

***Easton Park
Community Development
District***

July 16, 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, July 16, 2026, at 4:30 p.m.

The Regular Meeting of the **Easton Park Community Development District** will be held on **July 16, 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=8JDHqJSfftr3JINffD>

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

E. District Counsel

F. District Manager Report

4. BUSINESS ITEMS

A. Consideration of FY2025 Audit

B. Consideration of Arbitrage Engagement Letter

5. CONSENT AGENDA

A. Consideration of Minutes from the held June 18, 2026

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

SOLITUDE

LAKE MANAGEMENT



Easton Park CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-07-07

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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Pg

SITE ASSESSMENTS

PONDS 9, 10, 11 _____ 3

PONDS 12, 13, 14 _____ 4

PONDS 15 , 16, 17 _____ 5

PONDS 18 _____ 6

MANAGEMENT/COMMENTS SUMMARY _____ 6 & 7

SITE MAP _____ 8

9

Comments:

Normal growth observed

The growth on shorelines is decaying away. Submersed vegetation present.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

10

Comments:

Normal growth observed

Site is experiencing a mild PA bloom and has some torpedograss growth. This will be treated and check on to ensure it clears up.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

11

Comments:

Normal growth observed

Site has some algae in the wind swept coves. This will be treated and should clear up quickly.



Action Required:

Routine maintenance next visit

Target:

Surface algae

12

Comments:

Site looks good

Site is looking good. Last months shoreline application for the weeds worked well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

13

Comments:

Site looks good

Site is looking great. Still lower water levels within it. Small group of spatterdock present.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

14

Comments:

Site looks good

As water levels drop we are treating submersed vegetation as needed.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 15

Comments:

Normal growth observed
There is some minor submersed vegetation present within the site. The last shoreline application worked well to eliminate growth.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 16

Comments:

Site looks good
Site is looking well. Currently no concerns. Trash in back cove of site that will be addressed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 17

Comments:

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

Action Required:

Routine maintenance next visit

Target:

Torpedoglass



Site: 18

Comments:

Normal growth observed

Site is experiencing a surface algae bloom. Few pieces of trash present. This will be treated and we will do a follow up on sites condition.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Management Summary

In this month of July, we are experiencing a little more rain but water levels are still remain low. We are seeing an increase in growth within sites this month. Sites #10, #11 and #18 have algae within them that will need to be treated. Each month we inspect flow structures in each site and this month they are looking well. There was quite a bit of trash within the ponds this month, which your technician will be informed about. Site #14 still currently has submersed vegetation. As water levels either rise or fall, we will treat as needed keeping it off shorelines and from reaching the top of the water. Overall there were no major concerns for this month and Easton Parks ponds are looking well.

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.

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

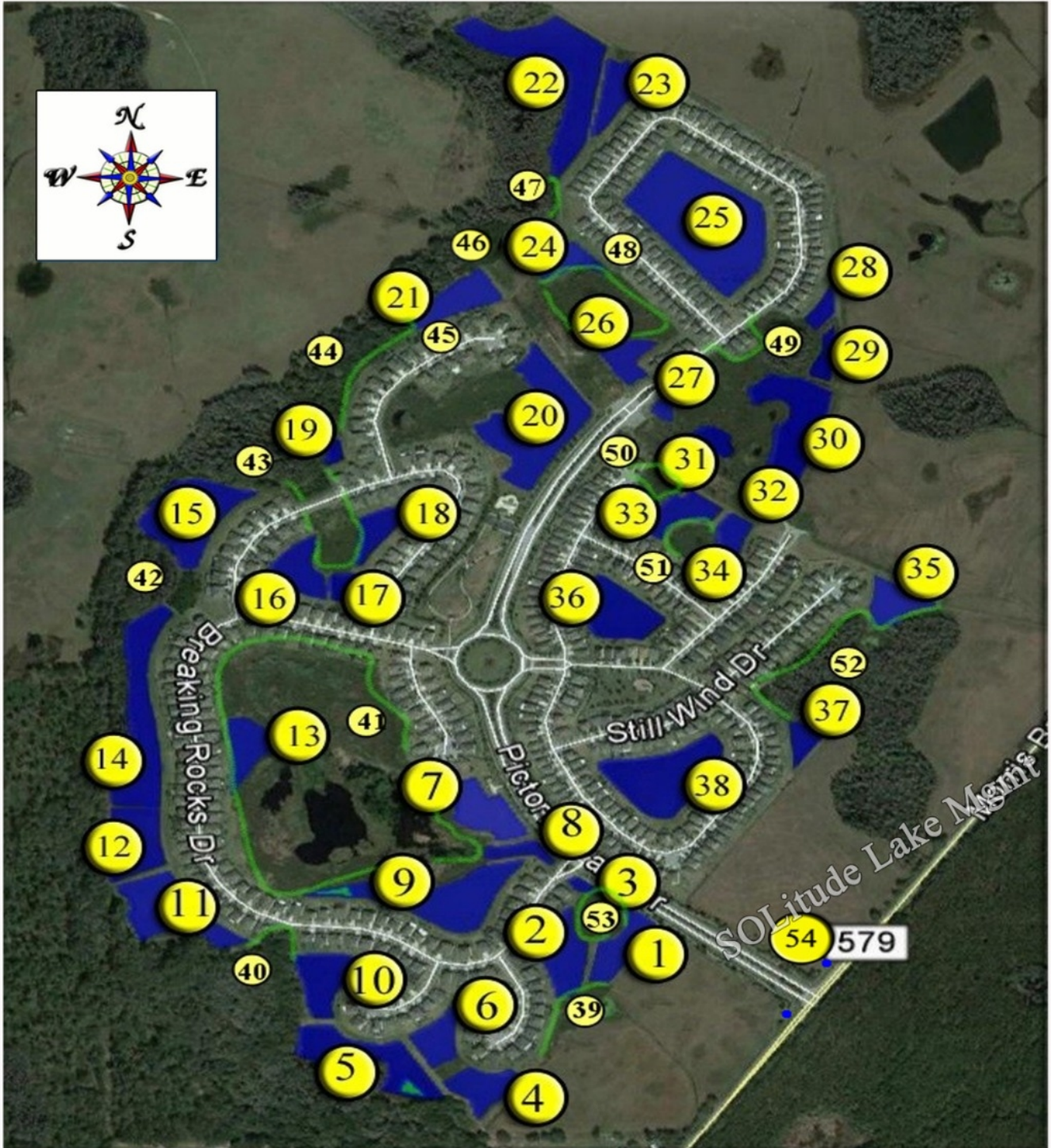
Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
9	Normal growth observed	Submersed vegetation	Routine maintenance next visit
10	Normal growth observed	Planktonic algae	Routine maintenance next visit
11	Normal growth observed	Surface algae	Routine maintenance next visit
12	Site looks good	Species non-specific	Routine maintenance next visit
13	Site looks good	Species non-specific	Routine maintenance next visit
14	Site looks good	Species non-specific	Routine maintenance next visit
15	Normal growth observed	Submersed vegetation	Routine maintenance next visit
16	Site looks good	Species non-specific	Routine maintenance next visit
17	Normal growth observed	Torpedograss	Routine maintenance next visit
18	Normal growth observed	Surface algae	Routine maintenance next visit



Easton Park CDD Tampa, FL

1-888-480-5253



NPM 05/2020



Easton Park CDD July 2026

Field Inspection Report

Wednesday, July 8 2026

Prepared For Board Of Supervisors

24 Issues Identified

24 Issues Incomplete

Nikk Hamilton

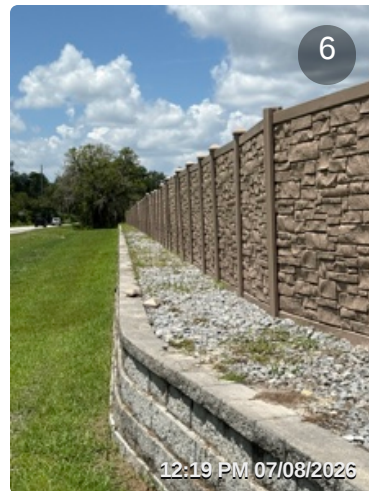
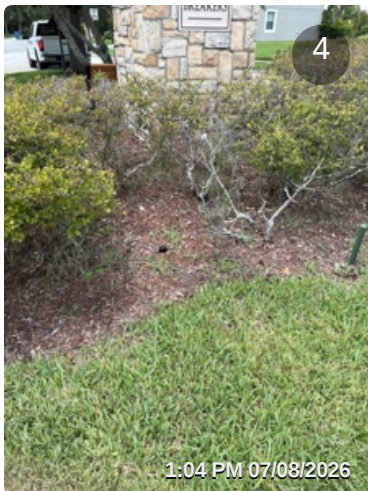
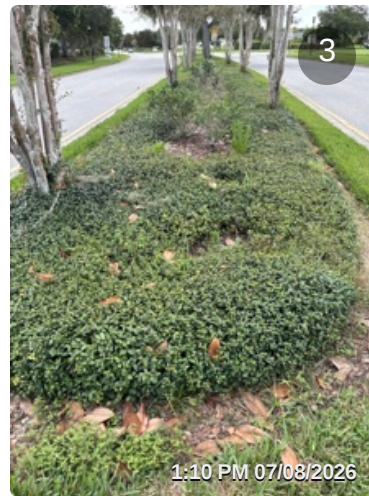
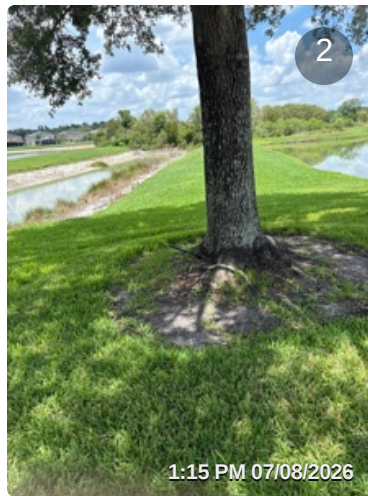
Inframark

Issue 1

Assigned To: Yellowstone

Observation:

Abundant weed growth was observed throughout the landscape beds across the property.

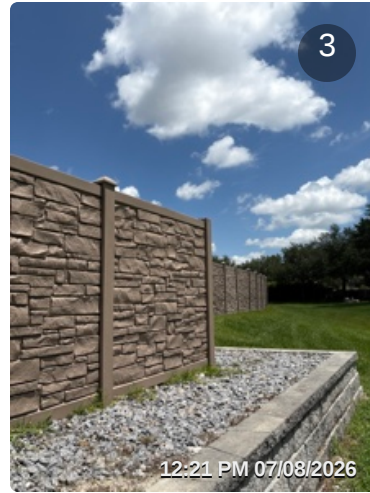
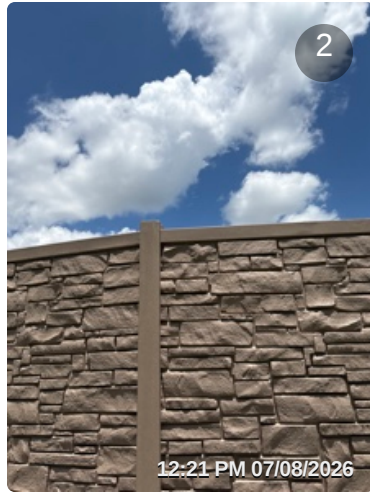


Issue 2

Assigned To: Maintenance

Observation:

Broken fence caps were observed on the wall southwest of the Easton Park entrance.

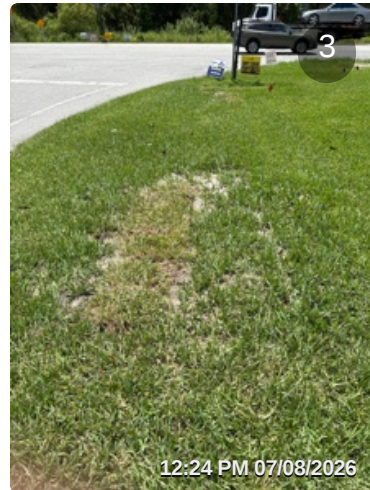


Issue 3

Assigned To: Yellowstone

Observation:

A bare spot was observed on the southwest side of the Easton Park entrance along County Road 579.



Issue 4

Assigned To: Yellowstone

Observation:

A hole and broken pipe were observed northeast of the Easton Park entrance.



Issue 5

Assigned To: SOLitude

Observation:

Trash was observed in the pond northeast of the Easton Park entrance along County Road 579.



Issue 6

Assigned To: SOLitude

Observation:

A washout was observed at the pond northeast of the Easton Park entrance along County Road 579.



Issue 7

Assigned To: Yellowstone

Observation:

Turf requires treatment on the inbound side of Easton Park entrance.



Issue 8

Assigned To: Yellowstone

Observation:

Unwanted plant growth was observed in front of the common area along Pictorial Park Drive.

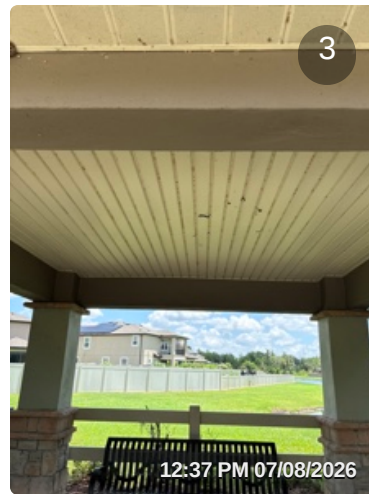


Issue 9

Assigned To: Maintenance

Observation:

The common area along Pictorial Park Drive was observed to require pressure washing.

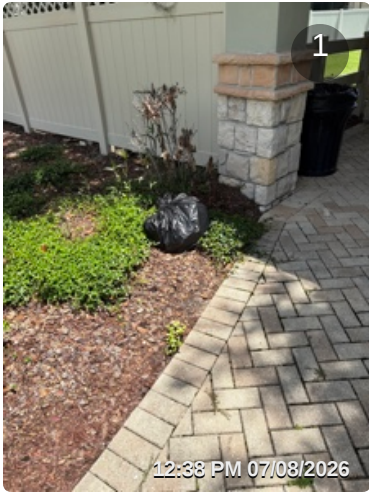


Issue 10

Assigned To: Yellowstone/Maintenance

Observation:

Trash was observed in front of the common area along Pictorial Park Drive.

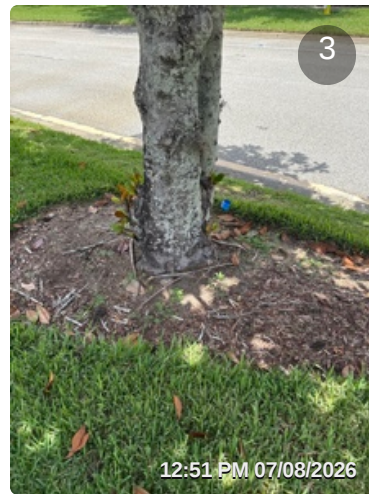


Issue 11

Assigned To: Yellowstone

Observation:

Sucker growth was observed on trees in the second median along Pictorial Park Drive.

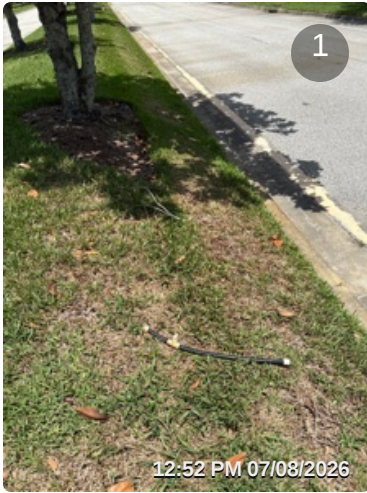


Issue 12

Assigned To: Yellowstone

Observation:

Broken irrigation was observed in the second median along Pictorial Park Drive.



Issue 13

Assigned To: Yellowstone

Observation:

Grass scalping was observed in the second median of Pictorial Park Drive.



Issue 14

Assigned To: Yellowstone

Observation:

A tree northwest of Morris Bridge Manors exhibits conditions requiring diagnosis and treatment.



Issue 15

Assigned To: Yellowstone

Observation:

Diagnose and treat the turf on the inbound lane of Pictorial Park Drive northwest of Monterey Greens Circle.



Issue 16

Assigned To: Yellowstone

Observation:

Trash was observed at The Breakers' monument.



Issue 17

Assigned To: SOLitude

Observation:

Trash was observed around the pond northwest of The Breakers' monument.



Issue 18

Assigned To: Maintenance

Observation:

Signs near the ponds northwest of The Breakers' monument were observed to be showing significant wear or are missing.



Issue 19

Assigned To: Yellowstone

Observation:

Broken irrigation was observed northwest of The Breakers' monument on the inbound lane of Pictorial Park Drive.



Issue 20

Assigned To: Yellowstone

Observation:

Diagnose and treat the bushes northwest of The Breakers' monument on the inbound lane of Pictorial Park Drive.

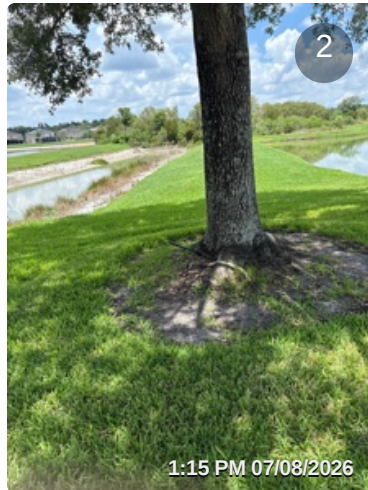


Issue 21

Assigned To: Yellowstone

Observation:

Broken irrigation was observed within the tree ring northwest of The Breakers' monument on Pictorial Park Drive.



Issue 22

Assigned To: Yellowstone

Observation:

An irrigation box northwest of The Breakers' monument was observed with unsecured lids. A hole was also observed beneath the loose lids.



Issue 23

Assigned To: Yellowstone

Observation:

Diagnose and treat the bushes around the outer perimeter of the roundabout on Pictorial Park Drive.



Issue 24

Assigned To: Yellowstone

Observation:

Diagnose and treat the turf around the perimeter of the roundabout on the southwest side.



Chrissy Van Helden
Yellowstone Landscape

EASTON PARK

Wednesday, July 8, 2026

12 Observations Identified



OBSERVATION 1

Assigned To Crew

Bullnose of median near Morris Bridge Manor's entrance. It has been sprayed, now remove the dead weeds.



OBSERVATION 2

Assigned To Crew

Remove moss and tree suckers from crêpe myrtles throughout the boulevard



OBSERVATION 3

Assigned To Crew

Remove items such as fallen palm leaves, small branches, etc every visit



OBSERVATION 4

Assigned To Client

Broken post in median near construction



OBSERVATION 5

Assigned To Community
Pond #25



OBSERVATION 6

Assigned To Community
Construction ongoing



OBSERVATION 7

Assigned To Community
Common on natures corner drive



OBSERVATION 8

Assigned To Crew
Next time detailing section one make sure to cut back in half the Duran Duran Duran Duran Duran that is hiding the electrical boxes near Morris Bridge Manor



OBSERVATION 9

Assigned To Community

Turf and plants are showing signs of drought stress due to irrigation issues



OBSERVATION 10

Assigned To Crew

Cut Lily's back in section one to remove the dead underneath



OBSERVATION 11

Assigned To Crew

Mulch bed on exit side near stop sign. Treat and remove weeds.

OBSERVATION 12

Assigned To Client

Construction damage resulting in community having no water for the past week at this point.



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

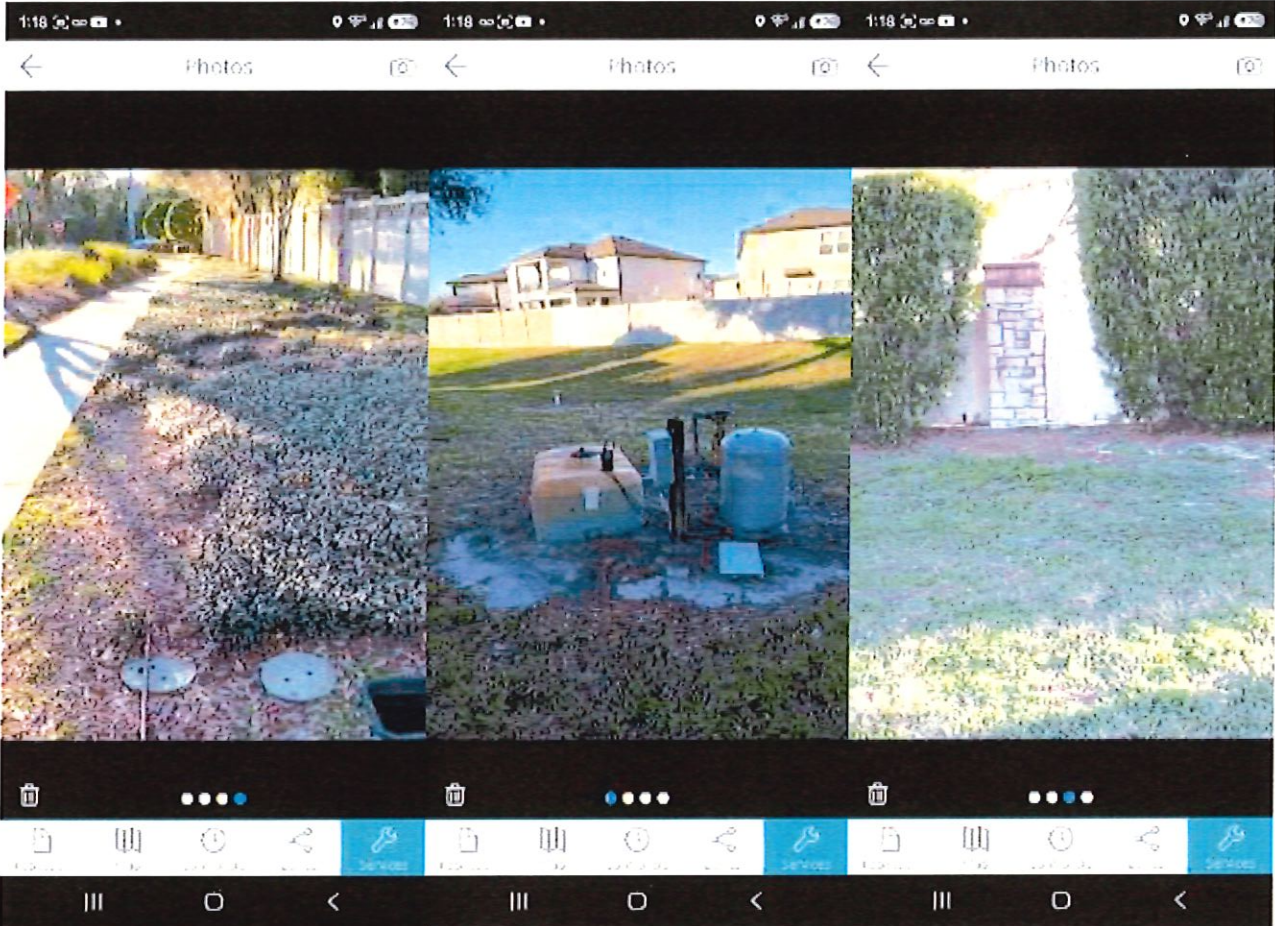
LOCATION OF PROPERTY

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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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	\$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

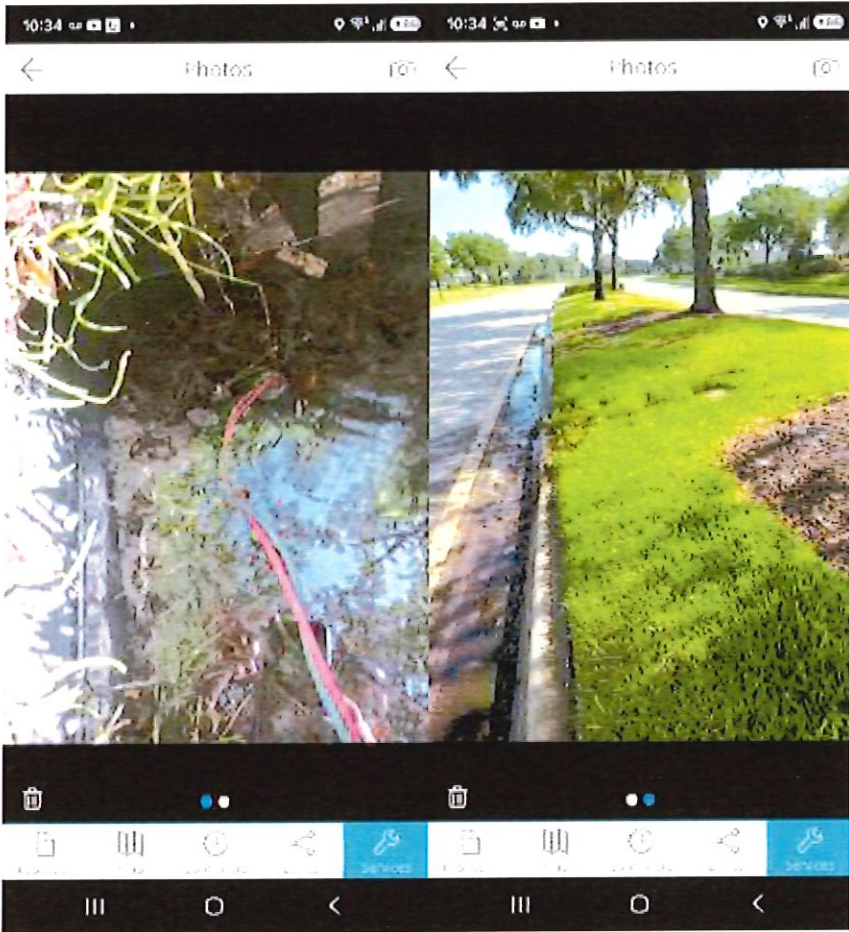
LOCATION OF PROPERTY

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

**Easton Park Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2025

Easton Park Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Easton Park Community Development District
Tampa, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Easton Park Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Easton Park Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

To the Board of Supervisors
Easton Park Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 24, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 24, 2026

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

Management's discussion and analysis of Easton Park Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2025. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds, are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- ◆ The District's total assets and deferred outflows of resources were exceeded by total liabilities by \$(1,172,625) (net position). Unrestricted net position for governmental activities was \$(1,642,101). Net investment in capital assets was \$317,818 and restricted net position was \$151,658.

- ◆ Governmental activities revenues totaled \$1,055,366 while governmental activities expenses totaled \$1,120,136.

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	2024
Current assets	\$ 301,169	\$ 321,764
Restricted assets	330,185	310,942
Capital assets	2,212,760	2,516,863
Total Assets	2,844,114	3,149,569
Deferred amount on refunding	96,972	105,343
Current liabilities	373,711	347,767
Non-current liabilities	3,740,000	4,015,000
Total Liabilities	4,113,711	4,362,767
Net Position		
Net investment in capital assets	317,818	490,672
Restricted	151,658	128,446
Unrestricted	(1,642,101)	(1,726,973)
Total Net Position	\$ (1,172,625)	\$ (1,107,855)

The decrease in capital assets and net investment in capital assets is primarily the result of depreciation in the current year.

The decrease in total liabilities is related to the bond principal payments in the current year.

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

Change in Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	\$ 1,025,446	\$ 1,024,844
General Revenues		
Investment earnings	29,920	34,019
Miscellaneous revenues	-	2,431
Total Revenues	<u>1,055,366</u>	<u>1,061,294</u>
Expenses		
General government	108,956	95,886
Physical environment	856,874	805,026
Interest and other charges	154,306	163,378
Total Expenses	<u>1,120,136</u>	<u>1,064,290</u>
Change in Net Position	(64,770)	(2,996)
Net Position - Beginning of Year	<u>(1,107,855)</u>	<u>(1,104,859)</u>
Net Position - End of Year	<u><u>\$ (1,172,625)</u></u>	<u><u>\$ (1,107,855)</u></u>

The increase in physical environment expenses is mainly related to the increase in irrigation repairs and maintenance costs in the current year.

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Infrastructure	\$ 7,532,206	\$ 7,532,206
Equipment	33,935	33,935
Accumulated depreciation	<u>(5,353,381)</u>	<u>(5,049,278)</u>
Total Capital Assets, Net	<u>\$ 2,212,760</u>	<u>\$ 2,516,863</u>

Capital asset activity for the year consisted of \$304,103 in depreciation.

General Fund Budgetary Highlights

Final budgeted expenditures exceeded actual expenditures primarily due to less reserve expenditures than were anticipated.

The September 30, 2025 budget was amended to increase miscellaneous contingency and irrigation repairs and maintenance expenditures that were more than originally anticipated.

Debt Management

Governmental activities debt includes the following:

- In February 2017, the District issued \$5,905,000 Capital Improvement Revenue Refunding Bonds, Series 2017. The bonds were issued to refund and retire the Series 2007 Special Assessment Bonds. The balance outstanding at September 30, 2025 was \$4,015,000.

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Easton Park Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Easton Park Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Easton Park Community Development District, Inframark LLC, 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076.

Easton Park Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 253,309
Assessments receivable	1,776
Due from other governments	6,862
Prepaid expenses	31,494
Deposits	7,728
Total Current Assets	301,169
Non-current Assets	
Restricted assets	
Investments	330,185
Capital Assets, Being Depreciated	
Infrastructure	7,532,206
Equipment	33,935
Less: accumulated depreciation	(5,353,381)
Total Non-current Assets	2,542,945
Total Assets	2,844,114
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	96,972
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	40,159
Accrued interest	58,552
Bonds payable	275,000
Total Current Liabilities	373,711
Non-current Liabilities	
Bonds payable	3,740,000
Total Liabilities	4,113,711
 NET POSITION	
Net investment in capital assets	317,818
Restricted for debt service	151,658
Unrestricted	(1,642,101)
Total Net Position	\$ (1,172,625)

See accompanying notes to financial statements.

Easton Park Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (108,956)	\$ 94,937	\$ (14,019)
Physical environment	(856,874)	507,911	(348,963)
Interest and other charges	(154,306)	422,598	268,292
Total Governmental Activities	\$ (1,120,136)	\$ 1,025,446	(94,690)
General revenues:			
Investment earnings			29,920
Change in Net Position			(64,770)
Net Position - October 1, 2024			(1,107,855)
Net Position - September 30, 2025			\$ (1,172,625)

See accompanying notes to financial statements.

Easton Park Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 253,309	\$ -	\$ 253,309
Assessments receivable	1,106	670	1,776
Due from other governments	4,034	2,828	6,862
Prepaid expenses	31,494	-	31,494
Deposits	7,728	-	7,728
Restricted assets			
Investments	-	330,185	330,185
Total Assets	\$ 297,671	\$ 333,683	\$ 631,354
 LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 40,159	\$ -	\$ 40,159
 FUND BALANCES			
Nonspendable			
Prepaid expenses	31,494	-	31,494
Deposits	7,728	-	7,728
Restricted			
Debt service	-	333,683	333,683
Assigned			
Operating reserves	100,729	-	100,729
Reserves - other	86,000	-	86,000
Unassigned	31,561	-	31,561
Total Fund Balances	257,512	333,683	591,195
Total Liabilities and Fund Balances	\$ 297,671	\$ 333,683	\$ 631,354

See accompanying notes to financial statements.

Easton Park Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	\$	591,195
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, being depreciated, infrastructure, \$7,532,206, and equipment, \$33,935, net of accumulated depreciation, \$(5,353,381), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.		2,212,760
Deferred outflows of resources for refunding debt are not current financial resources and therefore, are not recognized at the fund level.		96,972
Long-term liabilities, bonds payable, are not payable in the current period and therefore, are not reported at the fund level.		(4,015,000)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.		<u>(58,552)</u>
Net Position of Governmental Activities	<u>\$</u>	<u>(1,172,625)</u>

See accompanying notes to financial statements.

Easton Park Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 602,848	\$ 422,598	\$ 1,025,446
Investment earnings	12,737	17,183	29,920
Total Revenues	<u>615,585</u>	<u>439,781</u>	<u>1,055,366</u>
Expenditures			
Current			
General government	103,322	5,634	108,956
Physical environment	552,771	-	552,771
Debt service			
Principal	-	265,000	265,000
Interest	-	149,800	149,800
Total Expenditures	<u>656,093</u>	<u>420,434</u>	<u>1,076,527</u>
Net Change in Fund Balances	(40,508)	19,347	(21,161)
Fund Balances - October 1, 2024	<u>298,020</u>	<u>314,336</u>	<u>612,356</u>
Fund Balances - September 30, 2025	<u>\$ 257,512</u>	<u>\$ 333,683</u>	<u>\$ 591,195</u>

See accompanying notes to financial statements.

Easton Park Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$	(21,161)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures, however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(304,103)
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Deferred outflows of resources for refunding debt is recognized as other debt service costs at the fund level. At the government-wide level it is a deferred outflow of resources and is amortized as interest expense. This is the net amount of change in the current year.		(8,371)
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Repayment of long-term debt is an expenditure at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.		265,000
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In the Statement of Activities, interest is accrued on outstanding bonds, whereas at the governmental fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.		3,865
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Change in Net Position of Governmental Activities	\$	<u>(64,770)</u>
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See accompanying notes to financial statements.

**Easton Park Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL -
GENERAL FUND**

For the Year Ended September 30, 2025

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 601,182	\$ 601,182	\$ 602,848	\$ 1,666
Investment earnings	7,461	7,461	12,737	5,276
Total Revenues	<u>608,643</u>	<u>608,643</u>	<u>615,585</u>	<u>6,942</u>
Expenditures				
Current				
General government	107,026	110,468	103,322	7,146
Physical environment	472,808	595,653	552,771	42,882
Capital outlay	29,000	29,000	-	29,000
Total Expenditures	<u>608,834</u>	<u>735,121</u>	<u>656,093</u>	<u>79,028</u>
Net Change in Fund Balances	(191)	(126,478)	(40,508)	85,970
Fund Balances - October 1, 2024	<u>273,912</u>	<u>297,978</u>	<u>298,020</u>	<u>42</u>
Fund Balances - September 30, 2025	<u>\$ 273,721</u>	<u>\$ 171,500</u>	<u>\$ 257,512</u>	<u>\$ 86,012</u>

See accompanying notes to financial statements.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Easton Park Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 1, 2006 by Ordinance No. 2006-13 of the City of Tampa, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, elected on an at-large basis by qualified electors that reside within the District. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Easton Park Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

b. Restricted Net Position

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include infrastructure and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	25 years
Equipment	5-7 years

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

d. Deferred Outflows of Resources

In addition to assets and liabilities, the Statement of Net Position will sometimes include a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of or acquisition of net position that applies to a future period(s) and so will not be recognized as an expense or revenue until that time.

The District has one item qualifying as a deferred outflow of resources, deferred amount on refunding. This resulted from the difference in the carrying value of the refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was \$264,606 and carrying value was \$253,309. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Goldman Sachs Government Fund	49 days*	\$ 330,185

*Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in Goldman Sachs Government Fund is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investment in the Goldman Sachs Government Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in the Goldman Sachs Government Fund is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in July 2024. All assessments certified to the County's Tax Collector are due and payable on November 1, and certified to the County's Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Disposals	Balance September 30, 2025
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 7,532,206	\$ -	\$ -	\$ 7,532,206
Equipment	33,935	-	-	33,935
Total Capital Assets Being Depreciated	7,566,141	-	-	7,566,141
Less accumulated depreciation for:				
Infrastructure	(5,022,146)	(301,288)	-	(5,323,434)
Equipment	(27,132)	(2,815)	-	(29,947)
Total Accumulated Depreciation	(5,049,278)	(304,103)	-	(5,353,381)
Governmental Activities Capital Assets	\$ 2,516,863	\$ (304,103)	\$ -	\$ 2,212,760

Depreciation of \$304,103 was charged to physical environment.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2025:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
Capital Improvement Revenue Refunding Bond, Series 2017	\$ 4,280,000	\$ -	\$ (265,000)	\$ 4,015,000

Long-term debt is comprised of the following:

Capital Improvement Revenue Refunding Bonds

\$5,905,000 Series 2017 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2018, maturing in May 2037. Interest at a rate of 3.5% is due May 1 and November 1 beginning May 2018. Current portion is \$275,000.

\$ 4,015,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	\$ 275,000	\$ 140,525	\$ 415,525
2027	285,000	130,900	415,900
2028	295,000	120,925	415,925
2029	305,000	110,600	415,600
2030	315,000	99,925	414,925
2031-2035	1,750,000	326,200	2,076,200
2036-2037	790,000	41,650	831,650
Totals	<u>\$ 4,015,000</u>	<u>\$ 970,725</u>	<u>\$ 4,985,725</u>

**Easton Park Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2025**

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity on any business day in whole or in part on any date at the redemption price equal to the principal amount being redeemed, together with accrued interest to the date of redemption. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture requires certain amounts to be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds – The bond resolution and the trust indenture provide for the establishment of certain accounts. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2025:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue		
Refunding Bonds, Series 2017	\$ 123,900	\$ 123,473

NOTE F – RELATED PARTY TRANSACTIONS

One member of the Board of Supervisors is affiliated with a company that provides services to the District. Payments made to the company for repair and maintenance services during the fiscal year ended September 30, 2025 were \$25,000.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks have exceeded commercial insurance coverage over the past three years.



Berger, Toombs, Elam, Gaines & Frank

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Easton Park Community Development District
Tampa, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Easton Park Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 24, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Easton Park Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Easton Park Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Easton Park Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

To the Board of Supervisors
Easton Park Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Easton Park Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 24, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Easton Park Community Development District
Tampa, Florida

Report on the Financial Statements

We have audited the financial statements of Easton Park Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 24, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Easton Park Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Easton Park Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Easton Park Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Easton Park Community Development District. It is management's responsibility to monitor Easton Park Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Easton Park Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 3
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$68,340
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board amended the budget. See Original vs. Actual Comparison below:

To the Board of Supervisors
Easton Park Community Development District

	<u>Original Budget</u>	<u>Actual</u>	<u>Variance with Original Budget Positive (Negative)</u>
Revenues			
Special assessments	\$ 601,182	\$ 602,848	\$ 1,666
Investment earnings	7,461	12,737	5,276
Total Revenues	<u>608,643</u>	<u>615,585</u>	<u>6,942</u>
Expenditures			
Current			
General government	107,026	103,322	3,704
Physical environment	472,808	552,771	(79,963)
Capital outlay	29,000	-	29,000
Total Expenditures	<u>608,834</u>	<u>656,093</u>	<u>(47,259)</u>
Net changes in fund balance	(191)	(40,508)	(40,317)
Fund Balances - October 1, 2024	<u>273,912</u>	<u>298,020</u>	<u>24,108</u>
Fund Balances - September 30, 2025	<u>\$ 273,721</u>	<u>\$ 257,512</u>	<u>\$ (16,209)</u>

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Easton Park Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$1,058.63 – \$1,216.32 for the General Fund and \$689.56 – \$861.94 for the Debt Service Fund
- 2) The amount of special assessments collected by or on behalf of the District: \$1,025,446
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$4,015,000 Series 2017 Capital Improvement Revenue Refunding Bonds, maturing May 2037

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.



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

To the Board of Supervisors
Easton Park Community Development District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 24, 2026



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Easton Park Community Development District
Tampa, Florida

We have examined Easton Park Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Easton Park Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Easton Park Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Easton Park Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Easton Park Community Development District's compliance with the specified requirements.

In our opinion, Easton Park Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 24, 2026



LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

June 11, 2026

Easton Park Community Development District
c/o Inframark Infrastructure Management Services
2005 Pan Am Circle Suite 300
Tampa, Florida 33607

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Easton Park Community Development District (“Client”) for the following bond issues. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$5,905,000 Easton Park Community Development District (Tampa Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the three annual calculation period beginning February 1, 2025, through the period ending January 31, 2028, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Yield Reduction Payment calculation required due to funds not yield restricted after established temporary period ends.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Easton Park Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

**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, June 18, 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	Chrissy Van Halden	Representative, Yellowstone
16	Emelina Robinson	Representative, Solitude
17	Long Ngyen	Field Inspection
18	Diana Kapatsyna	District Admin

19

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

23

24

25 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

27 **SECOND ORDER OF BUSINESS** **Audience Comments**

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

29 **THIRD ORDER OF BUSINESS** **Staff Reports**

30 **A. District Accountant**

31 **i. Review of Financial Statements**

32 **ii. Review of Snapshot**

33 No question.

34 **B. Aquatics Report**

35 Ms. Robinson presented the aquatics report and answered all board questions. The Board was
36 informed that Site 7 will undergo a full replacement. It was also noted that Pond 37 will be
37 reviewed. Additionally, erosion at Pond 15 will be evaluated by the District Engineer and the
38 aquatics contractor to determine the appropriate corrective measures.

39 **C. Landscape Report**

40 Ms. Van Halden presented the Landscape Report and responded to Board questions. The
41 Board discussed ongoing landscape concerns. Yellowstone confirmed an \$800 credit for
42 irrigation repairs due to overlapping charges identified during the audit. A visual report of
43 the irrigation system will be provided to the Board for review. The Board also noted that
44 line trimming around the ponds is not being performed.

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

46
47 Ms. Van Halden presented his report and responded to Board questions.

48 **ii. Review of Yellowstone Landscape Inspection Report**

49 The Yellowstone Landscape Inspection Report.

50 **iii. Consideration of Yellowstone Irrigation Main Line Repair Proposals**

51 Tabled.

52 **D. District Engineer**

53 Mr. Waag presented the District Engineer's Report and answered the Board questions.

54 **i. Consideration of Change Order from Stantec Agreement**

55 The Board reviewed the proposal.

56
57

On MOTION by Mr. Blackburn, seconded by Ms. Menendez, with all in 58 favor, the Change Order from Stantec Agreement was approved. 5-0
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59
60 **E. District Counsel**

61 Not present. Ms. Newsome presented a report and informed the Board that letters has been
62 sent to residents encroaching on CDD easements. The Board was also advised that Code
63 Enforcement had been notified regarding a resident dumping yard waste into a CDD pond.

64 **F. District Manager**

65 Ms. Newsome presented the District Manager's Report.

66 The Board was advised that Seat 4 and Seat 5 are scheduled for election in 2026.

67 The next regular Board meeting is scheduled for July 15, 2026

68

69 **FOURTH ORDER OF BUSINESS**

Business Items

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71 **FIFTH ORDER OF BUSINESS**

Consent Agenda

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

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On MOTION by Ms. Murphy, seconded by Mr. Giiarizzo, with all in 75 favor, the Consent Agenda was approved. 5-0

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SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Menendez inquired about the status of funding for Pond Pay #77 and holiday lighting.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blackburn, seconded by Ms. Murphy, with all in favor, the meeting was adjourned at 5:57 p.m. 5-0

Secretary / Assistant Secretary

Chair / Vice Chair