Easton Park Community Development District

August 20, 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, August 20, 2026, at 4:30 p.m.

The Regular Meeting of the **Easton Park Community Development District** will be held on **August 20, 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=8JDHqJSfftr3JlNFfD

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
      i. Consideration of SOLitude Agreement
   C. Landscape
      i. Review of Inframark Field Inspection Report
      ii. Review of Yellowstone Landscape Inspection Report
   D. District Engineer
      i. Discussion of Road Project Update
   E. District Counsel
   F. District Manager Report
4. **BUSINESS ITEMS**
   A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment

i. Consideration of Resolution 2026-05; Adopting Final Budget for FY 2027

ii. Consideration of Resolution 2026-06; Levying O&M Assessments

B. Consideration of Resolution 2026-07; Goals and Objectives

C. Discussion of Easement Update

D. Discussion of Setting FY 2027 Annual Meeting Schedule

5. CONSENT AGENDA

A. Consideration of Minutes from the held July 16, 2026

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Easton Park Community Development District

Financial Report

June 30, 2026

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EASTON PARK
Community Development District

Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - FOUNTAIN	DEBT SERVICE FUND - SERIES 2017	TOTAL
ASSETS				
Cash - Checking Account	$ 485,432	$ -	$ -	$ 485,432
Due From Other Funds	-	10,931	9,342	20,273
Investments:				
Interest Account	-	-	7	7
Reserve Fund	-	-	133,118	133,118
Revenue Fund	-	-	201,923	201,923
Sinking fund	-	-	27	27
Utility Deposits - TECO	7,728	-	-	7,728
TOTAL ASSETS	**$ 493,160**	**$ 10,931**	**$ 344,417**	**$ 848,508**
LIABILITIES				
Accounts Payable	$ -	$ -	$ -	$ -
Accrued Expenses	18,005	-	-	18,005
Due To Other Funds	20,273	-	-	20,273
TOTAL LIABILITIES	**38,278**	**-**	**-**	**38,278**
FUND BALANCES				
Nonspendable:				
Deposits	7,728	-	-	7,728
Restricted for:				
Debt Service	-	-	344,417	344,417
Assigned to:				
Operating Reserves	100,729	-	-	100,729
Reserves - Other	86,000	-	-	86,000
Unassigned:	260,425	10,931	-	271,356
TOTAL FUND BALANCES	**$ 454,882**	**$ 10,931**	**$ 344,417**	**$ 810,230**
TOTAL LIABILITIES & FUND BALANCES	**$ 493,160**	**$ 10,931**	**$ 344,417**	**$ 848,508**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	JUN-26 ACTUAL
REVENUES					
Interest - Investments	$ 5,500	$ 4,125	$ 9,553	$ 5,428	$ 992
Interest - Tax Collector	-	-	932	932	-
Special Assmnts- Tax Collector	672,358	672,358	672,356	(2)	14,175
Special Assmnts- Discounts	(26,894)	(26,894)	(24,188)	2,706	425
Other Miscellaneous Revenues	-	-	9,399	9,399	-
TOTAL REVENUES	**650,964**	**649,589**	**668,052**	**18,463**	**15,592**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	9,000	7,615	1,385	2,200
FICA Taxes	955	716	260	456	-
ProfServ-Arbitrage Rebate	900	-	4,000	(4,000)	4,000
ProfServ-Dissemination Agent	1,100	-	-	-	-
ProfServ-Engineering	5,000	3,750	5,380	(1,630)	446
ProfServ-Legal Services	5,000	3,750	330	3,420	138
ProfServ-Mgmt Consulting	58,591	43,943	43,943	-	4,883
ProfServ-Trustee Fees	3,658	3,658	2,042	1,616	-
Auditing Services	3,600	-	-	-	-
Website Hosting/Email services	1,538	1,154	1,538	(384)	-
Miscellaneous Mailings	500	375	181	194	-
Insurance - General Liability	3,405	3,405	4,166	(761)	-
Legal Advertising	1,000	1,000	123	877	-
Misc-Assessment Collection Cost	13,447	13,447	12,963	484	292
Bank Fees	900	675	1,139	(464)	141
Annual District Filing Fee	175	175	175	-	-
Total Administration	111,769	85,048	83,855	1,193	12,100
Electric Utility Services					
Electricity - Streetlights	174,000	130,500	119,869	10,631	13,402
Utility - Irrigation	5,000	3,750	5,027	(1,277)	852
Utility - Fountains	5,500	4,125	4,440	(315)	503
Utility - Roundabout Lights	600	450	753	(303)	55
Street Light Bond	600	600	-	600	-
Total Electric Utility Services	185,700	139,425	130,089	9,336	14,812

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	JUN-26 ACTUAL
Stormwater Control					
Contracts-Aquatic Control	46,176	34,632	33,366	1,266	3,637
R&M-Stormwater System	500	375	501	(126)	-
R&M Lake & Pond Bank	2,000	1,500	-	1,500	-
Total Stormwater Control	48,676	36,507	33,867	2,640	3,637
Other Physical Environment					
Contracts-Landscape	150,396	112,797	123,750	(10,953)	13,750
Insurance - Property	3,807	3,807	3,427	380	-
Insurance - General Liability	3,785	3,785	3,209	576	-
Insurance - Crime	500	500	500	-	-
R&M-Irrigation	10,000	7,500	16,844	(9,344)	-
Landscape - Annuals	4,950	4,950	-	4,950	-
Landscape - Mulch	10,000	10,000	-	10,000	-
Landscape Replacement	10,000	10,000	450	9,550	-
Rust Prevention	7,140	5,355	5,355	-	595
Entry & Walls Maintenance	1,000	1,000	-	1,000	-
Ornamental Lighting & Maint.	1,000	1,000	-	1,000	-
Holiday Lighting & Decorations	40,000	40,000	37,500	2,500	-
Total Other Physical Environment	242,578	200,694	191,035	9,659	14,345
Security Operations					
Security System Monitoring & Maint.	1,000	750	1,152	(402)	128
Internet Services	1,440	1,080	982	98	125
Total Security Operations	2,440	1,830	2,134	(304)	253
Contingency					
Miscellaneous Expenses	26,000	19,500	22,456	(2,956)	1,281
Total Contingency	26,000	19,500	22,456	(2,956)	1,281
Road and Street Facilities					
Sidewalk Pressure Washing	4,800	4,800	-	4,800	-
Total Road and Street Facilities	4,800	4,800	-	4,800	-
Reserves					
Reserve	29,000	29,000	-	29,000	-
Total Reserves	29,000	29,000	-	29,000	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	JUN-26 ACTUAL
TOTAL EXPENDITURES & RESERVES	**650,963**	**516,804**	**463,436**	**53,368**	**46,428**
Excess (deficiency) of revenues Over (under) expenditures	1	132,785	204,616	71,831	(30,836)
Net change in fund balance	$ 1	$ 132,785	$ 204,616	$ 71,831	$ (30,836)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**250,266**	**250,266**	**250,266**		
FUND BALANCE, ENDING	**$ 250,267**	**$ 383,051**	**$ 454,882**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	JUN-26 ACTUAL
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ -	$ -
Special Assmnts- Tax Collector	4,450	4,450	4,450	-	94
Special Assmnts- Discounts	(178)	(178)	(160)	18	3
TOTAL REVENUES	**4,272**	**4,272**	**4,290**	**18**	**97**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	89	89	86	3	2
Total Administration	89	89	86	3	2
Field					
R&M-Fountain	4,374	3,281	519	2,762	-
Total Field	4,374	3,281	519	2,762	-
TOTAL EXPENDITURES	**4,463**	**3,370**	**605**	**2,765**	**2**
Excess (deficiency) of revenues Over (under) expenditures	(191)	902	3,685	2,783	95
Net change in fund balance	$ (191)	$ 902	$ 3,685	$ 2,783	$ 95
FUND BALANCE, BEGINNING (OCT 1, 2025)	**7,246**	**7,246**	**7,246**		
FUND BALANCE, ENDING	**$ 7,055**	**$ 8,148**	**$ 10,931**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	JUN-26 ACTUAL
REVENUES					
Interest - Investments	$ 11,853	$ 8,890	$ 11,525	$ 2,635	$ 957
Special Assmnts- Tax Collector	438,990	438,990	438,990	-	9,255
Special Assmnts- Discounts	(17,560)	(17,560)	(15,793)	1,767	278
TOTAL REVENUES	**433,283**	**430,320**	**434,722**	**4,402**	**10,490**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,780	8,780	8,464	316	191
Total Administration	8,780	8,780	8,464	316	191
Operations and Maintenance					
Debt Service					
Principal Debt Retirement	275,000	275,000	275,000	-	-
Interest Expense	140,525	140,525	140,525	-	-
Total Debt Service	415,525	415,525	415,525	-	-
TOTAL EXPENDITURES	**424,305**	**424,305**	**423,989**	**316**	**191**
Excess (deficiency) of revenues Over (under) expenditures	8,978	6,015	10,733	4,718	10,299
Net change in fund balance	$ 8,978	$ 6,015	$ 10,733	$ 4,718	$ 10,299
FUND BALANCE, BEGINNING (OCT 1, 2025)	**333,684**	**333,684**	**333,684**		
FUND BALANCE, ENDING	**$ 342,662**	**$ 339,699**	**$ 344,417**		

EASTON PARK

Community Development District

Supporting Schedules

June 30, 2026

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

					ALLOCATION BY FUND		
Date Received	**Net Amount Received**	**Discount / (Penalties) Amount**	**Collection Costs**	**Gross Amount Received**	**General Fund**	**General Fund Fountain**	**Debt Service Fund**
Assessments Levied FY26				$ 1,115,796	$ 672,356	$ 4,450	$ 438,990
Allocation %				100%	60%	0.40%	39%
11/06/25	$ 19,896	$ 1,003	$ 406	$ 21,305	$ 12,838	$ 85	$ 8,382
11/14/25	60,962	2,555	1,244	64,761	39,024	258	25,479
11/21/25	38,803	1,650	792	41,244	24,853	164	16,227
12/03/25	71,845	3,055	1,466	76,366	46,016	305	30,045
12/05/25	703,399	29,906	14,355	747,660	450,525	2,982	294,153
12/19/25	43,935	1,750	897	46,582	28,070	186	18,327
01/06/26	25,398	807	518	26,724	16,103	107	10,514
02/03/26	10,993	229	224	11,446	6,897	46	4,503
03/03/26	6,902	57	141	7,100	4,278	28	2,793
04/07/26	39,881	20	814	40,714	24,534	162	16,018
05/06/26	8,385	(186)	171	8,371	5,044	33	3,293
06/04/26	3,516	(105)	72	3,484	2,099	14	1,371
06/16/26	20,228	(601)	413	20,040	12,076	80	7,884
TOTAL	**$ 1,054,142**	**$ 40,141**	**$ 21,513**	**$ 1,115,796**	**$ 672,356**	**$ 4,450**	**$ 438,990**
% COLLECTED					100%	100%	100%
TOTAL OUTSTANDING					**$ -**	**$ -**	**$ -**

Cash and Investment
June 30, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Yield	Balance
Checking Account - Operating	Hancock Whitney	Checking account	0.00%	$ 141,120 [1]
Checking Account - Operating	Valley Bank	High yield checking	3.56%	344,312
			Subtotal	**$ 485,432**
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	3.62%	$ 7
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	133,118
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	201,923
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	3.62%	27
			Subtotal	**$ 335,075**
			Total	**$ 820,507**

Note:
1) - Transferring $20K to Trustee for debt service in July.

Bank Account Statement

Easton Park CDD

Bank Account No.	1334		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101002 Balance	141,119.76	**Statement Balance**	152,477.54
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	152,477.54
Subtotal	141,119.76	**Outstanding Checks**	-11,357.78
Negative Adjustments	0.00	**Ending Balance**	141,119.76
Ending G/L Balance	141,119.76		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/26/2026	Payment	3604	INFRAMARK LLC	Check for Vendor V00002			-6,132.58
06/26/2026	Payment	3605	LISA LANDIS MURPHY	Check for Vendor V00020			-184.70
06/26/2026	Payment	3606	LLS TAX SOLUTIONS INC.	Check for Vendor V00066			-4,000.00
06/26/2026	Payment	3607	RUST-OFF LLC	Check for Vendor V00014			-595.00
06/26/2026	Payment	3608	STANTEC CONSULTING SERVICES INC	Check for Vendor V00028			-445.50
Total Outstanding Checks							-11,357.78
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Easton Park CDD

Bank Account No.	3639		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101003 Balance	344,312.15	**Statement Balance**	344,312.15
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	344,312.15
Subtotal	344,312.15	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	344,312.15
Ending G/L Balance	344,312.15		

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

Payment Register by Bank Account

For the Period from 06/01/26 to 06/30/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
HANCOCK WHITNEY BANK - (ACCT#XXXXX1334)							
ACH #100148							
06/04/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI271408	Monthly Maintenance - Jun'26	Monthly Maintenance	001-534067-53805	$3,637.00
						ACH Total	*$3,637.00*
ACH #100149							
06/04/26	Vendor	COMPLETE I.T.	20107	Eagle Eye VMS M10	egal eyes vms	001-546479-53935	$128.00
						ACH Total	*$128.00*
ACH #100150							
06/04/26	Vendor	INNERSYNC, LTD	INV-SN-1355	Website service	web hosting	001-534369-51301	$384.38
						ACH Total	*$384.38*
ACH #300033							
06/04/26	Vendor	CHARTER COMMUNICATIONS	1711353052126	Service period 5/21-6/20/26	SERV PRD 5/21-6/20/26	001-549031-53935	$125.38
						ACH Total	*$125.38*
ACH #300034							
06/18/26	Vendor	TECO ACH	060526-20206-ACH	04/10-05/08/26	SERVICE DATE 04/10-05/08/26	001-543014-53100	$852.19
06/18/26	Vendor	TECO ACH	060526-20206-ACH	04/10-05/08/26	SERVICE DATE 04/10-05/08/26	001-543013-53100	$13,402.07
06/18/26	Vendor	TECO ACH	060526-20206-ACH	04/10-05/08/26	SERVICE DATE 04/10-05/08/26	001-543085-53100	$503.49
06/18/26	Vendor	TECO ACH	060526-20206-ACH	04/10-05/08/26	SERVICE DATE 04/10-05/08/26	001-543090-53100	$54.99
						ACH Total	*$14,812.74*
CHECK # 3599							
06/05/26	Vendor	HANCOCK WHITNEY BANK	060426-5725	TRS 26 DS ASSESSMENT	TRS 26 DS ASSESSMENTS	131000	$3,299.03
						Check Total	*$3,299.03*
CHECK # 3600							
06/16/26	Vendor	CONSOLIDATED LAND SERVICES, INC	00000323	Eroded Swale Repair	Project: Eroded Swale Repai	001-546041-53908	$5,611.65
						Check Total	*$5,611.65*
CHECK # 3601							
06/16/26	Vendor	PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA	7104	Legal Services	ProfServ-Legal Services	001-531023-51401	$137.50
						Check Total	*$137.50*
CHECK # 3602							
06/19/26	Vendor	FED EX	9-315-73112	Postage	Miscellaneous Mailings	001-541030-51301	$20.18
						Check Total	*$20.18*
CHECK # 3603							
06/19/26	Vendor	YELLOWSTONE LANDSCAPE	1190016	Monthly Maintenance - Jun'26	Monthly Maintenance	001-534050-53908	$13,750.00
						Check Total	*$13,750.00*

EASTON PARK

Community Development District

Payment Register by Bank Account

For the Period from 06/01/26 to 06/30/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3604							
06/26/26	Vendor	INFRAMARK LLC	180964	MGMT FEE - JUN'26	June 2026	001-549999-53985	$1,250.00
06/26/26	Vendor	INFRAMARK LLC	180964	MGMT FEE - JUN'26	June 2026	001-531027-51301	$4,882.58
						Check Total	*$6,132.58*
CHECK # 3605							
06/26/26	Vendor	LISA LANDIS MURPHY	LM-102225	Stale check replacement - Lisa Murphy	Stale check replacement	001-229000-51301	$184.70
						Check Total	*$184.70*
CHECK # 3606							
06/26/26	Vendor	LLS TAX SOLUTIONS INC.	004169	Arbitrage Services 2017 series	Arbitrage	001-531002-51301	$2,500.00
06/26/26	Vendor	LLS TAX SOLUTIONS INC.	004170	Arbitrage Rebate - 2017 Series	Arbitrage fees	001-531002-51301	$1,500.00
						Check Total	*$4,000.00*
CHECK # 3607							
06/26/26	Vendor	RUST-OFF LLC	53065	Rust Prevention	Rust Prevention	001-546452-53908	$595.00
						Check Total	*$595.00*
CHECK # 3608							
06/26/26	Vendor	STANTEC CONSULTING SERVICES INC	2576949	Engineer Services	PROF ENGINEERING	001-531013-51301	$445.50
						Check Total	*$445.50*
						Account Total	**$53,263.64**
						Total Amount Paid	**$53,263.64**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Easton Park Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

EASTON PARK
Community Development District

Financial Statements

(Unaudited)

July 31, 2026

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - FOUNTAIN	DEBT SERVICE FUND - SERIES 2017	TOTAL
ASSETS				
Cash - Checking Account	$ 432,100	$ -	$ -	$ 432,100
Due From Other Funds	-	10,758	-	10,758
Investments:				
Interest Account	-	-	7	7
Reserve Fund	-	-	133,504	133,504
Revenue Fund	-	-	211,848	211,848
Sinking fund	-	-	27	27
Utility Deposits - TECO	7,728	-	-	7,728
TOTAL ASSETS	**$ 439,828**	**$ 10,758**	**$ 345,386**	**$ 795,972**
LIABILITIES				
Accounts Payable	$ 845	$ -	$ -	$ 845
Accrued Expenses	17,877	-	-	17,877
Due To Other Funds	10,758	-	-	10,758
TOTAL LIABILITIES	**29,480**	**-**	**-**	**29,480**
FUND BALANCES				
Nonspendable:				
Deposits	7,728	-	-	7,728
Restricted for:				
Debt Service	-	-	345,386	345,386
Assigned to:				
Operating Reserves	100,729	-	-	100,729
Reserves - Other	86,000	-	-	86,000
Unassigned:	215,891	10,758	-	226,649
TOTAL FUND BALANCES	**$ 410,348**	**$ 10,758**	**$ 345,386**	**$ 766,492**
TOTAL LIABILITIES & FUND BALANCES	**$ 439,828**	**$ 10,758**	**$ 345,386**	**$ 795,972**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	JUL-26 ACTUAL
REVENUES					
Interest - Investments	$ 5,500	$ 4,583	$ 10,722	$ 6,139	$ 1,171
Interest - Tax Collector	-	-	932	932	-
Special Assmnts- Tax Collector	672,358	672,358	672,356	(2)	-
Special Assmnts- Discounts	(26,894)	(26,894)	(24,188)	2,706	-
Other Miscellaneous Revenues	-	-	9,399	9,399	-
TOTAL REVENUES	**650,964**	**650,047**	**669,221**	**19,174**	**1,171**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	10,000	8,615	1,385	1,000
FICA Taxes	955	796	260	536	-
ProfServ-Arbitrage Rebate	900	-	4,000	(4,000)	-
ProfServ-Dissemination Agent	1,100	-	-	-	-
ProfServ-Engineering	5,000	4,167	5,380	(1,213)	-
ProfServ-Legal Services	5,000	4,167	330	3,837	-
ProfServ-Mgmt Consulting	58,591	48,826	48,826	-	4,883
ProfServ-Trustee Fees	3,658	3,658	2,042	1,616	-
Auditing Services	3,600	3,600	3,975	(375)	3,975
Website Hosting/Email services	1,538	1,538	1,922	(384)	384
Miscellaneous Mailings	500	417	192	225	11
Insurance - General Liability	3,405	3,405	4,166	(761)	-
Legal Advertising	1,000	1,000	370	630	247
Misc-Assessment Collection Cost	13,447	13,447	12,963	484	-
Bank Fees	900	750	1,273	(523)	134
Annual District Filing Fee	175	175	175	-	-
Total Administration	111,769	95,946	94,489	1,457	10,634
Electric Utility Services					
Electricity - Streetlights	174,000	145,000	133,271	11,729	13,402
Utility - Irrigation	5,000	4,167	6,137	(1,970)	1,111
Utility - Fountains	5,500	4,583	4,972	(389)	532
Utility - Roundabout Lights	600	500	811	(311)	58
Street Light Bond	600	600	-	600	-
Total Electric Utility Services	185,700	154,850	145,191	9,659	15,103

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	JUL-26 ACTUAL
Stormwater Control					
Contracts-Aquatic Control	46,176	38,480	37,003	1,477	3,637
R&M-Stormwater System	500	417	501	(84)	-
R&M Lake & Pond Bank	2,000	1,667	-	1,667	-
Total Stormwater Control	48,676	40,564	37,504	3,060	3,637
Other Physical Environment					
Contracts-Landscape	150,396	125,330	137,500	(12,170)	13,750
Insurance - Property	3,807	3,807	3,427	380	-
Insurance - General Liability	3,785	3,785	3,209	576	-
Insurance - Crime	500	500	500	-	-
R&M-Irrigation	10,000	8,333	17,303	(8,970)	459
Landscape - Annuals	4,950	4,950	-	4,950	-
Landscape - Mulch	10,000	10,000	-	10,000	-
Landscape Replacement	10,000	10,000	450	9,550	-
Rust Prevention	7,140	5,950	5,950	-	595
Entry & Walls Maintenance	1,000	1,000	-	1,000	-
Ornamental Lighting & Maint.	1,000	1,000	-	1,000	-
Holiday Lighting & Decorations	40,000	40,000	37,500	2,500	-
Total Other Physical Environment	242,578	214,655	205,839	8,816	14,804
Security Operations					
Security System Monitoring & Maint.	1,000	833	1,280	(447)	128
Internet Services	1,440	1,200	1,107	93	125
Total Security Operations	2,440	2,033	2,387	(354)	253
Contingency					
Miscellaneous Expenses	26,000	21,667	23,728	(2,061)	1,273
Total Contingency	26,000	21,667	23,728	(2,061)	1,273
Road and Street Facilities					
Sidewalk Pressure Washing	4,800	4,800	-	4,800	-
Total Road and Street Facilities	4,800	4,800	-	4,800	-
Reserves					
Reserve	29,000	29,000	-	29,000	-
Total Reserves	29,000	29,000	-	29,000	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	JUL-26 ACTUAL
TOTAL EXPENDITURES & RESERVES	**650,963**	**563,515**	**509,138**	**54,377**	**45,704**
Excess (deficiency) of revenues Over (under) expenditures	1	86,532	160,083	73,551	(44,533)
Net change in fund balance	$ 1	$ 86,532	$ 160,083	$ 73,551	$ (44,533)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**250,266**	**250,266**	**250,266**		
FUND BALANCE, ENDING	**$ 250,267**	**$ 336,798**	**$ 410,349**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	JUL-26 ACTUAL
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ -	$ -
Special Assmnts- Tax Collector	4,450	4,450	4,450	-	-
Special Assmnts- Discounts	(178)	(178)	(160)	18	-
TOTAL REVENUES	**4,272**	**4,272**	**4,290**	**18**	**-**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	89	89	86	3	-
Total Administration	89	89	86	3	-
Field					
R&M-Fountain	4,374	3,645	692	2,953	173
Total Field	4,374	3,645	692	2,953	173
TOTAL EXPENDITURES	**4,463**	**3,734**	**778**	**2,956**	**173**
Excess (deficiency) of revenues Over (under) expenditures	(191)	538	3,512	2,974	(173)
Net change in fund balance	$ (191)	$ 538	$ 3,512	$ 2,974	$ (173)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**7,246**	**7,246**	**7,246**		
FUND BALANCE, ENDING	**$ 7,055**	**$ 7,784**	**$ 10,758**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	JUL-26 ACTUAL
REVENUES					
Interest - Investments	$ 11,853	$ 9,878	$ 12,493	$ 2,615	$ 968
Special Assmnts- Tax Collector	438,990	438,990	438,990	-	-
Special Assmnts- Discounts	(17,560)	(17,560)	(15,793)	1,767	-
TOTAL REVENUES	**433,283**	**431,308**	**435,690**	**4,382**	**968**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,780	8,780	8,464	316	-
Total Administration	8,780	8,780	8,464	316	-
Debt Service					
Principal Debt Retirement	275,000	275,000	275,000	-	-
Interest Expense	140,525	140,525	140,525	-	-
Total Debt Service	415,525	415,525	415,525	-	-
TOTAL EXPENDITURES	**424,305**	**424,305**	**423,989**	**316**	**-**
Excess (deficiency) of revenues Over (under) expenditures	8,978	7,003	11,701	4,698	968
Net change in fund balance	$ 8,978	$ 7,003	$ 11,701	$ 4,698	$ 968
FUND BALANCE, BEGINNING (OCT 1, 2025)	**333,684**	**333,684**	**333,684**		
FUND BALANCE, ENDING	**$ 342,662**	**$ 340,687**	**$ 345,385**		

EASTON PARK

Community Development District

Supporting Schedules

July 31, 2026

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

					ALLOCATION BY FUND		
Date Received	**Net Amount Received**	**Discount / (Penalties) Amount**	**Collection Costs**	**Gross Amount Received**	**General Fund**	**General Fund Fountain**	**Debt Service Fund**
Assessments Levied FY26				$ 1,115,796	$ 672,356	$ 4,450	$ 438,990
Allocation %				100%	60%	0.40%	39%
11/06/25	$ 19,896	$ 1,003	$ 406	$ 21,305	$ 12,838	$ 85	$ 8,382
11/14/25	60,962	2,555	1,244	64,761	39,024	258	25,479
11/21/25	38,803	1,650	792	41,244	24,853	164	16,227
12/03/25	71,845	3,055	1,466	76,366	46,016	305	30,045
12/05/25	703,399	29,906	14,355	747,660	450,525	2,982	294,153
12/19/25	43,935	1,750	897	46,582	28,070	186	18,327
01/06/26	25,398	807	518	26,724	16,103	107	10,514
02/03/26	10,993	229	224	11,446	6,897	46	4,503
03/03/26	6,902	57	141	7,100	4,278	28	2,793
04/07/26	39,881	20	814	40,714	24,534	162	16,018
05/06/26	8,385	(186)	171	8,371	5,044	33	3,293
06/04/26	3,516	(105)	72	3,484	2,099	14	1,371
06/16/26	20,228	(601)	413	20,040	12,076	80	7,884
TOTAL	**$ 1,054,142**	**$ 40,141**	**$ 21,513**	**$ 1,115,796**	**$ 672,356**	**$ 4,450**	**$ 438,990**
% COLLECTED					100%	100%	100%
TOTAL OUTSTANDING					**$ -**	**$ -**	**$ -**

Cash and Investment
July 31, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Yield	Balance
Checking Account - Operating	Hancock Whitney	Checking account	0.00%	$ 187,817
Checking Account - Operating	Valley Bank	High yield checking	4.07%	244,283
			Subtotal	**$ 432,100**
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	3.62%	$ 7
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	133,504
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	211,848
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	3.62%	27
			Subtotal	**$ 345,386**
			Total	**$ 777,486**

Bank Account Statement

Easton Park CDD

Bank Account No.	1334		
Statement No.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101002 Balance	187,817.11	**Statement Balance**	188,540.11
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	188,540.11
Subtotal	187,817.11	**Outstanding Checks**	-723.00
Negative Adjustments	0.00	**Ending Balance**	187,817.11
Ending G/L Balance	187,817.11		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/16/2026	Payment	100156	COMPLETE I.T.	Inv: 20418			-128.00
07/24/2026	Payment	100157	RUST-OFF LLC	Inv: 53433			-595.00
Total Outstanding Checks							-723.00
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Easton Park CDD

Bank Account No.	3639		
Statement No.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101003 Balance	244,282.97	**Statement Balance**	244,282.97
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	244,282.97
Subtotal	244,282.97	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	244,282.97
Ending G/L Balance	244,282.97		

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

Payment Register by Bank Account
For the Period from 07/01/26 to 07/31/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
HANCOCK WHITNEY BANK - (ACCT#XXXXX1334)							
ACH #100151							
07/10/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI278062	Fountain Maintenance - Jul'26	Fountain Maintenance	001-534067-53805	$173.00
07/10/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI282697	Monthly Maintenance - Jul'26	Monthly Maintenance	001-534067-53805	$3,637.00
						ACH Total	*$3,810.00*
ACH #100152							
07/10/26	Vendor	YELLOWSTONE LANDSCAPE	1209823	Monthly Maintenance - Jul'26	Monthly Maintenance	001-534050-53908	$13,750.00
						ACH Total	*$13,750.00*
ACH #100153							
07/10/26	Vendor	INNERSYNC, LTD	INV-SN-1502	Website Services - Jul'26	web hosting	001-534369-51301	$384.38
						ACH Total	*$384.38*
ACH #100154							
07/16/26	Vendor	INFRAMARK LLC	183723	Management fees - July 2026	July 2026	001-531027-51301	$4,882.58
07/16/26	Vendor	INFRAMARK LLC	183723	Management fees - July 2026	July 2026	001-549999-53985	$1,250.00
						ACH Total	*$6,132.58*
ACH #100155							
07/16/26	Vendor	BERGER, TOOMBS, ELAM, & FRANK	377161	Audit for FY 2025	Auditing Services	001-532002-51301	$3,975.00
						ACH Total	*$3,975.00*
ACH #100156							
07/16/26	Vendor	COMPLETE I.T.	20418	Eagle Eye VMS M10	Security System Monit & Maint.	001-546479-53935	$128.00
						ACH Total	*$128.00*
ACH #100157							
07/24/26	Vendor	RUST-OFF LLC	53433	Rust Prevention	Rust Prevention	001-546452-53908	$595.00
						ACH Total	*$595.00*
ACH #300035							
07/07/26	Vendor	CHARTER COMMUNICATIONS	1711353062126	Service period 6/21-07/20/26	SERV PRD 06/21-07/20/26	001-549031-53935	$125.38
						ACH Total	*$125.38*
ACH #300036							
07/21/26	Vendor	TECO ACH	070726-0206-ACH	SVC 05/09-06/09/26	Utility - Irrigation	001-543014-53100	$1,110.57
07/21/26	Vendor	TECO ACH	070726-0206-ACH	SVC 05/09-06/09/26	Electricity - Streetlights	001-543013-53100	$13,402.07
07/21/26	Vendor	TECO ACH	070726-0206-ACH	SVC 05/09-06/09/26	Utility - Fountains	001-543085-53100	$532.06
07/21/26	Vendor	TECO ACH	070726-0206-ACH	SVC 05/09-06/09/26	Utility - Roundabout Lights	001-543090-53100	$58.36
						ACH Total	*$15,103.06*

Payment Register by Bank Account

For the Period from 07/01/26 to 07/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3609							
07/09/26	Vendor	EASTON PARK CDD/HANCOCK WHITNEY	070626-5725	Trsf 26 DS Assessments	Trsf 24-25 DS Assessments	131000	$9,342.85
						Check Total	*$9,342.85*
						Account Total	**$53,346.25**
						Total Amount Paid	**$53,346.25**

EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
July 31, 2026

- **Current Cash Balances:**
  - Hancock Whitney Bank: $187,817
  - Valley Bank HYC: $244,283
- **Assessment collections:**
  - We are 100% collected on the tax roll and total revenue is 103% of adopted budget.
- **Audit – FY 2025:**
  - The audit has been completed for FY25 with no findings.
- **Expenses:**
  - Current expenses make up 78% of the annual budget through the end of July 2026
  - Total expenses for the first 10 months are approximately $509,138. This puts your average monthly burn rate of approximately $50,914 per month.

Easton Park CDD
Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-08-03

Prepared for:

District Manager
Inframark
210 North University Drive, Suite #702
Coral Springs, Florida 33071

Prepared by:

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

19

Comments:

Site looks good

No notable concerns within site at this time. Shorelines are free of growth.


Action Required:

Routine maintenance next visit

Target:

Species non-specific

20

Comments:

Site looks good

Site is under construction at this time. No concerns regarding growth.


Action Required:

Routine maintenance next visit

Target:

Species non-specific

21

Comments:

Normal growth observed

Site has shoreline growth present. Water is a little turbid.


Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

22

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific

23

Comments:

Site looks good

Site is looking great. Shoreline is being maintained well. Site remains low.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

24

Comments:

Normal growth observed

Minor growth within site.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 25

Comments:

Normal growth observed

There is some minor submersed vegetation present within the site. The beneficials are thriving along perimeter. Fountain looks great.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 26

Comments:

Normal growth observed

Site is looking well. Minor submersed vegetation present. Flow structure is in good shape.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 27

Comments:

Normal growth observed

Minor growth within site but overall its looking well.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 28

Comments:

Site looks good

Sites shorelines are free of any new growth. Water is turbid but overall site is looking good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

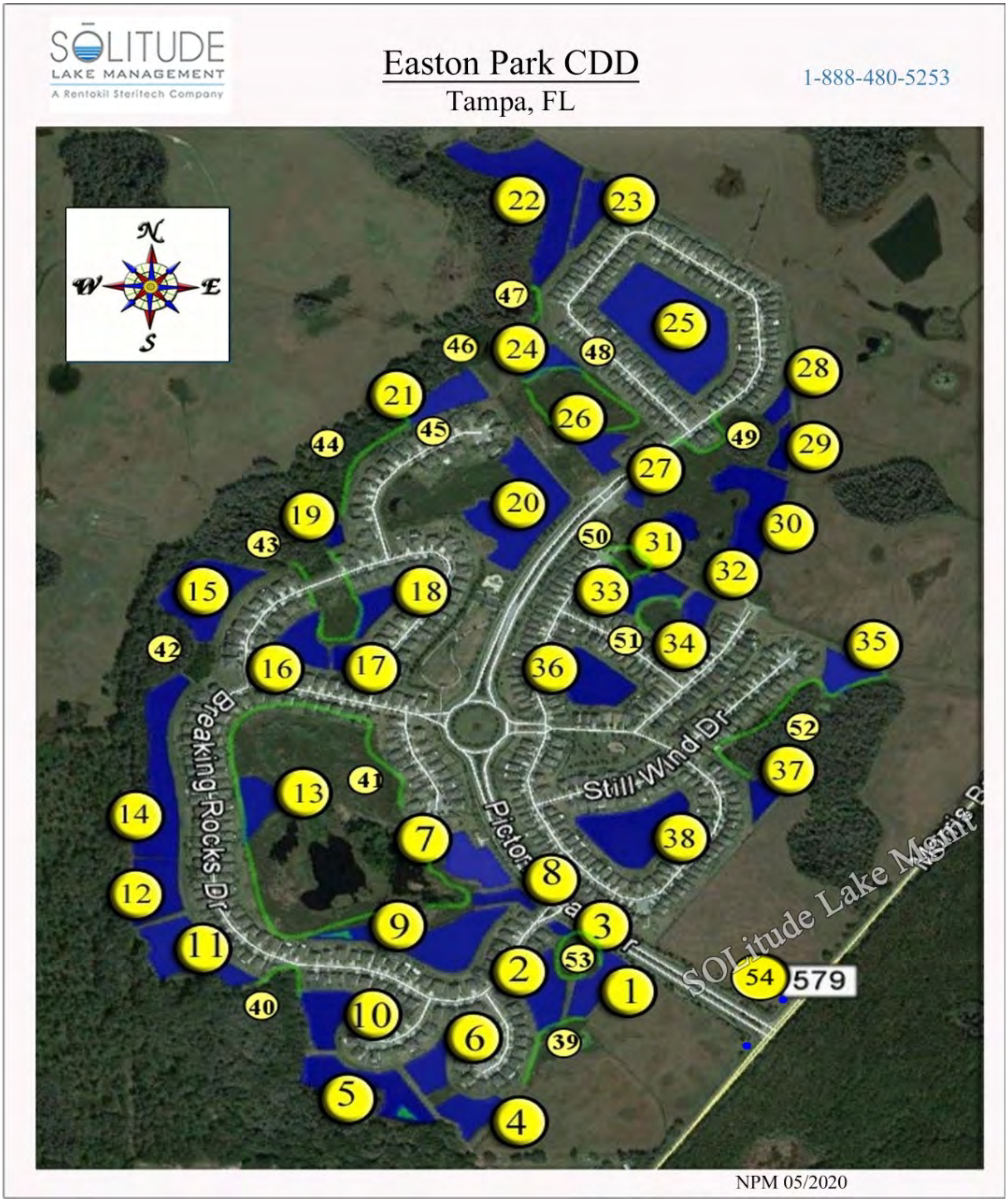
In this month of August, we are experiencing more rain and water levels are getting back to their usual state. Minor growth is throughout the ponds but overall we have a good handle on all sites. Sites #24, #25 and #26 have mild submersed aquatic vegetation within them that may need an additional application. Each month we inspect flow structures in each site and this month they are looking well. Trash Prescence was lower this month. As water levels rise, we will treat as needed, keeping weeds off shorelines and and from reaching the top of the water. All while keeping the ponds surface algae free too. Overall there were no major concerns for this month and Easton Parks ponds are looking good.

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
19	Site looks good	Species non-specific	Routine maintenance next visit
20	Site looks good	Species non-specific	Routine maintenance next visit
21	Normal growth observed	Shoreline weeds	Routine maintenance next visit
22	Site looks good	Species non-specific	Routine maintenance next visit
23	Site looks good	Species non-specific	Routine maintenance next visit
24	Normal growth observed	Submersed vegetation	Routine maintenance next visit
25	Normal growth observed	Submersed vegetation	Routine maintenance next visit
26	Normal growth observed	Submersed vegetation	Routine maintenance next visit
27	Normal growth observed	Species non-specific	Routine maintenance next visit
28	Site looks good	Species non-specific	Routine maintenance next visit


SOLITUDE
LAKE MANAGEMENT
A Rentokil Steritech Company
Easton Park CDD
Tampa, FL
1-888-480-5253
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SOLitude Lake Management
NPM 05/2020

SERVICES AGREEMENT

PROPERTY NAME: Easton Park CDD - Acct #: 108488
CUSTOMER NAME: Easton Park CDD
SERVICE DESCRIPTION: Annual Maintenance Service Renewal
EFFECTIVE DATE: October 1, 2026 through September 30, 2027
SUBMITTED TO: Christina Newsome
SUBMITTED BY: Camila Morao

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. PAYMENT. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of _1_ year(s) (the "Initial Term"). SOLitude reserves the right to increase the amount charged for the

Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential

Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall

be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event

that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.	**Easton Park CDD**
Signature: ______________________________	Signature: ______________________________
Printed Name: __________________________	Printed Name: __________________________
Title: ____________________________	Title: ____________________________
Date: _________________________	Date: _________________________

Please Remit All Payments to:

SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202

Customer's Address for Notice Purposes:

____

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the pond(s) three (3) times per month.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the lake(s) will be performed during each visit to the site. The inspections shall include the following:
   - Water levels
   - Water clarity or quality
   - Turbidity
   - Beneficial Aquatic Vegetation
   - Nuisance, Invasive, or Exotic Aquatic Vegetation
   - Algae
   - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
   - Erosion
   - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
   - Forebays and inflowing or outflowing swales, ditches, and stream channels
   - Vegetated buffers
   - Sedimentation
   - Nuisance animal activity
   - Fish habitat
   - Mosquito breeding conditions and habitat
   - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the lake(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the lake(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the lake(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control: **(In Non-Mitigated Areas Only)**

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the lake(s) and disposed of off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Wetland Buffer Management:

1. Buffer vegetation will be selectively treated as required to limit any growth of unwanted vegetation and to maintain the beneficial aquatic and upland vegetation found within the buffer areas along the edge of the pond. This service is provided in order to maintain the pond buffers in a natural, yet desirable appearance. Buffer vegetation height and density will be encouraged to help prevent nuisance goose and other wildlife from utilizing the pond, as well as providing the necessary erosion control and reduction of nutrients necessary for the overall health and sustainability of the pond.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
   a. Obtaining any Federal, state, or local permits required to perform any work specified in this Agreement where applicable.
   b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
   c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
   d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
   a. Providing information required for the permit application process upon request.
   b. Providing Certified Abutters List for abutter notification where required.
   c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
   d. Compliance with any other special requirements or conditions required by the local municipality.
   e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment

(boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

7. Any technician visit that will require the application of any pesticide (to include herbicides and algaecides) must be scheduled by the Wednesday prior to the week of the visit.

SCHEDULE B – PRICING SCHEDULE

Total Price: **$43,644.00**

Invoice Amount: **$3,637.00**

Invoice Frequency: **Monthly**

Easton Park CDD August 2026

Field Inspection Report

Friday, July 24 2026

Prepared For Board Of Supervisors

30 Issues Identified

30 Issues Incomplete

Nikk Hamilton

Inframark

Issue 1

Assigned To: Yellowstone

Location:

Easton Park entrance, outbound side.

Observation:

Remove trash present in Easton Park entrance monument bed.

Issue 2

Assigned To: Yellowstone

Location:

Easton Park entrance, outbound lane.

Observation:

Treat weeds present in the Easton Park entrance monument bed.

Issue 3

Assigned To: Board

Location:

Easton Park entrance monument, outbound side.

Observation:

Remove debris and unused signage from behind monument.

Issue 4

Assigned To: Maintenance

Location:

Easton Park entrance monument, outbound side.

Observation:

Replace weatherproof outlet cover currently missing.

Issue 5

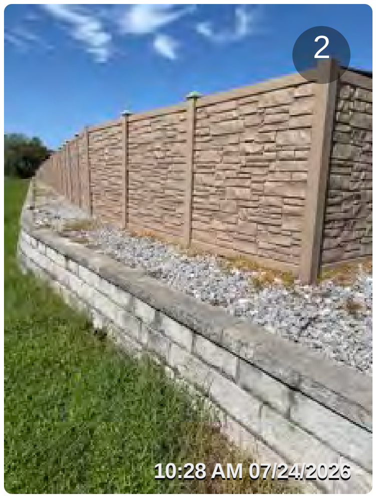
Assigned To: Board

Location:

Raised rock bed West of Easton Park entrance.

Observation:

Yellowing weeds observed within the raised rock bed.



Issue 6

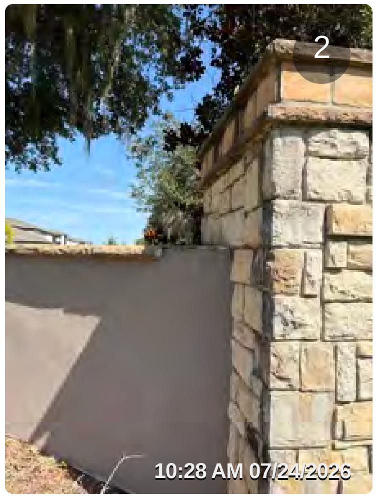
Assigned To: Maintenance/ Board

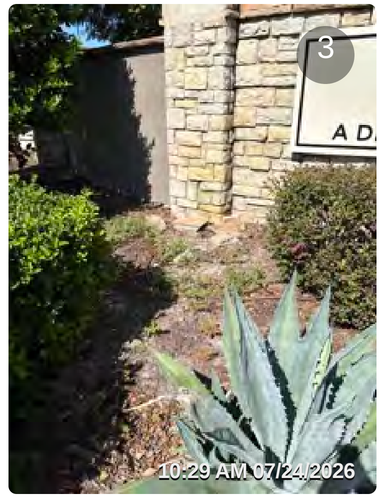
Location:

Easton Park monument, outbound lane

Observation:

Noting Easton Park entrance monument damaged.





Issue 7

Assigned To: Yellowstone

Location:

Easton Park entrance monument bed, outbound lane

Observation:

Remove undesired plant growth present within viburnum.

Issue 8

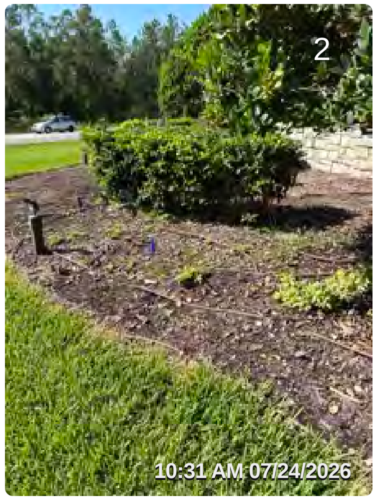
Assigned To: Yellowstone

Location:

Easton Park entrance monument beds, outbound lane.

Observation:

Treat weed growth observed in monument beds at Easton Park entrance.



Issue 9

Assigned To: Yellowstone/ Board

Location:

Outbound lane just North of Easton Park monument.

Observation:

Remove or replace old signage present. Ensure routine trash removal.

Issue 10

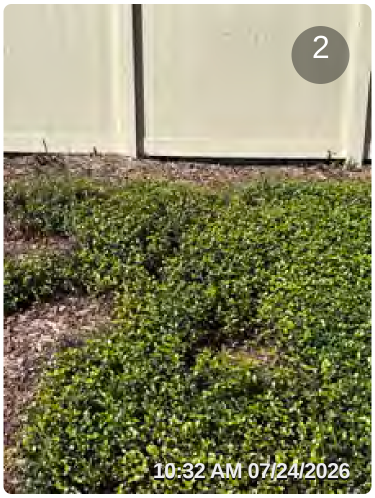
Assigned To: Yellowstone

Location:

Outbound lane North of Easton Park monument.

Observation:

Remove unwanted plant growth present in bed.



Issue 11

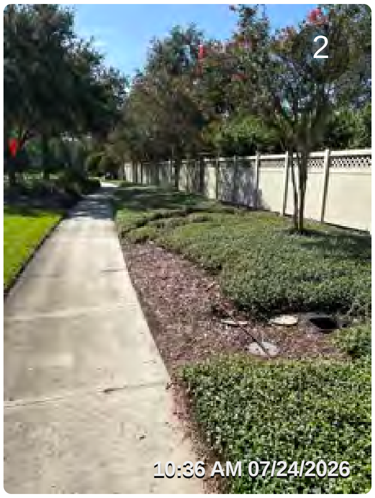
Assigned To: Yellowstone

Location:

Outbound lane North of Easton Park monument.

Observation:

Replace lid for irrigation box found open just off the sidewalk.



Issue 12

Assigned To: Yellowstone

Location:

Outbound lane North of Easton Park monument.

Observation:

Treat weeds in bed along Pictorial Park Drive.

Issue 13

Assigned To: Yellowstone

Location:

Outbound lane of Pictorial Park Drive, South of Sonoma Grove.

Observation:

Remove unwanted vines and plants from shrubs.

Issue 14

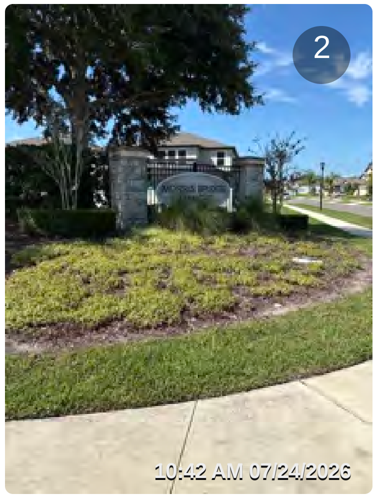
Assigned To: Yellowstone

Location:

Morris Bridge Manor monument.

Observation:

Prune ornamental grasses obstructing monument visibility.



Issue 15

Assigned To: Yellowstone

Location:

Median bed on Pictorial Drive near Morris Bridge Manor monument.

Observation:

Declining ground cover observed; diagnose underlying cause and treat as needed.

Issue 16

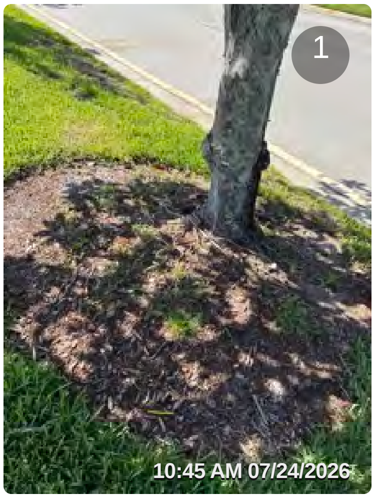
Assigned To: Yellowstone

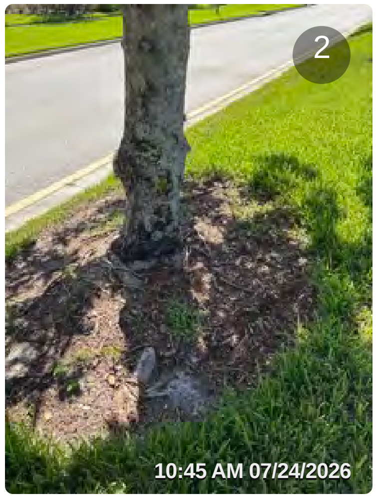
Location:

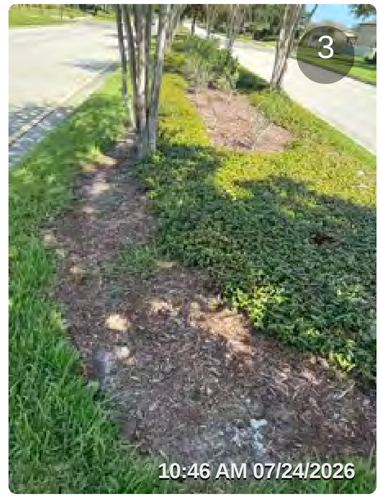
Median along Pictorial Park Drive

Observation:

Treat weed growth observed in the median tree rings and beds along Pictorial Park Drive.







Issue 17

Assigned To: Yellowstone

Location:

Easton Park entrance median.

Observation:

Repair broken irrigation drip line and replace broken, or downed, maxi jets.

Issue 18

Assigned To: Yellowstone/ District Manager

Location:

Outbound lane of Pictorial Park Drive near entrance

Observation:

Broken and exposed electrical box with visible wiring observed; repair required.

Issue 19

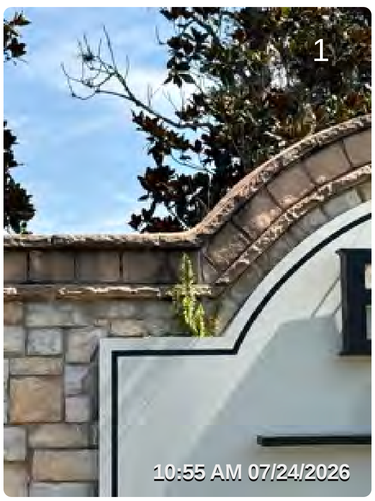
Assigned To: Yellowstone

Location:

Easton Park entrance monument, inbound lane

Observation:

Remove and treat weeds growing out of Easton Park entrance monument.



Issue 20

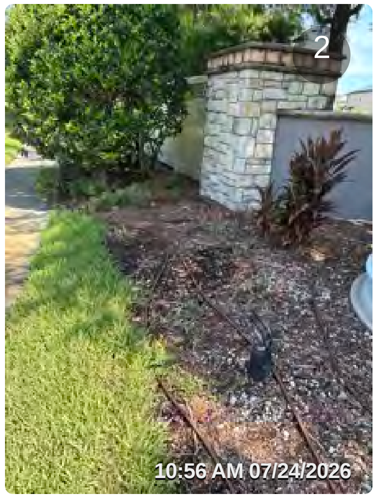
Assigned To: Yellowstone

Location:

Easton Park entrance, inbound lane

Observation:

Treat weed growth observed in Easton Park entrance monument bed.



Issue 21

Assigned To: Maintenance

Location:

Pictorial Park Dr.

Between Easton Park entrance monument and covered common area.

Observation:

Fence damage observed; lower support panel appears broken and requires repair.

Issue 22

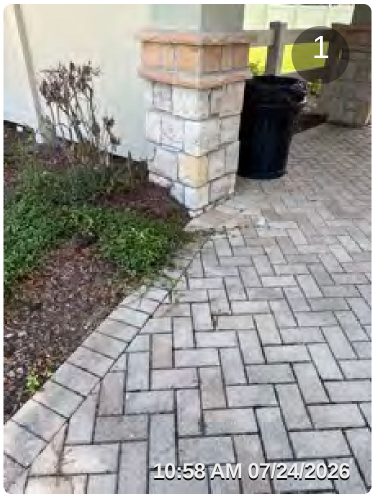
Assigned To: Yellowstone

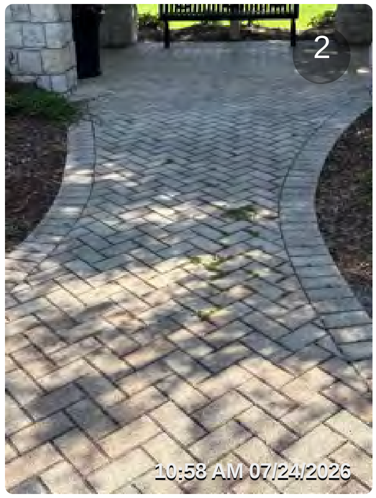
Location:

Covered common area along Pictorial Park Dr

Observation:

Vegetation encroaching onto the sidewalk requires trimming. Treat weeds along paver cracks.





Issue 23

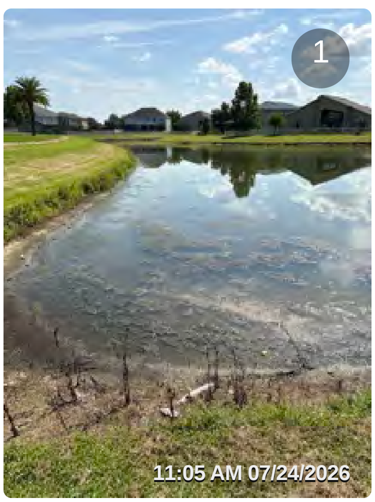
Assigned To: Solitude

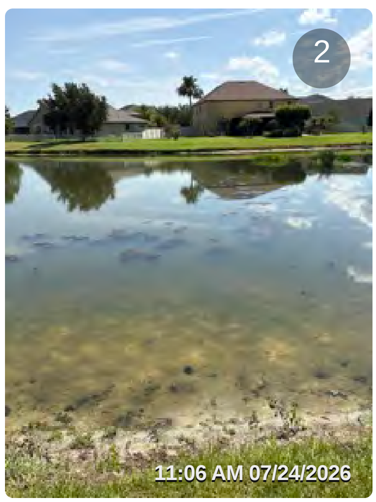
Location:

Pond 6

Observation:

Treat algae growth observed on the water surface.





Issue 24

Assigned To: Yellowstone/ Solitude

Location:

Pond 10

Observation:

Minor torpedo grass growth, organic debris/clippings, and surface film observed.

Issue 25

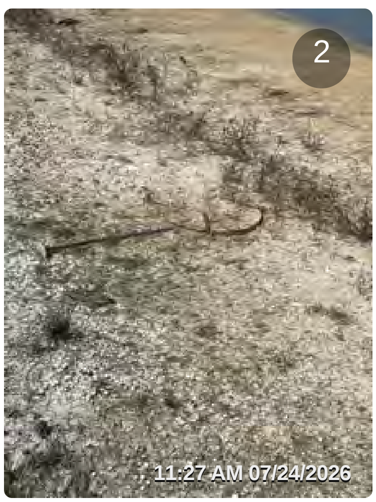
Assigned To: Solitude/Board

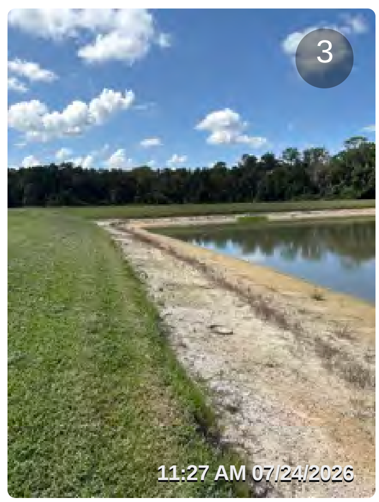
Location:

Pond 12

Observation:

Large debris observed in the southwest corner (residential side) of the pond.





Issue 26

Assigned To: Solitude

Location:

Pond 16

Observation:

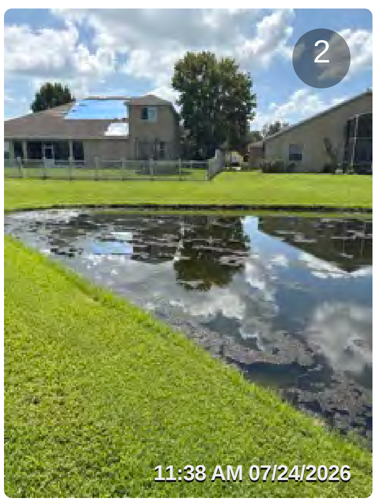
Minor algae growth observed on the water surface around the edge of the pond.

Issue 27

Assigned To: Solitude

Location:
Pond 18

Observation:
Minor algae growth observed on the water surface.

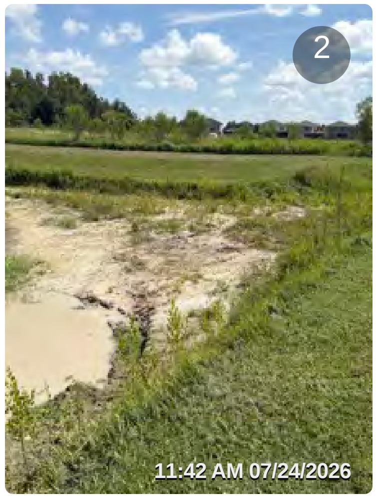


Issue 28

Assigned To: Solitude

Location:
Pond 21

Observation:
Treat unwanted weed around pond shore.

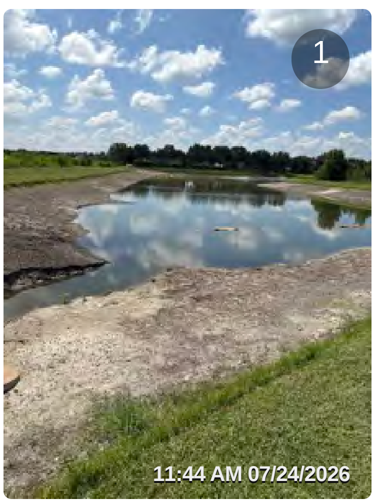


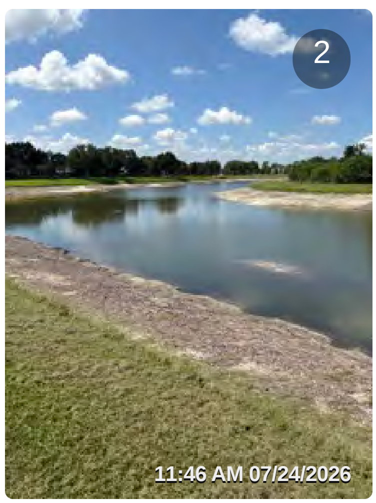
Issue 29

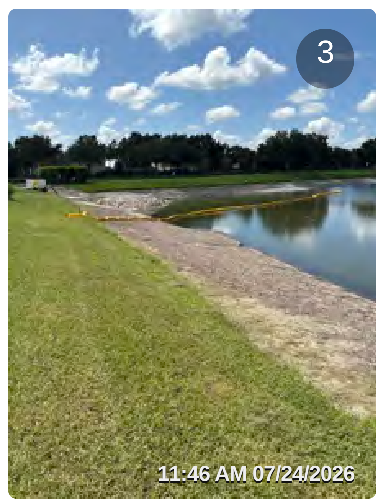
Assigned To: Board

Location:
Pond 20

Observation:
Reduced water levels observed, resulting in exposed rocks, drainpipe, and fish beds exposed.







Issue 30

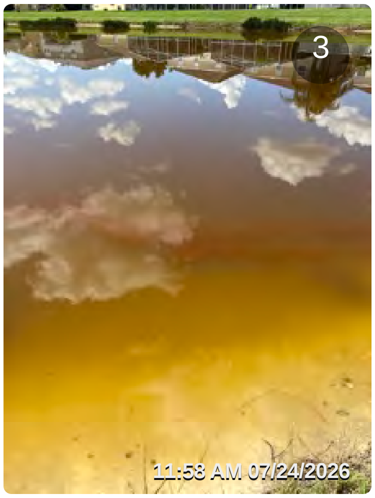
Assigned To: Solitude

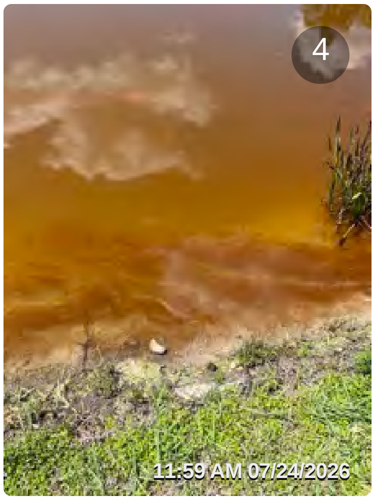
Location:
Pond 38

Observation:
Test water for potential iron-dependent algae bloom. There is a road drain inlet near this location; however, the outlet could not be confirmed due to poor water visibility.


1
11:56 AM 07/24/2026


2
11:56 AM 07/24/2026


3
11:58 AM 07/24/2026


4
11:59 AM 07/24/2026


5
12:00 PM 07/24/2026

Chrissy Van Helden
Yellowstone Landscape

EASTON PARK

Tuesday, August 11, 2026

12 Observations Identified

OBSERVATION 1

Entry side monument

OBSERVATION 2

Majority of Tree rings have been treated

OBSERVATION 3

Turf treated 28 July

OBSERVATION 4

Dead tree removed

OBSERVATION 5

Count four trees entrance side, not showing any signs of recovering. Will be removing them within the next couple of services.

OBSERVATION 6

Multiple dead bottle brush removed from center median.

OBSERVATION 7

Crew is continuing to remove moss from plant material and trees

OBSERVATION 8

City of Tampa has been doing this process for weeks. This is creating turf damage due to excessive water.

OBSERVATION 9

Palms around flag have been pruned. Flag is torn.

OBSERVATION 10

Lagustrum trees at traffic circle have been lifted and shaped

OBSERVATION 11

Crêpe Myrtle southeast of traffic circle appears to be rotting at the base. Recommend removing tree.

OBSERVATION 12

Multiple wood lines in common areas are being pushed back

Easton Park Community Development District

District Manager Report –AUG 2026

Upcoming Meetings:

- Regular:
  - September 17, 2026

Form 1 Financial Disclosure

- This serves as a reminder for all Board Supervisors to confirm that their Form 1 Statement of Financial Interests has been filed with the State of Florida. The filing deadline was July 1, 2026. If you have not yet confirmed your submission, please do so as soon as possible to ensure compliance with state reporting requirements.

Financial Disclosure

- This serves as a reminder for all Board Supervisors to confirm that their Form 1 Statement of Financial Interests has been filed with the State of Florida. The filing deadline was July 1, 2026. If you have not yet confirmed your submission, please do so as soon as possible to ensure compliance with state reporting requirements. Fines of $25 a day can be imposed starting on September 1, 2026.

Goals and Objectives

- Pursuant to Florida Statutes, the District is required to adopt its annual Goals and Objectives by September 30, 2026. Staff will work with the Board to present the proposed Goals and Objectives for consideration prior to the statutory deadline.

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

RESOLUTION 2026-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2026, submitted to the Board of Supervisors ("**Board**") of the Easton Park Community Development District (**"District"**) a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2026-2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 20, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Easton Park Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026-2027, the sum of $______________________________ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_________________
RESERVE FUND	$_________________
DEBT SERVICE FUND(S)	$_________________
TOTAL ALL FUNDS*	$_________________

*Exclusive of any collection costs.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026-2027 or within sixty (60) days following the end of the Fiscal Year 2026-2027 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund does not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2026.

ATTEST:

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

____
Assistant Secretary

By:________________________________

Its:________________________________

Exhibit A: Adopted Budget for Fiscal Year 2026-2027

Exhibit "A"

Adopted Budget for Fiscal Year 2026-2027

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Easton Park
Community Development District

FISCAL YEAR 2027

ADOPTED BUDGET

August 12, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

Easton Park

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	ANNUAL BUDGET FY 2027
REVENUES			
Interest - Investments	$5,500.00	$10,722.00	$5,500.00
Interest - Tax Collector	$0.00	$932.00	$0.00
Special Assmnts- Tax Collector	$672,358.00	$672,356.00	$783,909.10
Special Assmnts- Discounts	-$26,894.00	-$24,188.00	-$31,356.36
Other Miscellaneous Revenues	$0.00	$9,399.00	$0.00
Total Revenues	**$650,964.00**	**$669,221.00**	**$758,052.73**
EXPENDITURES			
Administrative			
P/R-Board of Supervisors	$12,000.00	$8,615.00	$12,000.00
FICA Taxes	$955.00	$260.00	$9,180.00
ProfServ-Arbitrage Rebate	$900.00	$4,000.00	$900.00
ProfServ-Dissemination Agent	$1,100.00	$0.00	$1,155.00
ProfServ-Engineering	$5,000.00	$5,380.00	$8,000.00
ProfServ-Legal Services	$5,000.00	$330.00	$5,000.00
ProfServ-Mgmt Consulting	$58,591.00	$48,826.00	$61,520.55
ProfServ-Trustee Fees	$3,658.00	$2,042.00	$3,841.00
Auditing Services	$3,600.00	$3,975.00	$3,600.00
Website Hosting/Email services	$1,538.00	$1,922.00	$1,538.00
Miscellaneous Mailings	$500.00	$192.00	$500.00
Legal Advertising	$1,000.00	$370.00	$1,000.00
Misc-Assessment Collection Cost	$13,447.00	$12,963.00	$15,678.18
Bank Fees	$900.00	$1,273.00	$1,000.00
Annual District Filing Fee	$175.00	$175.00	$175.00
Total Administrative	**$108,364.00**	**$90,323.00**	**$125,087.73**
Field			
Electricity - Streetlights	$174,000.00	$133,271.00	$185,000.00
Utility - Irrigation	$5,000.00	$6,137.00	$6,000.00
Utility - Fountains	$5,500.00	$4,972.00	$6,000.00
Utility - Roundabout Lights	$600.00	$811.00	$1,500.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	ANNUAL BUDGET FY 2027
Street Light Bond	$600.00	$0.00	$600.00
Field Services	$0.00	$0.00	$15,000.00
Total Field	**$185,700.00**	**$145,191.00**	**$214,100.00**
Stormwater Control			
Contracts-Aquatic Maintenance	$46,176.00	$37,003.00	$46,176.00
R&M-Stormwater System	$500.00	$501.00	$500.00
R&M Lake & Pond Bank	$2,000.00	$0.00	$2,000.00
Total Stormwater Control	**$48,676.00**	**$37,504.00**	**$48,676.00**
Other Physical Environment			
Contracts-Landscape	$150,396.00	$137,500.00	$168,000.00
Insurance - Property	$3,807.00	$3,427.00	$3,256.00
Insurance - General Liability	$3,785.00	$3,209.00	$3,923.00
R&M-Irrigation	$10,000.00	$17,303.00	$10,000.00
Landscape - Annuals	$4,950.00	$0.00	$4,950.00
Landscape - Mulch	$10,000.00	$0.00	$10,000.00
Landscape Replacement	$10,000.00	$450.00	$10,000.00
Rust Prevention	$7,140.00	$5,950.00	$7,140.00
Entry & Walls Maintenance	$1,000.00	$0.00	$1,000.00
Ornamental Lighting & Maint.	$1,000.00	$0.00	$1,000.00
Holiday Lighting & Decorations	$40,000.00	$37,500.00	$50,000.00
Insurance - Crime	$500.00	$500.00	$550.00
Public Officials Insurance	$3,405.00	$4,166.00	$3,530.00
Total Other Physical Environment	**$245,983.00**	**$210,005.00**	**$273,349.00**
Security Operations			
Security System Monitoring & Maint.	$1,000.00	$1,280.00	$1,600.00
Internet Services	$1,440.00	$1,107.00	$1,440.00
Total Security Operations	**$2,440.00**	**$2,387.00**	**$3,040.00**
Contingency			
Miscellaneous Expenses	$26,000.00	$23,728.00	$60,000.00
Total Contingency	**$26,000.00**	**$23,728.00**	**$60,000.00**
Road and Street Facilities			
Sidewalk Pressure Washing	$4,800.00	$0.00	$4,800.00
Total Road and Street Facilities	**$4,800.00**	**$0.00**	**$4,800.00**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	ANNUAL BUDGET FY 2027
Reserves			
Reserve	$29,000.00	$0.00	$29,000.00
Total Reserves	**$29,000.00**	**$0.00**	**$29,000.00**
TOTAL EXPENDITURES	**$650,963.00**	**$509,138.00**	**$758,052.73**
Excess (deficiency) of revenues Over (under) expenditures	$1.00	$160,083.00	$0.00
OTHER FINANCING SOURCES (USES)			
Contribution to (Use of) Fund Balance		$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance	$0.00	$160,083.00	$0.00
FUND BALANCE, BEGINNING	$250,266.00	$250,266.00	$251,209.07
FUND BALANCE, ENDING	**$250,267.00**	**$410,349.00**	**$251,209.07**

Exhibit "A"

Allocation of Fund Balances

AVAILABLE FUNDS

			Amount
Beginning fund Balance - Fiscal Year 2027		$	251,209
Net Change in Fund Balance - Fiscal Year 2027			-
Reserves - Fiscal Year Additions - 2027			29,000
Total Funds Available (estimated) 09/30/27			**280,209**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits			7,728
Assigned Fund Balance			
Operating Reserve - Operating Capital			126,342 (1)
Reserve (Prior Years)	86,000 (2)		
Reserves Fiscal Year 2027	29,000		115,000
Total Allocation of Available Funds			**249,070**
Total Unassigned (undesignated) Cash		**$**	**31,139**

Notes

(1) Represents approximately 2 months of operating expenditures
(2) Ties to motion to assign fund balance 9.30.25.

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments–Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

<u>Financial and Administrative</u>

P/R Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance.

FICA Taxes

Payroll taxes on Board of Supervisor's payroll. The budgeted amount is calculated at 7.65% of the board payroll.

Professional Services-Arbitrage Rebate

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bond.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with the rule 15c2-12(b)-(5), which relates to additionally reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services- Legal Services

The District's attorney provides general legal services to the District, i.e. attendance and preparation for Board meetings, review of contracts, agreements, resolutions and other research as directed or requested by the BOS District manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management agreement with Inframark. Inframark manages all the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect

Budget Narrative
Fiscal Year 2027

Administrative (cont'd)

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the series 2017 Special Assessment bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The district is required to conduct an annual audit of its financial records by an independent Certified Public Accounting firm. The Budgeted amount for the fiscal year is based on historical cost.

Website Hosting/Compliance

Inframark oversees the District's email accounts and provides assistance to Campus Suite regarding the Website as necessary.

Miscellaneous Mailings

Expense incurred for the mailings of the meeting agenda books for the District.

Legal Advertising

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida statutes administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

Hancock bank checking account analysis fee.

Annual District Filing Fee

The District is required to pay an annual fee of $175 to the Department of Economic Opportunity Division of Community Development.

Field

Electric Utility Services

Electricity Streetlights
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility-Irrigation
The District will incur electric utility expenditures for irrigation timers.

Utility-Fountains
The District will incur electric utility expenditures for the fountains.

Utility-Roundabout Lights.
The District will incur electric utility expenditures for the lights located on the roundabout.

Budget Narrative
Fiscal Year 2027

<u>Field (cont'd)</u>

Streetlight Bond
The District shall incur a yearly expense with regard to the streetlight bond.

Field Services
The District will be provided field services under a management agreement contract for their facilities and it's contractors.

<u>Stormwater Control</u>

Contracts-Aquatic Control
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species, as well as invasive plant removal.

R&M Stormwater System
The District may incur expenses for the repair and maintenance of the stormwater system.

R&M Lake and Pond Bank
The District may incur expenditures to maintain lake banks for the ponds and lakes within the District's boundaries, along with planting beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

<u>Other Physical Environment</u>

Contracts-Landscape
The District will incur expenditures to maintain the right-of-way, median strips, recreation facilities including pond banks, entryways, and similar planting areas within the District. These services include, but are not limited to, monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Insurance-Property
The District will incur fees to insure items owned by the District for its property needs.

Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

R&M-Irrigation
This is for any repair and maintenance expenses pertaining to the District's irrigation that are not covered in the contract.

Landscape-Annuals
The District will incur expenses for annual plants four times a year.

Landscape-Mulch
The District will incur expenses for annual mulching.

Landscape Replacement
The District will incur expenses for the landscape replacement of annuals, perennials, and shrubberies.

Rust Prevention
The District will incur expenses for the prevention of rust.

Entry & Walls Maintenance
The District will incur expenditures to maintain the entry monuments and the fencing.

Ornamental Lighting and Maintenance
The District will incur expenses for the ornamental lighting.

Budget Narrative
Fiscal Year 2027

Other Physical Environment (cont'd)

Holiday Lighting & Decorations
The District will incur expenses for holiday lighting and decoration.

Insurance - Crime
The District will be covered under a crime policy to protect the assets of the District.

Public Officials Insurance
The District will be covered under a Public Official Insurance policy which protects government officials, employees and public entities from financial losses caused by lawsuits.

Security Operations

Security System Monitoring & Maintenance
The District may incur expenses for the repair and maintenance of the security monitoring cameras.

Internet Services
The District may incur expenses for the internet service in the guardhouse.

Contingency

Miscellaneous Expenses
Repairs and maintenance expenses not included in contracts and agreements.

Road and Street Facilities

Pressure Washing
Expenses related to pressure washing of sidewalks located in the right of way of streets the District may own.

Reserves

Reserve
Funds to be set aside for future expenditures as determined by the BOS.

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 002

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	ANNUAL BUDGET FY 2027
REVENUES			
Special Assmnts- Tax Collector	$4,450.00	$4,450.00	$4,450.16
Special Assmnts- Discounts	-$178.00	-$160.00	-$178.01
Total Revenues	**$4,272.00**	**$4,290.00**	**$4,272.15**
EXPENDITURES			
Administrative			
Misc-Assessment Collection Cost	$89.00	$86.00	$89.00
Total Administrative	**$89.00**	**$86.00**	**$89.00**
Field			
R&M-Fountain	$4,374.00	$692.00	$0.00
Total Field	**$4,374.00**	**$692.00**	**$0.00**
TOTAL EXPENDITURES	**$4,463.00**	**$778.00**	**$89.00**
Excess (deficiency) of revenues Over (under) expenditures	-$191.00	$3,512.00	$4,183.15
OTHER FINANCING SOURCES (USES)			
Contribution to (Use of) Fund Balance	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance	$0.00	$3,512.00	$4,183.15
FUND BALANCE, BEGINNING	$7,246.00	$7,246.00	$7,073.00
FUND BALANCE, ENDING	**$7,055.00**	**$10,758.00**	**$11,256.15**

Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments–Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida statutes administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Field

R&M Fountain

The District assigned this new fund for the fountain repairs and maintenance on 52 parcels.

Easton Park

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2017 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2026	ACTUAL THRU 7/31/2026	ANNUAL BUDGET FY 2027
REVENUES			
Interest - Investments	$11,853.00	$12,493.00	$0.00
Special Assmnts- Tax Collector	$438,990.00	$438,990.00	$438,989.59
Special Assmnts- Discounts	-$17,560.00	-$15,793.00	-$17,559.58
TOTAL REVENUES	**$433,283.00**	**$435,690.00**	**$421,430.01**
EXPENDITURES			
Administrative			
Misc-Assessment Collection Cost	$8,780.00	$8,464.00	$8,779.79
Total Administrative	**$8,780.00**	**$8,464.00**	**$8,779.79**
Debt Service			
Principal Debt Retirement	$275,000.00	$275,000.00	$285,000.00
Interest Expense	$140,525.00	$140,525.00	$130,900.00
Total Debt Service	**$415,525.00**	**$415,525.00**	**$415,900.00**
TOTAL EXPENDITURES	**$424,305.00**	**$423,989.00**	**$424,679.79**
Excess (deficiency) of revenues Over (under) expenditures	$8,978.00	$11,701.00	-$3,249.79
OTHER FINANCING SOURCES (USES)			
Contribution to (Use of) Fund Balance	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance	$0.00	$11,701.00	-$3,249.79
FUND BALANCE, BEGINNING	$333,684.00	$333,684.00	$345,069.00
FUND BALANCE, ENDING	**$342,662.00**	**$345,385.00**	**$341,819.21**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT			
	11/1/2024	**11/1/2025**	**11/1/2027**
Series 2017 Bonds	$255,000.00	$265,000.00	$285,000.00

Debt Amortization Schedule
Series 2017 Capital Improvement Revenue Refunding Bonds

Date	Balance	Principal	Interest Rate	Extraordinary Redemption	Interest	Total Payment
05/01/21	5,260,000	230,000	3.50%		92,050	322,050
11/01/21	5,030,000		3.50%	10,000	88,025	88,025
05/01/22	5,020,000	240,000	3.50%		87,850	327,850
11/01/22	4,780,000		3.50%		83,650	83,650
05/01/23	4,780,000	245,000	3.50%		83,650	328,650
11/01/23	4,535,000		3.50%		79,363	79,363
05/01/24	4,535,000	255,000	3.50%		79,363	334,363
11/01/24	4,280,000		3.50%		74,900	74,900
05/01/25	4,280,000	265,000	3.50%		74,900	339,900
11/01/25	4,015,000		3.50%		70,263	70,263
05/01/26	4,015,000	275,000	3.50%		70,263	345,263
11/01/26	3,740,000		3.50%		65,450	65,450
05/01/27	3,740,000	285,000	3.50%		65,450	350,450
11/01/27	3,455,000		3.50%		60,463	60,463
05/01/28	3,455,000	295,000	3.50%		60,463	355,463
11/01/28	3,160,000		3.50%		55,300	55,300
05/01/29	3,160,000	305,000	3.50%		55,300	360,300
11/01/29	2,855,000		3.50%		49,963	49,963
05/01/30	2,855,000	315,000	3.50%		49,963	364,963
11/01/30	2,540,000		3.50%		44,450	44,450
05/01/31	2,540,000	325,000	3.50%		44,450	369,450
11/01/31	2,215,000		3.50%		38,763	38,763
05/01/32	2,215,000	340,000	3.50%		38,763	378,763
11/01/32	1,875,000		3.50%		32,813	32,813
05/01/33	1,875,000	350,000	3.50%		32,813	382,813
11/01/33	1,525,000		3.50%		26,688	26,688
05/01/34	1,525,000	360,000	3.50%		26,688	386,688
11/01/34	1,165,000		3.50%		20,388	20,388
05/01/35	1,165,000	375,000	3.50%		20,388	395,388
11/01/35	790,000		3.50%		13,825	13,825
05/01/36	790,000	390,000	3.50%		13,825	403,825
11/01/36	400,000		3.50%		7,000	7,000
05/01/37	400,000	400,000	3.50%		7,000	407,000
		5,250,000			**1,714,475**	**6,964,475**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest Investments

The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessments–Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida statutes administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays regular principal payments annually in order to pay down/retire the debt.

Easton Park

Community Development District

Supporting Budget Schedule

FY 2027

Comparison of Assessment Rates
Fiscal Year 2027

Product	General Fund (001)			Fountain Fund (002)			Debt Service			Total Assessments per Unit				Total	Fountain	Units
	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change	Units	Units	Prepaid
Single Family 50'	$1,226.77	$1,052.20	16.6%	$85.58	$85.58	0.0%	$689.56	$689.56	0.0%	$2,001.91	$1,827.34	$174.57	9.6%	360	52	-
Single Family 60'	$1,380.12	$1,183.73	16.6%	$0.00	$0.00	n/a	$775.75	$775.75	0.0%	$2,155.87	$1,959.48	$196.39	10.0%	168	0	1
Single Family 75'	$1,533.47	$1,315.25	16.6%	$0.00	$0.00	n/a	$861.94	$861.94	0.0%	$2,395.41	$2,177.19	$218.22	10.0%	72	0	1
														600	**52**	**2**

ASSESSMENT INCREASE ANALYSIS

Product	Per Product	Per Unit O&M % Increase	Per Unit O&M $ Increase
	Assessment Increase	$ 100,000	
Single Family 50'	$59,934.07	16%	$166.48
Single Family 60'	$31,465.39	16%	$187.29
Single Family 75'	$14,983.52	16%	$208.10
Total	$106,382.98	*Collection costs included*	

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
$1,226.77	$1,052.20	$973.05	$973.05	$893.77
$1,380.12	$1,183.73	$1,094.69	$1,094.68	$1,005.49
$1,533.47	$1,315.25	$1,216.32	$1,216.32	$1,117.21

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026-2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Easton Park Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2026-2027"**), attached hereto as **Exhibit "A**" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026-2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Easton Park Community Development District ("**Assessment Roll**") on file with District management and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit "A"** and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit "A"** and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit "A"** and the Assessment Roll.

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, if any, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit "A"** and the Assessment Roll.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2026.

ATTEST:

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

____
Assistant Secretary

By:______________________________

Its:______________________________

Exhibit A: Adopted Budget for Fiscal Year 2026-2027

Exhibit "A"

Adopted Budget for Fiscal Year 2026-2027

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Easton Park Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of August 2026.

ATTEST:	**EASTON PARK** **COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting.

Memorandum

To: Board of Supervisors

From: Christina Newsome

Date: August 20, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Easton Park Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least ten regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: ____________________
Printed Name: ________________________________
Easton Park Community Development District

District Manager: ______________________________ Date: ____________________
Printed Name: ________________________________
Easton Park Community Development District

MINUTES OF MEETING
EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Easton Park Community Development District was held on Thursday, July 16, 2026 at 4:30 p.m. at the Heritage Isles Golf & Country Club, 10630 Plantation Bay Drive, Tampa Florida.

Present and constituting a quorum were:

Perry Blackburn	Chairperson
Lisa Murphy	Vice Chairperson
Brenda Mendendez	Assistant Secretary
Jeffrey Giarrizzo	Assistant Secretary
Danny Collins	Assistant Secretary

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

Christina Newsome	District Manager
Tyson Waag	District Engineer
Emelina Robinson	Representative, Solitude
Jason Liggett	Field Inspection
Nikkolas Hamilton	Field Inspection

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

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

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

SECOND ORDER OF BUSINESS **Audience Comments**

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

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financial Statements

ii. Review of Snapshot

The Board mentioned not receiving financials yet for the month.

B. Aquatics Report

Ms. Robinson and Kyle presented the Aquatics Report. They reported that Sites 10, 11, and 18 were being treated and that trash had been removed from Pond 14.

> On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in favor, the Board approved the proposal for Site 31 in the amount of $1,428. 5-0

C. Landscape Report

i. Review of Inframark Field Inspection Report

Mr. Liggett reviewed the report and questioned Yellowstone regarding recurring issues that had not been addressed from month to month.

ii. Review of Yellowstone Landscape Inspection Report

Ms. Chrissy and Mr. Brad addressed the Board's landscaping concerns. The Board requested a detailed corrective action plan from Yellowstone by July 21.

iii. Consideration of Yellowstone Irrigation Main Line Repair Proposals

No action was taken by the Board.

D. District Engineer

Mr. Waag presented his report and reviewed photographs of Pond 20. He noted that any repairs would be cosmetic. He will review the pond sites affected by drainage from the K-Bar roadway project. The Board requested a review of the permits and usage agreements, as well as an update on the roadway project as it relates to the District.

E. District Counsel

District Counsel reported that a policy is being prepared for fences within CDD easements that were previously approved by the HOA. An easement map is being located, and a list is being compiled. The Board requested that District Counsel become involved with the roadway project and review the current agreements.

F. District Manager

Ms. Newsome presented the District Manager's Report and answered questions.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of FY2025 Audit

On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in favor, the FY2025 Audit was approved. 5-0

B. Consideration of Arbitrage Engagement Letter

On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in favor, the Arbitrage Engagement Letter was approved. 5-0

FIFTH ORDER OF BUSINESS **Consent Agenda**

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

> On MOTION by Mr. Giarrizzo, seconded by Ms. Menedez, with all in favor, the Consent Agenda was approved. 5-0

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Menedez requested that her last name be updated on Form 1.

> On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in favor, the Board authorized staff to solicit landscape bids. 5-0

SEVENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Giarrizzo, seconded by Ms. Murphy, with all in favor, the meeting was adjourned at 6:28 p.m. 5-0

___________________________	___________________________
Secretary / Assistant Secretary	Chair / Vice Chair