

# Easton Park Community Development District

**Inframark, Infrastructure Management Services**  
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August 12, 2021

Call In: 1-646-838-1601

Conf ID: 894524555

Board of Supervisors  
Easton Park Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Easton Park Community Development District is scheduled for **Thursday, August 19, 2021 at 4:30 p.m.** at the Heritage Isles Golf & Country Club, 10630 Plantation Bay Drive, Tampa, Florida 33647. Following is the meeting agenda:

- 1. Call to Order/Roll Call**
- 2. Audience Comments**
- 3. Staff Reports**
  - A.** District Engineer
  - B.** District Counsel
  - C.** Landscaper Maintenance Report – LMP
  - D.** Aquatic Maintenance Report – Solitude
  - E.** District Manager
    - i.** Field Update
    - ii.** Public Hearing on Fiscal Year 2021/2022 Final Budget
      - a.** Consideration of Resolution 2021-11, Adopting Fiscal Year 2021/2022 Final Budget
    - iii.** Public Hearing on Fiscal Year 2021/2022 Assessments
      - a.** Consideration of 2021-12, Levying Fiscal Year 2021/2022 Assessments
    - iv.** Consideration of Fiscal Year 2021/2022 Meeting Schedule
    - v.** Consideration of Establishment of Audit Committee
    - vi.** Reserve Study Proposals
    - vii.** Fence Proposals
- 4. Approval of the Consent Agenda**
  - A.** July 15, 2021 Regular Meeting Minutes
  - B.** Financial Statements – July 31, 2021
- 5. Supervisor Request and Comments**
- 6. Adjournment**

**The next meeting is scheduled for September 16, 2021**

Any supporting material for the items listed above not included in the agenda package will be provided as soon as they are available, or they will be distributed at the meeting. I look forward to seeing you at the meeting, but in the meantime if you have any questions, please contact me.

Sincerely,

*Mark Vega*

District Manager

cc: Mr. David Jackson, District Attorney  
Ms. Tonja Stewart, District Engineer

## **Third Order of Business**

**3Eiia**

**RESOLUTION 2021-11**

**A RESOLUTION OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") PROVIDING FOR THE ADOPTION OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR ANNUAL AND SUPPLEMENTAL APPROPRIATIONS OF THE DISTRICT AND REFERENCING THE OPERATIONS AND MAINTENANCE ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2021, submitted to the District's Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year 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 Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget"), the District did file a copy of the Proposed Budget with the general purpose 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, on May 20, 2021, the Board set August 19, 2021, 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, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District 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 on a cash flow budget basis, 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; and

WHEREAS, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Operations and Maintenance Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the operations and maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for operations and maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Hillsborough County (the "Tax Collector") on compatible electronic medium tied to the property identification number no later than August 31, 2021, so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

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

**Section 1.** The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

**Section 2. Budget**

- a. That the Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2020/2021 and/or revised projections for Fiscal Year 2021/2022.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Easton Park Community Development District for the Fiscal Year Ending September 30, 2022, as Adopted by the Board of Supervisors on August 19, 2021".

**Section 3. Appropriations**

That there be, and hereby is appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022, the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special 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	\$
DEBT SERVICE FUND	\$
Total All Funds	\$

#### **Section 4. Supplemental Appropriations**

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than ten percent (10%) of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than Ten Thousand Dollars (\$10,000) or ten percent (10%) increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable designee and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 19<sup>th</sup> day of August, 2021.

Easton Park Community Development District

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Paul Meier  
Chairman

Attest:

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Mark Vega  
Secretary

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

***Annual Operating and Debt Service Budget***

**Fiscal Year 2022**

**Tentative Budget**

**(Meeting date 8/19/21, Version 4)**

Prepared by:



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**Easton Park**  
**Community Development District**

**Operating Budget**  
**Fiscal Year 2022**

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU JUL-21	PROJECTED AUG- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>					
Interest - Investments	-	\$ 11	\$ 2	\$ 13	\$ -
Interest - Tax Collector	-	18	-	18	-
Special Assmnts- Tax Collector	536,850	571,118	-	571,118	621,781
Special Assmnts- Discounts	-	(21,599)	-	(21,599)	(24,871)
<b>TOTAL REVENUES</b>	<b>536,850</b>	<b>549,548</b>	<b>2</b>	<b>549,550</b>	<b>596,910</b>
<b>EXPENDITURES</b>					
<i><b>Administrative</b></i>					
P/R-Board of Supervisors	12,000	8,200	2,000	10,200	12,000
ProfServ-Administrative	4,800	2,400	-	2,400	-
ProfServ-Arbitrage Rebate	500	900	-	900	900
ProfServ-Dissemination Agent	1,100	-	1,100	1,100	1,100
ProfServ-Engineering	5,000	570	4,430	5,000	5,000
ProfServ-Legal Services	5,000	6,020	-	6,020	5,000
ProfServ-Mgmt Consulting Serv	27,830	31,448	8,766	40,214	52,598
ProfServ-Special Assessment	5,000	5,000	-	5,000	-
ProfServ-Trustee Fees	3,658	5,542	-	5,542	3,658
Accounting Services	18,000	11,500	-	11,500	-
Auditing Services	4,000	-	4,000	4,000	4,000
Website Hosting	4,000	2,363	-	2,363	1,538
Miscellaneous Mailings	1,000	485	97	582	1,000
Public Officials Insurance	2,537	2,421	-	2,421	2,537
Legal Advertising	1,000	2,867	573	3,440	1,000
Misc-Assessmnt Collection Cost	5,000	6,620	-	6,620	12,436
Bank Fees	300	287	57	344	300
Annual District Filing Fee	-	-	-	-	175
Dues, Licenses, Subscriptions	175	175	-	175	-
<b>Total Administrative</b>	<b>100,900</b>	<b>86,798</b>	<b>21,024</b>	<b>107,822</b>	<b>103,242</b>
<i><b>Electric Utility Services</b></i>					
Electricity - Streetlighting	114,000	92,528	18,560	111,088	114,000
Utility - Irrigation	4,000	2,658	700	3,358	4,000
Utility - Fountains	5,000	4,968	960	5,928	5,000
Utility - Roundabout Lights	500	327	60	387	500
Street Light Bond	600	600	-	600	600
<b>Total Electric Utility Services</b>	<b>124,100</b>	<b>101,081</b>	<b>20,280</b>	<b>121,361</b>	<b>124,100</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU JUL-21	PROJECTED AUG- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>Stormwater Control</b>					
R&M-Stormwater System	1,000	-	1,000	1,000	1,000
R&M Lake & Pond Bank	2,500	-	2,500	2,500	2,500
Invasive Plant Removal	20,000	12,250	2,450	14,700	20,000
Fountain Maintenance	2,000	7,421	346	7,767	10,000
Contracts - Aquatic	-	-	-	-	30,120
Aquatic Maintenance	30,120	25,100	5,020	30,120	-
<b>Total Stormwater Control</b>	<b>55,620</b>	<b>44,771</b>	<b>11,316</b>	<b>56,087</b>	<b>63,620</b>
<b>Other Physical Environment</b>					
Field Operations	7,800	3,900	-	3,900	-
Insurance - Property	2,819	2,691	-	2,691	2,819
Insurance - General Liability	2,171	1,870	-	1,870	2,171
R&M-Irrigation	5,000	19,277	3,855	23,132	20,000
Landscape - Annuals	18,500	9,018	-	9,018	18,500
Landscape - Mulch	11,400	13,350	-	13,350	11,400
Contracts - Landscape	-	-	-	-	145,000
Landscape Maintenance	145,000	105,911	49,293	155,204	-
Landscape Replacement	20,000	12,746	7,254	20,000	20,000
Rust Prevention	7,140	5,950	1,190	7,140	7,140
Entry & Walls Maintenance	1,000	-	1,000	1,000	2,500
Ornamental Lighting & Maint.	1,500	-	1,500	1,500	1,500
Holiday Lighting & Decorations	24,600	24,600	-	24,600	24,600
<b>Total Other Physical Environment</b>	<b>246,930</b>	<b>199,313</b>	<b>64,093</b>	<b>263,406</b>	<b>255,630</b>
<b>Security Operations</b>					
Security System Monitoring & Maint.	5,800	4,337	964	5,301	5,800
Internet Services	1,500	1,179	210	1,389	1,300
<b>Total Security Operations</b>	<b>7,300</b>	<b>5,516</b>	<b>1,174</b>	<b>6,690</b>	<b>7,100</b>
<b>Contingency</b>					
Misc-Contingency	1,000	1,367	-	1,367	1,418
<b>Total Contingency</b>	<b>1,000</b>	<b>1,367</b>	<b>-</b>	<b>1,367</b>	<b>1,418</b>
<b>Road and Street Facilities</b>					
Pressure Washing	-	-	-	-	4,800
R&M-Sidewalks	1,000	4,800	-	4,800	-
<b>Total Road and Street Facilities</b>	<b>1,000</b>	<b>4,800</b>	<b>-</b>	<b>4,800</b>	<b>4,800</b>
<b>Reserves</b>					
Reserve	-	-	-	-	37,000
<b>Total Reserves</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>37,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>536,850</b>	<b>443,646</b>	<b>117,887</b>	<b>561,533</b>	<b>596,910</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU JUL-21	PROJECTED AUG- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Excess (deficiency) of revenues					
Over (under) expenditures	-	105,902	(117,884)	(11,982)	-
<b>OTHER FINANCING SOURCES (USES)</b>					
Interfund Transfer - In	-	129,059	-	129,059	-
Contribution to (Use of) Fund Balance	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	-	<b>129,059</b>	-	<b>129,059</b>	-
Net change in fund balance	-	234,961	(117,884)	117,077	-
<b>FUND BALANCE, BEGINNING</b>	75,106	75,106	-	75,106	192,183
<b>FUND BALANCE, ENDING</b>	<b>\$ 75,106</b>	<b>\$ 310,067</b>	<b>\$ (117,884)</b>	<b>\$ 192,183</b>	<b>\$ 192,183</b>

**Exhibit "A"**

## Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2022	\$ 192,183
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year Budget Fiscal Year 2022	37,000
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>229,183</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	2,735
Subtotal	2,735

***Assigned Fund Balance***

Operating Reserve - Operating Capital	149,227 <sup>(1)</sup>
Reserve	37,000

<b>Total Allocation of Available Funds</b>	<b>188,962</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 40,220</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**EASTON PARK**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**REVENUES****Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Administrative.****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.

**Professional Services-Arbitrage Rebate**

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

**Professional Services-Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional 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 Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect.

**Professional Services-Special Assessment**

This is the Administrative fees to prepare the District's special assessment roll.

**EASTON PARK**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****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 Compliance**

Inframark Infrastructure Management Services oversees the District's email accounts and provides assistance to Campus Suite regarding the website as necessary.

**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.

**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 services.

**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 – Streetlighting**

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases, to all streetlights within the District's boundaries.

**Utility- Irrigation**

The District will incur electric utility expenditures for irrigation timers.

**EASTON PARK**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Field (cont'd)****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.

**Streetlight Bond**

The District shall incur a yearly expense with regards to the streetlight Bond.

**Stormwater Control****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 of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Invasive Plant Removal**

The District may incur expenditures for the removal of invasive plants as needed.

**Fountain Maintenance**

The District may incur expenses related to maintaining the fountains throughout the Parks & Recreational area.

**Contracts-Aquatic**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species

**Other Physical Environment****Property Insurance**

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



**EASTON PARK**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Other Physical Environment (cont'd)****Landscape - Annuals**

The District will incur expenses for annual plants.

**Landscape - Mulch**

The District will incur expenses for annual mulching.

**Contracts-Landscape**

The District will incur expenditures to maintain the rights-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.

**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 Maint.**

The District will incur expenses for the ornamental lighting

**Holiday Lighting & Decorations**

The District will incur expenses for holiday lighting and decoration.

**Security Operations****Security System Monitoring & Maint.**

The District may incur expenses for the repair and maintenance of the security monitoring cameras.

**Internet Service**

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

**Contingency****Misc- Contingency**

Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

## **EASTON PARK**

Community Development District

*General Fund*

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### **Budget Narrative** Fiscal Year 2022

<b>EXPENDITURES</b>
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#### **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.

**Easton Park**  
**Community Development District**

**Debt Service Budgets**  
**Fiscal Year 2022**

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU JUL-21	PROJECTED AUG- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>					
Interest - Investments	-	\$ 89	\$ 18	\$ 107	\$ -
Interest - Tax Collector	-	14	-	14	-
Special Assmnts- Tax Collector	413,001	438,990	-	438,990	438,990
Special Assmnts- Discounts	-	(16,602)	-	(16,602)	(17,560)
<b>TOTAL REVENUES</b>	<b>413,001</b>	<b>422,491</b>	<b>18</b>	<b>422,509</b>	<b>421,430</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	-	5,085	-	5,085	8,780
<b>Total Administrative</b>	<b>-</b>	<b>5,085</b>	<b>-</b>	<b>5,085</b>	<b>8,780</b>
<i>Debt Service</i>					
Principal Debt Retirement	228,901	230,000	-	230,000	240,000
Interest Expense	184,100	184,100	-	184,100	176,050
<b>Total Debt Service</b>	<b>413,001</b>	<b>414,100</b>	<b>-</b>	<b>414,100</b>	<b>416,050</b>
<b>TOTAL EXPENDITURES</b>	<b>413,001</b>	<b>419,185</b>	<b>-</b>	<b>419,185</b>	<b>424,830</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	3,306	18	3,324	(3,400)
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	-	-	-	-	(3,400)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3,400)</b>
Net change in fund balance	-	3,306	18	3,324	(3,400)
<b>FUND BALANCE, BEGINNING</b>	<b>272,233</b>	<b>272,233</b>	<b>-</b>	<b>272,233</b>	<b>275,557</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 272,233</b>	<b>\$ 275,539</b>	<b>\$ 18</b>	<b>\$ 275,557</b>	<b>\$ 272,157</b>

**Debt Amortization Schedule**  
**Series 2017 Capital Improvement Revenue Refunding Bonds**

Date	Balance	Principal	Interest Rate	Interest	Total Payment
11/01/21	5,030,000		3.50%	88,025	88,025
05/01/22	5,030,000	240,000	3.50%	88,025	328,025
11/01/22	4,790,000		3.50%	83,825	83,825
05/01/23	4,790,000	245,000	3.50%	83,825	328,825
11/01/23	4,545,000		3.50%	79,538	79,538
05/01/24	4,545,000	255,000	3.50%	79,538	334,538
11/01/24	4,290,000		3.50%	75,075	75,075
05/01/25	4,290,000	265,000	3.50%	75,075	340,075
11/01/25	4,025,000		3.50%	70,438	70,438
05/01/26	4,025,000	275,000	3.50%	70,438	345,438
11/01/26	3,750,000		3.50%	65,625	65,625
05/01/27	3,750,000	285,000	3.50%	65,625	350,625
11/01/27	3,465,000		3.50%	60,638	60,638
05/01/28	3,465,000	295,000	3.50%	60,638	355,638
11/01/28	3,170,000		3.50%	55,475	55,475
05/01/29	3,170,000	305,000	3.50%	55,475	360,475
11/01/29	2,865,000		3.50%	50,138	50,138
05/01/30	2,865,000	315,000	3.50%	50,138	365,138
11/01/30	2,550,000		3.50%	44,625	44,625
05/01/31	2,550,000	325,000	3.50%	44,625	369,625
11/01/31	2,225,000		3.50%	38,938	38,938
05/01/32	2,225,000	340,000	3.50%	38,938	378,938
11/01/32	1,885,000		3.50%	32,988	32,988
05/01/33	1,885,000	350,000	3.50%	32,988	382,988
11/01/33	1,535,000		3.50%	26,863	26,863
05/01/34	1,535,000	365,000	3.50%	26,863	391,863
11/01/34	1,170,000		3.50%	20,475	20,475
05/01/35	1,170,000	375,000	3.50%	20,475	395,475
11/01/35	795,000		3.50%	13,913	13,913
05/01/36	795,000	390,000	3.50%	13,913	403,913
11/01/36	405,000		3.50%	7,088	7,088
05/01/37	405,000	405,000	3.50%	7,088	412,088
		<b>5,030,000</b>		<b>1,719,375</b>	<b>6,657,325</b>

**Easton Park**

Community Development District

*Debt Service Fund*

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**Budget Narrative**

Fiscal Year 2022

**REVENUES**

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**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

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**Administrative****Miscellaneous-Assessment Collection Costs**

The District reimburses the Collier County 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 makes semi-annual interest payments on the outstanding debt.

**Easton Park**  
**Community Development District**

**Supporting Budget Schedules**  
**Fiscal Year 2022**

**Comparison of Assessment Rates  
Fiscal Year 2022 vs. Fiscal Year 2021**

Product	General Fund 001			Debt Service			Total Assessments per Unit			Total	Units
	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change	Units	Prepaid
Single Family 50'	\$973.05	\$893.77	8.9%	\$689.56	\$689.56	0.0%	\$1,662.61	\$1,583.33	5.0%	360	-
Single Family 60'	\$1,094.68	\$1,005.49	8.9%	\$775.75	\$775.75	0.0%	\$1,870.43	\$1,781.24	5.0%	168	1
Single Family 75'	\$1,216.32	\$1,117.21	8.9%	\$861.94	\$861.94	0.0%	\$2,078.26	\$1,979.15	5.0%	72	1
										<b>600</b>	<b>2</b>



**3Eiiiia**

## RESOLUTION 2021-12

### A RESOLUTION OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE LEVY AND IMPOSITION OF NON-AD VALOREM MAINTENANCE SPECIAL ASSESSMENT FOR THE DISTRICT FOR FISCAL YEAR 2021/2022; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SAID ASSESSMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

#### Preamble

Whereas, certain improvements exist within the Easton Park Community Development District (the “District”) and certain costs of operation, repairs and maintenance of said improvements are being incurred; and

WHEREAS, the Board of Supervisors of the Easton Park Community Development District (the “Board”) finds that the District's total General Fund operation assessments, taking into consideration other revenue sources during Fiscal Year 2021/2022, will amount to \$\_\_\_\_\_; and

WHEREAS, the Board finds the District’s total Special Revenue Fund assessments, taking into consideration other revenue sources during Fiscal Year 2021/2022, will amount to \$\_\_\_\_\_; and

WHEREAS, the Board finds the District’s Debt Service Fund Assessment during Fiscal Year 2021/2022 will amount to \$\_\_\_\_\_; and

WHEREAS, the Board finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this resolution for maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the Board understands that this resolution levies only the maintenance assessments for 2021/2022, the Chair of the District, or the designee of the District Manager, shall certify a total non-ad valorem assessment roll in a timely manner to the Tax Collector in and for Hillsborough County for collection to include all assessments levied and approved by the District on the property including those for debt service as well as for special maintenance assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT OF HILLSBOROUGH COUNTY, FLORIDA, AS FOLLOWS:**

Section 1. All the whereas clauses are incorporated herein and are dispositive.

Section 2. A special assessment for maintenance as provided for in Section 190.021(3), Florida Statutes (hereinafter referred to as "assessment") is hereby levied on the platted lots within the District.

Section 3. That the collection and enforcement of the aforesaid assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in Hillsborough County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the maintenance special assessments on platted lots included in the District will be combined with the debt service non-ad valorem assessments which were levied and certified as a total amount on the non-ad valorem assessment roll to the Hillsborough County Tax Collector by the designee of the Chair of the Board on compatible medium no later than August 31, 2021, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each platted parcel of property.

Section 5. The proceeds therefrom shall be paid to the District.

Section 6. The Chair of the Board designates the District Manager to perform the certification duties.

Section 7. Be it further resolved that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 19<sup>th</sup> day of August 2021.

Easton Park Community  
Development District

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Mark Vega, Secretary

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Paul Meier, Chair

**3Eiv.**

**NOTICE OF MEETINGS AND WORKSHOPS  
EASTON PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Easton Park Community Development District will hold their meetings for Fiscal Year 2022 at **4:30 P.M.** in the conference room of the Heritage Isles Golf & Country Club Library, 10630 Plantation Bay Drive, Tampa, Florida 33647, on the third Wednesday of the month as follows:

October 20, 2021  
November 17, 2021  
December 15, 2021  
January 19, 2022  
February 16, 2022  
March 16, 2022  
April 20, 2022  
May 18, 2022  
June 15, 2022  
July 20, 2022  
August 17, 2022  
September 21, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark at (813) 991-1116 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega  
District Manager

**NOTICE OF MEETINGS AND WORKSHOPS  
EASTON PARK  
COMMUNITY DEVELOPMENT DISTRICT**

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Mark Vega  
District Manager

**3Evi**



Mark Vega  
Inframark

Easton Park Community Development District  
Pictorial Park Dr  
Wesley Chapel, FL

Dear Board of Directors:

Custom Reserves proposes a Full Reserve Study for Easton Park CDD who values the importance of future planning through reserves. A Reserve Study is a key financial planning tool that helps the board fulfill its fiduciary responsibility to maintain the common property.



A custom reserve study serves the specific needs of the community and acts as an independent analysis. The community would benefit greatly with the implementation of a comprehensive custom reserve study.



This correspondence outlines the complete scope of work you requested, including Objectives, Scope of Services, and the Benefits of going with Custom Reserves, Client Responsibilities, Report Use and Professional Fees located on the second to last page.

## **OBJECTIVES**

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over their useful lives.

## **SCOPE OF SERVICES**

### **Procedures**

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes and on-site inspection of the common property documented by photographs.
3. 30 year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30 year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Full Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenses and Funding Plan in excel for various Reserve Plan scenarios upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Provide free unlimited phone and online support.
9. One revision of the study up to the end of the first fiscal year.

### **Reserve Categories included in this Proposal**

- a. Property site components

## **BENEFITS**

Your services are provided by an Engineer with both reserve study credentials from the Association of Professional Reserve Analysts (APRA), and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors and construction management experience i.e. estimating and scheduling.

Custom Reserves experience includes the inspection and analysis of the condition of hundreds of communities. A partial list of recent experience is attached.



Delivery of the report takes about four weeks from the date of inspection. When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These edit changes include adjustments to variables such as costs, time of replacement, inflation and interest rates.

Cost estimates are based on localized information gathered from resources that include but not limited to contractors, and industry databases combined with experience in home building and site development. Useful lives are generated from several factors such as environment, materials and historical information.

### **CLIENT RESPONSIBILITIES**

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. balance sheet, income statement and or copy of the annual budget along with other financial reports.
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

### **REPORT USE**

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

### **CLIENT NAME**

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

**PROFESSIONAL FEES**

Fee estimates are based on the components summarized under the scope of services. The fee for this Full Reserve Study is **\$2,700**.

Optional future services are available and can be locked in at the following rates if initialed below in conjunction with the current reserve study:

\_\_\_\_\_ Non-site Update in two years 50% of initial reserve study cost

\_\_\_\_\_ Update with site visit two- to three-years 75% of initial reserve study cost

Please note that a non-site update can be conducted one time between site visits.

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, please sign and return this page along with a 50% retainer deposit. A site inspection will be scheduled upon receipt of the retainer deposit. The balance will be due upon receipt of the report.

Sincerely,



**Paul Grifoni, RS, PRA**  
**Engineer**  
**Reserve Specialist, RS**  
**Professional Reserve Analyst, PRA**  
**Licensed Home Inspector**



5470 E Busch Blvd., Unit 171  
Tampa, FL 33617  
Office: (888) 927-7865  
Fax: (813) 200-8448  
[www.customreserves.com](http://www.customreserves.com)  
[contact@customreserves.com](mailto:contact@customreserves.com)

**Custom Reserves is committed to getting your community on track. A response policy of 24 hours is the dedication Custom Reserves provides.**

This letter sets forth the understanding of the Association and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

---

Accepted by

Title

Date

**REF #993**

## EXPERIENCE

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

**The Groves Golf and Country Club Master Association** is a planned unit development established in 2000 and located in Land O Lakes, FL. The Groves is responsible for the paint and roofs shared by 285 Club Homes, 273 Courtyard Homes and 123 Patio 1 Homes.

**Oak Creek Community Development District** is located in Wesley Chapel and established in 2004 and is a planned unit development responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

**Harbor Bay Community Development District** owns and operates the community areas of Mira Bay including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

**Southshore Falls Homeowners Association** is a planned unit development established in 2004 and located in Apollo Beach, FL and is responsible for the common elements shared by 866 homes within 308 Single Family, 58 Quad and 163 Villa buildings. The amenity center includes a 14,000 square foot clubhouse, lagoon-style pool, fitness center, café, tennis and bocce courts.

**Whitlock Homeowners Association** is a planned unit development established in 2002, located in Zephyrhills, FL and is responsible for the common elements shared by 222 property owners within 111 buildings. The development contains exterior building and property site components.

**Tampa Bay Golf and Country Club** is a 1,500 home planned unit development located in San Antonio FL and established in 2000. The development contains two golf courses, a clubhouse, two pools, a community center, a welcome center, and property site and maintenance components.



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

June 3, 2021

Mr. Mark Vega, District Manager  
c/o INFRAMARK  
Easton Park Community Development District  
2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, FL 33544



Dear Mr. Vega:

Thank you for the opportunity to present Easton Park Community Development District with a reserve study proposal. At Reserve Advisors, we are dedicated to providing peace of mind to boards, homeowners and their families by delivering a custom-comprehensive reserve study.

Our **easy-to-use reserve study system** provides a more effective way to manage your property. You will receive...

- A concise **Executive Summary** and **5-Year Outlook Table** to communicate near-term expenditures and funding recommendations to homeowners.
- **Property-specific recommendations** that prioritize the most effective use of reserve funds for you.
- **Spreadsheets with formulas** to easily evaluate what-if replacement schedules and reserve contributions.
- **Free Support** - Our team of multi-disciplined engineers are dedicated to making your experience of using the reserve study exceptional with ongoing assistance.

The following pages provide insight and the distinct reasons why communities rely on Reserve Advisors for their reserve study needs.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Matt Kuisle PE, PRA, RS  
Southeast Regional Executive Director  
Matt@reserveadvisors.com  
[See our report overview](#)

P.S. Most reserve study providers fail to assess the long-term needs of ponds and site drainage systems. Our engineers apply their knowledge of best management practices (BMP) to accurately forecast and budget for future projects.

## Reserve Study Benefits

### For Boards

- Fulfills [fiduciary responsibility](#) with expert advice
- Supports board decisions on replacement projects
- Saves hours in budget meetings for replacements
- Excel spreadsheets with formulas provide ability to create what-if scenarios for budgeting purposes

### For Owners

- Ensures fair reserve contributions
- More consistent household budgeting
- Reduces long-term homeowner cost of maintaining the common property



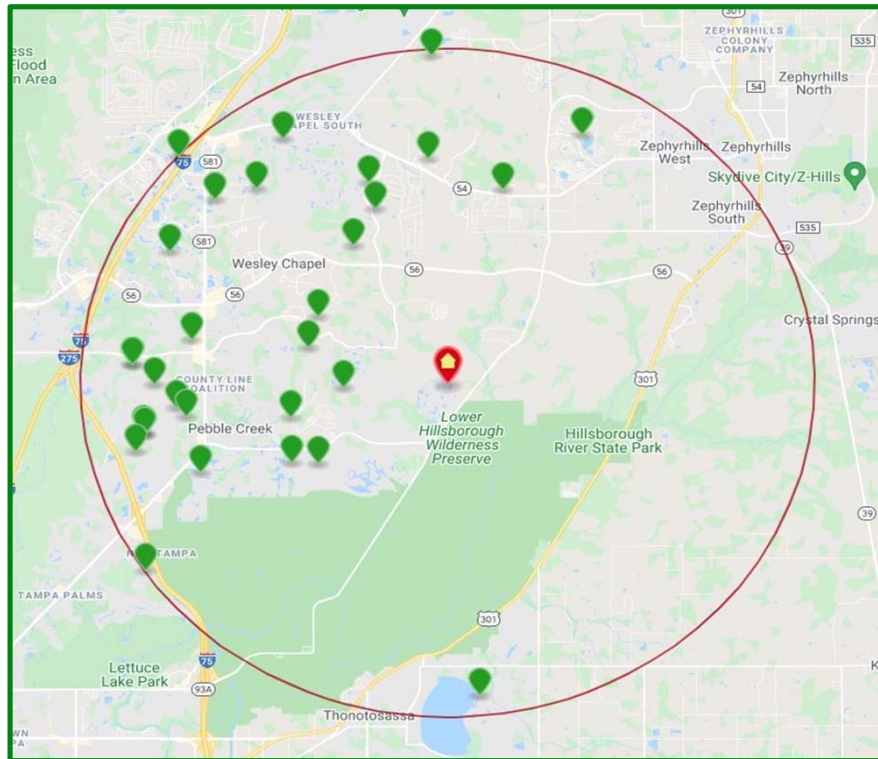
## Distinct Reasons Communities Choose Reserve Advisors

- ✓ **Easy to use Reports** that provide valuable insight to current and future owners. An executive summary promoting management's ability to communicate near-term expenditures, funding recommendations and other high level information to various stakeholders.
- ✓ **Dedication and Commitment to You** with an exceptional experience during and after the study. We listen to you and create a custom reserve study with your objectives in mind. Our staff of multi-disciplined engineers is dedicated to ensuring your satisfaction. We're always available with free support after the study is complete.
- ✓ **Comprehensive Reports** solve problems before they escalate. We include:
  - Thorough condition assessments that prioritize your near-term projects
  - Best practices and technical illustrations to better understand project scope and compare contractor bids
- ✓ **Knowledge of Local Replacement Costs** is the basis for adequate, not excessive, reserve budgets.
- ✓ **Multi-disciplined Engineers** – With more than 30 engineers, we match our expertise with your community rather than a "one size fits all" engineer.
- ✓ **Unbiased Recommendations** – Your best interest is our only goal. We don't provide design or project management services, nor do we profit from your capital projects.
- ✓ **Unmatched Local Experience** – We know the local costs and conditions that affect your community. Visit our map of our experience near your community on the following page.

[Download our report overview](#)



Red represents your property, Green represents our clients.  
References available upon request.



**Name**

**City**

Stone Creek Townhomes Owners' Association, Inc.	Tampa
Anand Vihar Club Villas	Wesley Chapel
Lettingwell Homeowners Association, Inc.	Wesley Chapel
Arbor Greene Community Development District	Tampa
Kingshyre at Cross Creek Homeowners' Association, Inc.	Tampa
Arbors at Wiregrass Ranch Community Association, Inc.	Wesley Chapel
Carriage Homes at Arbor Greene Association, Inc.	Tampa
Meadow Pointe IV-A Master Association, Inc.	Wesley Chapel
Hamilton Park of Pasco County Homeowners Association, Inc.	Wesley Chapel
Meadow Pointe North Community Association, Inc.	Wesley Chapel
New River Homeowners' Association, Inc.	Wesley Chapel
The Lakes of Northwood Homeowners Association, Inc.	Wesley Chapel
Doves Landing Owners Association, Inc.	Tampa
The Promenade Owners Association, Inc.	Tampa
Audubon Landing Owners Association, Inc.	Tampa
Estancia at Wiregrass POA - Santeri Villas	Wesley Chapel
The Hammocks Townhomes Homeowners Association	Tampa
Lake Bernadette Community Association, Inc.	Tampa
Estancia at Wiregrass Master Property Owners Association, Inc.	Wesley Chapel
Tampa Palms Open Space and Transportation Community Development District (Area 6)	Tampa
Tampa Palms Open Space and Transportation Community Development District (Area 7)	Tampa
West Meadows Property Owners Association, Inc.	Tampa
Villas at Edenfield Association, Inc.	Wesley Chapel
Saddlebrook Golf and Country Club Condominium Association, Inc.	Wesley Chapel



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

## Using Your Reserve Advisors Study Has Never Been Easier

We listened and responded to our clients with three tools to quickly access and use your custom-comprehensive reserve study.

- ✓ **The Report** – Comprehensive and Customized to Your Community
  - One-Click to read online
  - Executive Summary communicates key findings and recommendations **at a glance**
  - Flip through your report copy which includes panoramic 11" x 17" spreadsheets
  - Helps board planning with a prioritized capital project schedule
- ✓ **The Numbers** – Always Quick and Easy
  - One-Click to open your Expenditures & Funding Plan spreadsheets
  - Print your spreadsheets on any printer in panoramic multi-page format
- ✓ **Easy Planning** – Your reserve study includes:
  1. **Excel™ spreadsheets with formulas** for what-if scenarios
  2. **ForeSite™** a cloud-based software solution
    - a. Store your photos and project documents
    - b. Record comments and costs of your actual capital projects
    - c. Optionally, subscribe to [ForeSite™ Plus](#) for multiple users to collaborate online, creating unlimited replacement and funding scenarios
    - d. Full support with Webinars and Tutorials

**ForeSite™** brings everything together as individual board members can collaborate, comment, make changes and plan for the future in one place from anywhere.







201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

## Meet Our Founders



Founded by John Poehlmann and Theodore Salgado in 1991, Reserve Advisors has provided tens of thousands of comprehensive reserve studies for communities across America and abroad.

Collectively, John and Ted have lived in and served community associations for decades. They've served on CAI's (Community Associations Institute) national Board of Trustees and as a past President of APRA (the Association of Professional Reserve Analysts), respectively. Both were instrumental in establishing CAI's National Standards for Reserve Study providers.

## Our Commitment to You



*We deliver.* In all we do, we go the extra mile for you. Our core values are integrity, customer service, professionalism, accountability and technical quality. Our employees are hard-working individuals who value their client relationships and put great effort and dedication into providing the highest level of satisfaction to our clients.

As we have since 1991, Reserve Advisors will continue to use our values, people and services to provide reserve studies that help secure the financial health of communities and peace of mind to their homeowners.

Matt Kuisle PE, PRA, RS  
Southeast Regional Executive  
Director



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

The specific property to be included in your custom-comprehensive reserve study includes:

**Site Components**

- Ponds (53)
- Monuments
- Signage
- Fountains (2)
- Wells (2)

Easton Park Community Development District Reference Photograph:





## RESERVE STUDY PROVIDER CHECKLIST

### YOUR REPORT INCLUDES:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Executive summary of key findings and list of prioritized near-term projects
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30-Year expenditure forecast derived from actual local costs, not standardized information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project-specific best practices that provide in-depth information to support board decisions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Element-specific opportunities to save money through cost-effective alternative replacement options
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detailed photographs documenting the condition of every reserve element
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition assessments that identify elements in need of repair vs replacement

### EASE OF USE

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Easily print expenditure and funding plan spreadsheets in panoramic multi-page format
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Quickly create what-if scenarios with Excel spreadsheets that contain built-in formulas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cloud-based software, allowing for easy remote collaboration among your board members

### STAFF'S QUALIFICATIONS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Only uses engineers who are committed to the highest industry standards, as shown by their Reserve Specialist (RS) and/or Professional Reserve Analyst (PRA) designations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specializes in prioritizing capital projects and funding needs based on your individual goals
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Always available to discuss your reserve study anytime in the future at no additional cost

### FIRM'S QUALIFICATIONS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Offers local experience, utilizing actual project costs to provide a basis for realistic reserve budgets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comprises over 30 engineers from multiple engineering disciplines to ensure matching the appropriate background and expertise with your community association needs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	With over 25 years of expertise in the community association industry, has the knowledge to identify any common element issue and make recommendations for best practices
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No real or perceived conflict of interest – An independent consultant that does not manage or profit from your replacement projects
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All reports are reviewed by a team of senior engineers to ensure the utmost quality
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provides high client satisfaction ★★★★★ 1,226 Reviews





201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

**COLLABORATE.  
CREATE.  
STORE & SHARE.**

**FORESITE™**  
Tracking Your Past. Forecasting Your Future.



All our reserve studies now include **ForeSite Basic**.



- ✓ Secure, 24/7 online access to your original reserve study for 7 years.
- ✓ Export and print your study.
- ✓ Add notes and comments.
- ✓ Store project bids, contracts and photos.
- ✓ Receive unlimited support for 10 registered users.
- ✓ Get 60 days of free access to ForeSite Plus. Each user can create and print multiple "what if" scenarios.

### Upgrade to **ForeSite Plus**...

**All the  
features of  
Basic and  
MORE!**

- ✓ Answer all your questions with the ability to create, print and save unlimited "what if" scenarios.
  - Change replacement timing, costs or quantities.
  - Reduce reserve contributions.
  - Raise the interest rate.
- ✓ Designate an approved scenario to guide your community.
  - Facilitate budgeting and reserve expenditure discussions.
  - Track actual capital projects.
  - Improve communication and streamline meetings.
  - Easily share information with new board members.

The benefits of ForeSite Plus add up.





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Tampa, FL 33602

## Confirmation of Services for Easton Park Community Development District

- ☒ **Full Reserve Study** for an investment of **\$3,950** (includes all expenses)
  - ☒ **Report** ([See our report overview](#))
    - Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables for printing in 8 ½" x 11" panoramic multi-page format on *any printer*
    - Excel® spreadsheet of Reserve Expenditures and Funding Plan with formulas for "what-if" alternative scenarios
  - ☒ **Support**
    - We listen and respond to your questions and suggestions to create a custom report
    - Meeting with our engineer on the day of our visual property inspection
    - Unlimited video/teleconference support with our engineer during and after report delivery
  - ☒ **ForeSite™ Basic** – Access your reserve study and Excel spreadsheets online, store photos and project documents, record comments and project costs. Also receive a free 60-day trial to [ForeSite Plus](#).


\_\_\_\_\_ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: \_\_\_\_\_  
 \_\_\_\_\_ [ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate  
 \_\_\_\_\_ with unlimited models and scenarios for **\$395** per year

### Sign and Send to Get Started:

Email: [Matt@reserveadvisors.com](mailto:Matt@reserveadvisors.com) or  
 Fax: (813) 254-5474

### Mail **\$1,975** retainer to:

**Reserve Advisors, LLC**  
**735 N. Water Street, Suite 175**  
**Milwaukee, WI 53202**

By:   
 Matt Kuisle  
 Southeast Regional Executive Director  
 on June 3, 2021  
 For: Reserve Advisors, LLC  
 Ref. 211234

Signature: \_\_\_\_\_  
 (Print Name): \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 For: **Easton Park Community Development District**

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal is valid for 45 days.

*Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Optional services authorized will be billed in full upon contract execution. Any outstanding balance after 30 days is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.*

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201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

## PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

**Report** - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

**Your Obligations** - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report** - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. ***The Report*** contains intellectual property developed by RA and ***shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.***

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates, and Interest Charges** - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.



201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602

June 3, 2021

Easton Park Community Development District  
c/o 2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, FL 33544

**RETAINER INVOICE #**

**2184233R**

**Amount Due Now:**

**\$1,975**

**PROPERTY:**

**Easton Park Community Development District  
Tampa, Florida**

Contract Number: 211234

RETAINER DUE: **\$1,975**

Terms: ***Retainer Due Upon Receipt of Authorized Contract and Prior to Inspection***

**Mail retainer to:**

**Reserve Advisors, LLC  
735 N. Water Street, Suite 175  
Milwaukee, WI 53202**

**OR**

**CONTACT US FOR  
CREDIT CARD PAYMENT**



*Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Optional services authorized will be billed in full upon contract execution. Any outstanding balance after 30 days is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.*

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**3Evii**



# ROYCE BRAVO

SECURITY AND ACCESS CONTROL

11302 N. Nebraska Ave  
Tampa, FL 33612  
Ph: (813) 885-2777  
Fx: (813) 885-2444



Name CASTLEBANK 1/2 INFRARED Date 7-14-21  
Address 2654 Cypress Ridge #101 Home \_\_\_\_\_  
City, St, Zip Wesley Chapel FL 33544 Work \_\_\_\_\_  
Job Site CASTLEBANK - Mobile Bridge Rd Cell 813-295-54  
Site Phone MARK VEGA Fax \_\_\_\_\_

Agenda Page #49

Type	Height	Style	Pickets	Rails	Posts	G A T E S	Size	Top	Swing
<input checked="" type="checkbox"/> Wood	6'	2x6 w/ LATTICE	3/8x6	1x5x4	5x5x108		42"	<input type="checkbox"/> Arched	In Out
<input checked="" type="checkbox"/> Vinyl							48"	<input type="checkbox"/> Flat	Up-Hill
<input type="checkbox"/> Aluminum							60"	<input type="checkbox"/> Scalloped	Down-Hill
<input type="checkbox"/> Steel	Installation:		Tear Down	Concrete	Good Side			<input type="checkbox"/> Estate	
<input type="checkbox"/> Chain Link	<u>TAN</u>	<u>276' L</u>	<u>YES</u>	<u>YES</u>	<u>In Out</u>				

- ☐ Top of Fence Level  
☒ Average Grade  
☐ Follow Ground Grade

TEAR DOWN &  
REMOVE APPROX  
276' L OF  
EXISTING FENCE  
INSTALL 276' L OF  
NEW 2x6  
W/ LATTICE  
(5' PRIVACY & 1' LATTICE)  
ALL POSTS SET  
IN CONCRETE  
VIA INSTALLATION  
WARRANTY ON  
INSTALL  
LIFETIME ON  
MATERIALS  
  
CUSTOMER STATES  
BETWEEN 3/4 COLUMNS  
  
\$ 8344.00

YES

Special Instructions:

I, \_\_\_\_\_, hereby certify that I am the Owner / Property Manager (Circle One) of the property referenced above. I hereby attest to be authorized to enter into this contract for said property.



Signature of Owner / Agent

## Customer Responsibilities:

- ☒ Permit N/A  
☒ Association Approval  
☒ Clear Fence Line  
☒ Underground Cables  
☒ Sprinkler System  
☒ Electric hook-up  
☒ Copy of Survey  
  
☒ Customer Initials

Terms & Conditions: 50% Deposit; balance due at completion. Proposal is valid for 30 days.

The undersigned Customer signing this Contract below authorizes Bravo Fence to order materials and initiate work in accordance with this Contract, including without limitation Bravo Fence's Standard Terms and Conditions set forth on the back of this Contract, which are incorporated into this Contract for all purposes (facsimile is equivalent to original):

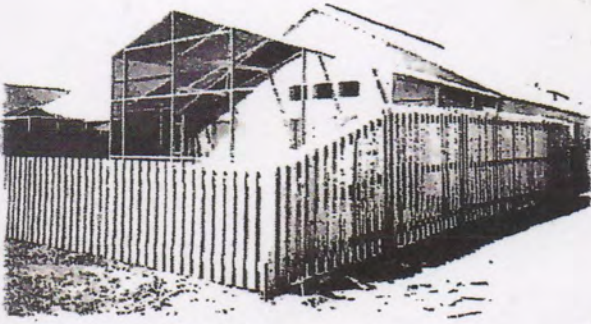
Accepted by:



Customer

Date

SALES REP: <u>THOMAS</u>
TOTAL PRICE:
LESS DEPOSIT:
BALANCE DUE:



**JON'S CUSTOM FENCE**  
**901 S HILLSIDE CT.**  
**WINTER HAVEN, FL 33881**  
**813 843-2629**  
**iontroupe@aol.com**

Proposal Submitted to:	Phone	Res.	Job	Sub
<b>EASTON PARK CDD</b>				
Street: <u>Easton Park Replacement Fence</u>				
City, State and Zip: <u>both sides of Pictorial Park Dr. Entrance</u>				
Salesman: <u>Jon</u>		Date of Plans: <u>7-8-2021</u>		

Height	type	fence face	In/Out
Post	gates	Ft. Rd.	If Rt.
Special: <u>Install 276' of 5' Foot Tan PVC Fence</u>			
<u>with one foot of lattice</u>			
<u>Remove old fence and Install new fence</u>			

Proposal cost:

ACCEPTANCE OF PROPOSAL: \_\_\_\_\_ Date: \_\_\_\_\_

Processed by: Jon R. Troupe Date: 7-8-2021

We propose Hereby to furnish material and labor complete in accordance with above specifications.

## **Fourth Order of Business**

**4A.**

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

The Board of Supervisors of the Easton Park Community Development District held a Regular Meeting on Thursday July 15, 2021 at 4:30 p.m. at the Heritage Isles Golf & country Club located at 10630 Plantation Bay Drive, Tampa FL 33647.

Present and constituting a quorum were:

Paul Meier	Chairperson
Arnold Sails	Assistant Secretary
Perry Blackburn	Assistant Secretary

Also present were:

Mark Vega	District Manager
-----------	------------------

*The following is a summary of the minutes and actions taken at the July 15, 2021, Easton Park Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Vega called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no Audience comments.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

- Mr. Vega relayed Ms. Stewarts report.
- Ms. Stewart spoke to Mr. Ingersoll, with Krusen Douglas, and was informed there is no agreement to move the dirt and the dirt is needed for the construction of the road through Easton Park.
- Mr. Ingersoll is to repair the black chain link fence on Krusen Douglas' property.
- The Board requested Ms. Stewart attend the next meeting and present a map that outlines where the road begins and ends.

**B. District Counsel**

- The Board requested District Counsel send Envera a letter stating the District is a dissatisfied customer and Envera is not fulfilling its customer service promise. As such, the Board offered \$2,500.00 to terminate the contract with Envera.

**C. Landscape and Irrigation Maintenance – LMP****i. LMP Proposals**

On MOTION by Mr. Sails seconded by Mr. Meier with all in favor, entrance project estimate 72467 from LMP for \$9,750.00 was approved. 3/0

On MOTION by Mr. Sails seconded by Mr. Blackburn with all in favor, entrance annuals estimate 72777 from LMP for \$3,000.00 was approved. 3/0

**D. Aquatic Maintenance – Solitude**

- Mr. Wilt updated the Board on the condition of the ponds.

**E. District Manager****i. Field Update****v. Illuminations Holiday Lighting Proposal – tabled till August**

- Mr. Vega spoke with Ms. Valenti, with MI Homes. Ms. Valenti stated that only \$1,000.00 was budgeted for Holiday lights. Mr. Vega stated that the CDD Board planned to spend \$20,000.00 and since the CDD consists of 600 homes and Morris Bridge Manors consists of 111 homes, the CDD is requesting a 15% contribution to the Holiday lighting cost. Ms. Valenti stated that a budget increase of \$18.00 per residence would take place.
- Mr. Vega received two quotes to replace the 276-foot-long, 5-foot-high fence for \$11,060.00 and \$89,344.00.

On MOTION by Mr. Meier seconded by Mr. Blackburn with all in favor, removing the fence for \$1,000.00 was approved. 3/0

- Mr. Vega will inform Ms. Valenti if the residents of Morris Bridge Manors request the fence be reinstalled if Morris Bridge Manors were able to pay to have the fence installed.

**ii. Consideration of Resolution 2021-09, Designation of Officers**

On MOTION by Mr. Sails seconded by Mr. Blackburn with all in favor, Resolution 2021-09, Designation of Officers was adopted. 3/0

**iii. Consideration of Resolution 2021-10, Designation of Registered Agent**

On MOTION by Mr. Meier seconded by Mr. Blackburn with all in favor, Resolution 2021-10, Designation of Registered Agent was adopted. 3/0

**iv. Discussion of Reserve Study**

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

- A. Approval of the June 17, 2021 Minutes**
- B. Approval of June 2021 Financials**
- C. Acceptance of Fiscal Year 2020 Audit**

On MOTION by Mr. Sales seconded by Mr. Blackburn with all in favor, the Consent Agenda was approved. 3/0

**FIFTH ORDER OF BUSINESS** **Supervisor Requests**

- Mr. Sails requested Inframark see how much money is left over from the refinance.

**SIXTH ORDER OF BUSINESS** **Adjournment**

With no other items,

On MOTION by Mr. Sails seconded by Mr. Meier with all in favor, the meeting was adjourned. 3/0 at 6:00 p.m.

---

Mark Vega, Secretary

**4B**



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

*Financial Report*

*July 31, 2021*

Prepared By



# EASTON PARK

Community Development District

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

**Financial Statements**

**(Unaudited)**

**July 31, 2021**

**Balance Sheet**

July 31, 2021

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND - SERIES 2017</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 344,827	\$ -	\$ 344,827
Due From Other Funds	-	16,522	16,522
Investments:			
Opt Redemption	-	7,756	7,756
Reserve Fund	-	123,913	123,913
Revenue Fund	-	127,348	127,348
Prepaid Items	482	-	482
Deposits	2,735	-	2,735
<b>TOTAL ASSETS</b>	<b>\$ 348,044</b>	<b>\$ 275,539</b>	<b>\$ 623,583</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 971	\$ -	\$ 971
Accrued Expenses	20,484	-	20,484
Due To Other Funds	16,522	-	16,522
<b>TOTAL LIABILITIES</b>	<b>37,977</b>	<b>-</b>	<b>37,977</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	482	-	482
Deposits	2,735	-	2,735
<b>Restricted for:</b>			
Debt Service	-	275,539	275,539
<b>Unassigned:</b>	<b>306,850</b>	<b>-</b>	<b>306,850</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 310,067</b>	<b>\$ 275,539</b>	<b>\$ 585,606</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 348,044</b>	<b>\$ 275,539</b>	<b>\$ 623,583</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 11	0.00%	\$ -
Interest - Tax Collector	-	18	0.00%	-
Special Assmnts- Tax Collector	536,850	571,118	106.38%	-
Special Assmnts- Discounts	-	(21,599)	0.00%	-
<b>TOTAL REVENUES</b>	<b>536,850</b>	<b>549,548</b>	<b>102.37%</b>	<b>-</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	12,000	8,200	68.33%	-
ProfServ-Administrative	4,800	2,400	50.00%	-
ProfServ-Arbitrage Rebate	500	900	180.00%	-
ProfServ-Dissemination Agent	1,100	-	0.00%	-
ProfServ-Engineering	5,000	570	11.40%	-
ProfServ-Legal Services	5,000	6,020	120.40%	-
ProfServ-Mgmt Consulting Serv	27,830	31,448	113.00%	4,383
ProfServ-Special Assessment	5,000	5,000	100.00%	-
ProfServ-Trustee Fees	3,658	5,542	151.50%	-
Accounting Services	18,000	11,500	63.89%	-
Auditing Services	4,000	-	0.00%	-
Website Hosting/Email services	4,000	2,363	59.08%	384
Miscellaneous Mailings	1,000	485	48.50%	51
Public Officials Insurance	2,537	2,421	95.43%	-
Legal Advertising	1,000	2,867	286.70%	971
Misc-Assessment Collection Cost	5,000	6,620	132.40%	-
Bank Fees	300	287	95.67%	40
Dues, Licenses, Subscriptions	175	175	100.00%	-
<b>Total Administration</b>	<b>100,900</b>	<b>86,798</b>	<b>86.02%</b>	<b>5,829</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-21 ACTUAL
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	114,000	92,528	81.16%	9,277
Utility - Irrigation	4,000	2,658	66.45%	350
Utility - Fountains	5,000	4,968	99.36%	480
Utility - Roundabout Lights	500	327	65.40%	30
Street Light Bond	600	600	100.00%	-
<b>Total Electric Utility Services</b>	<b>124,100</b>	<b>101,081</b>	<b>81.45%</b>	<b>10,137</b>
<b><u>Stormwater Control</u></b>				
R&M-Stormwater System	1,000	-	0.00%	-
R&M Lake & Pond Bank	2,500	-	0.00%	-
Invasive Plant Removal	20,000	12,250	61.25%	1,225
Fountain Maintenance	2,000	7,421	371.05%	173
Aquatic Maintenance	30,120	25,100	83.33%	2,510
<b>Total Stormwater Control</b>	<b>55,620</b>	<b>44,771</b>	<b>80.49%</b>	<b>3,908</b>
<b><u>Other Physical Environment</u></b>				
Field Operations	7,800	3,900	50.00%	-
Insurance - Property	2,819	2,691	95.46%	-
Insurance - General Liability	2,171	1,870	86.14%	-
R&M-Irrigation	5,000	19,277	385.54%	997
Landscape - Annuals	18,500	9,018	48.75%	-
Landscape - Mulch	11,400	13,350	117.11%	-
Landscape Maintenance	145,000	105,911	73.04%	16,046
Landscape Replacement	20,000	12,746	63.73%	-
Rust Prevention	7,140	5,950	83.33%	595
Entry & Walls Maintenance	1,000	-	0.00%	-
Ornamental Lighting & Maint.	1,500	-	0.00%	-
Holiday Lighting & Decorations	24,600	24,600	100.00%	-
<b>Total Other Physical Environment</b>	<b>246,930</b>	<b>199,313</b>	<b>80.72%</b>	<b>17,638</b>
<b><u>Security Operations</u></b>				
Security System Monitoring & Maint.	5,800	4,337	74.78%	482
Internet Services	1,500	1,179	78.60%	103
<b>Total Security Operations</b>	<b>7,300</b>	<b>5,516</b>	<b>75.56%</b>	<b>585</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-21 ACTUAL
<b><u>Contingency</u></b>				
Misc-Contingency	1,000	1,367	136.70%	-
<b>Total Contingency</b>	<b>1,000</b>	<b>1,367</b>	<b>136.70%</b>	<b>-</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Sidewalks	1,000	4,800	480.00%	-
<b>Total Road and Street Facilities</b>	<b>1,000</b>	<b>4,800</b>	<b>480.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>536,850</b>	<b>443,646</b>	<b>82.64%</b>	<b>38,097</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	105,902	0.00%	(38,097)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	129,059	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>129,059</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ -	\$ 234,961	0.00%	\$ (38,097)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>75,106</b>	<b>75,106</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 75,106</b>	<b>\$ 310,067</b>		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 13	0.00%	\$ -
<b>TOTAL REVENUES</b>	<b>-</b>	<b>13</b>	<b>0.00%</b>	<b>-</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	13	0.00%	-
<b>OTHER FINANCING SOURCES (USES)</b>				
Operating Transfers-Out	-	(129,059)	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(129,059)</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ -	\$ (129,046)	0.00%	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>-</b>	<b>129,046</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>		



## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 89	0.00%	\$ 6
Interest - Tax Collector	-	14	0.00%	-
Special Assmnts- Tax Collector	413,001	438,990	106.29%	-
Special Assmnts- Discounts	-	(16,602)	0.00%	-
<b>TOTAL REVENUES</b>	<b>413,001</b>	<b>422,491</b>	<b>102.30%</b>	<b>6</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	-	5,085	0.00%	-
<b>Total Administration</b>	<b>-</b>	<b>5,085</b>	<b>0.00%</b>	<b>-</b>
<b>Debt Service</b>				
Principal Debt Retirement	228,901	230,000	100.48%	-
Interest Expense	184,100	184,100	100.00%	-
<b>Total Debt Service</b>	<b>413,001</b>	<b>414,100</b>	<b>100.27%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>413,001</b>	<b>419,185</b>	<b>101.50%</b>	<b>-</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,306	0.00%	6
Net change in fund balance	\$ -	\$ 3,306	0.00%	\$ 6
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>272,233</b>	<b>272,233</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 272,233</b>	<b>\$ 275,539</b>		

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

**Supporting Schedules**

**July 31, 2021**

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

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector**  
**(Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2021**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY21 (1)				\$ 1,010,107	\$ 571,117	\$ 438,990
Allocation %				100%	57%	43%
11/09/20	\$ 10,770	\$ 521	\$ 220	\$ 11,511	\$ 6,508	\$ 5,003
11/24/20	53,625	2,280	1,094	57,000	32,228	24,772
11/25/20	46,937	1,996	958	49,891	28,208	21,682
12/07/20	745,849	31,710	15,221	792,781	448,240	344,540
12/10/20	11,674	436	238	12,348	6,982	5,366
01/07/21	39,092	1,513	798	41,402	23,409	17,993
02/05/21	6,067	143	124	6,333	3,581	2,752
04/06/21	22,562	18	460	23,041	13,027	10,013
05/11/21	3,548	(48)	72	3,573	2,020	1,553
06/03/21	5,394	(160)	110	5,344	3,021	2,322
06/13/21	6,951	(207)	142	6,886	3,893	2,993
<b>TOTAL</b>	<b>\$ 945,518</b>	<b>\$ 38,201</b>	<b>\$ 11,727</b>	<b>\$ 1,010,108</b>	<b>\$ 571,118</b>	<b>\$ 438,990</b>
% COLLECTED				100%	100%	100%
<b>TOTAL OUTSTANDING</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Note (1): Difference between budget amount and levied amount is due to one SF80 Unit prepayment after budget was adopted.

**EASTON PARK**

Community Development District

**All Funds**

**Cash and Investment  
July 31, 2021**

<b>GENERAL FUND</b>
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<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Whitney	Checking account	n/a	0.00%	\$ 344,827
<b>Subtotal</b>					<b>\$ 344,827</b>
Series 2017 Redemption Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 7,756
Series 2017 Debt Service Reserve	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 123,913
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 127,348
<b>Subtotal</b>					<b>\$ 259,017</b>
<b>Total</b>					<b>\$ 603,843</b>

# Easton Park CDD

## Bank Reconciliation

Bank Account No. 1334 Hancock Whitney Bank GF  
Statement No. 07-21  
Statement Date 7/31/2021

G/L Balance (LCY)	344,827.47	Statement Balance	361,915.33
G/L Balance	344,827.47	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	361,915.33
Subtotal	344,827.47	Outstanding Checks	17,087.86
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	344,827.47	Ending Balance	344,827.47
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
7/16/2021	Payment	3043	LISA LANDIS MURPHY	200.00	0.00	200.00
7/16/2021	Payment	3045	PERRY BLACKBURN	200.00	0.00	200.00
7/21/2021	Payment	3050	ENVERA	3,854.80	0.00	3,854.80
7/29/2021	Payment	3053	FED EX	44.52	0.00	44.52
7/29/2021	Payment	3054	LANDSCAPE MAINTENANCE PROFESSION	12,788.54	0.00	12,788.54
<b>Total Outstanding Checks.....</b>				<b>17,087.86</b>		<b>17,087.86</b>

# EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 7/1/21 to 7/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b><u>HANCOCK WHITNEY BANK GF - (ACCT#XXXXX1334)</u></b>							
<b>CHECK # 3038</b>							
07/07/21	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS INC	161019	Dead Tree Removal	Removal of dead maple	001-546300-53908	\$250.00
07/07/21	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS INC	161048	Irrigation Repairs- 6/21/21	R&M-IRRIGATION	001-546041-53908	\$401.52
07/07/21	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS INC	161119	Ground Maintenance	LANDSCAPE MAINTENANCE	001-546300-53908	\$11,791.67
<b>Check Total</b>							<b>\$12,443.19</b>
<b>CHECK # 3039</b>							
07/07/21	Vendor	PERSSON, COHEN, & MOONEY, P.A.	750	Legal Services- May 2021	ProfServ-Legal Services	001-531023-51401	\$2,035.00
<b>Check Total</b>							<b>\$2,035.00</b>
<b>CHECK # 3040</b>							
07/12/21	Vendor	FED EX	7-406-70570	Check for Board Member	MISCELLANEOUS MAILINGS	001-541030-51301	\$24.67
<b>Check Total</b>							<b>\$24.67</b>
<b>CHECK # 3041</b>							
07/12/21	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS INC	161435	Knockout Roses- Roundabout	LANDSCAPE MAINTENANCE	001-546300-53908	\$2,875.00
<b>Check Total</b>							<b>\$2,875.00</b>
<b>CHECK # 3042</b>							
07/16/21	Vendor	ARNOLD SAILS	070821	Board Pay- 6/17/21	P/R-BOARD OF SUPERVISORS	001-511001-51101	\$200.00
<b>Check Total</b>							<b>\$200.00</b>
<b>CHECK # 3043</b>							
07/16/21	Vendor	LISA LANDIS MURPHY	070821	Board Pay - 6/17/2021	P/R-BOARD OF SUPERVISORS	001-511001-51101	\$200.00
<b>Check Total</b>							<b>\$200.00</b>
<b>CHECK # 3044</b>							
07/16/21	Vendor	PAUL MEIER	070821	Board Pay- 7/12/2021	P/R-BOARD OF SUPERVISORS	001-511001-51101	\$200.00
<b>Check Total</b>							<b>\$200.00</b>
<b>CHECK # 3045</b>							
07/16/21	Vendor	PERRY BLACKBURN	070821	Board Pay - 6/17/2021	P/R-BOARD OF SUPERVISORS	001-511001-51101	\$200.00
<b>Check Total</b>							<b>\$200.00</b>
<b>CHECK # 3046</b>							
07/16/21	Vendor	RUST-OFF LLC	31170	Rust Prevention - 6/15/21-7/15/21	RUST PREVENTION	001-546452-53908	\$595.00
<b>Check Total</b>							<b>\$595.00</b>

# EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 7/1/21 to 7/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 3047</b>							
07/16/21	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PI-A00627884	Lake/Pond Mgmt Services- July 2021	AQUATIC MAINTENANCE	001-546995-53805	\$2,510.00
07/16/21	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PI-A00627884	Lake/Pond Mgmt Services- July 2021	INVASIVE PLANT REMOVAL	001-546242-53805	\$1,225.00
<b>Check Total</b>							<b>\$3,735.00</b>
<b>CHECK # 3048</b>							
07/16/21	Vendor	STANTEC CONSULTING SERVICES INC	1808614	Gen Consulting Thru 6/25/21	ProfServ-Engineering	001-531013-51501	\$570.00
<b>Check Total</b>							<b>\$570.00</b>
<b>CHECK # 3049</b>							
07/20/21	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PI-A00627883	Fountain Maint Services- 7/1/21-9/30/21	FOUNTAIN MAINTENANCE	001-546472-53805	\$173.00
<b>Check Total</b>							<b>\$173.00</b>
<b>CHECK # 3050</b>							
07/21/21	Vendor	ENVERA	698366	Alarm Monitoring- Feb 2021	SECURITY SYSTEM MONITORING & MAINT.	001-546479-53935	\$481.85
07/21/21	Vendor	ENVERA	702343	Alarm Monitoring- June 2021	SECURITY SYSTEM MONITORING & MAINT.	001-546479-53935	\$481.85
07/21/21	Vendor	ENVERA	701383	Alarm Monitoring- May 2021	SECURITY SYSTEM MONITORING & MAINT.	001-546479-53935	\$481.85
07/21/21	Vendor	ENVERA	699275	Alarm Monitoring- March 2021	SECURITY SYSTEM MONITORING & MAINT.	001-546479-53935	\$481.85
07/21/21	Vendor	ENVERA	700365	Alarm Monitoring- April 2021	SECURITY SYSTEM MONITORING & MAINT.	001-546479-53935	\$481.85
07/21/21	Vendor	ENVERA	697416	Alarm Monitoring- Jan 2021	SECURITY SYSTEM MONITORING & MAINT.	001-546479-53935	\$481.85
07/21/21	Vendor	ENVERA	703440	Security Monitoring July 2021	SECURITY SYSTEM MONITORING & MAINT.	001-546479-53935	\$481.85
07/21/21	Vendor	ENVERA	704448	Security Monitoring Aug 2021	Aug Alarm Security	155000	\$481.85
<b>Check Total</b>							<b>\$3,854.80</b>
<b>CHECK # 3051</b>							
07/21/21	Vendor	INFRAMARK, LLC	65819	Management Svcs- July 2021	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,383.17
07/21/21	Vendor	INFRAMARK, LLC	65819	Management Svcs- July 2021	MISCELLANEOUS MAILINGS	001-541030-51301	\$6.12
07/21/21	Vendor	INFRAMARK, LLC	65819	Management Svcs- July 2021	copies	001-531027-51201	\$0.18
<b>Check Total</b>							<b>\$4,389.47</b>
<b>CHECK # 3052</b>							
07/21/21	Vendor	INNERSYNC, LTD	19600	Website/Compliance Services- Qtrly Fees	WEBSITE HOSTING/EMAIL SERVICES	001-534369-51301	\$384.38
07/21/21	Vendor	INNERSYNC, LTD	19344	Website/Compliance Services- Qtrly Fees	Quarterly Svc.	001-534369-51301	\$384.38
<b>Check Total</b>							<b>\$768.76</b>
<b>CHECK # 3053</b>							
07/29/21	Vendor	FED EX	7-436-75196	Agenda Package - 7/9/21	MISCELLANEOUS MAILINGS	001-541030-51301	\$44.52
<b>Check Total</b>							<b>\$44.52</b>

# EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 7/1/21 to 7/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 3054</b>							
07/29/21	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS INC	160425	GROUND MAINT - JUNE 2021	LANDSCAPE MAINTENANCE	001-546300-53908	\$11,791.67
07/29/21	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS INC	161744	Irrigation Repair- 7/22/21	R&M-IRRIGATION	001-546041-53908	\$432.26
07/29/21	Vendor	LANDSCAPE MAINTENANCE PROFESSIONALS INC	161743	Irrigation Repair- 7/22/21	R&M-IRRIGATION	001-546041-53908	\$564.61
<b>Check Total</b>							<b>\$12,788.54</b>
<b>ACH #DD206</b>							
07/08/21	Vendor	BRIGHTHOUSE NETWORKS ACH	046396702062221 ACH	Internet Service- 6/21/21-7/20/21	INTERNET SERVICES	001-549031-53935	\$114.98
<b>ACH Total</b>							<b>\$114.98</b>
<b>ACH #DD207</b>							
07/06/21	Vendor	TECO ACH	061421 ACH	Electric Service- 5/8/21-6/8/21	UTILITY - IRRIGATION	001-543014-53100	\$439.57
07/06/21	Vendor	TECO ACH	061421 ACH	Electric Service- 5/8/21-6/8/21	ELECTRICITY - STREETLIGHTING	001-543013-53100	\$9,278.61
07/06/21	Vendor	TECO ACH	061421 ACH	Electric Service- 5/8/21-6/8/21	UTILITY - FOUNTAINS	001-543085-53100	\$508.94
07/06/21	Vendor	TECO ACH	061421 ACH	Electric Service- 5/8/21-6/8/21	UTILITY - ROUNDABOUT LIGHTS	001-543090-53100	\$26.99
<b>ACH Total</b>							<b>\$10,254.11</b>
<b>Account Total</b>							<b>\$55,466.04</b>

<b>Total Amount Paid</b>	<b>\$55,466.04</b>
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