

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

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March 10, 2022

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, March 17, 2022 at 4:30 p.m.** at the Heritage Isles Golf & Country Club, 10630 Plantation Bay Drive, Tampa Florida. 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 – Sunrise
    - i. Discussion of Plant Replacements
  - D. Aquatic Maintenance Report – Solitude
  - E. District Manager
    - i. Discussion of Proposal Monument Refresh
    - ii. Reserve Study
- 4. Approval of the Consent Agenda**
  - A. February 17, 2022 Meeting Minutes
  - B. Financial Statements – February 2022
  - C. Resolution 2022-1 - General Election
- 5. Supervisor Request and Comments**
- 6. Adjournment**

**The next meeting is scheduled for April 21, 2022**

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***

Mark Vega  
District Manager

**3E.**

**3Eii.**



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Tampa, FL 33617

## **Easton Park Community Development District**

# **FULL RESERVE STUDY REPORT**



**For 30-Year Projection Period Beginning January 1, 2021**

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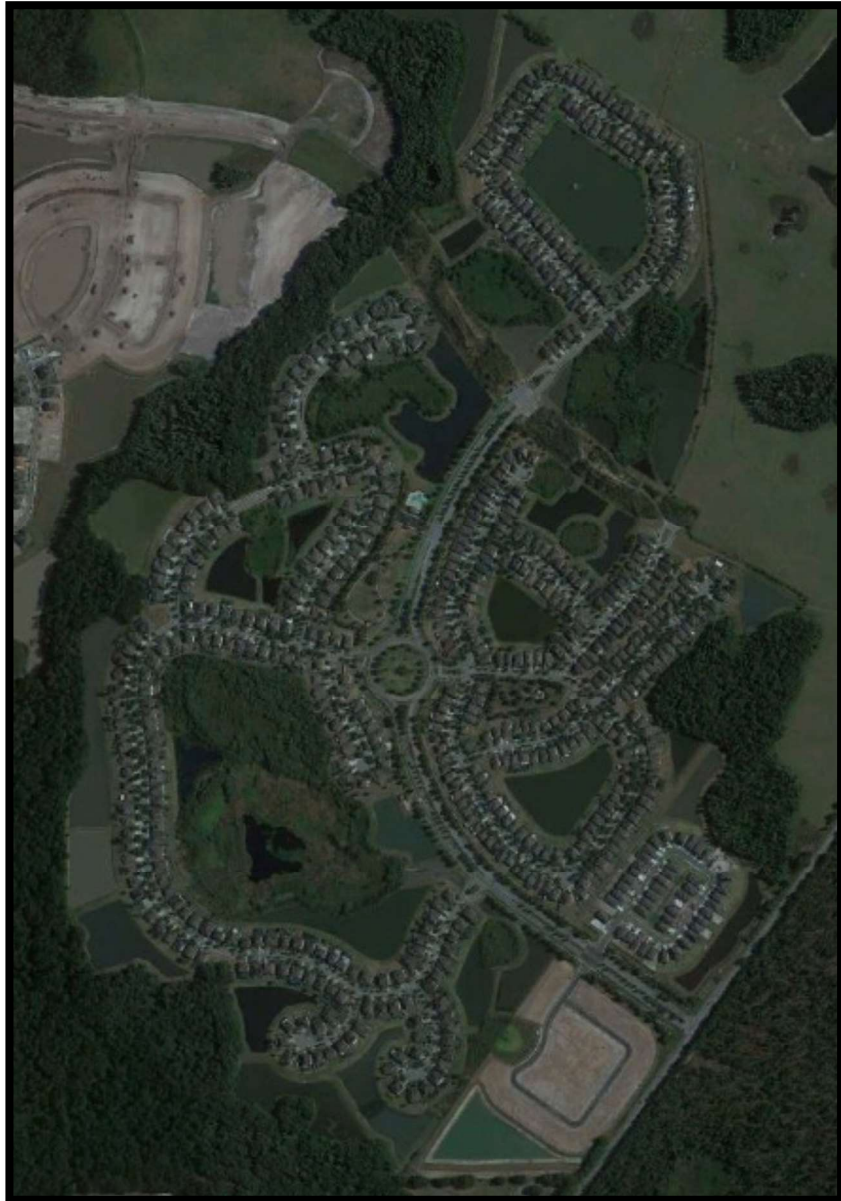
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## PROPERTY OVERVIEW

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TAMPA, FL  
LATITUDE: 28° 9'33.68"N  
LONGITUDE: 82°16'49.75"W

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## EXECUTIVE SUMMARY

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A site visit was conducted on December 17, 2021. There were seven common area components identified that require reserve funding during the noninvasive, visual inspection of the community. Supplemental information to the physical inspection typically includes the following sources:

1. District board members, management and staff
2. Client's vendors
3. Maintenance records of the reserve components where available
4. Project plans where available

Easton Park Community Development District (Easton Park CDD) is a local unit of special purpose government located within Hillsborough County, Florida and is responsible for the common elements shared by 600 property owners. Easton Park CDD was established in 2006. The development contains property site components.

A Reserve Study comprises two parts:

### Physical Analysis

- Component Inventory
- Condition Assessment
- Estimated Useful Life
- Remaining Useful Life
- Replacement Cost

### Financial Analysis

- Fund Status
- Funding Plan

The intention of the Reserve Study is to forecast the District's ability to repair or replace major components as they wear out in future years. This Reserve Study complies with or exceeds all applicable statutes and national standards. Reserve Studies are a guide and should be used for budgetary purposes. Actual expenses and times of replacements can and/or will vary.

## FINANCIAL ANALYSIS

This Reserve Study provides the 30-year cash flow analysis or pooling method to project and illustrate the reserve funding plan. The unaudited cash status of the reserve fund, as of October 1, 2021, as reported by Management is zero dollars. Easton Park CDD budgeted \$37,000 for Reserves in the fiscal year FY<sup>1</sup> 2022.

The **cash flow method** of developing a reserve funding plan is where the reserve contributions are designed to offset the variable annual reserve expenses. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired adequate or sufficient funding goal is achieved.

The cash flow recommended 2022 reserve contribution is \$21,000. The District can then budget annual inflationary increases thereafter. The following table depicts the next 30 years of cash flow recommended contributions from Appendix C:

Recommended		Recommended	
Year	Contribution	Year	Contribution
2023	\$21,000	2038	\$39,500
2024	\$21,900	2039	\$41,200
2025	\$22,800	2040	\$43,000
2026	\$23,800	2041	\$44,800
2027	\$24,800	2042	\$46,700
2028	\$25,900	2043	\$48,700
2029	\$27,000	2044	\$50,800
2030	\$28,200	2045	\$53,000
2031	\$29,400	2046	\$55,300
2032	\$30,700	2047	\$57,700
2033	\$32,000	2048	\$60,200
2034	\$33,400	2049	\$62,800
2035	\$34,800	2050	\$65,500
2036	\$36,300	2051	\$68,300
2037	\$37,900	2052	\$71,200

<sup>1</sup> FY 2022 starts October 1, 2021 and ends September 30, 2022.



# CustomReserves

The funding goal of the cash flow analysis is to keep the reserve balance above a sufficient, not excessive threshold when reserves are needed the most due to one or more years of significant expenses. This threshold or risk year falls in 2026 due to the storm water system. The age and long-lived components of the property are considered in the accumulated year 2052 ending reserves.

External market factors incorporated in this Reserve Study are an inflation rate of 4.3% and interest rate of 0.3%. The Consumer Price Index published by the Bureau of Labor Statistics is currently 7.5%. However, using this rate may not be realistic over the next 30 years or more importantly projecting to the risk year. Most community bylaws provide that funds shall be held in a bank, with FDIC or similar insurance to cover all funds.

The actual timing of the events depicted may not occur exactly as projected. However, items that are within a high degree of accuracy are measurements, pricing and interest on reserves. Internal changes such as deferred or accelerated projects, interest and inflation rates are likely. Updates to the Reserve Study incorporate these changes. To ensure equity in the adopted funding plan, ongoing annual Board reviews and an update of this Reserve Study with an on-site visit is recommended anywhere from two- to three-years depending on the complexity of the community and changes in external market factors. It is recommended by the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually. Component methods should be updated annually.

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## PROPERTY COMPONENT INVENTORY

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The analysis began by separating the property components into specific areas of responsibility for replacement and repair. These classes of property are as follows:

1. Reserve Components are defined by the following:
  - District responsibility
  - Limited useful life expectancies
  - Predictable remaining useful life expectancies
  - Replacement cost above a minimum threshold
2. Long-Lived Components are defined as those items without predictable remaining useful life expectancies:
  - Foundations
  - Structural Frames
3. Operating Budget Components or money provided for repairs and replacements relating but not limited to:
  - General maintenance to the common elements
  - Expenses less than \$5,000
  - Infrequent Replacements
  - Landscape
  - Paint Finishes
  - Pavers, Gazebo
  - Roof, Gazebo
  - Walls, Masonry Repairs
  - Other Repairs normally funded through the Operating Budget

A contingency is intended to provide a hedge for unforeseen events. There is no set rule for the amount of contingency to be set aside other than the use of common sense based on experience.

#### 4. Home Owner Components:

- Homes and Lots

# CustomReserves

## 5. Other Property Components:

- Amenity Center (Homeowners Association)

The following 11X17 spreadsheets depict the reserve components, quantities, useful lives projected costs and estimated times of replacements for the next 30 years in Appendix A with a narrative condition assessment to follow.

# RESERVE EXPENSES

## Appendix A

Page 1 of 2

Projected Inflation Rate 4.3%

### Easton Park Community Development District

Line Item	Reserve Component	Total Cycle Quantity	Per Phase Quantity	Unit of Measurement	1st Year of Replacement	Useful Life Years	Remaining Life Years	2022 Unit Cost	Current Cost of Replacement per Cycle	Total 30 Year Future Costs of Replacement	Fiscal Year 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
1	Fences, Vinyl	275	275	Linear Feet	2042	20 to 25	20	\$30.50	\$8,388	\$19,468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Irrigation System, Phased	1	1	1 Allowance	2027	to 20	5	\$6,000.00	\$6,000	\$80,162	\$0	\$0	\$0	\$0	\$0	\$7,406	\$0	\$0	\$0	\$0
3	Lighting	1	1	1 Allowance	2042	to 20	20	\$7,500.00	\$7,500	\$17,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	Pond Fountain	1	1	1 Each	2024	10 to 15	2	\$10,000.00	\$10,000	\$58,789	\$0	\$0	\$10,878	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Security System	1	1	1 Allowance	2029	5 to 10	7	\$5,000.00	\$5,000	\$44,066	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,714	\$0	\$0
6	Signage	1	1	1 Allowance	2026	15 to 20	4	\$7,500.00	\$7,500	\$29,476	\$0	\$0	\$0	\$0	\$8,876	\$0	\$0	\$0	\$0	\$0
7	Storm Water System, Partial	1	1	1 Allowance	2026	to 20	4	\$78,000.00	\$78,000	\$306,555	\$0	\$0	\$0	\$0	\$92,306	\$0	\$0	\$0	\$0	\$0
	Reserve Study Update	1	1	1 Allowance	2024	2 to 3	2	\$2,100.00	\$2,100	\$2,100			\$2,100							
<b>Total Expenses</b>											\$0	\$0	\$12,978	\$0	\$101,182	\$7,406	\$0	\$6,714	\$0	\$0



# RESERVE EXPENSES

## Appendix A

Page 2 of 2

### Easton Park Community Development District

Line Item	Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
1	Fences, Vinyl	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Irrigation System, Phased	\$9,141	\$0	\$0	\$0	\$0	\$11,283	\$0	\$0	\$0	\$0	\$13,926	\$0	\$0	\$0	\$0	\$17,189	\$0	\$0	\$0	\$0	\$21,217
3	Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	Pond Fountain	\$0	\$0	\$0	\$0	\$18,029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,881	\$0	\$0	\$0	\$0
5	Security System	\$0	\$0	\$0	\$0	\$9,015	\$0	\$0	\$0	\$0	\$0	\$0	\$12,104	\$0	\$0	\$0	\$0	\$0	\$0	\$16,253	\$0	\$0
6	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,601	\$0	\$0	\$0	\$0	\$0	\$0
7	Storm Water System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214,249	\$0	\$0	\$0	\$0	\$0	\$0
	Reserve Study Update																					
Total Expenses		\$9,141	\$0	\$0	\$0	\$27,044	\$11,283	\$0	\$0	\$0	\$0	\$50,802	\$12,104	\$0	\$0	\$234,849	\$17,189	\$29,881	\$0	\$16,253	\$0	\$21,217

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## CONDITION ASSESSMENT

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The condition assessment of this Full Reserve Study includes narratives that describe the reserve components, documents specific problems and conditions based on representative samples.

### Property Site Components

1. **Fences, Vinyl** – There are approximately 275 linear feet of vinyl fence located at the entrance to the community. This fence is in good condition at an age of less than one year. As vinyl ages it becomes brittle and susceptible to damage. The useful life of vinyl fences is from 20- to 25-years. Easton Park CDD should budget for replacement by 2042. The costs noted in the expense spreadsheet Appendix A include removal.
2. **Irrigation System** – The District maintains an irrigation system. Irrigation system components typically include pumps, clocks valves and piping. The system is mostly original and in fair to good overall reported condition. The system has a long useful life with the benefit of ongoing maintenance. This ongoing maintenance includes partial replacements as needed. The District should fund these minor partial replacements through the operating budget. Management reports that one of the four 5-Horespower (HP) wells was recently replaced. Easton Park CDD should budget for phased replacements of the irrigation wells every five years beginning by 2027.
3. **Lighting** – The District maintains light emitting diode (LED) technology along the fences. The lighting is in good condition at an age of less than one year. Lighting of this type has a useful life of up to 20 years. Easton Park CDD should budget for replacements by 2042. Interim fixtures should be funded through the operating budget as needed.
4. **Pond Fountain** – The District maintains a pond fountain. The fountain is in fair condition at an age of 10 years. The fountain has a useful life from 10- to 15-years. Easton Park CDD should budget for replacements by 2024 and every 12 years thereafter.

## CustomReserves

5. **Security System** – The District maintains a security system that comprises four cameras and a digital recording device. The security system is in good condition at an age of less than one year. Technology advances tend to govern the time of replacements. Security systems have a useful life from 5- to 10-years. Easton Park CDD should budget for replacements by 2029 and every seven years thereafter.

6. **Signage** – The District maintains monument signage located at the entrance to the community. The signage is original and in fair condition. The signage has a useful life of 15- to 20-years. Signage is a discretionary item and the times of replacement can vary. Easton Park should budget for replacement by 2026 and again by 2046.

7. **Storm Water System** – The District maintains a storm water system. The system includes a series of drains connected to pipes throughout the property designed to carry storm water directly to the pond system for processing. Easton Park utilizes a wet pond system. Wet ponds treat storm water runoff by utilizing sunlight and vegetation which breaks down, filters and cleanses pollutants.

The pond shorelines comprise approximately 40,000 linear feet. The ponds are mostly original and in good overall condition. Areas of shoreline erosion are noted. Page 3 of Appendix B depicts this condition in Figures 15 through 18. Shoreline erosion can be caused by a variety of natural factors including steep slopes, changes in water elevation and storm water runoff. Erosion can lead to partial dredging of the pond and canal particularly near the drainage inlet and outlet structures.

Storm water systems are so low maintenance that they are often overlooked. However, overlooking systems of this type leads to major problems. Over time, drains can become clogged with leaves and other debris. Maintenance of storm water systems is required in every municipality as a condition for use of the land to prevent adverse impacts on adjoining properties. Easton Park should routinely keep drains clear funded through the operating budget.

# CustomReserves

A storm water system has a long useful life. Achieving this typically requires interim capital repairs or partial replacements. The District should anticipate occasional displacement of a catch basin and the surrounding pavement from erosion as time goes on. Erosion causes settlement of storm water structures. The structures can shift and need replacement if left unrepaired. The District should plan to repair any displaced structures and concurrent partial pipe replacements. The exact times and amount of capital repairs or replacements varies upon natural forces. Easton Park should budget for storm water maintenance every 20 years or by 2026 and again by 2046.

The following Appendix B pictures depict the reserve components and specific conditions noted in the condition assessment.



## Appendix B

Figure 1 Vinyl Fence



Figure 4 Irrigation Well



Figure 2 Vinyl Fence Lighting



Figure 5 Irrigation Well



Figure 3 Irrigation Well



Figure 6 Stucco Cracks and Faded Paint





## Appendix B

Figure 7 Monument Faded Paint Finish



Figure 10 Pond Fountain



Figure 8 Monument Fountain – Note Not Operating



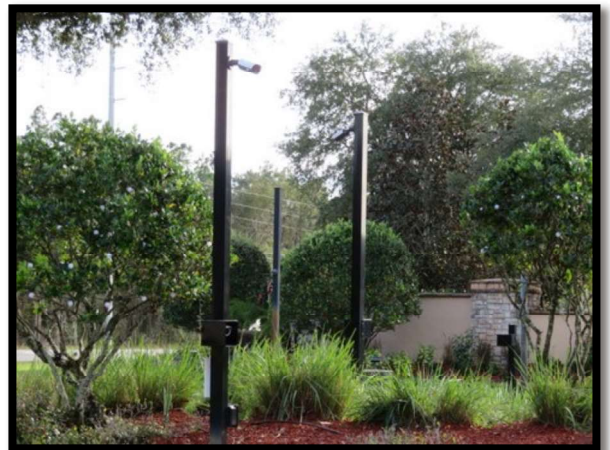
Figure 11 Gazebo Asphalt Shingle Roof



Figure 9 Gazebo Pavers



Figure 12 Security Cameras





## Appendix B

Figure 13 Monument Signage



Figure 14 Monument Signage Crack



Figure 15 Pond 3 Shoreline Erosion



Figure 16 Pond 20 Erosion at Outlet



Figure 17 Pond 26 Erosion at Outlet

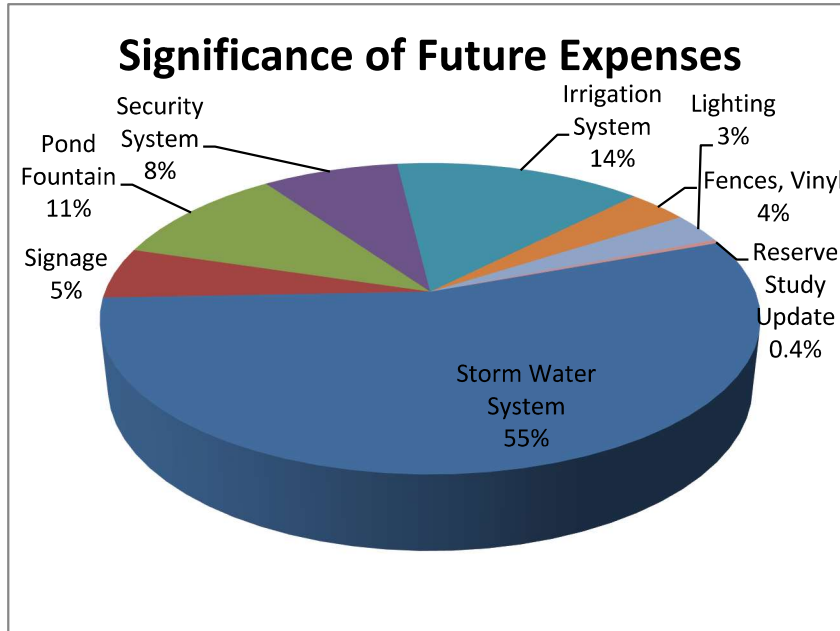


Figure 18 Pond 34 Shoreline Erosion

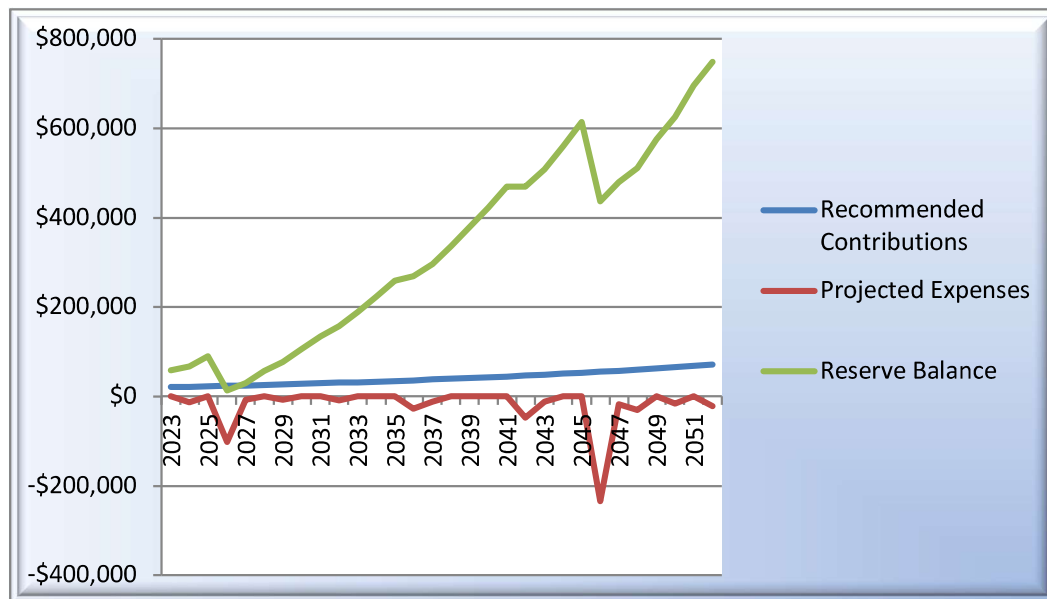


## EXPENSE CHART AND COMPARISON GRAPH

The Reserve Expenses reflect current and future local costs of replacements with anticipated inflation. The following chart illustrates the relative importance of the Reserve Expenses.



The following graph depicts the next 30 years of Projected Expenses, Reserve Balances and cash flow Recommended Contributions:



Cash Flow Funding Plan or Pooling Method

Easton Park  
Community Development District

	FY	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Beginning of Year Reserves		\$0	\$37,000	\$58,111	\$67,207	\$90,209	\$13,097	\$30,531	\$56,523	\$76,979	\$105,410	\$135,126	\$157,090	\$189,561	\$223,530	\$259,001	\$269,034
Recommended Reserve Contributions		37,000	21,000	21,900	22,800	23,800	24,800	25,900	27,000	28,200	29,400	30,700	32,000	33,400	34,800	36,300	37,900
Anticipated Interest Earned	0.3%	0	111	174	202	271	39	92	170	231	316	405	471	569	671	777	807
Projected Expenses		0	0	12,978	0	101,182	7,406	0	6,714	0	0	9,141	0	0	0	27,044	11,283
Projected Year End Reserves		\$37,000	\$58,111	\$67,207	\$90,209	\$13,097	\$30,531	\$56,523	\$76,979	\$105,410	\$135,126	\$157,090	\$189,561	\$223,530	\$259,001	\$269,034	\$296,458
Threshold/ Risk Year																	

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning of Year Reserves	\$296,458	\$336,847	\$379,058	\$423,195	\$469,265	\$466,571	\$504,567	\$556,881	\$611,552	\$671,552	\$731,552	\$791,552	\$851,552	\$911,552	\$971,552
Recommended Reserve Contributions	39,500	41,200	43,000	44,800	46,700	48,700	50,800	53,000	55,300	57,700	60,200	62,800	65,500	68,300	71,200
Anticipated Interest Earned	889	1,011	1,137	1,270	1,408	1,400	1,514	1,671	1,835	1,302	1,427	1,522	1,715	1,868	2,079
Projected Expenses	0	0	0	0	50,802	12,104	0	0	234,849	17,189	29,881	0	16,253	0	21,217
Projected Year End Reserves	\$336,847	\$379,058	\$423,195	\$469,265	\$466,571	\$504,567	\$556,881	\$611,552	\$671,552	\$731,552	\$791,552	\$851,552	\$911,552	\$971,552	\$1,031,552

Notes:

- 1) FY 2022 Begins October 1, 2021 and Ends September 30, 2022
- 2) FY 2022 Beginning Reserve Balance and Remaining Contributions are as of: 10/1/21
- 3) Interest Earned is compounded on the Beginning Year Reserve Balance, the first year is a partial amount earned
- 4) Taxes on the interest earned are considered negligible

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## TERMS AND DEFINITIONS

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**Cash Flow Method** - A method of calculating Reserve contributions where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

**Component** - An individual line item in the Reserve Study developed or updated in the Physical Analysis. These elements form the building blocks of the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

**Component Assessment and Valuation** - The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components. This task is accomplished either with or without onsite visual observations, based on Level of Service selected by the client.

**Component Inventory** - The task of selecting and quantifying Reserve Components. This task is accomplished through onsite visual observations, review of association design and organizational documents, and a review of established association precedents.

**Component Method** - A method of calculating Reserve contributions where the total reserve contribution is based on the sum of contributions for individual components.

**Effective Age** - The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computation.

**Financial Analysis** - The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived. The Financial Analysis is one of the two parts of a Reserve Study.

**Fully Funded** - 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

**Fully Funded Balance (FFB)** - Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. In essence, it is the Reserve balance that is proportional to the current Repair/replacement cost and the fraction of life “used up”. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: both yield identical results when interest and inflation are equivalent.

**Funding Goals** - Independent of methodology utilized, the following represent the basic categories of Funding Plan goals.



# CustomReserves

**Baseline Funding** - Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

**Fully Funding** - Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

**Statutory Funding** - Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

**Threshold Funding** - Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold this may be more or less conservative than “Fully Funded”.

**Funding Plan** - An Association’s plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

**Minimum Balance** - A minimum Reserve balance established by the client.

**Physical Analysis** - The portion of the Reserve Study where the Component inventory, Condition Assessment and Life Adjustment and Valuation tasks are performed. This represents one of the two parts of the Reserve Study.

**Remaining Useful Life (RUL)** - Also referred to as “Remaining Life (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Replacements anticipated to occur in the initial or base year have “zero” Remaining Useful Life.

**Reserve Assessments** - The portion of assessments contributed to the Reserve Fund.

**Reserve Balance** - Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves.

**Special Assessment** - An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by Governing Documents or local statutes.

**Straight Line** - A formula used to calculate the annual reserve fund contribution for a specific component. Projected replacement cost divided by the useful life equals the annual payment.

**Useful Life (UL)** - Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function in its present application or installation.

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## DISCLOSURES AND LIMITATIONS

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No destructive testing was performed. Latent defects in design or construction are excluded from this report. There are no material issues to our knowledge that have not been disclosed to the client that would affect the integrity of this Reserve Study report. Custom Reserves has no interests with the client other than this Reserve Study.

Component quantities and estimates of costs indicated in this Report were developed by Custom Reserves unless otherwise noted in our “Condition Assessment” comments. The sources for the costs outlined in the study include experience, historical information and R.S. Means, Incorporated. This report should be used for budget and planning purposes only.

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## CREDENTIALS

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**PAUL GRIFONI** – Licensed Home Inspector

**EDUCATION** - University of Massachusetts - Bachelor of Science in Engineering

### PROFESSIONAL AFFILIATIONS / DESIGNATIONS

**Reserve Specialist (RS)** - Community Associations Institute



**Professional Reserves Analyst (PRA)** - Association of Professional Reserve Analysts





## **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, February 17, 2022 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	Vice Chairperson
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.*

**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**

No Audience comments were received.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

- Mr. Vega reported that Ms. Stewart submitted the stormwater credit form to the City of Tampa.

**B. District Counsel**

- Mr. Vega and Mr. Jackson worked on the Morris Bridge Manors irrigation agreement.

**C. Landscaper Maintenance Report – Sunrise**

**i. Discussion of Plant Replacements**

- Discussion ensued on the landscaping that is dead due to the freeze. Mr. Frazier will provide a rendering at the next meeting of proposed new plants.

**D. Aquatic Maintenance Report – Solitude**

- Mr. Wilt provided his report.

**E. District Manager**

**i. Discussion of Proposal Monument Refresh**

- This item tabled until March when the general contractor can attend in person.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of December 16, 2021 Meeting Minutes**
- B. Approval of Financial Statements – December 2021**
- C. Approval of Irrigation Contract with Morris Bridge Manors**

On MOTION by Mr. Meier seconded by Mr. Sails with all in favor, the Consent Agenda was approved pending approval of reimbursements. 4/0

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

- Mr. Meier would like to know how much funds they have for the monument project.
- Mr. Meier would like to know what seats are up this year.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

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

---

Mark Vega, Secretary

**4B.**

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

*Financial Report*

*February 28, 2022*

Prepared By



# EASTON PARK

Community Development District

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

**Financial Statements**

**(Unaudited)**

**February 28, 2022**



**Balance Sheet**  
February 28, 2022

<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	\$ 522,007	\$ -	\$ 522,007
Due From Other Funds	-	6,662	6,662
Investments:			
Reserve Fund	-	123,914	123,914
Revenue Fund	-	440,712	440,712
Deposits	2,735	-	2,735
<b>TOTAL ASSETS</b>	<b>\$ 524,742</b>	<b>\$ 571,288</b>	<b>\$ 1,096,030</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 6,769	\$ -	\$ 6,769
Accrued Expenses	21,690	-	21,690
Due To Other Funds	6,662	-	6,662
<b>TOTAL LIABILITIES</b>	<b>35,121</b>	<b>-</b>	<b>35,121</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	2,735	-	2,735
<b>Restricted for:</b>			
Debt Service	-	571,288	571,288
<b>Unassigned:</b>	<b>486,886</b>	<b>-</b>	<b>486,886</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 489,621</b>	<b>\$ 571,288</b>	<b>\$ 1,060,909</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 524,742</b>	<b>\$ 571,288</b>	<b>\$ 1,096,030</b>

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

For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	621,781	593,290	587,413	(5,877)
Special Assmnts- Discounts	(24,871)	(23,732)	(23,330)	402
<b>TOTAL REVENUES</b>	<b>596,910</b>	<b>569,558</b>	<b>564,083</b>	<b>(5,475)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	12,000	5,000	4,800	200
ProfServ-Arbitrage Rebate	900	900	-	900
ProfServ-Dissemination Agent	1,100	1,100	-	1,100
ProfServ-Engineering	5,000	2,083	2,430	(347)
ProfServ-Legal Services	5,000	2,083	819	1,264
ProfServ-Mgmt Consulting	52,598	21,916	21,916	-
ProfServ-Trustee Fees	3,658	3,658	-	3,658
Auditing Services	4,000	-	-	-
Website Hosting/Email services	1,538	641	769	(128)
Miscellaneous Mailings	1,000	417	574	(157)
Insurance - General Liability	2,537	2,537	2,472	65
Legal Advertising	1,000	417	254	163
Misc-Assessment Collection Cost	12,436	11,866	11,282	584
Bank Fees	300	125	125	-
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>103,242</b>	<b>52,918</b>	<b>45,616</b>	<b>7,302</b>
<b>Electric Utility Services</b>				
Electricity - Streetlights	114,000	47,500	52,512	(5,012)
Utility - Irrigation	4,000	1,667	1,551	116
Utility - Fountains	5,000	2,083	2,354	(271)
Utility - Roundabout Lights	500	208	217	(9)
Street Light Bond	600	600	600	-
<b>Total Electric Utility Services</b>	<b>124,100</b>	<b>52,058</b>	<b>57,234</b>	<b>(5,176)</b>

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

For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Stormwater Control</u></b>				
Contracts-Aquatic Control	30,120	12,550	12,550	-
R&M-Stormwater System	1,000	417	-	417
R&M Lake & Pond Bank	2,500	1,042	-	1,042
Invasive Plant Removal	20,000	8,333	6,125	2,208
Fountain Maintenance	10,000	4,167	7,323	(3,156)
<b>Total Stormwater Control</b>	<b>63,620</b>	<b>26,509</b>	<b>25,998</b>	<b>511</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	145,000	60,417	60,428	(11)
Insurance - Property	2,819	2,819	2,754	65
Insurance - General Liability	2,171	2,171	2,106	65
R&M-Irrigation	20,000	8,333	4,362	3,971
Landscape - Annuals	18,500	7,708	6,901	807
Landscape - Mulch	11,400	4,750	12,540	(7,790)
Landscape Replacement	20,000	8,333	-	8,333
Rust Prevention	7,140	2,975	2,975	-
Entry & Walls Maintenance	2,500	1,042	7,792	(6,750)
Ornamental Lighting & Maint.	1,500	625	-	625
Holiday Lighting & Decorations	24,600	24,600	40,000	(15,400)
<b>Total Other Physical Environment</b>	<b>255,630</b>	<b>123,773</b>	<b>139,858</b>	<b>(16,085)</b>
<b><u>Security Operations</u></b>				
Security System Monitoring & Maint.	5,800	2,417	6,069	(3,652)
Internet Services	1,300	542	575	(33)
<b>Total Security Operations</b>	<b>7,100</b>	<b>2,959</b>	<b>6,644</b>	<b>(3,685)</b>
<b><u>Contingency</u></b>				
Miscellaneous Expenses	1,418	591	3,819	(3,228)
<b>Total Contingency</b>	<b>1,418</b>	<b>591</b>	<b>3,819</b>	<b>(3,228)</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk Pressure Washing	4,800	2,000	-	2,000
<b>Total Road and Street Facilities</b>	<b>4,800</b>	<b>2,000</b>	<b>-</b>	<b>2,000</b>

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

For the Period Ending February 28, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b><u>Reserves</u></b>				
Reserve	37,000	37,000	-	37,000
<b>Total Reserves</b>	<b>37,000</b>	<b>37,000</b>	<b>-</b>	<b>37,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>596,910</b>	<b>297,808</b>	<b>279,169</b>	<b>18,639</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	271,750	284,914	13,164
Net change in fund balance	\$ -	\$ 271,750	\$ 284,914	\$ 13,164
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>204,707</b>	<b>204,705</b>	<b>204,707</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 204,707</b>	<b>\$ 476,455</b>	<b>\$ 489,621</b>	

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

For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 28	\$ 28
Special Assmnts- Tax Collector	438,990	418,875	414,725	(4,150)
Special Assmnts- Discounts	(17,560)	(16,755)	(16,472)	283
<b>TOTAL REVENUES</b>	<b>421,430</b>	<b>402,120</b>	<b>398,281</b>	<b>(3,839)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	8,780	8,377	7,965	412
<b>Total Administration</b>	<b>8,780</b>	<b>8,377</b>	<b>7,965</b>	<b>412</b>
<b>Debt Service</b>				
Principal Debt Retirement	240,000	-	-	-
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	176,050	88,025	88,025	-
<b>Total Debt Service</b>	<b>416,050</b>	<b>88,025</b>	<b>98,025</b>	<b>(10,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>424,830</b>	<b>96,402</b>	<b>105,990</b>	<b>(9,588)</b>
Excess (deficiency) of revenues Over (under) expenditures	(3,400)	305,718	292,291	(13,427)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(3,400)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(3,400)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (3,400)	\$ 305,718	\$ 292,291	\$ (13,427)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>278,997</b>	<b>278,997</b>	<b>278,997</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 275,597</b>	<b>\$ 584,715</b>	<b>\$ 571,288</b>	

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

Supporting Schedules

February 28, 2022

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

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector**  
**(Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2022**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY22				\$ 1,060,770	\$ 621,781	\$ 438,990
Allocation %				100%	59%	41%
11/02/21	\$ 16,244	\$ 807	\$ 332	\$ 17,383	\$ 10,189	\$ 7,194
11/17/21	\$ 79,382	\$ 3,375	\$ 1,620	\$ 84,377	\$ 49,459	\$ 34,919
11/23/21	\$ 156,666	\$ 6,661	\$ 3,197	\$ 166,524	\$ 97,610	\$ 68,914
11/29/21	\$ 523,972	\$ 22,278	\$ 10,693	\$ 556,943	\$ 326,458	\$ 230,486
12/07/21	\$ 95,220	\$ 4,048	\$ 1,943	\$ 101,211	\$ 59,326	\$ 41,885
12/09/21	\$ 41,441	\$ 1,697	\$ 846	\$ 43,983	\$ 25,781	\$ 18,202
01/04/22	\$ 22,395	\$ 758	\$ 457	\$ 23,610	\$ 13,839	\$ 9,771
02/04/22	\$ 7,770	\$ 177	\$ 159	\$ 8,105	\$ 4,751	\$ 3,354
<b>TOTAL</b>	<b>\$ 943,089</b>	<b>\$ 39,802</b>	<b>\$ 19,247</b>	<b>\$ 1,002,137</b>	<b>\$ 587,413</b>	<b>\$ 414,725</b>
% COLLECTED				94%	94%	94%
<b>TOTAL OUTSTANDING</b>				<b>\$ 58,635</b>	<b>\$ 34,369</b>	<b>\$ 24,265</b>

**EASTON PARK**

Community Development District

**All Funds**

**Cash and Investment**  
**February 28, 2022**

<b>GENERAL FUND</b>
---------------------

<u><b>Account Name</b></u>	<u><b>Bank Name</b></u>	<u><b>Investment Type</b></u>	<u><b>Maturity</b></u>	<u><b>Yield</b></u>	<u><b>Balance</b></u>
Checking Account - Operating	Hancock Whitney	Checking account	n/a	0.00%	\$ 522,007
				<b>Subtotal</b>	<b>\$ 522,007</b>
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 123,914
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 440,712
				<b>Subtotal</b>	<b>\$ 564,627</b>
				<b>Total</b>	<b>\$ 1,086,633</b>



# Easton Park CDD

## Bank Reconciliation

Bank Account No. 1334 Hancock Whitney Bank GF  
Statement No. 2/22  
Statement Date 2/28/2022

G/L Balance (LCY)	522,006.66	Statement Balance	525,130.35
G/L Balance	522,006.66	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	525,130.35
Subtotal	522,006.66	Outstanding Checks	3,123.69
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	522,006.66	Ending Balance	522,006.66
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
2/16/2022	Payment	3155	HERITAGE ISLES CDD	300.00	0.00	300.00
2/18/2022	Payment	3157	COMPLETE I.T.	1,954.90	0.00	1,954.90
2/18/2022	Payment	3158	FED EX	46.80	0.00	46.80
2/24/2022	Payment	3160	HEADS FLAGS INC	226.99	0.00	226.99
2/24/2022	Payment	3161	RUST-OFF LLC	595.00	0.00	595.00
<b>Total Outstanding Checks.....</b>				<b>3,123.69</b>		<b>3,123.69</b>

## EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Fund For the Period from 02/01/22 to 02/28/22 (Sorted by Check / ACH No.)

Fund No	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
ECK # 3152							
001	02/02/22	SR LANDSCAPING LLC	B 3314	Irrigation Inspection/Repairs	R&M-IRRIGATION	546041-53908	<u>\$4,361.70</u>
						Check Total	4361.7
ECK # 3153							
001	02/07/22	FED EX	7-635-49974	Postage- Agendas	MISCELLANEOUS MAILINGS	541030-51301	<u>\$48.84</u>
						Check Total	48.84
ECK # 3154							
001	02/07/22	SOLITUDE LAKE MANAGEMENT LLC	PI-A00751779	Lake/Pond Maintenance Feb 2022	AQUATIC MAINTENANCE	546995-53805	\$2,510.00
001	02/07/22	SOLITUDE LAKE MANAGEMENT LLC	PI-A00751779	Lake/Pond Maintenance Feb 2022	INVASIVE PLANT REMOVAL	546242-53805	<u>\$1,225.00</u>
						Check Total	3735
ECK # 3155							
001	02/16/22	HERITAGE ISLES CDD	302	Meeting Room Rentals- Aug-Dec 2021	Meeting Room Rental Aug to Dec.	549900-53985	<u>\$300.00</u>
						Check Total	300
ECK # 3156							
001	02/16/22	SR LANDSCAPING LLC	4224	Annuals- Installation	LANDSCAPE - ANNUALS	546244-53908	\$6,901.25
001	02/16/22	SR LANDSCAPING LLC	4362	Landscape Maintenance Feb 2022	Contracts-Landscape	534050-53908	<u>\$11,666.67</u>
						Check Total	18567.92
ECK # 3157							
001	02/18/22	COMPLETE I.T.	8158	CAM POLE REPLACEMENT	SECURITY SYSTEM MONITORING & MAINT.	546479-53935	<u>\$1,954.90</u>
						Check Total	1954.9
ECK # 3158							
001	02/18/22	FED EX	7-584-67202	SHIPPING FEES - BOARD PAY/RETAINER	MISCELLANEOUS MAILINGS	541030-51301	<u>\$46.80</u>
						Check Total	46.8
ECK # 3159							
001	02/18/22	STANTEC CONSULTING SERVICES INC	1886723	SERVICES THRU 1/28/22	ProfServ-Engineering	531013-51501	<u>\$998.00</u>
						Check Total	998
ECK # 3160							
001	02/24/22	HEADS FLAGS INC	21062	Nylon Flag- US	MISC-CONTINGENCY	549900-53985	<u>\$226.99</u>
						Check Total	226.99

## EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 02/01/22 to 02/28/22**  
**(Sorted by Check / ACH No.)**

Fund No	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ECK # 3161							
001	02/24/22	RUST-OFF LLC	33893	Rust Prevention	Rust Prevention	546452-53908	\$595.00
Check Total							595
ECK # DD228							
001	02/07/22	CHARTER COMMUNICATIONS	046396702012222 ACH	Service 1/21/22-2/20/22	INTERNET SERVICES	549031-53935	\$114.98
Check Total							114.98
ECK # DD231							
001	02/18/22	TECO ACH	02042022 ACH	Service- 12/9/21-1/10/22	UTILITY - IRRIGATION	543014-53100	\$389.13
001	02/18/22	TECO ACH	02042022 ACH	Service- 12/9/21-1/10/22	ELECTRICITY - STREETLIGHTING	543013-53100	\$12,451.70
001	02/18/22	TECO ACH	02042022 ACH	Service- 12/9/21-1/10/22	UTILITY - FOUNTAINS	543085-53100	\$578.17
001	02/18/22	TECO ACH	02042022 ACH	Service- 12/9/21-1/10/22	UTILITY - ROUNDABOUT LIGHTS	543090-53100	\$87.49
Check Total							13506.49
Fund Total							\$44,456.62
Total Checks Paid							\$44,456.62

## EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Fund For the Period from 02/01/22 to 02/28/22 (Sorted by Check / ACH No.)

Fund No	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
ECK # 3152							
001	02/02/22	SR LANDSCAPING LLC	B 3314	Irrigation Inspection/Repairs	R&M-IRRIGATION	546041-53908	<u>\$4,361.70</u>
						Check Total	4361.7
ECK # 3153							
001	02/07/22	FED EX	7-635-49974	Postage- Agendas	MISCELLANEOUS MAILINGS	541030-51301	<u>\$48.84</u>
						Check Total	48.84
ECK # 3154							
001	02/07/22	SOLITUDE LAKE MANAGEMENT LLC	PI-A00751779	Lake/Pond Maintenance Feb 2022	AQUATIC MAINTENANCE	546995-53805	\$2,510.00
001	02/07/22	SOLITUDE LAKE MANAGEMENT LLC	PI-A00751779	Lake/Pond Maintenance Feb 2022	INVASIVE PLANT REMOVAL	546242-53805	<u>\$1,225.00</u>
						Check Total	3735
ECK # 3155							
001	02/16/22	HERITAGE ISLES CDD	302	Meeting Room Rentals- Aug-Dec 2021	Meeting Room Rental Aug to Dec.	549900-53985	<u>\$300.00</u>
						Check Total	300
ECK # 3156							
001	02/16/22	SR LANDSCAPING LLC	4224	Annuals- Installation	LANDSCAPE - ANNUALS	546244-53908	\$6,901.25
001	02/16/22	SR LANDSCAPING LLC	4362	Landscape Maintenance Feb 2022	Contracts-Landscape	534050-53908	<u>\$11,666.67</u>
						Check Total	18567.92
ECK # 3157							
001	02/18/22	COMPLETE I.T.	8158	CAM POLE REPLACEMENT	SECURITY SYSTEM MONITORING & MAINT.	546479-53935	<u>\$1,954.90</u>
						Check Total	1954.9
ECK # 3158							
001	02/18/22	FED EX	7-584-67202	SHIPPING FEES - BOARD PAY/RETAINER	MISCELLANEOUS MAILINGS	541030-51301	<u>\$46.80</u>
						Check Total	46.8
ECK # 3159							
001	02/18/22	STANTEC CONSULTING SERVICES INC	1886723	SERVICES THRU 1/28/22	ProfServ-Engineering	531013-51501	<u>\$998.00</u>
						Check Total	998
ECK # 3160							
001	02/24/22	HEADS FLAGS INC	21062	Nylon Flag- US	MISC-CONTINGENCY	549900-53985	<u>\$226.99</u>
						Check Total	226.99

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ECK # 3161							
001	02/24/22	RUST-OFF LLC	33893	Rust Prevention	Rust Prevention	546452-53908	\$595.00
Check Total							595
ECK # DD228							
001	02/07/22	CHARTER COMMUNICATIONS	046396702012222 ACH	Service- 1/21/22-2/20/22	INTERNET SERVICES	549031-53935	\$114.98
Check Total							114.98
ECK # DD231							
001	02/18/22	TECO ACH	02042022 ACH	Service- 12/9/21-1/10/22	UTILITY - IRRIGATION	543014-53100	\$389.13
001	02/18/22	TECO ACH	02042022 ACH	Service- 12/9/21-1/10/22	ELECTRICITY - STREETLIGHTING	543013-53100	\$12,451.70
001	02/18/22	TECO ACH	02042022 ACH	Service- 12/9/21-1/10/22	UTILITY - FOUNTAINS	543085-53100	\$578.17
001	02/18/22	TECO ACH	02042022 ACH	Service- 12/9/21-1/10/22	UTILITY - ROUNDABOUT LIGHTS	543090-53100	\$87.49
Check Total							13506.49
Fund Total							\$44,456.62
Total Checks Paid							\$44,456.62

**4C.**

## RESOLUTION 2022-1

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

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

**WHEREAS**, the Board of Supervisors of the Easton Park Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

**WHEREAS**, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

**WHEREAS**, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

**Section 1.** The Board is currently made up of the following individuals: Paul Meier, Arnold Sails, Perry Blackburn and Lisa Murphy.

**Section 2.** The term of office for each member of the Board is as follows:

Supervisor Sails	Seat #1	Term: four years	Expires: 11/2024
Supervisor Meier	Seat #2	Term: four years	Expires: 11/2024
Supervisor Blackburn	Seat #3	Term: four years	Expires: 11/2024
Vacant	Seat #4	Term: four years	Expires: 11/2022
Supervisor Murphy	Seat #5	Term: four years	Expires: 11/2022

**Section 3.** Seat #4, currently vacant, and Seat #5, currently held by Lisa Murphy are scheduled for General Elections in November 2022.

**Section 4.** Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

**Section 5.** The term of office for the individuals to be elected to the Board in the November 2022 General Election is four years.

**Section 6.** The new Board members shall assume office on the second Tuesday following their election.

**Section 7.** The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF MARCH 2022.**

**ATTEST:     EASTON PARK COMMUNITY  
                 DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman