perimeter of the pond again. An application will be needed soon for best control.

**Action Required:**

Routine maintenance next visit

Target:

Hydrilla

Site: 37**Comments:**

Site looks good

Site is still looking great with no issues to note at this time.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Easton Park CDD Waterway Inspection Report

2026-02-03

Site: 38**Comments:**

Site looks good

Site is doing well and the beneficial plants have started wilting away due to the cold. New sprouts have started popping up.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Management Summary

Overall, the ponds are looking great from our previous applications. Pond 34 will be our main priority to get rid of the submersed algae. Staying on top of it with algaecide applications will help to prevent future algae blooms. Keeping this clear will be very beneficial in the warm summer months. Hydrilla has started growing in some of the ponds again. We will also keep an eye on this to make sure it doesn't continue to spread. Sites 29-32 are located near the construction and are not mentioned in this report.

Thank You For Choosing SOLitude Lake Management.

Easton Park CDD Waterway Inspection Report

2026-02-03

Site	Comments	Target	Action Required
25	Site looks good	Species non-specific	Routine maintenance next visit
26	Site looks good	Species non-specific	Routine maintenance next visit
27	Site looks good	Species non-specific	Routine maintenance next visit
28	Normal growth observed	Species non-specific	Routine maintenance next visit
33	Site looks good	Species non-specific	Routine maintenance next visit
34	Normal growth observed	Sub-surface algae	Routine maintenance next visit
35	Site looks good	Species non-specific	Routine maintenance next visit
36	Normal growth observed	Hydrilla	Routine maintenance next visit
37	Site looks good	Species non-specific	Routine maintenance next visit
38	Site looks good	Species non-specific	Routine maintenance next visit

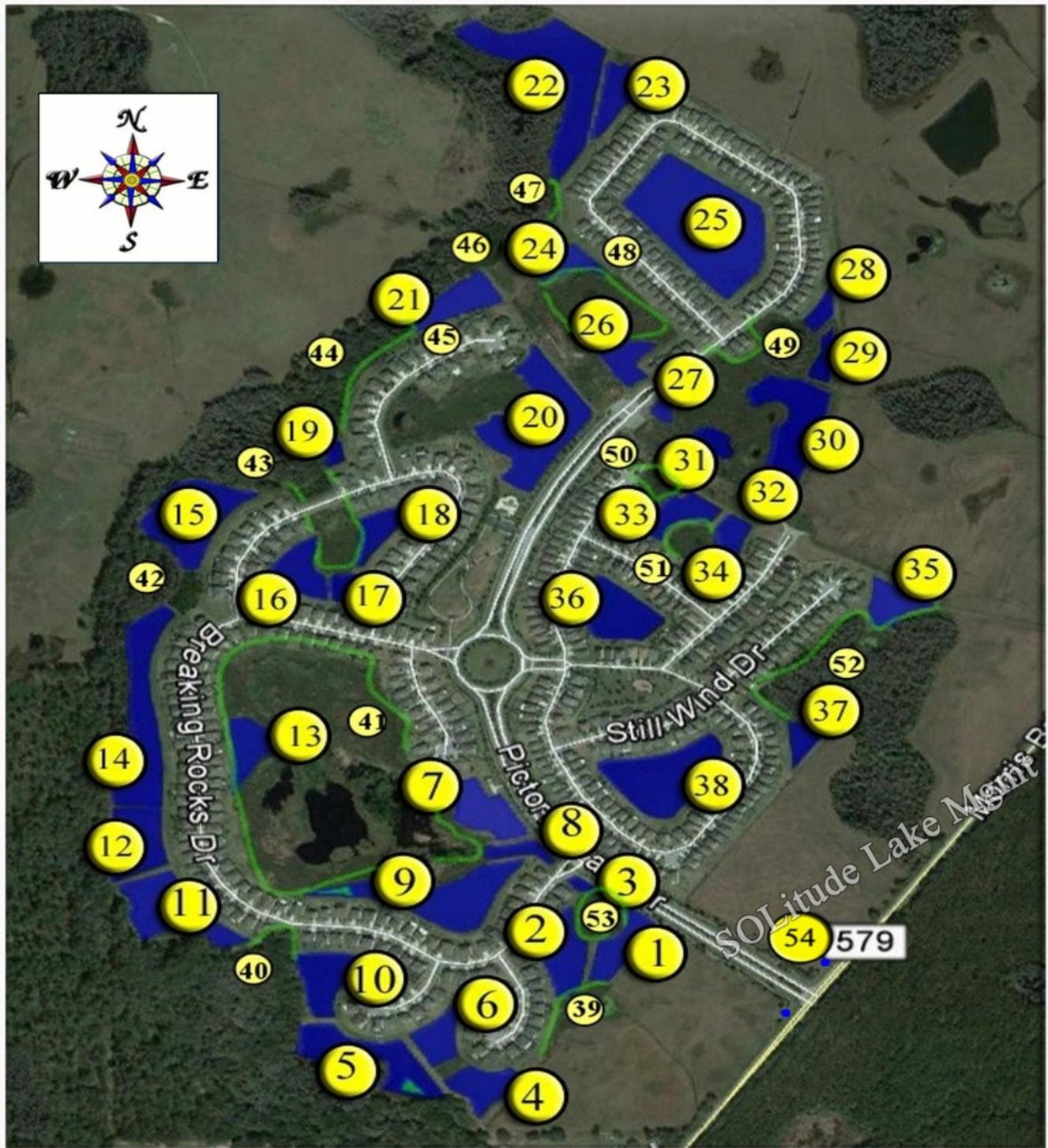
Easton Park CDD Waterway Inspection Report

2026-02-03



Easton Park CDD
Tampa, FL

1-888-480-5253



NPM 05/2020

RESOLUTION 2026-02

A RESOLUTION REMOVING LEAH POPELKA AS TREASURER AND APPOINTING STEPHEN BLOOM AS TREASURER OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Easton Park Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 19th day of February, 2026

Chair / Vice Chair

Secretary / Assistant Secretary

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

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

WHEREAS, the Board of Supervisors of the Easton Park Community Development District (hereinafter the "Board") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District to adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Jefferey Giarrizzo, Perry Blackburn, Brenda Menendez, and Lisa Murphy.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Giarrizzo	Seat #1	Term: four years	Expires: 11/2028
Vacant	Seat #2	Term: four years	Expires: 11/2028
Supervisor Blackburn	Seat #3	Term: four years	Expires: 11/2028
Supervisor Menendez	Seat #4	Term: four years	Expires: 11/2026
Supervisor Murphy	Seat #5	Term: four years	Expires: 11/2026

Section 3. Seat #4, currently held by Brenda Menendez, and Seat #5, currently held by Lisa Murphy, are scheduled for General Elections in November 2026.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for their services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay the same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 19th DAY OF FEBRURY 2026.

ATTEST:

**EASTON PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

1 The regular meeting of the Board of Supervisors of the Easton Park Community Development
2 District was held on Thursday, December 18, 2025 at 4:30 p.m. at the Heritage Isles Golf &
3 Country Club, 10630 Plantation Bay Drive, Tampa Florida.

4

5 Present and constituting a quorum were:

6	Perry Blackburn	Chairperson (<i>via phone</i>)
7	Lisa Murphy	Vice Chairperson
8	Brenda Mendendez	Assistant Secretary
9	Jeffrey Giarrizzo	Assitant Secretary

10

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

12	Christina Newsome	District Manager
13	Tyson Waag	District Engineer
14	Sandra MacGregor	District Accountant (<i>via Teams</i>)
15	Tim Flynn	Yellowstone
16	Kyle Wilson	SOLitude
17	Clayton Schultz	SOLitude

18

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

22

23 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**
24 Ms. Newsome called the meeting to order, and a quorum was established.

25

26 **SECOND ORDER OF BUSINESS** **Audience Comment**
27 There being no audience present, the next order of business followed.

28

29 **THIRD ORDER OF BUSINESS** **Staff Reports**
30 **A. District Accountant**
31 **i. Review of November 2025 Financial Statements**
32 Ms. MacGregor presented her accounting report to the Board. There were no questions
33 regarding the district's financial statements.
34
35 **B. Aquatic Maintenance Report**

36 **Easton Park CDD**
37 **December 18, 2025**

36 Mr. Wilson and Mr. Schultz presented the aquatics report to the Board and answered the
37 Boards questions.

38 **C. Landscape Report**

39 Mr. Flinn presented his landscape report to the Board providing updates on the irrigation
40 repairs that are needed. Mr. Flinn presented proposals to the Board for the small and large
41 controllers

42 On MOTION by Mr. Blackburn, seconded by Ms. Menendez, with
43 all in favor, the motion to accept Yellowstone proposal #640166 in
44 the amount of \$851.55, proposal #640188 in the amount of
45 \$851.55, proposal #640266 in the amount of \$1,280.60 and
46 proposal #640275 in the amount of \$1,155.01 was approved.

47
48 The Board shared the previous irrigation audit and requested a full audit of irrigation and
49 mapping.

50 Mr. Flinn advised that tree trimming is scheduled for next month after the holiday
51 lighting and decorations are removed.

52
53 **D. District Engineer**
54 **i. Update on Pond 4 & 6 Control Structure**

55 Mr. Waag provided additional updates on Pond 4 & 6 Control Structure and advised that
56 repairs will be completed before the end of the month. After repairs are completed, Mr. Waag
57 will go out and inspect the area and report back to the Board at the next meeting.

58
59 On MOTION by Ms. Murphy, seconded by Ms. Menendez, with
60 all in favor, the motion to ratify Solitude Repair Proposal in the
61 amount of \$916.85 was approved.

62
63 **E. District Counsel**
64 Not present, the next item followed.

65
66 **F. District Manager**
67 Ms. Newsome announced that the next meeting scheduled will be held on January 15,
68 2026 at 4:30 p.m.

Easton Park CDD December 18, 2025

71

72

FOURTH ORDER OF BUSINESS

Business Items

74 **A. Discussion of Moving Budget Public Hearing Date from July 16, 2026 to August**
75 **20, 2026**

76 On MOTION by Ms. Murphy, seconded by Ms. Menendez, with
77 all in favor, the motion to reschedule the Budget Public Hearing
78 from July 16,2026 to August 20, 2026 was approved.

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

On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in favor, the motion to ratify FY2025 Audit Engagement Letter was approved.

85 C. General Matters of the District

86

FIFTH ORDER OF BUSINESS

Consent Agenda

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

89 B. Consideration of Minutes of November 20, 2025 Workshop

90 On MOTION by Ms. Murphy, seconded by Ms. Menendez, with
91 all in favor, the motion approved the Consent Agenda was
92 approved.

94 **SIXTH ORDER OF BUSINESS**

Board of Supervisors' Requests Comments

96 Ms. Menendez discussed having a sign for the radio station for Christmas lights and
97 stated that the monument signs light bulb needed to be replaced.

98 Ms. Murphy voiced dissatisfaction with the current District Engineering company.

99

100

101

103

104

On MOTION by Ms. Murphy, seconded by Mr. Blackburn, with all in favor, the motion to start RFQ for District Engineer Services was approved.

104

Mr. Blackburn inquired about an accountant change after the audit period.

Easton Park CDD
December 18, 2025

105 Ms. Murphy asked if the Hancock account could be moved to an interest-bearing account
106 with the same bank.

107

108 **SEVENTH ORDER OF BUSINESS** **Audience Comments**
109 There being no audience present, the next order of business followed.

110

111 **EIGHTH ORDER OF BUSINESS** **Adjournment**

112

113 On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all
114 in favor, the meeting was adjourned at 5:49 p.m.

115

116

117

118

119 Secretary / Assistant Secretary Chair / Vice Chair

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

1 The workshop of the Board of Supervisors of the Easton Park Community Development District
2 was held on Thursday, January 15, 2026 at 4:30 p.m. at the Heritage Isles Golf & Country Club,
3 10630 Plantation Bay Drive, Tampa Florida.

4

5 Present and constituting a quorum were:

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

11 Christina Newsome District Manager

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

17 The Board members discussed the agenda and took no formal action. The
18 following items were discussed:

20 FIRST ORDER OF BUSINESS Call to Order/Roll Call

22. SECOND ORDER OF BUSINESS Audience Comment

23 There being no audience present, the next order of business followed.

25 THIRD ORDER OF BUSINESS Staff Reports

THIRD ORDER OF BUSINESS

A. District Accountant

i. Review of December 2025 Financial Statements

29 B. Aquatic Maintenance Report

31 C. Landscape Report

D. District Engineer

35 E. District Counsel

Easton Park CDD

January 15, 2026

38		
39	FOURTH ORDER OF BUSINESS	Business Items
40	A. Consideration of Resolution 2026-01; Removing and Designating New	
41	Treasurer	
42	B. General Matters of the District	
43		
44	FIFTH ORDER OF BUSINESS	Consent Agenda
45	A. Consideration of Minutes of December 18, 2025, Meeting	
46		
47	SIXTH ORDER OF BUSINESS	Board of Supervisors' Requests
48		Comments
49		
50	SEVENTH ORDER OF BUSINESS	Audience Comments
51	There being no audience present, the next order of business followed.	
52		
53	EIGHTH ORDER OF BUSINESS	Adjournment
54	The meeting was adjourned at 5:15 p.m.	
55		
56		
57		
58	Secretary / Assistant Secretary	Chair / Vice Chair