

Easton Park Community Development District

Agenda Page 1

Inframark, Infrastructure Management Services
210 North University Drive, Suite 702 • Coral Springs, Florida
33071 Telephone: (954) 603-0033 • Fax: (954) 345-1292

September 9, 2021

Board of Supervisors
Easton Park Community Development District

Dear Board Members:

A meeting by the Audit Committee, to be followed by the regular meeting of the Board of Supervisors of the Easton Park Community Development District is scheduled for **Thursday, September 16, 2021 at 4:30 p.m.** at the Heritage Isles Golf & Country Club, 10630 Plantation Bay Drive, Tampa, Florida 33647.

Audit Committee Meeting Agenda Thursday, September 16, 2021 – 4:30 p.m.

-
- 1. Roll Call**
 - 2. Establishment of RFP Evaluation Criteria**
 - 3. Authorization to Proceed with RFP**
 - 4. Adjournment**

Regular Meeting Agenda Thursday, September 16, 2021 – 4:35 p.m.

-
- 1. Call to Order/Roll Call**
 - 2. Audience Comments**
 - 3. Staff Reports**
 - A.** District Engineer
 - B.** District Counsel
 - i.** Envera Termination Agreement
 - C.** Landscaper Maintenance Report – LMP
 - D.** Aquatic Maintenance Report – Solitude
 - E.** District Manager
 - i.** Field Update
 - ii.** Discussion of Entry Wall Design by Architect
 - iii.** Illuminations Holiday Lighting
 - 4. Approval of the Consent Agenda**
 - A.** August 19, 2021 Regular Meeting Minutes
 - B.** Financial Statements – August 2021
 - 5. Supervisor Request and Comments**
 - 6. Adjournment**

The next meeting is scheduled for October 21, 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

Second Order of Business

AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g., the existence of any natural disaster plan for business operations).

5 Price. (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

Third Order of Business

3Bi.

TERMINATION OF AGREEMENT FOR SECURITY SYSTEM INSTALLATION AND OPERATION/MAINTENANCE SERVICES BETWEEN EASTON PARK COMMUNITY DEVELOPMENT DISTRICT AND HIDDEN EYES, LLC, D/B/A ENVERA SYSTEMS

This Termination of Agreement for Security System Installation and Operation/Maintenance Services Between Easton Park Community Development District and Hidden Eyes, LLC, d/b/a Envera Systems (the “Termination”) is made and entered into this _____ day of _____, 2021, by and between:

Easton Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Inframark Infrastructure Management Services, 210 N. University Drive, Suite 702, Coral Springs, FL 33071 (the “District”), and

Hidden Eyes, LLC, d/b/a Envera Systems, a Florida limited liability company with a mailing address of 4171 W. Hillsboro Boulevard, Suite 7, Coconut Creek, Florida 33073 (the “Contractor,” and collectively with the District, the “Parties”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District and the Contractor previously entered into that certain *Agreement for Security System Installation and Operation/Maintenance Services* dated January 8, 2020 (the “Agreement”), incorporated herein by reference; and

WHEREAS, Section 17.b. of the Agreement provides that the District may terminate the Agreement at any time, the District has provided notice of same, and the parties wish to memorialize the terms of such termination; and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated as a material part of this Amendment.

SECTION 2. PAYMENT BY THE DISTRICT. The District shall pay to the Contractor the sum of Three Thousand Dollars and no cents (\$3,000.00), within thirty (30) days of the date that this Termination is fully executed. Upon payment of the amount stated herein, the Parties agree that the District shall not owe any termination fees to the Contractor, including any amounts identified in Section 17 of the Agreement.

SECTION 3. TERMINATION OF AGREEMENT. The Parties agree that the Agreement shall be terminated as of September 7, 2021, and that the Contractor shall discontinue service to the District after that date. After September 7, 2021, the parties shall have no further rights or obligations under the Agreement, except those specifically identified in Section 17.e. of the Agreement.

SECTION 4. AUTHORIZATION. The execution of this Termination has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Termination.

SECTION 5. EXECUTION IN COUNTERPARTS. This Termination may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have signed this Termination on the day and year first written above.

ATTEST:

EASTON PARK COMMUNITY
DEVELOPMENT DISTRICT

Mark A. Vega

Secretary **Mark A. Vega**

Chairman, Board of Supervisors

ATTEST:

HIDDEN EYES, LLC, D/B/A ENVERA
SYSTEMS

Aaron Way
Aaron Way

By: 
Print: Addi A. Aloya
Its: Chief Executive Officer

3D.

SOLITUDE

LAKE MANAGEMENT



Easton Park CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2021-09-01

Prepared for:

Mark Vega, District Manager

Prepared by:

Kevin Wilt, Service Manager

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS25,20,34 3

PONDS33,11,10 4

PONDS38,37,18 5

PONDS 7 6

MANAGEMENT/COMMENTS SUMMARY 7

SITE MAP 8

Easton Park CDD

2021-09-01

25

Comments:

Normal growth observed

Detailed treatments noted around the perimeter.

Action Required:

Routine maintenance next visit

Target:

20

Comments:

Treatment in progress

Algae noted along the north section of the pond. Follow up treatments will be made 9-3.

Action Required:

Treat within 7 days

Target:

Surface algae



34

Comments:

Normal growth observed

No Pennywort or grasses noted living.

Action Required:

Routine maintenance next visit

Target:

Easton Park CDD

2021-09-01

33

Comments:

Normal growth observed
Water levels have receded and
grasses were treated.

Action Required:

Routine maintenance next visit

Target:

11

Comments:

Normal growth observed
Lilies have been controlled and
Pickerelweed stands continue to
do well.

Action Required:

Routine maintenance next visit

Target:

10

Comments:

Normal growth observed
Minor algae and trash noted in the
cove along with minor grass
clippings.

Action Required:

Routine maintenance next visit

Target:

Easton Park CDD

2021-09-01

Site: 38**Comments:**

Site looks good
Site looked good.

Action Required:

Routine maintenance next visit

Target:**Site: 37****Comments:**

Normal growth observed
Grasses were noted to be well
into decomposition during the
inspection.

Action Required:

Routine maintenance next visit

Target:**Site: 18****Comments:**

Normal growth observed
Minor pieces of floating algae
noted which will be treated on
9-3. Only 3 pieces of trash were
noted and removed.

Action Required:

Routine maintenance next visit

Target:

Easton Park CDD

2021-09-01

Site: 7**Comments:**

Normal growth observed

Healthy stand of Pickerelweed and Duck Potato were noted around the entire perimeter.

Action Required:

Routine maintenance next visit

Target:**Management Summary**

All in all Easton Park is looking good. With water levels starting to return back to normal levels it has allowed us to make more detailed perimeter treatments and much more aggressive algae treatments.

Wildsides have been boated allowing us to treat for any new Cattail or willow growth.

Site 20 and 10 did have minor algae on them. With our summertime issues on these sites we continue to give them algae treatments every 7-14 days to help keep them contained.

Trash around the community was relatively minimal. Site 20 held the most along the main road but was removed during the inspection.

Easton Park CDD

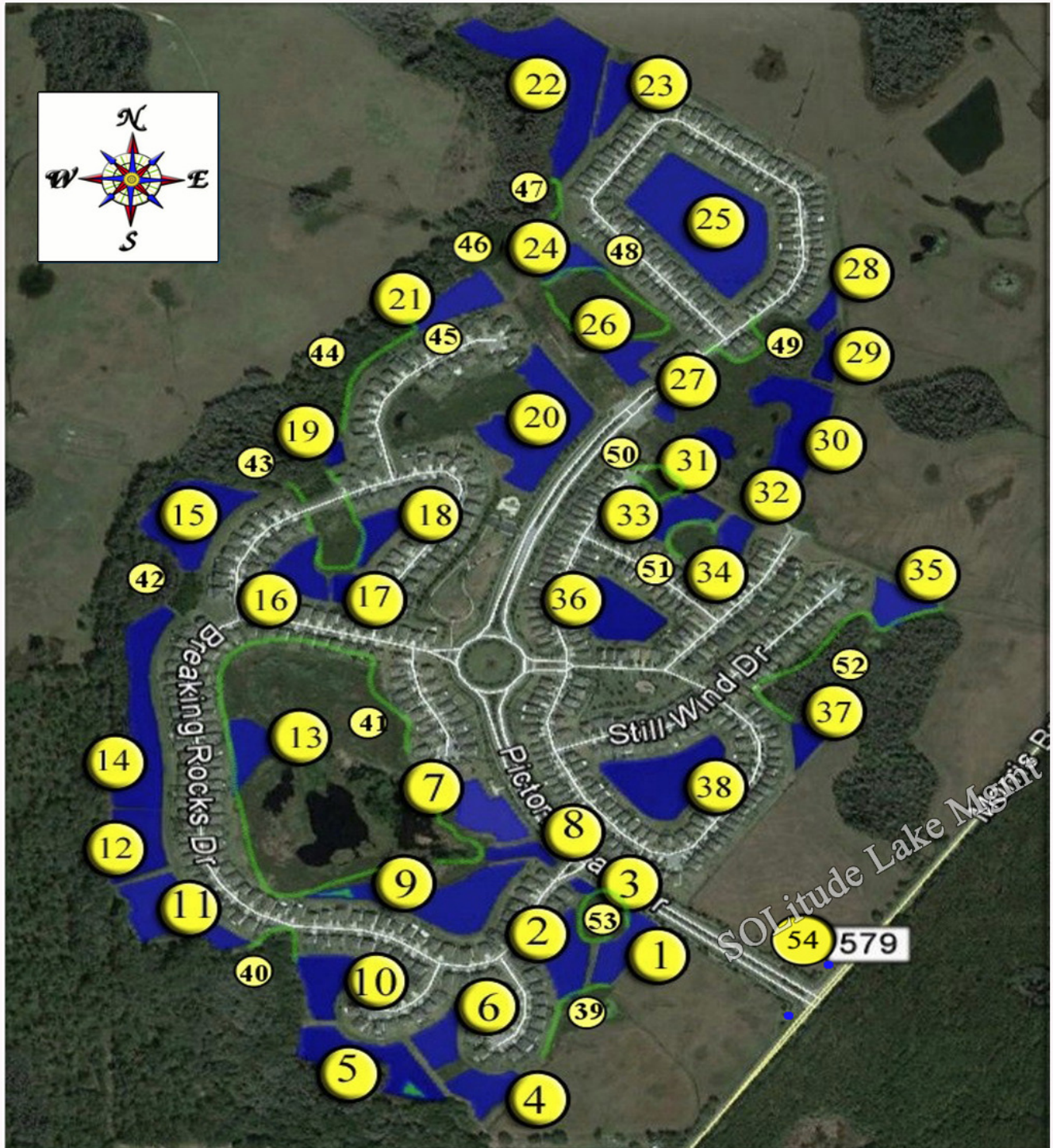
2021-09-01

Site	Comments	Target	Action Required
	Normal growth observed		Routine maintenance next visit
	Treatment in progress	Surface algae	Treat within 7 days
	Normal growth observed		Routine maintenance next visit
	Normal growth observed		Routine maintenance next visit
	Normal growth observed		Routine maintenance next visit
	Normal growth observed		Routine maintenance next visit
	Site looks good		Routine maintenance next visit
	Normal growth observed		Routine maintenance next visit
	Normal growth observed		Routine maintenance next visit
	Normal growth observed		Routine maintenance next visit



Easton Park CDD Tampa, FL

1-888-480-5253



NPM 05/2020

3Eiii.

From: [Vega, Mark](#)
To: [Gargaro-Fissell, Christine](#)
Cc: [Paul Meier](#); DSAILS@tampabay.rr.com; [Lisa Home](#); [perry Blackburn](#); benshari@gmail.com
Subject: Easton Park CDD Holiday Lighting 2021
Date: Monday, August 30, 2021 8:41:22 AM
Attachments: [Easton Park Holiday Lighting Proposal 2021.pdf](#)
[Easton Park Track Lighting Proposal 2021.pdf](#)
[Easton Park Holiday Lighting Proposal 2021 date 080321 for comparison.pdf](#)

Christy, Please place this email and the three attachments in the September agenda under DM. Thanks, Mark

Board,

Per our discussion I've revised the proposal to include options requested. I have gone back through and made several concessions (price decreases...) plus I'm offering about a 5 percent discount for 3-year terms. Also, I've listed the credit for removing the C9 lighting on the fence line assuming the Gemstone Track lighting is approved. I'm attaching the proposal from several weeks ago, so all details are present.

You might look at the proposal sent on 8/3/21 and do a side-by-side comparison to see the concessions I made BEFORE the close 5% discount.

Okay, I hope this meets the budget objectives. I do sincerely appreciate the opportunity to be of service to the Easton Park community.

Regards,

Tim Gay

Illuminations Holiday Lighting

(813) 334-4827

The final cost is \$31,500 which is with a 3-year terms. That does not include the pricing for fence. It does include a \$500 credit in place of the lighting for the fence. Thanks, Tim

From: Tim Gay <timgay@hotmail.com>

Sorry, one other important point... I have removed the crepe myrtles in the roundabout. I listed those as options that can be added back in. The main reason is that I added these a few years back when those were quite small and did not charge the community. Well, they have grown significantly and there are 20 of them in total. I cannot continue to do those for free... I'm truly sorry but I could not believe the number of lights and man hours it took to complete

the installation last year not to mention that are very time consuming to take lights out.

Okay, it's an important detail and I wanted to make sure there was full disclosure. Tim

From: Tim Gay <timgay@hotmail.com>

Attached is the proposal for the 2021 holiday season. After reviewing, please let me know if there are any questions.

Note: there is a nominal increase this year due to significant increase in prices of material and labor. I won't bore with all the details but all the wholesalers are paying extreme shipping cost this year not to mention an increase in goods in general (i.e. anything with copper, increases from China, duty taxes etc). All my vendors have told me the same thing, containers that used to cost them about \$5k to get delivered is now costing between \$18 and \$20k. Well, they are passing all this cost on to installation companies.

Okay, wanted to provide at least a "brief" explanation.

One last item, the oak trees in the center median, I have priced this with a cheaper but what I believe will be a little different effect than previous. I'm suggesting we replace the Tube lights with Meteor lights.

Thanks,

Tim Gay

Illuminations Holiday Lighting

(813) 334-4827

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Easton Park CDD
2654 Cypress Ridge Blvd; Suite 101
Wesley Chapel, FL 33554
Attn: Mark Vega

(813) 295-5455

JOB DESCRIPTION
Christmas Lighting and Decoration Proposal for Easton Park CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance - Entrance / Exit Install clear C9s on top of entrance sign wall Install lighted garland with bows on top center of entrance sign Install 2 x 48" lighted wreath with bows on either side of entrance sign Install clear C9s on top of fence - exit and entrance side Install clear C9s outlining gazebo on entrance side Ligustrums - 8 Total - 4 entrance; 4 exit Install green LED mini lights on the canopy of the ligustrums	\$3,500.00 \$3,500.00
Option Install WW LEDs mini-lights on limbs and green LEDs on canopy	\$4,000.00
Option Install multi-color C7s on the canopy of the ligustrums	\$3,500.00
Oak Trees - 4 total Install WW mini lights wrapping two Oak trees on each side of entrance / exit	\$1,250.00
Center Median Oak Trees Install meteor lights in two (2) Oak trees center median Note: This new feature replaces previous option listed below	\$2,750.00
Option Install animated snow drip tubes in two (2) Oak trees center median	\$4,000.00
Crepe Myrtles Install clear mini lights in crepe myrtles center median	\$2,750.00
Ligustrums - 6 Total Install RGB lights in tops ligustrums to change colors and animation	\$5,000.00
Round About Oak Trees Install clear mini lights in 10 oak trees on outer border of roundabout	\$3,500.00 \$4,500.00
Option Install starburst in 10 oak trees on outer border of roundabout	\$4,500.00
Crepe Myrtles Option Install clear mini lights in crepe myrtle trees on either end of roundabout	\$3,500.00
Sub Total	\$22,250.00
Install 25' Mega Tree on front side of round about	\$7,500.00
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$29,750.00

* Price includes rental of materials, labor, installation, service and removal.

* Assumes adequate power available

* Please note: Any material stolen or vandalized will be reimbursable by client at cost

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting to install and/or remove all materials on said property as provided herein.

* NOTE: OPTIONS LISTED ABOVE ARE NOT INCLUDED IN TOTAL ESTIMATED JOB COST

Tim Gay
PREPARED BY

8/3/2021
DATE

AUTHORIZED SIGNATURE FOR EASTON PARK CDD

DATE

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Easton Park CDD
2654 Cypress Ridge Blvd; Suite 101
Wesley Chapel, FL 33554
Attn: Mark Vega

(813) 295-5455

JOB DESCRIPTION	
Christmas Lighting and Decoration Proposal for Easton Park CDD	

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance - Entrance / Exit Install clear C9s on top of entrance sign wall Install lighted garland with bows on top center of entrance sign Install 2 x 48" lighted wreath with bows on either side of entrance sign Install clear C9s on top of fence – exit and entrance side Note: Will be replaced with permanent track lighting (separate proposal) Install clear C9s outlining gazebo on entrance side Ligustrums - 8 Total - 4 entrance; 4 exit Install multi-color C7s on the canopy of the ligustrums Note: Using multi-color C7s replacing the Green on canopy; white on limbs Oak Trees - 4 total Install WW mini lights wrapping two Oak trees on each side of entrance / exit	\$3,500.00 Credit - \$500.00 \$3,500.00 \$1,250.00
Center Median Oak Trees Install meteor lights in two (2) Oak trees center median Note: This new feature replaces the cascading drip tubes Crepe Myrtles Install clear mini lights in crape myrtles center median Ligustrums - 6 Total Install RGB lights in tops ligustrums to change colors and animation	\$2,750.00 \$2,750.00 \$5,000.00
Round About Oak Trees Install starburst in 10 oak trees on outer border of roundabout Note: This new feature replaces the mini lights Crepe Myrtles Install clear mini lights in crepe myrtle trees on either end of roundabout	\$3,500.00 \$3,000.00
<div> <div>Sub Total</div> <div>W/ 3Yr Disc</div> </div> Install 25' Mega Tree on front side of round about Requires 50% Deposit	\$25,250.00 \$24,000.00 \$7,500.00
TOTAL ESTIMATED JOB COST	\$31,500.00

* Price includes rental of materials, labor, installation, service and removal.

* Assumes adequate power available

* Please note: Any material stolen or vandalized will be reimbursable by client at cost

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting to install and/or remove all materials on said property as provided herein.

Tim Gay

PREPARED BY

8/21/2021

DATE _____

AUTHORIZED SIGNATURE FOR EASTON PARK CDD

DATE _____

Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Easton Park CDD
2654 Cypress Ridge Blvd; Suite 101
Wesley Chapel, FL 33554
Attn: Mark Vega

(813) 295-5455

JOB DESCRIPTION
Track Lighting Proposal for Easton Park CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Entrance		
Exit	Install track lighting on top rail of entrance and exit fence	\$7,150.00
	Install 1 Hub controller with power supply on each entrance and exit fence	
	* Lights come with 5 year warranty	
	* 1 year service warranty on any faulty product or installation	
	Requires 50% Deposit	
TOTAL ESTIMATED JOB COST		\$7,150.00

* Price includes purchase of materials, labor, and installation.

* Assumes adequate power available

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting to install all materials on said property as provided herein.

Tim Gay

PREPARED BY

7/6/2021

DATE

AUTHORIZED SIGNATURE FOR EASTON PARK CDD

DATE

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, August 19, 2021 at 4:35 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
Lisa Murphy	Assistant Secretary

Also present were:

Mark Vega	District Manager
David Jackson	District Counsel

The following is a summary of the minutes and actions taken at the August 19, 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 read Ms. Stewart's email and presented a map to the Board.

B. District Counsel

C. Landscape and Irrigation Maintenance – LMP

D. Aquatic Maintenance – Solitude

Let the record show Ms. Murphy left the meeting.

E. District Manager

i. Field Update

ii. Public Hearing on Fiscal Year 2021/2022 Final budget

On MOTION by Mr. Sails seconded by Mr. Blackburn with all in favor, the Public Hearing on Fiscal Year 2021/2022 Final Budget was opened at 5:12 p.m. 3/0

Let the record show Ms. Murphy returned to the meeting.

- Several resident questions were answered by Mr. Vega.

On MOTION by Mr. Meier seconded by Mr. Sails with all in favor, the Public Hearing on Fiscal Year 2021/2022 Final Budget was closed at 5:44 p.m. 4/0

a. Consideration of Resolution 2021-11, Adopting Fiscal Year 2021/2022 Final Budget

On MOTION by Mr. Meier seconded by Ms. Murphy with all in favor, Resolution 2021-11, Adopting Fiscal Year 2021/2022 Final Budget was adopted. 4/0

iii. Public Hearing on Fiscal Year 2021/2022 Assessments

On MOTION by Ms. Murphy seconded by Mr. Sails with all in favor, the Public Hearing on Levying Fiscal Year 2021/2022 Assessments was opened. 4/0

On MOTION by Ms. Murphy seconded by Mr. Blackburn with all in favor, the Public Hearing on Levying Fiscal Year 2021/2022 Assessments was closed. 4/0

a. Consideration of 2021-12, Levying Fiscal Year 2021/2022 Assessments

On MOTION by Mr. Sails seconded by Ms. Murphy with all in favor, Resolution 2021-12 Levying Fiscal Year 2021/2022 Assessments was adopted. 4/0

iv. Consideration of Fiscal Year 2021/2022 Meeting Schedule

- Board Consensus with third Thursday of the month at 4:30 p.m. as per the schedule on page 30 of the agenda.

v. Consideration of Establishment of Audit Committee

On MOTION by Mr. Sails seconded by Mr. Meier with all in favor, appointing the Board as the Audit Committee was approved. 4/0

Let the record show Mr. Blackburn left the meeting.

vi. Reserve Study Proposals

- The Reserve Study Proposals were tabled.

Let the record show Mr. Blackburn returned to the meeting.

vii. Fence Proposals

On MOTION by Mr. Meier seconded by Mr. Sales with all in favor, a not-to-exceed amount of \$8,500.00 for fencing was approved. 4/0

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of the July 15, 2021 Minutes

B. Approval of July 31, 2021 Financials

On MOTION by Ms. Murphy seconded by Mr. Sails with all in favor, the Consent Agenda, with amended Minutes, was approved. 4/0

FIFTH ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor Requests.

SIXTH ORDER OF BUSINESS **Adjournment**

With no other items,

On MOTION by Mr. Sails seconded by Mr. Blackburn with all in favor, the meeting was adjourned. 4/0

Mark Vega, Secretary

4B

EASTON PARK
Community Development District

Financial Report

August 31, 2021

Prepared By



EASTON PARK
Community Development District

Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 4
Reserve Fund	5
Debt Service Fund	6
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Assessments Collection - Schedule	7
Cash and Investment Report	8
Bank Reconciliation	9
Check Register	10 - 11

EASTON PARK
Community Development District

Financial Statements

(Unaudited)

August 31, 2021

EASTON PARK

Community Development District

Governmental Funds**Balance Sheet**
August 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND - SERIES 2017	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 320,839	\$ -	\$ 320,839
Accounts Receivable	10,352	-	10,352
Due From Other Funds	-	16,522	16,522
Investments:			
Opt Redemption	-	7,756	7,756
Reserve Fund	-	123,915	123,915
Revenue Fund	-	127,351	127,351
Prepaid Items	482	-	482
Deposits	2,735	-	2,735
TOTAL ASSETS	\$ 334,408	\$ 275,544	\$ 609,952
<u>LIABILITIES</u>			
Accounts Payable	\$ 21,281	\$ -	\$ 21,281
Accrued Expenses	3,528	-	3,528
Due To Other Funds	16,522	-	16,522
TOTAL LIABILITIES	41,331	-	41,331
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	482	-	482
Deposits	2,735	-	2,735
Restricted for:			
Debt Service	-	275,544	275,544
Unassigned:	289,860	-	289,860
TOTAL FUND BALANCES	\$ 293,077	\$ 275,544	\$ 568,621
TOTAL LIABILITIES & FUND BALANCES	\$ 334,408	\$ 275,544	\$ 609,952

EASTON PARK

Community Development District

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

For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-21 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9	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%	-
TOTAL REVENUES	536,850	549,546	102.36%	-

EXPENDITURES**Administration**

P/R-Board of Supervisors	12,000	8,800	73.33%	-
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	1,235	24.70%	665
ProfServ-Legal Services	5,000	6,020	120.40%	-
ProfServ-Mgmt Consulting	27,830	35,831	128.75%	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	3,750	93.75%	-
Website Hosting/Email services	4,000	2,363	59.08%	-
Miscellaneous Mailings	1,000	1,381	138.10%	880
Public Officials Insurance	2,537	2,421	95.43%	-
Legal Advertising	1,000	3,834	383.40%	967
Misc-Assessment Collection Cost	5,000	6,620	132.40%	-
Bank Fees	300	295	98.33%	8
Dues, Licenses, Subscriptions	175	175	100.00%	-
Total Administration	100,900	98,067	97.19%	6,903

EASTON PARK

Community Development District

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

For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-21 ACTUAL
<u>Electric Utility Services</u>				
Electricity - Streetlights	114,000	83,250	73.03%	9,279
Utility - Irrigation	4,000	2,309	57.73%	351
Utility - Fountains	5,000	4,496	89.92%	489
Utility - Roundabout Lights	500	332	66.40%	65
Street Light Bond	600	600	100.00%	-
Total Electric Utility Services	124,100	90,987	73.32%	10,184
<u>Stormwater Control</u>				
R&M-Stormwater System	1,000	-	0.00%	-
R&M Lake & Pond Bank	2,500	-	0.00%	-
Invasive Plant Removal	20,000	13,475	67.38%	1,225
Fountain Maintenance	2,000	7,421	371.05%	-
Aquatic Maintenance	30,120	27,610	91.67%	2,510
Total Stormwater Control	55,620	48,506	87.21%	3,735
<u>Other Physical Environment</u>				
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	20,779	415.58%	1,502
Landscape - Annuals	18,500	11,099	59.99%	2,081
Landscape - Mulch	11,400	12,780	112.11%	(570)
Landscape Maintenance	145,000	113,453	78.24%	7,542
Landscape Replacement	20,000	11,746	58.73%	(1,000)
Rust Prevention	7,140	6,188	86.67%	238
Entry & Walls Maintenance	1,000	1,000	100.00%	1,000
Ornamental Lighting & Maint.	1,500	-	0.00%	-
Holiday Lighting & Decorations	24,600	24,600	100.00%	-
Total Other Physical Environment	246,930	210,106	85.09%	10,793
<u>Security Operations</u>				
Security System Monitoring & Maint.	5,800	5,300	91.38%	964
Internet Services	1,500	1,201	80.07%	115
Total Security Operations	7,300	6,501	89.05%	1,079

EASTON PARK

Community Development District

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

For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-21 ACTUAL
<u>Contingency</u>				
Misc-Contingency	1,000	1,667	166.70%	300
Total Contingency	1,000	1,667	166.70%	300
<u>Road and Street Facilities</u>				
R&M-Sidewalks	1,000	4,800	480.00%	-
Total Road and Street Facilities	1,000	4,800	480.00%	-
TOTAL EXPENDITURES	536,850	460,634	85.80%	32,994
Excess (deficiency) of revenues				
Over (under) expenditures	-	88,912	0.00%	(32,994)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	129,059	0.00%	-
TOTAL FINANCING SOURCES (USES)	-	129,059	0.00%	-
Net change in fund balance	\$ -	\$ 217,971	0.00%	\$ (32,994)
FUND BALANCE, BEGINNING (OCT 1, 2020)	75,106	75,106		
FUND BALANCE, ENDING	\$ 75,106	\$ 293,077		

EASTON PARK

Community Development District

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

For the Period Ending August 31, 2021

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

EASTON PARK

Community Development District

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

For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-21 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 94	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%	-
TOTAL REVENUES	413,001	422,496	102.30%	6
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	5,085	0.00%	-
Total Administration	-	5,085	0.00%	-
<u>Debt Service</u>				
Principal Debt Retirement	228,901	230,000	100.48%	-
Interest Expense	184,100	184,100	100.00%	-
Total Debt Service	413,001	414,100	100.27%	-
TOTAL EXPENDITURES	413,001	419,185	101.50%	-
Excess (deficiency) of revenues Over (under) expenditures	-	3,311	0.00%	6
Net change in fund balance	\$ -	\$ 3,311	0.00%	\$ 6
FUND BALANCE, BEGINNING (OCT 1, 2020)	272,233	272,233		
FUND BALANCE, ENDING	\$ 272,233	\$ 275,544		

EASTON PARK
Community Development District

Supporting Schedules

August 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
TOTAL	\$ 945,518	\$ 38,201	\$ 11,727	\$ 1,010,108	\$ 571,118	\$ 438,990
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -

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
August 31, 2021****GENERAL FUND**

<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%	\$ 320,839
				Subtotal	\$ 320,839
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%	\$ 123,915
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 127,351
				Subtotal	\$ 259,022
				Total	\$ 579,860

EASTON PARK

Community Development District

All Funds

Easton Park CDD

Bank Reconciliation

Bank Account No. 1334 Hancock Whitney Bank GF
Statement No. 8/21
Statement Date 8/31/2021

G/L Balance (LCY)	320,839.01	Statement Balance	321,739.01
G/L Balance	320,839.01	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	321,739.01
Subtotal	320,839.01	Outstanding Checks	900.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	320,839.01	Ending Balance	320,839.01
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
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
8/11/2021	Payment	3061	PERRY BLACKBURN	200.00	0.00	200.00
8/25/2021	Payment	3068	HERITAGE ISLES CDD	300.00	0.00	300.00
Total Outstanding Checks.....				900.00		900.00

08/18/21	Vendor	RUST-OFF LLC	31538	Rust Prevention Aug 2021	RUST PREVENTION	001-546452-53908	\$595.00
						Check Total	<u>\$595.00</u>

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 8/1/21 to 8/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3065							
08/18/21	Vendor	STANTEC CONSULTING SERVICES INC	1820805	Engineer Svcs Period End 7/30/21	ProfServ-Engineering	001-531013-51501	\$665.00
Check Total							<u>\$665.00</u>
CHECK # 3066							
08/24/21	Vendor	HERITAGE ISLES CDD		***Voided Voided****			\$0.00
Check Total							<u>\$0.00</u>
CHECK # 3067							
08/24/21	Vendor	JAYMAN ENTERPRISES, LLC		***Voided Voided****			\$0.00
Check Total							<u>\$0.00</u>
CHECK # 3068							
08/25/21	Vendor	HERITAGE ISLES CDD	301	Room Rental- Meetings Feb-July 2021	MISC-CONTINGENCY	001-549900-53985	\$300.00
Check Total							<u>\$300.00</u>
CHECK # 3069							
08/25/21	Vendor	JAYMAN ENTERPRISES, LLC	1658	Vinyl Fencing Removal	ENTRY & WALLS MAINTENANCE	001-546992-53908	\$1,000.00
Check Total							<u>\$1,000.00</u>
ACH #DD208							
08/07/21	Vendor	BRIGHTHOUSE NETWORKS ACH	046396702072221 ACH	Internet Service- 6/21/21-7/20/21	INTERNET SERVICES	001-549031-53935	\$114.98
ACH Total							<u>\$114.98</u>
ACH #DD209							
08/18/21	Vendor	TECO ACH	080421 ACH	***Voided Voided****			\$0.00
08/18/21	Vendor	TECO ACH	080421 ACH	***Voided Voided****			\$0.00
08/18/21	Vendor	TECO ACH	080421 ACH	***Voided Voided****			\$0.00
08/18/21	Vendor	TECO ACH	080421 ACH	***Voided Voided****			\$0.00
ACH Total							<u>\$0.00</u>
Account Total							<u>\$23,980.51</u>