

***Easton Park
Community Development
District***

June 18, 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 Chairperson
Jeffrey Giarrizzo, Assistant Secretary
Brenda Menendez, Assistant Secretary
Danny Collins, Assistant Secretary

District Staff

Christina Newsome, District Manager
David Jackson, District Counsel
Tonja Stewart, District Engineer
Long Nguyen, Field Service Manager
SOLitude Maintenance, Aquatic
Yellowstone, Landscape
John Khatiblou, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Thursday, June 18, 2026, at 4:30 p.m.

The Regular Meeting of the **Easton Park Community Development District** will be held on **June 18, 2026, at 4:30 p.m. at the Heritage Isles Golf & Country Club, 10630 Plantation Bay Drive, Tampa, Florida 33647.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join: <https://teams.microsoft.com/meet/24549145815947?p=8JDHqJSfftr3JINFD>

Meeting ID: 245 491 458 159 47

Passcode: Vr7TJ6Va

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. STAFF REPORTS

A. District Accountant

- i. Review of Financial Statements
- ii. Review of Snapshot

B. Aquatics Report

C. Landscape

- i. Review of Inframark Field Inspection Report
- ii. Review of Yellowstone Landscape Inspection Report
- iii. Consideration of Yellowstone Irrigation Main Line Repair Proposals

D. District Engineer

- i. Consideration of Change Order from Stantec Agreement

E. District Counsel

F. District Manager Report

4. BUSINESS ITEMS

5. CONSENT AGENDA

A. Consideration of Minutes from the held May 21, 2026

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*Easton Park
Community
Development
District*

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



EASTON PARK

Community Development District

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EASTON PARK
Community Development District

Financial Statements

(Unaudited)

May 31, 2026

Balance Sheet
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - FOUNTAIN	DEBT SERVICE FUND - SERIES 2017	TOTAL
ASSETS				
Cash - Checking Account	\$ 516,331	\$ -	\$ -	\$ 516,331
Due From Other Funds	-	10,836	3,299	14,135
Investments:				
Interest Account	-	-	7	7
Reserve Fund	-	-	132,723	132,723
Revenue Fund	-	-	198,063	198,063
Sinking fund	-	-	27	27
Prepaid Items	125	-	-	125
Utility Deposits - TECO	7,728	-	-	7,728
TOTAL ASSETS	\$ 524,184	\$ 10,836	\$ 334,119	\$ 869,139
LIABILITIES				
Accounts Payable	\$ 638	\$ -	\$ -	\$ 638
Accrued Expenses	17,877	-	-	17,877
Other Current Liabilities	185	-	-	185
Due To Other Funds	14,135	-	-	14,135
TOTAL LIABILITIES	32,835	-	-	32,835
FUND BALANCES				
Nonspendable:				
Prepaid Items	125	-	-	125
Deposits	7,728	-	-	7,728
Restricted for:				
Debt Service	-	-	334,119	334,119
Assigned to:				
Operating Reserves	100,729	-	-	100,729
Reserves - Other	86,000	-	-	86,000
Unassigned:	296,767	10,836	-	307,603
TOTAL FUND BALANCES	\$ 491,349	\$ 10,836	\$ 334,119	\$ 836,304
TOTAL LIABILITIES & FUND BALANCES	\$ 524,184	\$ 10,836	\$ 334,119	\$ 869,139

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	MAY-26 ACTUAL
REVENUES					
Interest - Investments	\$ 5,500	\$ 3,667	\$ 8,561	\$ 4,894	\$ 1,154
Interest - Tax Collector	-	-	932	932	-
Special Assmnts- Tax Collector	672,358	672,358	658,182	(14,176)	5,044
Special Assmnts- Discounts	(26,894)	(26,894)	(24,614)	2,280	112
Other Miscellaneous Revenues	-	-	9,399	9,399	-
TOTAL REVENUES	650,964	649,131	652,460	3,329	6,310
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	8,000	5,415	2,585	-
FICA Taxes	955	637	260	377	-
ProfServ-Arbitrage Rebate	900	-	-	-	-
ProfServ-Dissemination Agent	1,100	-	-	-	-
ProfServ-Engineering	5,000	3,333	4,934	(1,601)	1,085
ProfServ-Legal Services	5,000	3,333	193	3,140	-
ProfServ-Mgmt Consulting	58,591	39,061	39,061	-	4,883
ProfServ-Trustee Fees	3,658	3,658	2,042	1,616	-
Auditing Services	3,600	-	-	-	-
Website Hosting/Email services	1,538	1,154	1,538	(384)	384
Miscellaneous Mailings	500	333	161	172	1
Insurance - General Liability	3,405	3,405	4,166	(761)	-
Legal Advertising	1,000	500	123	377	53
Misc-Assessment Collection Cost	13,447	13,447	12,671	776	103
Bank Fees	900	600	998	(398)	126
Annual District Filing Fee	175	175	175	-	-
Total Administration	111,769	77,636	71,737	5,899	6,635
Electric Utility Services					
Electricity - Streetlights	174,000	116,000	106,467	9,533	13,402
Utility - Irrigation	5,000	3,333	4,175	(842)	608
Utility - Fountains	5,500	3,667	3,936	(269)	504
Utility - Roundabout Lights	600	400	698	(298)	60
Street Light Bond	600	600	-	600	-
Total Electric Utility Services	185,700	124,000	115,276	8,724	14,574

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	MAY-26 ACTUAL
<u>Stormwater Control</u>					
Contracts-Aquatic Control	46,176	30,784	29,729	1,055	3,637
R&M-Stormwater System	500	333	501	(168)	-
R&M Lake & Pond Bank	2,000	1,333	-	1,333	-
Total Stormwater Control	48,676	32,450	30,230	2,220	3,637
<u>Other Physical Environment</u>					
Contracts-Landscape	150,396	100,264	110,000	(9,736)	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	6,667	11,233	(4,566)	-
Landscape - Annuals	4,950	-	-	-	-
Landscape - Mulch	10,000	-	-	-	-
Landscape Replacement	10,000	10,000	450	9,550	-
Rust Prevention	7,140	4,760	4,760	-	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	171,783	171,079	704	14,345
<u>Security Operations</u>					
Security System Monitoring & Maint.	1,000	667	1,024	(357)	128
Internet Services	1,440	960	856	104	125
Total Security Operations	2,440	1,627	1,880	(253)	253
<u>Contingency</u>					
Miscellaneous Expenses	26,000	17,333	21,175	(3,842)	7,886
Total Contingency	26,000	17,333	21,175	(3,842)	7,886
<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	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	MAY-26 ACTUAL
TOTAL EXPENDITURES & RESERVES	650,963	458,629	411,377	47,252	47,330
Excess (deficiency) of revenues Over (under) expenditures	1	190,502	241,083	50,581	(41,020)
Net change in fund balance	\$ 1	\$ 190,502	\$ 241,083	\$ 50,581	\$ (41,020)
FUND BALANCE, BEGINNING (OCT 1, 2025)	250,266	250,266	250,266		
FUND BALANCE, ENDING	\$ 250,267	\$ 440,768	\$ 491,349		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	MAY-26 ACTUAL
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	4,450	4,450	4,356	(94)	33
Special Assmnts- Discounts	(178)	(178)	(163)	15	1
TOTAL REVENUES	4,272	4,272	4,193	(79)	34
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	89	89	84	5	1
Total Administration	89	89	84	5	1
<u>Field</u>					
R&M-Fountain	4,374	2,916	519	2,397	-
Total Field	4,374	2,916	519	2,397	-
TOTAL EXPENDITURES	4,463	3,005	603	2,402	1
Excess (deficiency) of revenues Over (under) expenditures	(191)	1,267	3,590	2,323	33
Net change in fund balance	\$ (191)	\$ 1,267	\$ 3,590	\$ 2,323	\$ 33
FUND BALANCE, BEGINNING (OCT 1, 2025)	7,246	7,246	7,246		
FUND BALANCE, ENDING	\$ 7,055	\$ 8,513	\$ 10,836		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	MAY-26 ACTUAL
<u>REVENUES</u>					
Interest - Investments	\$ 11,853	\$ 7,902	\$ 10,569	\$ 2,667	\$ 1,914
Special Assmnts- Tax Collector	438,990	438,990	429,735	(9,255)	3,293
Special Assmnts- Discounts	(17,560)	(17,560)	(16,071)	1,489	73
TOTAL REVENUES	433,283	429,332	424,233	(5,099)	5,280
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	8,780	8,780	8,273	507	67
Total Administration	8,780	8,780	8,273	507	67
<u>Debt Service</u>					
Principal Debt Retirement	275,000	275,000	275,000	-	275,000
Interest Expense	140,525	140,525	140,525	-	70,263
Total Debt Service	415,525	415,525	415,525	-	345,263
TOTAL EXPENDITURES	424,305	424,305	423,798	507	345,330
Excess (deficiency) of revenues Over (under) expenditures	8,978	5,027	435	(4,592)	(340,050)
Net change in fund balance	\$ 8,978	\$ 5,027	\$ 435	\$ (4,592)	\$ (340,050)
FUND BALANCE, BEGINNING (OCT 1, 2025)	333,684	333,684	333,684		
FUND BALANCE, ENDING	\$ 342,662	\$ 338,711	\$ 334,119		

EASTON PARK
Community Development District

Supporting Schedules

May 31, 2026

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

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
02/03/26	10,993	229	224	11,446	6,897	46	4,503
03/03/26	6,902	57	141	7,100	4,278	28	2,793
04/07/26	39,881	20	814	40,714	24,534	162	16,018
05/06/26	8,385	(186)	171	8,371	5,044	33	3,293
TOTAL	\$ 1,030,398	\$ 40,847	\$ 21,029	\$ 1,092,273	\$ 658,182	\$ 4,356	\$ 429,735
% COLLECTED					98%	98%	98%
TOTAL OUTSTANDING					\$ 14,174	\$ 94	\$ 9,254

**Cash and Investment
May 31, 2026**

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%	\$ 170,780 ¹
Checking Account - Operating	Valley Bank	High yield checking	3.56%	345,551
		Subtotal		\$ 516,331
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	3.62%	\$ 7
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	132,723
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	198,063
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	3.62%	27
		Subtotal		\$ 330,820
		Total		\$ 847,151

Note:

1) - Transferring \$3.3K to Trustee for debt service in June.

Bank Account Statement

Easton Park CDD

Wednesday, June 3, 2026

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JKHATIBLOU

Bank Account No. 3639

Statement No. 05-26

Statement Date

05/31/2026

G/L Account No. 101003 Balance	345,551.28	Statement Balance	345,551.28
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	345,551.28
Subtotal	345,551.28	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	345,551.28
Ending G/L Balance	345,551.28		

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

Bank Account Statement

Easton Park CDD

Wednesday, June 3, 2026

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JKHATIBLOU

Bank Account No. 1334

Statement No. 05-26

Statement Date

05/31/2026

G/L Account No. 101002 Balance	170,779.98	Statement Balance	171,374.98
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	171,374.98
Subtotal	170,779.98	Outstanding Checks	-595.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	170,779.98
Ending G/L Balance	170,779.98		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
05/22/2026	Payment	100145	RUST-OFF LLC	Inv: 52719			-595.00
Total Outstanding Checks							-595.00

Outstanding Deposits

Total Outstanding Deposits

EASTON PARK
Community Development District

Payment Register by Bank Account

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
HANCOCK WHITNEY BANK - (ACCT#XXXXX1334)							
ACH #100138							
05/04/26	Vendor	VICTOR ROBERT TROUY BLACKBURN EP 42026		repair drainage outlet / dead plant removal	General Maintenance	001-549999-53985	\$4,250.00
						ACH Total	<u>\$4,250.00</u>
ACH #100139							
05/04/26	Vendor	COMPLETE I.T.	19799	Eagle Eye VMS M10	Security System Monit & Maint.	001-546479-53935	\$128.00
						ACH Total	<u>\$128.00</u>
ACH #100140							
05/07/26	Vendor	YELLOWSTONE LANDSCAPE	1148409	Landscape Maintenance	Contracts-Landscape	001-534050-53908	\$13,750.00
05/07/26	Vendor	YELLOWSTONE LANDSCAPE	1147578	IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53908	\$2,582.82
05/07/26	Vendor	YELLOWSTONE LANDSCAPE	1147577	IRRIGATION REPAIRS	R&M IRRIGATION	001-546041-53908	\$637.78
						ACH Total	<u>\$16,970.60</u>
ACH #100141							
05/13/26	Vendor	STANTEC CONSULTING SERVICES INC 2558513		Engineer Services	PROF ENGINEERING	001-531013-51501	\$1,085.00
						ACH Total	<u>\$1,085.00</u>
ACH #100142							
05/13/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI262674	Monthly Maintenance	Contracts-Aquatic Control	001-534067-53805	\$3,637.00
						ACH Total	<u>\$3,637.00</u>
ACH #100143							
05/13/26	Vendor	YELLOWSTONE LANDSCAPE	1167566	Monthly Maintenance	Contracts-Landscape	001-534050-53908	\$13,750.00
						ACH Total	<u>\$13,750.00</u>
ACH #100144							
05/13/26	Vendor	INFRAMARK LLC	178453	May 2026 management fees	May 2026	001-531027-51301	\$4,882.58
05/13/26	Vendor	INFRAMARK LLC	178453	May 2026 management fees	May 2026	001-549999-53985	\$1,250.00
05/13/26	Vendor	INFRAMARK LLC	178453	May 2026 management fees	April 2026	001-549999-53985	\$1,250.00
						ACH Total	<u>\$7,382.58</u>
ACH #100145							
05/22/26	Vendor	RUST-OFF LLC	52719	Rust Prevention	Rust Prevention	001-546452-53908	\$595.00
						ACH Total	<u>\$595.00</u>
ACH #100146							
05/22/26	Vendor	INFRAMARK LLC	179185	Postage/new flag	POSTAGE	001-541030-51301	\$1.48
05/22/26	Vendor	INFRAMARK LLC	179185	Postage/new flag	Flag for Flagpole	001-549999-53985	\$55.18
						ACH Total	<u>\$56.66</u>

EASTON PARK
Community Development District

Payment Register by Bank Account

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
ACH #100147								
05/27/26	Vendor	BUSINESS OBSERVER	26-01766H	LEGAL NOTICE	Legal Advertising	001-548002-51301	\$52.50	
							ACH Total	<u>\$52.50</u>
ACH #300030								
05/07/26	Vendor	CHARTER COMMUNICATIONS	1711353042126	Service period 4/21-5/20/26	SERV PRD 4/21-5/20/26	001-549031-53935	\$125.38	
							ACH Total	<u>\$125.38</u>
ACH #300031								
05/20/26	Vendor	TECO ACH	052026-0206-AI	Service Period 3/11-04/09/26	Utility - Irrigation	001-543014-53100	\$608.13	
05/20/26	Vendor	TECO ACH	052026-0206-AI	Service Period 3/11-04/09/26	Electricity - Streetlights	001-543013-53100	\$13,402.07	
05/20/26	Vendor	TECO ACH	052026-0206-AI	Service Period 3/11-04/09/26	FOUNTAIN/LANDSCAPE LIGHT	001-543085-53100	\$503.82	
05/20/26	Vendor	TECO ACH	052026-0206-AI	Service Period 3/11-04/09/26	ROUNDAABOUT	001-543090-53100	\$59.69	
							ACH Total	<u>\$14,573.71</u>
CHECK # 3597								
05/12/26	Vendor	EASTON PARK CDD/HANCOCK WHITN	033926-5725	Trsf 26 DS Assessments	Due From Other Funds	131000	\$15,690.32	
							Check Total	<u>\$15,690.32</u>
CHECK # 3598								
05/12/26	Vendor	AUDREY'S OUTDOOR SERVICE LLC	INV0056	Drainage Ditch Maintenance	Miscellaneous Expenses	001-549999-53985	\$5,300.00	
							Check Total	<u>\$5,300.00</u>
							Account Total	<u>\$83,596.75</u>

Total Amount Paid	\$83,596.75
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EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot May 31, 2026

- **Current Cash Balances:**
 - Hancock Whitney Bank: \$153,467
 - Valley Bank HYC: \$345,551
- **Assessment collections:**
 - We received a tax distribution of \$8,385 on 05/06/26.
 - We are 98% collected on the tax roll with a total outstanding of \$14,174 and the GF total revenue is 97% of adopted budget.
- **Audit – FY 2025:**
 - The audit has not been completed for FY25.
- **Expenses:**
 - Current expenses make up 63% of the annual budget through the end of May 2026
 - Total expenses for the first 8 months are approximately \$411,377. This puts your average monthly burn rate of approximately \$51,422 per month.

SOLITUDE

LAKE MANAGEMENT



Easton Park CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-06-03

Prepared for:

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

PONDS 37, 38, 1 _____ 3

PONDS 2, 3, 4 _____ 4

PONDS 5 , 6, 7 _____ 5

PONDS 8 _____ 6

MANAGEMENT/COMMENTS SUMMARY _____ 6 & 7

SITE MAP _____ 8

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Comments:

Normal growth observed

Site has some torpedograss growth along the shorelines. Site is algae free. Flow structure appears to have the skimmer broke off. This may allow trash to flow into structure.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

38

Comments:

Site looks good

Overall site is in good shape with many healthy beneficial plants. Only some minor torpedo grass present.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

1

Comments:

Site looks good

Site is in good shape overall. Trash pickup will be needed as the wind is bringing it to the corners of the site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

2

Comments:

Normal growth observed
Site is looking good. Some very minor torpedograss and Pennywort along shorelines.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

3

Comments:

Site looks good
Site is looking great. Still low water levels within it. One piece of trash that will need to be taken out so it doesn't block the flow structure.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

4

Comments:

Site looks good
Site is looking well. Shoreline weeds will continue to be a focus for this site. GSR is looking good.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 5

Comments:

Normal growth observed
Site is in good condition. Minor shoreline growth that will need to be treated. GSR is looking healthy in back of site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 6

Comments:

Normal growth observed
Submersed vegetation has decreased within site but may need an additional treatment to fully eliminate. Shoreline weeds and a few pieces of trash that will need to be addressed.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 7

Comments:

Normal growth observed
Site is looking well overall. Torpedo grass along shorelines growing into ponds.



Action Required:

Routine maintenance next visit

Target:

Torpedogras

Site: 8

Comments:

Site looks good

Site is still low on water.
Structure and beneficials are looking well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

In this month of June, we are still experiencing very little rain and some very dry ponds. We are keeping an eye out for possible erosion that may have been caused by the recent dry banks along these ponds or structures. We are seeing an increase in shoreline weeds within sites. Sites #1 #3, and #6 have some trash that will need to be picked up. Each month we inspect flow structures in each site and #37 flow structure has the skimmer broke off of it. This can allow trash to flow in and possibly block it. We will prioritize this shoreline growth and torpedograss that has been seen to ensure clear shorelines.

As a reminder for all, NO potted plants, lawn clippings or tree trimmings should be disposed of into the ponds.
For all sites that are treated, treatments may take up to 14 days for full effect.

We are hoping to get some good rain here soon to see these ponds fill back up with water!

If you have any questions or concerns, please don't hesitate to reach out at emalina.robinson@solitudelake.com

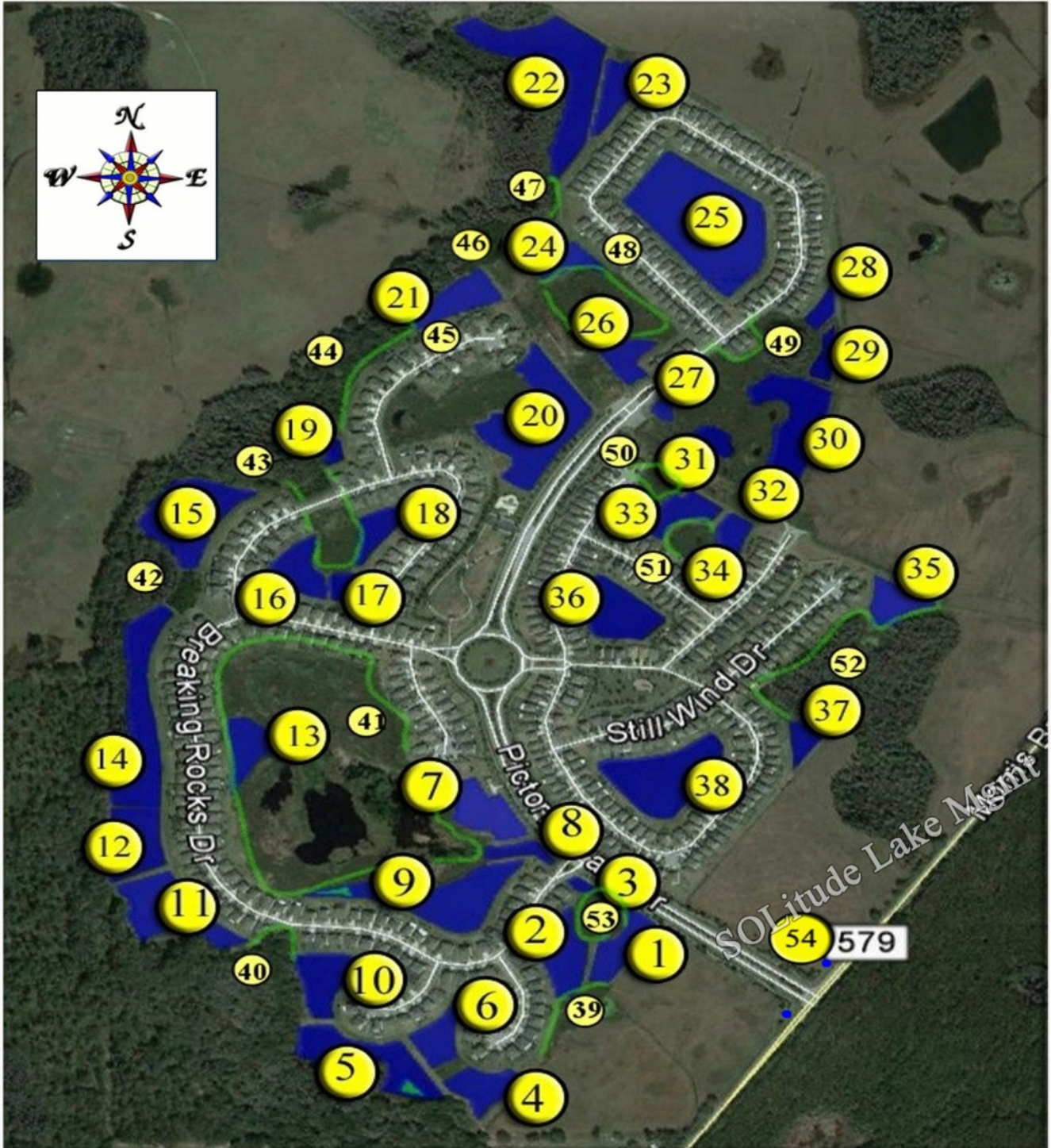
Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
37	Normal growth observed	Torpedograss	Routine maintenance next visit
38	Site looks good	Torpedograss	Routine maintenance next visit
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Torpedograss	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Site looks good	Species non-specific	Routine maintenance next visit
5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
7	Normal growth observed	Torpedograss	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit



Easton Park CDD Tampa, FL

1-888-480-5253



NPM 05/2020



Easton Park CDD

Field Inspection Report - June 2026

Tuesday, June 2, 2026

Prepared For Board Of Supervisors

10 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

Items 1 - Hidden Terrace Entrance

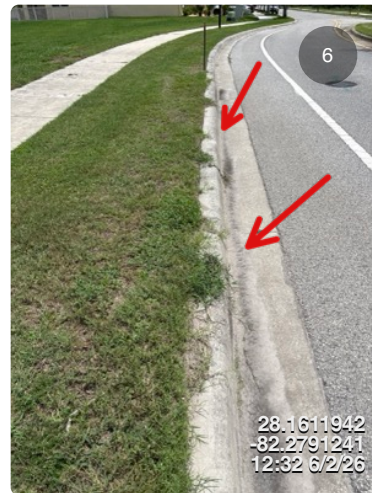
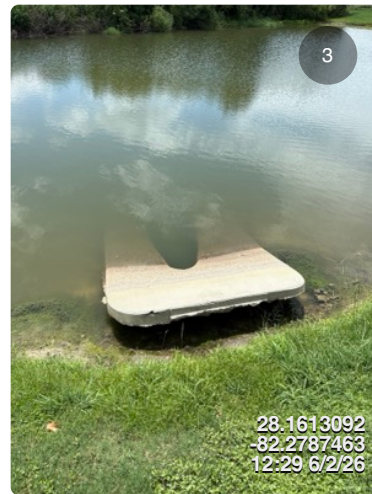
Assigned To: Yellowstone

The entrance to Hidden Terrace presents in generally good overall condition; however, additional attention to detail is needed to enhance the appearance and maintain site standards.

During inspection, a section of the pond bank was observed to be missed during mowing operations. The edge definition along adjacent sidewalks also requires improvement to provide a cleaner, more maintained look.

It was noted that the landscaping crew was on-site at the time of inspection actively mowing pond banks, and this area may not have been completed yet. Please ensure all missed sections are addressed and edge lines are clearly defined during the next service.

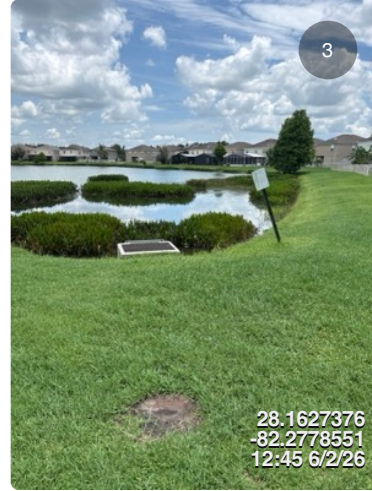
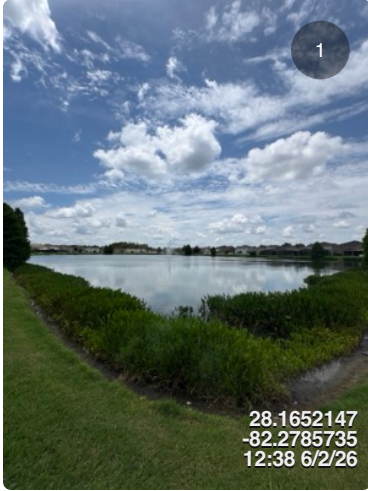
Additionally, it is recommended that riprap be installed at the culvert to help prevent erosion and maintain long-term structural integrity.



Items 2 - Hidden Terrace Pond

Assigned To: Yellowstone

The pond at Hidden Terrace is in good overall condition; however, the water's edge should be string trimmed to maintain a consistent height with the surrounding mowed areas.



Items 3 - Pictorial Park Dr.

Assigned To: Yellowstone

The main boulevard is in overall good condition; however, treatment is needed for vegetation encroachment at tree rings and continued weed control within the garden beds. Several Crape Myrtles were observed with excessive sucker growth and should be cleaned up. Additionally, one tree in the roundabout appears to be uprooted and requires further investigation.



Items 4 - The Breakers Entrance

Assigned To: Yellowstone

The entrance to The Breakers is in good overall condition; however, crews should continue to monitor and remove any trash during routine service to maintain a clean appearance.



Items 5 - Natures Corner Entrance

Assigned To: Yellowstone

The Nature's Corner entrance is in good overall condition but requires additional attention to detail; string trimming under the bench should be improved, and crews should remove any trash during routine service to maintain site cleanliness.



Items 6 - Natures Corner Sidewalks

Assigned To: Yellowstone

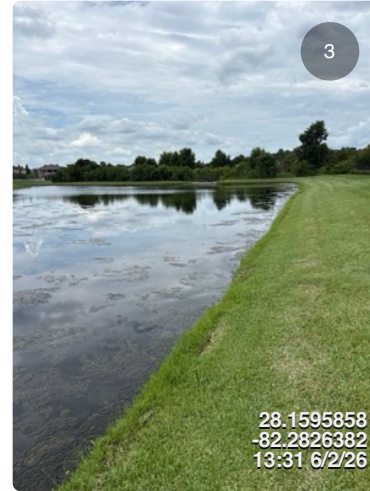
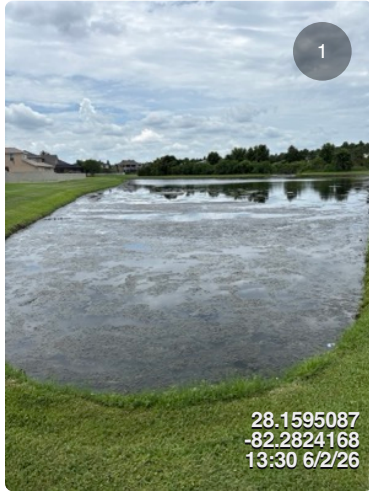
Sidewalk mowing is sufficient; however, edge definition is poor and needs improvement, and crack weeds along the sidewalks should be treated to maintain a clean, well-defined appearance.



Items 7 - Natures Corner Pond

Assigned To: Solitude

The pond at Nature's Corner shows significant algae presence; however, its brown coloration is typical of recent treatment. Conditions will continue to be monitored.



Items 8 - The Winds Entrance

Assigned To: Yellowstone

The Winds entrance is in good overall condition; however, encroachment within the tree rings should be addressed and sucker growth on trees treated. Additionally, string trimming needs improvement, particularly in the missed area under the bench.

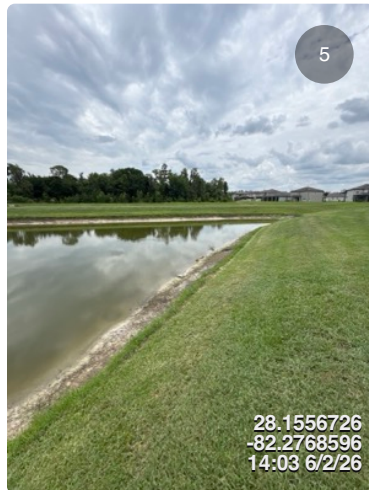


Items 9 - The Winds Ponds

Assigned To: Yellowstone

All pond banks at The Winds appear to be mowed; however, none have been string trimmed along the edges as required by contract. This service is currently not being performed.

Additionally, one pond bank identified during the previous inspection remains unaddressed and has now accumulated approximately two months of overgrowth. Immediate attention is needed to bring all pond edges into compliance and restore proper maintenance standards.



Items 10 - Morris Bridge Rd. Entrance

Assigned To: Yellowstone

The main entrance to the district is overall well maintained; however, weed treatment within the mulch beds is recommended to improve appearance. Previous construction-related turf damage appears to have been addressed, but a dead plant at the bus stop noted in the prior report remains and should be removed.



Chrissy Van Helden
Yellowstone Landscape

EASTON PARK CDD

Thursday, June 11, 2026

10 Observations Identified



OBSERVATION 1

Assigned To Crew

Wood lines in common areas need to be pruned back.



OBSERVATION 2

Assigned To Crew

Remove weeds, moss, tree suckers at monument sign Hidden Terrace next visit



OBSERVATION 3

Assigned To Client

Ligustrum Tree behind Hidden Terrace monument sign has been leaning probably since the hurricane. The ground around it has become soft making the tree more unstable. Recommend flush cutting tree.



OBSERVATION 4

Assigned To Client

Picture of Ligustrum Tree mentioned in observation three



OBSERVATION 5

Assigned To Crew

No tree should have suckers at a reachable height



OBSERVATION 6

Assigned To Crew

Good job trimming buffer hedge. Continue to work down the blvd



OBSERVATION 7

Assigned To Crew

Focus on north side of blvd. Remove weeds, tree, suckers, moss, trash.



OBSERVATION 8

Assigned To Crew

Spray tree rings in weekly detail section. Pay attention to overspray so not to damage turf around tree.



OBSERVATION 9

Assigned To Client

Damaged turf reported previously has partially recovered. However, turf weeds are taking over that area. Recommend resodding that area and regrading it before turf weeds inject themselves further.



OBSERVATION 11

Assigned To Client / Irrigation

Water coming from valve box. Notated on Irrigation report. Mud and algae starting to build up on sidewalk. Could become dangerous to people utilizing the walking path.



Proposal #: 715850

Date: 6/10/2026

From: JB Basilio Perez

**Landscape Enhancement Proposal for
Easton Park CDD**

Mark Vega
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
mark.vega@inframark.com

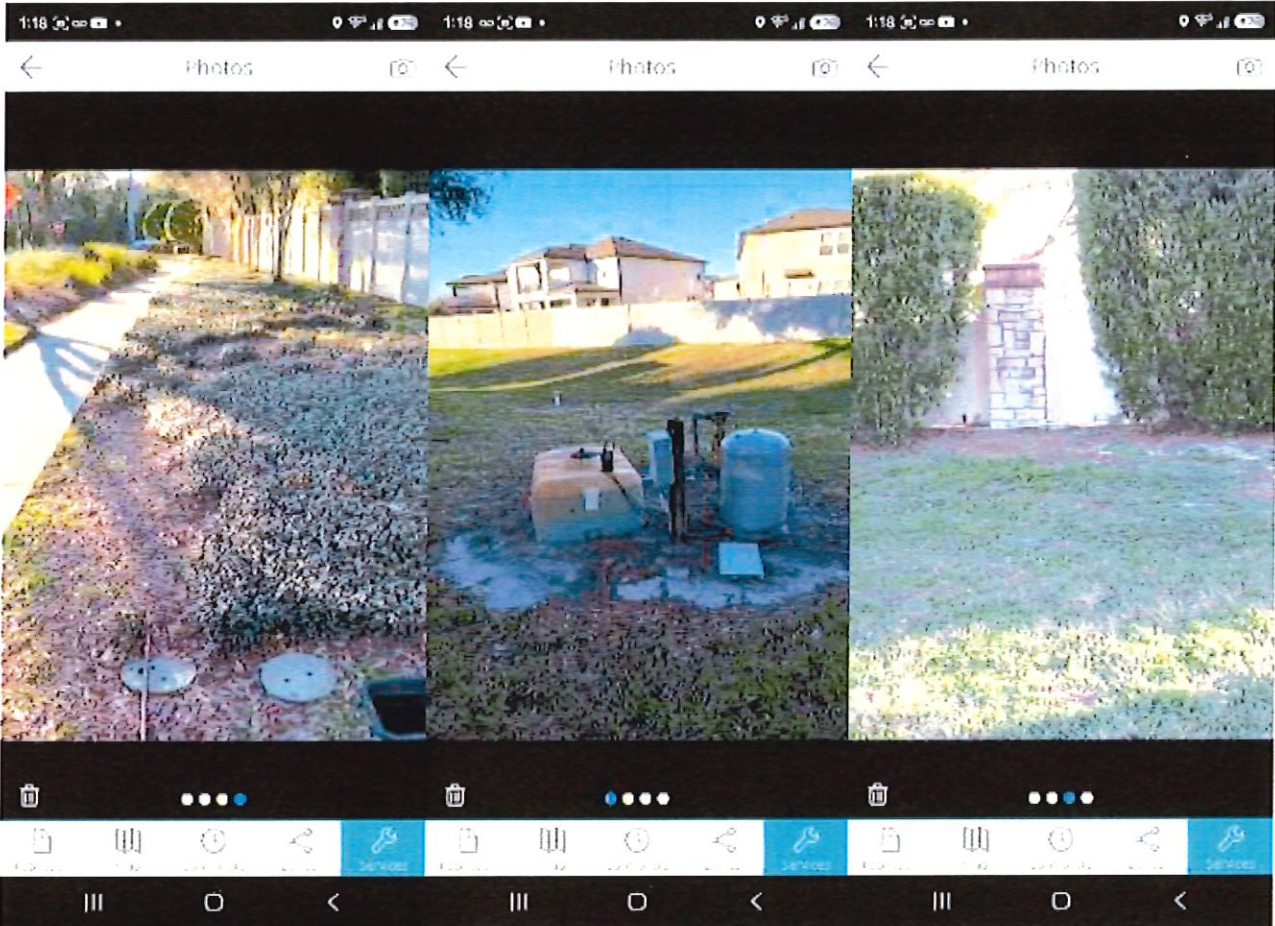
LOCATION OF PROPERTY

10776 Pictorial Park Drive
Tampa, FL 33647

2 1/2" Irrigation Main Line Pipe Reconnection

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$850.00	\$850.00
2 1/2" Pipe	10	\$42.86	\$428.57
2 1/2" Fittings	4	\$11.37	\$45.49
Irrigation Part(s)	2	\$54.29	\$108.57
Trencher Use	1	\$165.00	\$165.00

This was reported on **2/18/26** our irrigation team recommend having this as a backup pump located at the main entrance exit side at **Pictorial Park Dr.** This will need around 200 ft of 2 1/2" Pipe to have this connected to our main line.



Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Easton Park CDD

Subtotal	\$1,597.63
Sales Tax	\$0.00
Proposal Total	\$1,597.63

THIS IS NOT AN INVOICE



Proposal #: 715760

Date: 6/10/2026

From: JB Basilio Perez

**Landscape Enhancement Proposal for
Easton Park CDD**

Mark Vega
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
mark.vega@inframark.com

LOCATION OF PROPERTY

10776 Pictorial Park Drive
Tampa, FL 33647

3" Irrigation Main Line Reported on 5/13/26

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$765.00	\$765.00
Irrigation Part(s)	1	\$115.00	\$115.00

3" Irrigation Main Line Reported in *Tapigo* on 5/13/26 *Middle Island and main Entrance*



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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Easton Park CDD

Subtotal	\$880.00
Sales Tax	\$0.00
Proposal Total	\$880.00

THIS IS NOT AN INVOICE



Proposal #: 715758

Date: 6/10/2026

From: JB Basilio Perez

**Landscape Enhancement Proposal for
Easton Park CDD**

Mark Vega
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
mark.vega@inframark.com

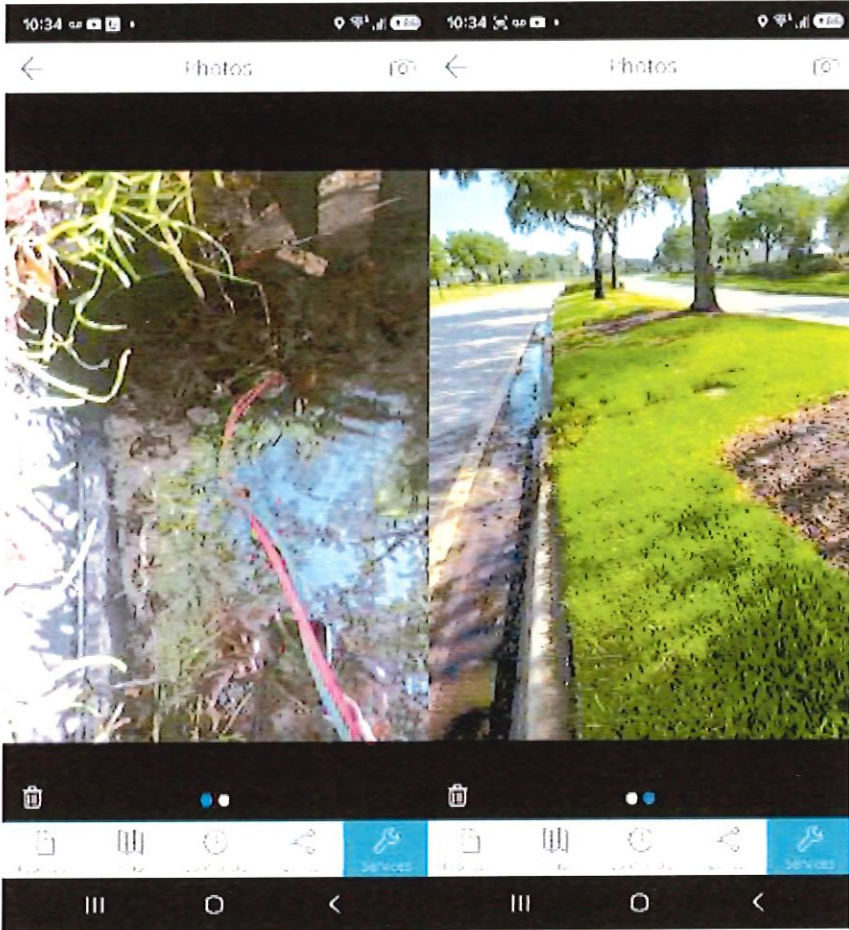
LOCATION OF PROPERTY

10776 Pictorial Park Drive
Tampa, FL 33647

Irrigation Main Line Reported on 5/13/26

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$680.00	\$680.00
Irrigation Part(s)	1	\$113.00	\$113.00

3" Irrigation Main Line Reported in *Tapigo* on 5/13/26 near Zone #23.



Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Easton Park CDD

Subtotal	\$793.00
Sales Tax	\$0.00
Proposal Total	\$793.00

THIS IS NOT AN INVOICE



Proposal #: 715806

Date: 6/10/2026

From: JB Basilio Perez

**Landscape Enhancement Proposal for
Easton Park CDD**

Mark Vega
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
mark.vega@inframark.com

LOCATION OF PROPERTY

10776 Pictorial Park Drive
Tampa, FL 33647

Irrigation Main Line Leak Reported on 6/8/26

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$340.00	\$340.00
Irrigation Part(s)	2	\$54.29	\$108.57

This Irrigation Main Line Leak is a **2" Galvanize** Fitting the is Leaking at the Main Irrigation Pump due to have corrosion.



Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Easton Park CDD

Subtotal	\$448.57
Sales Tax	\$0.00
Proposal Total	\$448.57

THIS IS NOT AN INVOICE



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2026-1 Date 8 June 2026

"Stantec" Stantec Consulting Services Inc.
Stantec Project # 238202095
777 S. Harbour Island Blvd., Suite 600, Tampa, FL 33602
Ph: (813) 223-9500
email: tyson.waag@stantec.com

"Client" Easton Park Community Development District
Client Project # 217350
2005 Pan Am Circle, Suite 300, Tampa, FL 33607
Ph: (656) 223-8030
email: christina.newsome@inframark.com

Project Name and Location: Easton Park CDD (Tampa, Florida)

In accordance with the original Professional Services Agreement dated 30 January 2016 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

General Engineering Services

Table with 2 columns: Description, Amount. Rows: Total fees this Change Order (\$ 2,000.00), Original agreement amount (\$ 5,000.00)

Total Agreement \$ 7,000.00

Effect on Schedule: none

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.

Easton Park Community Development District

Tyson Waag, PE, Project Manager
Print Name and Title

Print Name and Title

Signature

Signature

Date Signed: 6/8/2026

Date Signed:

Tonja Stewart, PE, Sr Project Manager
Print Name and Title

Signature

Date Signed: 6/8/2026

Easton Park Community Development District

District Manager Report –June 2026

Elections Information

- Seats 4 and 5 are up for the 2026 Elections

Candidate Qualifying Period

- Opens: Noon on Monday, June 8, 2026
- Closes: Noon on Friday, June 12, 2026

Qualifying Officer:

- Hillsborough County
Supervisor of Elections
2514 N Falkenburg Rd.
Tampa, FL 33619

Budget sent to the County by June 15, 2026

Upcoming Meetings:

- July 16, 2026
- August 20, 2026

Form 1 is due to by July 1, 2026

CLEAR PARTNERSHIPS



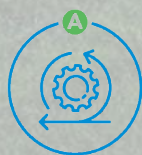
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**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, May 21, 2026 at 4:30 p.m. at the Heritage Isles Golf & Country
3 Club, 10630 Plantation Bay Drive, Tampa Florida.

4
5 Present and constituting a quorum were:

6	Perry Blackburn	Chairperson
7	Lisa Murphy	Vice Chairperson
8	Brenda Mendendez	Assistant Secretary
9	Jeffrey Giarrizzo	Assistant Secretary
10	Danny Collins	Assistant Secretary

11

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

13	Christina Newsome	District Manager
14	Tyson Waag	District Engineer
15	John Khatiblou	District Accountant
16	Chrissy Van Halden	Representative, Yellowstone
17	Kyle Wilson	Representative, Solitude
18	Emelina Robinson	Representative, Solitude
19	Long Ngyen	Field Inspection

20

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

24

25

26 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

27 Ms. Newsome called the meeting to order and a quorum was established.

28 **SECOND ORDER OF BUSINESS**

Audience Comments

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

30 **THIRD ORDER OF BUSINESS**

Staff Reports

31 **A. District Accountant**

32 **i. Review of Financial Statements**

33 **ii. Review of Snapshot**

34 No question.

35 **B. Aquatics Report**

36 Mr. Wilson and Ms. Robinson presented the aquatics report and answered all board

37 questions. It was noted that maintenance Pond 38 has become difficult due to residents

38 blocking the easement. Staff was directed to send letters to the residents requiring them to
39 remove items blocking the easement.

40 **C. Landscape Report**

41 **i. Review of Inframark Field Inspection Report**

42 Mr. Nguyen presented his report and responded to Board questions.

43 **ii. Consideration of Yellowstone Rejuvenation Pruning Proposal**

44 The Yellowstone Rejuvenation Pruning Proposal was reviewed; no action was taken.

45 **iii. Consideration of Yellowstone Mulch Install 2026 Proposal**

46 The Yellowstone Mulch Installation 2026 Proposal was reviewed; no action was taken.

47 **iv. Review of Yellowstone Irrigation Asset Report**

48 The Board reviewed the Yellowstone Irrigation Asset Report and discussed several
49 concerns with the vendor. The Board requested documentation supporting the irrigation
50 repairs exceeding \$60,000 that were reportedly completed during the past year.

51 Additionally, The board requests a detailed irrigation system evaluation to be presented to
52 the board as there is no current way to account for and track all the repairs.

53 **v. Consideration of Yellowstone Entrance Turf Repair Proposal**

54 The Yellowstone Entrance Turf Repair Proposal was reviewed; no action was taken.

55 **vi. Consideration of Yellowstone Bullnose Proposal**

56 The Yellowstone Bullnose Proposal was reviewed; no action was taken.

57 **vii. Consideration of Yellowstone Landscape Management Agreement**

58 The Yellowstone Landscape Management Agreement was reviewed and discussed. Ms.
59 Newsome expressed the Board's concerns regarding the current landscape vendor,
60 including insufficient communication, frequent staffing changes, and ongoing staffing
61 shortages. The Chair noted that multiple calls and requests for communication from
62 management representatives had gone unanswered.

63
64
65 The Board stated that it has lost confidence in the vendor's performance and emphasized
66 the need for significant improvement moving forward. Ms. Van Helden acknowledged the
67 Board's concerns, apologized for the issues raised, and stated that she would communicate
68 the concerns to the appropriate personnel and ensure follow-up. The Board thanked Ms.
69 Van Helden for her efforts and participation in the discussion.

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viii. Review of Yellowstone Landscape Inspection Report

The Yellowstone Landscape Inspection Report was reviewed

D. District Engineer

Mr. Waag presented the District Engineer’s Report and provided an update regarding the K-Bar roadway project as it relates to the District. He responded to Board questions and stated that he would continue to keep the Board informed of project developments.

The Board requested consideration of a privacy fence along the roadway pathway adjacent to the District. Staff was directed to coordinate with K-Bar regarding the request and provide an update to the Board at a future meeting

i. Consideration of Consolidated Land Services Eroded Swale Repair Proposal

The Board reviewed the proposal.

ii. Consideration of Consolidated Land Services Pond 7 Slope Erosion Repair Proposal

The Board reviewed the proposal.

iii. Consideration of Consolidated Land Services Pond 8 Slope Erosion Repair Proposal

The Board reviewed the proposal.

iv. Discussion of Roadway Construction and Pond Condition

Mr. Waag provided an update regarding the roadway construction project and pond conditions. He advised the Board that the proposed repairs were primarily aesthetic in nature and were not deemed necessary at this time.

E. District Counsel

The Board requested that District Counsel assist with addressing the ongoing irrigation-related issues involving the landscape vendor. Additionally, the Board requested that the resident responsible for unauthorized dumping be held financially responsible for the resulting damages.

F. District Manager

Ms. Newsome presented her report and responded to Board questions. She discussed debris discovered during the vendor’s cleanup of the main entrance area. The County and District Counsel will assist in addressing the matter to help prevent similar occurrences in the future.

i. Reminder of Form 1 Submission Requirements

The Board was reminded of the Form 1 filing requirements.

101 **FOURTH ORDER OF BUSINESS** **Business Items**
102 **A. Consideration of Resolution 2026-04; Designating Officers**

103
104 On MOTION by Ms. Murphy, seconded by Ms. Menendez, with all in
105 favor, the Resolution 2026-04; Designating Officers was approved. 4-0

106
107 **B. Announcing the Number of Qualified Registered Voters in the District - #1443**

108 The Board was informed that the number of qualified registered voters within the District is
109 1,443.

110
111 **C. Consideration of Resolution 2026-05; Approving Proposed Budget and Setting Public**
112 **Hearing**

113 The proposed budget reflects a 10% increase.

114
115 On MOTION by Ms. Murphy, seconded by Ms. Menendez, with all in
116 favor, Resolution 2026-05; Approving Proposed Budget and Setting
117 Public Hearing was approved. 5-0

118
119 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

120 **A. Consideration of Minutes from the Meeting held April 16, 2026**

121
122 On MOTION by Ms. Murphy, seconded by Ms. Menendez, with all in
123 favor, the Consent Agenda was approved. 5-0

124
125 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

126 Ms. Murphy provided an update regarding the bench installation project and reported that the
127 concrete pads had been completed. The benches are expected to be installed prior to the next
128 Board meeting.

129 Ms. Menendez inquired about the feasibility of converting District lighting to solar power.
130 Staff was directed to gather additional information and present its findings at a future
131 meeting.

132
133 **SEVENTH ORDER OF BUSINESS** **Adjournment**

134
135 On MOTION by Mr. Collins, seconded by Ms. Murphy, with all in favor,
136 the meeting was adjourned at 6:45 p.m. 4-0

137
138
139 _____
140 Secretary / Assistant Secretary

139 _____
140 Chair / Vice Chair