

EASTON PARK
Community Development District

Inframark, Infrastructure Management Services
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August 11, 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, August 18, 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**
 - D. Aquatic Maintenance Report – SOLitude**
 - E. District Manager**
 - i. Public Hearing on Fiscal Year 2022/2023 Final Budget
 - a. Consideration of Resolution 2022-5
 - ii. Public Hearing on Fiscal Year 2022/2023 Assessments
 - a. Consideration of Resolution 2022-6
 - iii. Consideration of Fiscal Year 2023 Meeting Schedule
- 4. Approval of Consent Agenda**
 - A. July 21, 2022 Meeting Minutes**
 - B. Financial Statements – July 2022**
- 5. Supervisor Request and Comments**
- 6. Adjournment**

The next meeting is scheduled for September 15, 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

Third Order of Business

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EASTON PARK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2023

Modified Tentative Budget
(Printed on 8/2/22, 11:45am)

Prepared by:



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Easton Park
Community Development District

Operating Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES						
Interest - Investments	\$ 10	-	-	-	-	-
Interest - Tax Collector	18	-	-	-	-	-
Special Assmnts- Tax Collector	571,118	621,781	621,780	-	621,780	621,781
Special Assmnts- Discounts	(21,599)	(24,871)	(23,052)	-	(23,052)	(24,871)
Other Miscellaneous Revenues	4359	-	-	-	-	-
TOTAL REVENUES	553,906	596,910	598,728	-	598,728	596,910
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	10,400	12,000	7,800	4,200	12,000	12,000
ProfServ-Administrative	2,400	-	-	-	-	-
ProfServ-Arbitrage Rebate	900	900	600	300	900	900
ProfServ-Dissemination Agent	-	1,100	-	1,100	1,100	1,100
ProfServ-Engineering	2,916	5,000	4,974	26	5,000	5,000
ProfServ-Legal Services	9,485	5,000	1,754	3,246	5,000	5,000
ProfServ-Mgmt Consulting	40,214	52,598	43,832	8,766	52,598	54,176
ProfServ-Special Assessment	5,000	-	-	-	-	-
ProfServ-Trustee Fees	5,542	3,658	3,500	158	3,658	3,658
Accounting Services	11,500	-	-	-	-	-
Auditing Services	3,750	4,000	3,600	-	3,600	3,600
Website Hosting/Email services	2,363	1,538	1,583	317	1,900	1,538
Miscellaneous Mailings	1,560	1,000	1,407	281	1,688	1,000
Insurance - General Liability	-	2,537	2,472	-	2,472	3,391
Public Officials Insurance	2,421	-	-	-	-	-
Legal Advertising	3,953	1,000	333	667	1,000	1,000
Misc-Assessment Collection Cost	6,494	12,436	11,975	-	11,975	12,436
Bank Fees	313	300	310	62	372	300
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	109,386	103,242	84,315	19,123	103,438	105,274
Electric Utility Services						
Electricity - Streetlights	113,320	114,000	86,185	17,237	103,422	125,400
Utility - Irrigation	3,504	4,000	3,170	634	3,804	4,000
Utility - Fountains	6,256	5,000	3,810	762	4,572	5,500
Utility - Roundabout Lights	356	500	288	212	500	500
Street Light Bond	600	600	600	-	600	600
Total Electric Utility Services	124,036	124,100	94,053	18,845	112,898	136,000
Stormwater Control						
Contracts-Aquatic Control	-	30,120	25,100	5,020	30,120	45,492
Contracts - Fountain	-	-	-	-	-	2,076
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	14,700	20,000	12,250	2,450	14,700	-
Fountain Maintenance	7,421	10,000	7,798	2,202	10,000	2,500
Aquatic Maintenance	30,120	-	-	-	-	-
Total Stormwater Control	52,241	63,620	45,148	13,172	58,320	53,568

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Other Physical Environment						
Field Operations	3,900	-	-	-	-	-
Contracts-Landscape	-	145,000	118,762	23,333	142,095	140,000
Insurance - Property	2,691	2,819	2,754	-	2,754	2,356
Insurance - General Liability	1,870	2,171	2,106	-	2,106	3,050
R&M-Irrigation	22,522	20,000	12,331	7,669	20,000	5,000
Landscape - Annuals	9,018	18,500	14,420	4,080	18,500	27,605
Landscape - Mulch	13,350	11,400	12,540	-	12,540	13,000
Landscape Maintenance	142,907	-	-	-	-	-
Landscape Replacement	23,121	20,000	-	20,000	20,000	20,000
Rust Prevention	7,140	7,140	5,950	1,190	7,140	7,140
Entry & Walls Maintenance	1,000	2,500	7,792	1,000	8,792	2,500
Ornamental Lighting & Maint.	-	1,500	-	1,500	1,500	1,000
Holiday Lighting & Decorations	24,600	24,600	40,000	-	40,000	24,600
Total Other Physical Environment	252,119	255,630	216,655	58,772	275,427	246,251
Security Operations						
Security System Monitoring & Maint.	7,915	5,800	6,294	90	6,384	3,540
Internet Services	1,201	1,300	1,175	210	1,385	1,300
Total Security Operations	9,116	7,100	7,469	300	7,769	4,840
Contingency						
Miscellaneous Expenses	1,667	1,418	5,340	1,500	6,840	17,177
Total Contingency	1,667	1,418	5,340	1,500	6,840	17,177
Road and Street Facilities						
Sidewalk Pressure Washing	4,800	4,800	-	4,800	4,800	4,800
Total Road and Street Facilities	4,800	4,800	-	4,800	4,800	4,800
Reserves						
Reserve	-	37,000	-	-	-	29,000
Total Reserves	-	37,000	-	-	-	29,000
TOTAL EXPENDITURES & RESERVES	553,365	596,910	452,980	116,512	569,492	596,910
Excess (deficiency) of revenues						
Over (under) expenditures	541	-	145,748	(116,512)	29,236	-
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	129,059	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	129,059	-	-	-	-	-
Net change in fund balance	129,600	-	145,748	(116,512)	29,236	-
FUND BALANCE, BEGINNING	75,106	204,710	204,710	-	204,710	233,946
FUND BALANCE, ENDING	\$ 204,706	\$ 204,710	\$ 350,458	\$ (116,512)	\$ 233,946	\$ 233,946

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 233,946
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year Budget Fiscal Year 2023	29,000
Total Funds Available (Estimated) - 9/30/23	262,946

ALLOCATION OF AVAILABLE FUNDS

<i>Nonspendable Fund Balance</i>	
Deposits	2,735
<i>Assigned Fund Balance</i>	
Operating Reserve - Operating Capital	149,227 ⁽¹⁾
Reserve (Prior Years)	37,000
FY23 Reserves	29,000
	66,000
Total Allocation of Available Funds	217,962

Total Unassigned (undesignated) Cash	\$ 44,983
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Notes

(1) Represents approximately 3 months of operating expenditures

EASTON PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2023**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-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.

EASTON PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2023**EXPENDITURES****Administrative (cont'd)****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.

Miscellaneous Mailings

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

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 2023**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**Contracts-Aquatic**

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

Contracts - Fountain

Expenses related to the monthly expenses of the contract agreement.

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.

Fountain Maintenance

Expenses may incur for the repair of the fountain.

Other Physical Environment**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.

Insurance-Property

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

Insurance – General Liability

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

EASTON PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2023**EXPENDITURES****Other Physical Environment (cont'd)****R&M- Irrigation**

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

Landscape - Annuals

The District will incur expenses for annual plants 4 times per year.

Landscape - Mulch

The District will incur expenses for annual mulching.

Landscape Replacement

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

Rust Prevention

The District will incur expenses for the prevention of rust.

Entry & Walls Maintenance

The District will incur expenditures to maintain the entry monuments and the fencing.

Ornamental Lighting and 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 Services

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

Contingency**Miscellaneous Expenses**

Repairs and maintenance expenses not included in contracts and agreements.

Road and Street Facilities**Pressure Washing**

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

Reserves**Reserves**

Monies allocated for the future repair and replacement for club facilities, swimming pools, etc.

Easton Park
Community Development District

Debt Service Budgets
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES						
Interest - Investments	\$ 102	-	\$ 589	-	\$ 589	\$ -
Interest - Tax Collector	14	-	-	-	-	-
Special Assmnts- Tax Collector	438,990	438,990	438,989	-	438,989	438,990
Special Assmnts - Prepayment	7,755	-	-	-	-	-
Special Assmnts- Discounts	(16,602)	(17,560)	(16,275)	-	(16,275)	(17,560)
Other Miscellaneous	3353	-	-	-	-	-
TOTAL REVENUES	433,612	421,430	423,303	-	423,303	421,430
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	4,992	8,780	8,454	-	8,454	8,780
Total Administrative	4,992	8,780	8,454	-	8,454	8,780
<i>Debt Service</i>						
Principal Debt Retirement	230,000	240,000	240,000	-	240,000	245,000
Principal Prepayments	-	-	10,000	-	10,000	-
Interest Expense	184,100	176,050	175,875	-	175,875	167,300
Total Debt Service	414,100	416,050	425,875	-	425,875	412,300
TOTAL EXPENDITURES	419,092	424,830	434,329	-	434,329	421,080
Excess (deficiency) of revenues						
Over (under) expenditures	14,520	(3,400)	(11,026)	-	(11,026)	350
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(3,400)	-	-	-	350
TOTAL OTHER SOURCES (USES)	-	(3,400)	-	-	-	350
Net change in fund balance	14,520	(3,400)	(11,026)	-	(11,026)	350
FUND BALANCE, BEGINNING	264,477	278,997	278,997	-	278,997	267,971
FUND BALANCE, ENDING	\$ 278,997	\$ 275,597	\$ 267,971	-	\$ 267,971	\$ 268,321

Debt Amortization Schedule
Series 2017 Capital Improvement Revenue Refunding Bonds

Date	Balance	Principal	Interest Rate	Primary Redempt	Interest	Total Payment
11/01/22	4,780,000		3.50%		83,650	83,650
05/01/23	4,780,000	245,000	3.50%		83,650	328,650
11/01/23	4,535,000		3.50%		79,363	79,363
05/01/24	4,535,000	255,000	3.50%		79,363	334,363
11/01/24	4,280,000		3.50%		74,900	74,900
05/01/25	4,280,000	265,000	3.50%		74,900	339,900
11/01/25	4,015,000		3.50%		70,263	70,263
05/01/26	4,015,000	275,000	3.50%		70,263	345,263
11/01/26	3,740,000		3.50%		65,450	65,450
05/01/27	3,740,000	285,000	3.50%		65,450	350,450
11/01/27	3,455,000		3.50%		60,463	60,463
05/01/28	3,455,000	295,000	3.50%		60,463	355,463
11/01/28	3,160,000		3.50%		55,300	55,300
05/01/29	3,160,000	305,000	3.50%		55,300	360,300
11/01/29	2,855,000		3.50%		49,963	49,963
05/01/30	2,855,000	315,000	3.50%		49,963	364,963
11/01/30	2,540,000		3.50%		44,450	44,450
05/01/31	2,540,000	325,000	3.50%		44,450	369,450
11/01/31	2,215,000		3.50%		38,763	38,763
05/01/32	2,215,000	340,000	3.50%		38,763	378,763
11/01/32	1,875,000		3.50%		32,813	32,813
05/01/33	1,875,000	350,000	3.50%		32,813	382,813
11/01/33	1,525,000		3.50%		26,688	26,688
05/01/34	1,525,000	360,000	3.50%		26,688	386,688
11/01/34	1,165,000		3.50%		20,388	20,388
05/01/35	1,165,000	375,000	3.50%		20,388	395,388
11/01/35	790,000		3.50%		13,825	13,825
05/01/36	790,000	390,000	3.50%		13,825	403,825
11/01/36	400,000		3.50%		7,000	7,000
05/01/37	400,000	400,000	3.50%		7,000	407,000
		4,780,000			1,446,550	6,226,550

Easton Park

Community Development District

*Debt Service Fund***Budget Narrative**

Fiscal Year 2023

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****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 2023

**Comparison of Assessment Rates
Fiscal Year 2023 vs. Fiscal Year 2022**

Product	General Fund 001			Debt Service			Total Assessments per Unit			Total	Units
	FY 2023	FY 2022	% Change	FY 2023	FY 2022	% Change	FY 2023	FY 2022	% Change	Units	Prepaid
Single Family 50'	\$973.05	\$973.05	0.0%	\$689.56	\$689.56	0.0%	\$1,662.61	\$1,662.61	0.0%	360	-
Single Family 60'	\$1,094.68	\$1,094.68	0.0%	\$775.75	\$775.75	0.0%	\$1,870.43	\$1,870.43	0.0%	168	1
Single Family 75'	\$1,216.32	\$1,216.32	0.0%	\$861.94	\$861.94	0.0%	\$2,078.26	\$2,078.26	0.0%	72	1
										600	2

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RESOLUTION 2022-5

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, 2022, AND ENDING SEPTEMBER 30, 2023; 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 2022, 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 19, 2022, the Board set August 18, 2022, 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, 2022, 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 2021/2022 and/or revised projections for Fiscal Year 2022/2023.
- 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, 2023, as Adopted by the Board of Supervisors on August 18, 2022".

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023, 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 18th day of August, 2022.

Easton Park Community Development District

Paul Meier
Chairman

Attest:

Mark Vega
Secretary

3Eii.

3Eiia

RESOLUTION 2022-06

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 2022/2023; 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 2022/2023, 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 2022/2023, will amount to \$_____;

and

WHEREAS, the Board finds the District’s Debt Service Fund Assessment during Fiscal Year 2022/2023 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 2022/2023, 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, 2022, 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 18th day of August 2022.

Easton Park Community
Development District

Mark Vega, Secretary

Paul Meier, Chair

3Eiii.

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 2023 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 Thursday of the month as follows:

October 20, 2022
November 17, 2022
December 15, 2022
January 19, 2023
February 16, 2023
March 16, 2023
April 20, 2023
May 18, 2023
June 15, 2023
July 20, 2023
August 17, 2023
September 21, 2023

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 (954) 603-0033 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

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 meeting on Thursday, July 21, 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
Arnold Sails
Perry Blackburn

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Mark Vega
Aaron Frasier

District Manager
Sunrise Landscape (via phone)

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

None.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

- Request electricity and conduit.

B. District Counsel

- Consensus 30-day notice and invoice for repairs

On MOTION by Mr. Blackburn seconded by Mr. Sails, with all in favor, to have District Counsel send a letter for a 30-day correct notice was approved. 3/0

C. Landscaper Maintenance Report – Sunrise

- Mr. Frasier noted they will be onsite on Friday and Saturday this week. He also noted all irrigation is repaired.
- Mr. Vega will call American Mulch and get a quote.

On MOTION by Mr. Sails seconded by Mr. Meier, with all in favor, a not to exceed of \$10,000 on plant rejuvenation to be approved by Mr. Blackburn was approved. 3/0

D. Aquatic Maintenance Report – Solitude

- Mr. Wilt will be bringing a quote for aquatics plants at the next meeting.

E. District Manager

i. Discussion of Monument Renderings

On MOTION by Mr. Sails seconded by Mr. Blackburn, with all in favor, the paint quote with pressure washing, remove lettering with a not to exceed \$20,000 to paint all the walls was approved. 3/0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. June 16, 2022 Meeting Minutes**
- B. Financial Statements – June 2022**

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

FIFTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Mr. Blackburn requested that Illuminations look at the fence light timers.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sails seconded by Mr. Meier with all in favor the meeting was adjourned. 3/0

Mark Vega, Secretary

4B.

EASTON PARK
Community Development District

Financial Report

July 31, 2022

(unaudited)

Prepared By



EASTON PARKCommunity Development District

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EASTON PARK
Community Development District

Financial Statements

(Unaudited)

July 31, 2022

Balance Sheet

July 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND - SERIES 2017	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 158,291	\$ -	\$ 158,291
Cash with Fiscal Agent	200,000	-	200,000
Investments:			
Interest Account	-	2	2
Reserve Fund	-	124,115	124,115
Revenue Fund	-	143,848	143,848
Sinking fund	-	6	6
Deposits	2,735	-	2,735
TOTAL ASSETS	\$ 361,026	\$ 267,971	\$ 628,997
<u>LIABILITIES</u>			
Accounts Payable	\$ 10,568	\$ -	\$ 10,568
TOTAL LIABILITIES	10,568	-	10,568
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	2,735	-	2,735
Restricted for:			
Debt Service	-	267,971	267,971
Unassigned:	347,723	-	347,723
TOTAL FUND BALANCES	\$ 350,458	\$ 267,971	\$ 618,429
TOTAL LIABILITIES & FUND BALANCES	\$ 361,026	\$ 267,971	\$ 628,997

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	621,781	621,781	621,780	(1)
Special Assmnts- Discounts	(24,871)	(24,871)	(23,052)	1,819
TOTAL REVENUES	596,910	596,910	598,728	1,818
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	10,000	7,800	2,200
ProfServ-Arbitrage Rebate	900	900	600	300
ProfServ-Dissemination Agent	1,100	1,100	-	1,100
ProfServ-Engineering	5,000	4,167	4,974	(807)
ProfServ-Legal Services	5,000	4,167	1,754	2,413
ProfServ-Mgmt Consulting	52,598	43,832	43,832	-
ProfServ-Trustee Fees	3,658	3,658	3,500	158
Auditing Services	4,000	4,000	3,600	400
Website Hosting/Email services	1,538	1,282	1,583	(301)
Miscellaneous Mailings	1,000	833	1,407	(574)
Insurance - General Liability	2,537	2,537	2,472	65
Legal Advertising	1,000	833	333	500
Misc-Assessment Collection Cost	12,436	12,436	11,975	461
Bank Fees	300	250	310	(60)
Annual District Filing Fee	175	175	175	-
Total Administration	103,242	90,170	84,315	5,855
<u>Electric Utility Services</u>				
Electricity - Streetlights	114,000	95,000	86,185	8,815
Utility - Irrigation	4,000	3,333	3,170	163
Utility - Fountains	5,000	4,167	3,810	357
Utility - Roundabout Lights	500	417	288	129
Street Light Bond	600	600	600	-
Total Electric Utility Services	124,100	103,517	94,053	9,464

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Stormwater Control</u>				
Contracts-Aquatic Control	30,120	25,100	25,100	-
R&M-Stormwater System	1,000	833	-	833
R&M Lake & Pond Bank	2,500	2,083	-	2,083
Invasive Plant Removal	20,000	16,667	12,250	4,417
Fountain Maintenance	10,000	8,333	7,798	535
Total Stormwater Control	63,620	53,016	45,148	7,868
<u>Other Physical Environment</u>				
Contracts-Landscape	145,000	120,833	118,762	2,071
Insurance - Property	2,819	2,819	2,754	65
Insurance - General Liability	2,171	2,171	2,106	65
R&M-Irrigation	20,000	16,667	12,331	4,336
Landscape - Annuals	18,500	15,417	14,420	997
Landscape - Mulch	11,400	9,500	12,540	(3,040)
Landscape Replacement	20,000	16,667	-	16,667
Rust Prevention	7,140	5,950	5,950	-
Entry & Walls Maintenance	2,500	2,083	7,792	(5,709)
Ornamental Lighting & Maint.	1,500	1,250	-	1,250
Holiday Lighting & Decorations	24,600	24,600	40,000	(15,400)
Total Other Physical Environment	255,630	217,957	216,655	1,302
<u>Security Operations</u>				
Security System Monitoring & Maint.	5,800	4,833	6,294	(1,461)
Internet Services	1,300	1,083	1,175	(92)
Total Security Operations	7,100	5,916	7,469	(1,553)
<u>Contingency</u>				
Miscellaneous Expenses	1,418	1,182	5,340	(4,158)
Total Contingency	1,418	1,182	5,340	(4,158)
<u>Road and Street Facilities</u>				
Sidewalk Pressure Washing	4,800	4,000	-	4,000
Total Road and Street Facilities	4,800	4,000	-	4,000

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Reserves				
Reserve	37,000	37,000	-	37,000
Total Reserves	37,000	37,000	-	37,000
TOTAL EXPENDITURES & RESERVES	596,910	512,758	452,980	59,778
Excess (deficiency) of revenues				
Over (under) expenditures	-	84,152	145,748	61,596
Net change in fund balance	\$ -	\$ 84,152	\$ 145,748	\$ 61,596
FUND BALANCE, BEGINNING (OCT 1, 2021)	204,710	204,705	204,710	
FUND BALANCE, ENDING	\$ 204,710	\$ 288,857	\$ 350,458	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 589	\$ 589
Special Assmnts- Tax Collector	438,990	438,990	438,989	(1)
Special Assmnts- Discounts	(17,560)	(17,560)	(16,275)	1,285
TOTAL REVENUES	421,430	421,430	423,303	1,873
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,780	8,780	8,454	326
Total Administration	8,780	8,780	8,454	326
Debt Service				
Principal Debt Retirement	240,000	240,000	240,000	-
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	176,050	176,050	175,875	175
Total Debt Service	416,050	416,050	425,875	(9,825)
TOTAL EXPENDITURES	424,830	424,830	434,329	(9,499)
Excess (deficiency) of revenues				
Over (under) expenditures	(3,400)	(3,400)	(11,026)	(7,626)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(3,400)	-	-	-
TOTAL FINANCING SOURCES (USES)	(3,400)	-	-	-
Net change in fund balance	\$ (3,400)	\$ (3,400)	\$ (11,026)	\$ (7,626)
FUND BALANCE, BEGINNING (OCT 1, 2021)	278,997	278,997	278,997	
FUND BALANCE, ENDING	\$ 275,597	\$ 275,597	\$ 267,971	

EASTON PARK
Community Development District

Supporting Schedules

July 31, 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
03/04/22	\$ 10,424	\$ 170	\$ 213	\$ 10,807	\$ 6,335	\$ 4,472
04/05/22	\$ 23,967	\$ -	\$ 489	\$ 24,456	\$ 14,335	\$ 10,121
05/05/22	\$ 1,833	\$ -	\$ 37	\$ 1,870	\$ 1,096	\$ 774
06/08/22	\$ 6,084	\$ (181)	\$ 124	\$ 6,027	\$ 3,533	\$ 2,494
06/15/22	\$ 15,617	\$ (464)	\$ 319	\$ 15,471	\$ 9,069	\$ 6,403
TOTAL	\$ 1,001,013	\$ 39,327	\$ 20,429	\$ 1,060,769	\$ 621,780	\$ 438,989
% COLLECTED					100%	100%
						100%

EASTON PARK

Community Development District

All Funds

Cash and Investment
July 31, 2022

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%	\$ 158,291
Cash with Fiscal Agent					\$ 200,000
				Subtotal	\$ 358,291
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 2
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 124,115
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 143,848
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 6
				Subtotal	\$ 267,972
				Total	\$ 626,262

Easton Park CDD

Bank Reconciliation

Page #47

Bank Account No. 1334 Hancock Whitney Bank GF
Statement No. 7/22
Statement Date 7/31/2022

G/L Balance (LCY)	158,290.71	Statement Balance	358,290.71
G/L Balance	158,290.71	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	358,290.71
Subtotal	158,290.71	Outstanding Checks	200,000.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	158,290.71	Ending Balance	158,290.71
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/25/2022	Payment	3211	EASTON PARK CDD	200,000.00	0.00	200,000.00
Total Outstanding Checks.....				200,000.00		200,000.00

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 7/1/22 to 7/31/22

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>HANCOCK WHITNEY BANK GF - (ACCT#XXXXX1334)</u>							
CHECK # 3206							
07/07/22	Vendor	INNERSYNC, LTD	20513	WEBSITE SRVS/COMPLIANCE	Quarterly Payments	001-534369-51301	\$384.38
Check Total							\$384.38
CHECK # 3207							
07/07/22	Vendor	SR LANDSCAPING LLC	5926	6/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53908	\$11,666.67
07/07/22	Vendor	SR LANDSCAPING LLC	6243	LANDSCAPE MAINTENANCE JULY 2022	Contracts-Landscape	001-534050-53908	\$11,666.67
Check Total							\$23,333.34
CHECK # 3208							
07/14/22	Vendor	HANCOCK WHITNEY BANK	07062022-5725	Trsf 2017 DS Assessments	DUE FROM OTHER FUNDS	131000	\$8,980.54
Check Total							\$8,980.54
CHECK # 3209							
07/20/22	Vendor	RUST-OFF LLC	35757	Rust Prevention June 2022	RUST PREVENTION	001-546452-53908	\$595.00
Check Total							\$595.00
CHECK # 3210							
07/20/22	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PI-A00847603	LAKE/POND MGMT SRVS JULY 2022	Contracts-Aquatic Control	001-534067-53805	\$3,735.00
07/20/22	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PI-A00847602	FOUNTAIN MAINT SRVS 7/1/22-9/30/22	FOUNTAIN MAINTENANCE	001-546472-53805	\$173.00
Check Total							\$3,908.00
CHECK # 3211							
07/25/22	Vendor	EASTON PARK CDD	071422	Funds to open new MMA Account	Cash with Fiscal Agent	103000	\$200,000.00
Check Total							\$200,000.00
ACH #DD262							
07/09/22	Vendor	CHARTER COMMUNICATIONS	046396702062222 ACH	SERVICE 6/21/22-7/20/22	INTERNET SERVICES	001-549031-53935	\$119.98
ACH Total							\$119.98
ACH #DD263							
07/20/22	Vendor	TECO ACH	CR-TAXES-72522	TAX CREDIT ON ALL ACCOUNTS	Utility - Irrigation	001-543014-53100	(\$374.60)
07/20/22	Vendor	TECO ACH	CR-TAXES-72522	TAX CREDIT ON ALL ACCOUNTS	Electricity - Streetlights	001-543013-53100	(\$8,807.17)
07/20/22	Vendor	TECO ACH	CR-TAXES-72522	TAX CREDIT ON ALL ACCOUNTS	Utility - Fountains	001-543085-53100	(\$476.29)
07/20/22	Vendor	TECO ACH	CR-TAXES-72522	TAX CREDIT ON ALL ACCOUNTS	Utility - Roundabout Lights	001-543090-53100	(\$35.45)
ACH Total							(\$9,693.51)
ACH #DD264							
07/20/22	Vendor	TECO ACH	07062022 ACH	SERVICE 5/10/22-6/8/22	UTILITY - IRRIGATION	001-543014-53100	\$372.73
07/20/22	Vendor	TECO ACH	07062022 ACH	SERVICE 5/10/22-6/8/22	ELECTRICITY - STREETLIGHTING	001-543013-53100	\$12,525.63
07/20/22	Vendor	TECO ACH	07062022 ACH	SERVICE 5/10/22-6/8/22	UTILITY - FOUNTAINS	001-543085-53100	\$532.01
07/20/22	Vendor	TECO ACH	07062022 ACH	SERVICE 5/10/22-6/8/22	UTILITY - ROUNDABOUT LIGHTS	001-543090-53100	\$37.44
ACH Total							\$13,467.81
Account Total							\$241,095.54

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 07/01/22 to 07/31/22 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 3206							
001	07/07/22	INNERSYNC, LTD	20513	WEBSITE SRVS/COMPLIANCE	Quarterly Payments	534369-51301	\$384.38
Check Total							\$384.38
CHECK # 3207							
001	07/07/22	SR LANDSCAPING LLC	5926	6/2022 LANDSCAPE MAINT	Contracts-Landscape	534050-53908	\$11,666.67
001	07/07/22	SR LANDSCAPING LLC	6243	LANDSCAPE MAINTENANCE JULY 2022	Contracts-Landscape	534050-53908	\$11,666.67
Check Total							\$23,333.34
CHECK # 3209							
001	07/20/22	RUST-OFF LLC	35757	Rust Prevention June 2022	RUST PREVENTION	546452-53908	\$595.00
Check Total							\$595.00
CHECK # 3210							
001	07/20/22	SOLITUDE LAKE MANAGEMENT LLC	PI-A00847603	LAKE/POND MGMT SRVS JULY 2022	Contracts-Aquatic Control	534067-53805	\$3,735.00
001	07/20/22	SOLITUDE LAKE MANAGEMENT LLC	PI-A00847602	FOUNTAIN MAINT SRVS 7/1/22-9/30/22	FOUNTAIN MAINTENANCE	546472-53805	\$173.00
Check Total							\$3,908.00
CHECK # 3211							
001	07/25/22	EASTON PARK CDD	071422	Funds to open new MMA Account	Cash with Fiscal Agent	103000	\$200,000.00
Check Total							\$200,000.00
CHECK # DD262							
001	07/09/22	CHARTER COMMUNICATIONS	046396702062222 ACH	SERVICE 6/21/22-7/20/22	INTERNET SERVICES	549031-53935	\$119.98
Check Total							\$119.98
CHECK # DD263							
001	07/20/22	TECO ACH	CR-TAXES-72522	TAX CREDIT ON ALL ACCOUNTS	Utility - Irrigation	543014-53100	(\$374.60)
001	07/20/22	TECO ACH	CR-TAXES-72522	TAX CREDIT ON ALL ACCOUNTS	Electricity - Streetlights	543013-53100	(\$8,807.17)
001	07/20/22	TECO ACH	CR-TAXES-72522	TAX CREDIT ON ALL ACCOUNTS	Utility - Fountains	543085-53100	(\$476.29)
001	07/20/22	TECO ACH	CR-TAXES-72522	TAX CREDIT ON ALL ACCOUNTS	Utility - Roundabout Lights	543090-53100	(\$35.45)
Check Total							(\$9,693.51)
CHECK # DD264							
001	07/20/22	TECO ACH	07062022 ACH	SERVICE 5/10/22-6/8/22	UTILITY - IRRIGATION	543014-53100	\$372.73
001	07/20/22	TECO ACH	07062022 ACH	SERVICE 5/10/22-6/8/22	ELECTRICITY - STREETLIGHTING	543013-53100	\$12,525.63
001	07/20/22	TECO ACH	07062022 ACH	SERVICE 5/10/22-6/8/22	UTILITY - FOUNTAINS	543085-53100	\$532.01
001	07/20/22	TECO ACH	07062022 ACH	SERVICE 5/10/22-6/8/22	UTILITY - ROUNDABOUT LIGHTS	543090-53100	\$37.44
Check Total							\$13,467.81

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 07/01/22 to 07/31/22
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Fund Total	<u>\$232,115.00</u>
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DEBT SERVICE FUND - SERIES 2017 - 201**CHECK # 3208**

201	07/14/22	HANCOCK WHITNEY BANK	07062022-5725	Trsf 2017 DS Assessments	DUE FROM OTHER FUNDS	131000	\$8,980.54
Check Total							<u>\$8,980.54</u>
Fund Total							<u>\$8,980.54</u>

Total Checks Paid	<u>\$241,095.54</u>
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Your Website powered by
campus
suite

INVOICE

BILL TO

Easton Park CDD
210 N. University Drive
Suite 702
Coral Springs, FL 33071

INVOICE # 20513**DATE** 07/01/2022**DUE DATE** 07/16/2022**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38
<hr/>	
Quarterly service	BALANCE DUE
	\$384.38



5521 Baptist Church Road
Tampa, FL 33610

Invoice 5926

PO#	Date
	06/02/2022
Sales Rep	Terms
Jay Grimaldi	Net 30

Bill To
Inframark 5227 Autumn Ridge Drive Wesley Chapel, FL 33545

Property Address
Easton Park CDD Pictorial Park Dr Tampa, FL 33647

Item	Qty / UOM	Rate	Ext. Price	Amount
#1715 - Landscape Maintenance Agreement June 2022				\$11,666.67

Total	\$11,666.67
Credits/Payments	(\$0.00)
Balance Due	\$11,666.67



5521 Baptist Church Road
Tampa, FL 33610

Invoice 6243

PO#	Date
	07/01/2022
Sales Rep	Terms
Jay Grimaldi	Net 30

Bill To
Inframark 5227 Autumn Ridge Drive Wesley Chapel, FL 33545

Property Address
Easton Park CDD Pictorial Park Dr Tampa, FL 33647

Item	Qty / UOM	Rate	Ext. Price	Amount
#1715 - Landscape Maintenance Agreement July 2022				\$11,666.67

Total	\$11,666.67
Credits/Payments	(\$0.00)
Balance Due	\$11,666.67

Invoice

RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
7/15/2022	35757

Bill To

EASTON PARK CDD INFRAMARK MMANAGEMENT SERVICE 210 UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071
--

Ship To

EASTON PARK CDD
MORRIS BRIDGE ROAD
NEW TAMPA, FL

P.O. No.

Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (DATE OF SERVICE) LAST INVOICE DATE TO CURRENT INVOICE DATE)	1	595.00	595.00
Subtotal				\$595.00
Sales Tax (8.5%)				\$0.00
Payments/Credits				\$0.00
Balance Due				\$595.00

AN INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

**INVOICE**

Invoice Number: PI-A00847603
Invoice Date: 07/01/22
PROPERTY: Easton Park
 CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Easton Park CDD
 Inframark
 210 N University Drive, Suite 702
 Coral Springs, FL 33071

CUSTOMER ID	CUSTOMER PO	Payment Terms	
108488		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			07/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49969 07/01/22 - 07/31/22 Lake & Pond Management Services		3,735.00	3,735.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	3,735.00
Sales Tax	0.00
Total Invoice	3,735.00
Payment Received	0.00
TOTAL	3,735.00

**INVOICE**

Invoice Number: PI-A00847602
Invoice Date: 07/01/22
PROPERTY: Easton Park
 CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Easton Park CDD
 Inframark
 210 N University Drive, Suite 702
 Coral Springs, FL 33071

CUSTOMER ID	CUSTOMER PO	Payment Terms	
108488		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Chris Byrne			07/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR14060 07/01/22 - 09/30/22 Fountain Maintenance Services		173.00	173.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	173.00
Sales Tax	0.00
Total Invoice	173.00
Payment Received	0.00
TOTAL	173.00

CHECK REQUEST FORM

Date: 7/14/2022

District Name: Easton Park

Please issue a check from Acct. #: Hancock Whitney # 1334

Please issue a check to: Easton Park c/o Valley Bank

Vendor No.: V00032

Check amount: \$200,000.00

Please code to: 103000-001

Check Description/Reason: To open a new MMA account

Mailing instructions: Let Priscilla and Susan know when check has been cut.

Manager's Approval: _____

Date: _____

June 22, 2022
 Invoice Number: 046396702062222
 Account Number: **0050463967-02**
 Security Code: **1002**
 Service At: 10851 PICTORIAL PARK DR
 TAMPA, FL 33647-0000

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 06/21/22 through 07/20/22
 details on following pages*

Previous Balance	119.98
Payments Received - Thank You	-119.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	119.98
Current Charges	\$119.98
<i>YOUR AUTO PAY WILL BE PROCESSED 07/08/22</i>	
Total Due by Auto Pay	\$119.98



Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 22 06222022 NNNNNN 01 001587 0005

EASTON PARK CDD

210 N UNIVERSITY DR
 STE 702
 CORAL SPRINGS FL 33071-7320



June 22, 2022

EASTON PARK CDD

Invoice Number: 046396702062222
 Account Number: 0050463967-02
 Service At: 10851 PICTORIAL PARK DR
 TAMPA, FL 33647-0000

Total Due by Auto Pay \$119.98

CHARTER COMMUNICATIONS
 PO BOX 7195
 PASADENA, CA 91109-7195



0001000100504639670272011998

Invoice Number:
Account Number:
Security Code:

EASTON PARK CDD
046396702062222
0050463967-02
1002

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 22 06222022 NNNNNN 01 001587 0005

Charge Details

Previous Balance		119.98
Payments Received - Thank You	06/08	-119.98
Remaining Balance		\$0.00

Payments received after 06/22/22 will appear on your next bill.

Services from 06/21/22 through 07/20/22

Spectrum Business™ Internet

Spectrum Business Internet	119.99
Static IP 1	19.99
Promotional Discount	-20.00
	\$119.98

Spectrum Business™ Internet Total **\$119.98**

Current Charges **\$119.98**
Total Due by Auto Pay **\$119.98**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Simplify your life with Auto Pay!

Spend less time paying your bill
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
It's Secure - Powerful technology keeps your information safe
It's Flexible - Use your checking, savings, debit or credit card
It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: Spectrumbusiness.net
(My Services login required)



For questions or concerns, please call **1-877-824-6249**.



Easton Park		
VENDOR NAME:		TECO
Vendor #V00008		
INVOICE NUMBER:		07062022 ACH
INVOICE DATE:		07/06/22
		ACH Date: 7/20/22
		Service Dates: 5/10/22-6/8/22
Account #	Address	Bill Total
211001815243	10989 Breaking Rocks Dr IRR	\$ 101.06
211001815433	10898 Pictoral Park Dr IRR	\$ 157.95
211001815649	Morris Bridge Phase 1	\$ 6,245.67
211001815920	10999 Pictoral Park Dr IRR	\$ 83.60
211001816464	11098 Pictoral Park Dr IRR	\$ 30.12
211001816720	Easton Park BL LTS	\$ 3,220.73
211001816928	Easton Park PH3 LTS	\$ 1,590.80
211001817124	Morris Bridge PH2	\$ 1,468.43
211001817355	10623 Pictoral Park Dr	\$ 532.01
211001817561	10900 Pictoral Park Dr	\$ 37.44
	TOTAL	\$ 13,467.81
	CREDIT TO APPLY (SEE ATTACHED)	\$ (9,693.51)
	ACH TOTAL	\$ 3,774.30

543014-001-53100-5000	IRRIGATION WELLS	\$ 372.73
543013-001-53100-5000	STREET LIGHTS	\$ 12,525.63
543085-001-53100-5000	FOUNTAIN/LANDSCAPE LIGHTING	\$ 532.01
543090-001-53100-5000	ROUNDAABOUT	\$ 37.44
	TOTAL	\$ 13,467.81

[illegible]

Statement Date: 07/06/22
Account: 321000020206

EASTON PARK CDD
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Current month's charges:	\$13,467.81
Total amount due:	\$3,774.30
Payment Due By:	07/20/22

Your Account Summary

Previous Amount Due	\$13,805.29
Payment(s) Received Since Last Statement	-\$23,498.80
Credit balance after payments and credits	-\$9,693.51
Current Month's Charges	\$13,467.81
Total Amount Due	\$3,774.30

DO NOT PAY. Your account will be drafted on 07/20/22



Amount not paid by due date may be assessed a late payment charge and an additional deposit.



More options for you.

Visit **tecaccount.com** to view and pay your bill, manage your information and more, 24/7 from any device.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 321000020206

Current month's charges:	\$13,467.81
Total amount due:	\$3,774.30
Payment Due By:	07/20/22

Amount Enclosed \$

700625002193 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 07/20/22

00000006 FTECO507062222384700 00000 01 00000000 6 007
EASTON PARK CDD
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

tampaelectric.com

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

For more information about your bill, please visit tampaelectric.com.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap SystemsSM – Surge protection for your home or business sold separately as a non-energy charge.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
	211001815243	10989 BREAKING ROCKS DR IRR TAMPA, FL 33647-0000	\$101.06
	211001815433	10898 PICTORAL PARK DR IRR TAMPA, FL 33647-0000	\$157.95
	211001815649	MORRIS BRIDGE PHASE 1 TAMPA, FL 33647-0000	\$6245.67
	211001815920	10999 PICTORAL PARK DR IRR TAMPA, FL 33647-0000	\$83.60
	211001816464	11098 PICTORAL PARK DR IRR TAMPA, FL 33647-0000	\$30.12
	211001816720	EASTON PARK BL LTS TAMPA, FL 33647-0000	\$3220.73
	211001816928	EASTON PARK PH3 LTS TAMPA, FL 33647-0000	\$1590.80
	211001817124	MORRIS BRIDGE RD PH2 TAMPA, FL 33647-0000	\$1468.43
	211001817355	10623 PICTORIAL PARK DR TAMPA, FL 33647-2548	\$532.01
	211001817561	10900 PICTORIAL PARK DR TAMPA, FL 33647-0000	\$37.44

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ACCOUNT INVOICE

tampaelectric.com



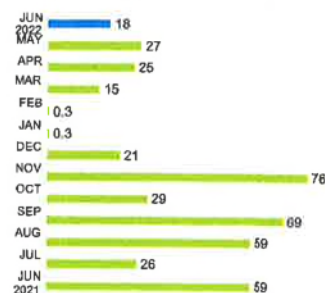
Account: 211001815243
Statement Date: 06/30/22

Details of Charges – Service from 05/10/22 to 06/08/22

Service for: 10989 BREAKING ROCKS DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000157740	06/08/22	49,088	48,557		531 kWh	1	30 Days
Daily Basic Service Charge					30 days @ \$0.74000	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge					531 kWh @ \$0.07035/kWh		
Fuel Charge					531 kWh @ \$0.04126/kWh		
Storm Protection Charge					531 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism					531 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax							
Electric Service Cost					\$87.46		
Franchise Fee					\$5.73		
State Tax					\$7.87		
Total Electric Cost, Local Fees and Taxes						\$101.06	
Current Month's Electric Charges						\$101.06	



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001815433
Statement Date: 06/30/22

Details of Charges – Service from 05/10/22 to 06/08/22

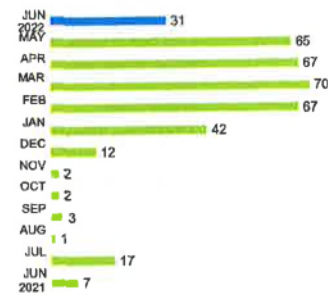
Service for: 10898 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000086309	06/08/22	13,844		12,909		935 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000		\$22.20				
Energy Charge		935 kWh @ \$0.07035/kWh		\$65.78				
Fuel Charge		935 kWh @ \$0.04126/kWh		\$38.58				
Storm Protection Charge		935 kWh @ \$0.00315/kWh		\$2.95				
Clean Energy Transition Mechanism		935 kWh @ \$0.00402/kWh		\$3.76				
Florida Gross Receipt Tax				\$3.42				
Electric Service Cost				\$136.69				
Franchise Fee				\$8.95				
State Tax				\$12.31				
Total Electric Cost, Local Fees and Taxes						\$157.95		
Current Month's Electric Charges						\$157.95		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001815649

Statement Date: 06/30/22

Details of Charges – Service from 05/10/22 to 06/08/22

Service for: MORRIS BRIDGE PHASE 1, TAMPA, FL 33647-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2888 kWh @ \$0.03079/kWh	\$88.92
Fixture & Maintenance Charge	152 Fixtures	\$2292.16
Lighting Pole / Wire	152 Poles	\$2915.47
Lighting Fuel Charge	2888 kWh @ \$0.04060/kWh	\$117.25
Storm Protection Charge	2888 kWh @ \$0.01028/kWh	\$29.69
Clean Energy Transition Mechanism	2888 kWh @ \$0.00033/kWh	\$0.95
Florida Gross Receipt Tax		\$6.07
Franchise Fee		\$357.01
State Tax		\$438.15
Lighting Charges		\$6,245.67
Current Month's Electric Charges		\$6,245.67

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001815920
Statement Date: 06/30/22

Details of Charges – Service from 05/10/22 to 06/08/22

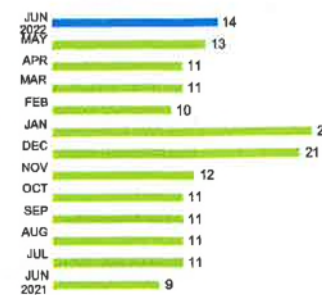
Service for: 10999 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000086312	06/08/22	13,719	13,312		407 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000			\$22.20		
Energy Charge		407 kWh @ \$0.07035/kWh			\$28.63		
Fuel Charge		407 kWh @ \$0.04126/kWh			\$16.79		
Storm Protection Charge		407 kWh @ \$0.00315/kWh			\$1.28		
Clean Energy Transition Mechanism		407 kWh @ \$0.00402/kWh			\$1.64		
Florida Gross Receipt Tax					\$1.81		
Electric Service Cost					\$72.35		
Franchise Fee					\$4.74		
State Tax					\$6.51		
Total Electric Cost, Local Fees and Taxes							\$83.60
Current Month's Electric Charges							\$83.60

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



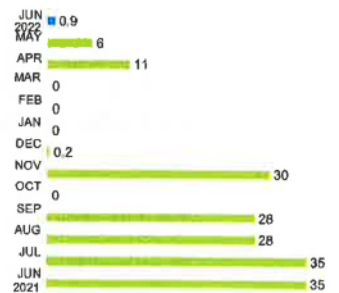
Account: 211001816464
Statement Date: 06/30/22

Details of Charges – Service from 05/10/22 to 06/08/22

Service for: 11098 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000149889	06/08/22	18,276	18,249		27 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000			\$22.20	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		27 kWh @ \$0.07035/kWh			\$1.90		
Fuel Charge		27 kWh @ \$0.04126/kWh			\$1.11		
Storm Protection Charge		27 kWh @ \$0.00315/kWh			\$0.09		
Clean Energy Transition Mechanism		27 kWh @ \$0.00402/kWh			\$0.11		
Florida Gross Receipt Tax					\$0.65		
Electric Service Cost					\$26.06		
Franchise Fee					\$1.71		
State Tax					\$2.35		
Total Electric Cost, Local Fees and Taxes						\$30.12	
Current Month's Electric Charges						\$30.12	





ACCOUNT INVOICE

tampaelectric.com



Account: 211001816720
Statement Date: 06/30/22

Details of Charges – Service from 05/10/22 to 06/08/22

Service for: EASTON PARK BL LTS, TAMPA, FL 33647-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1538 kWh @ \$0.03079/kWh	\$47.36
Fixture & Maintenance Charge	78 Fixtures	\$1185.50
Lighting Pole / Wire	77 Poles	\$1487.05
Lighting Fuel Charge	1538 kWh @ \$0.04060/kWh	\$62.44
Storm Protection Charge	1538 kWh @ \$0.01028/kWh	\$15.81
Clean Energy Transition Mechanism	1538 kWh @ \$0.00033/kWh	\$0.51
Florida Gross Receipt Tax		\$3.23
Franchise Fee		\$183.52
Municipal Public Service Tax		\$8.43
State Tax		\$226.88

Lighting Charges

\$3,220.73

Current Month's Electric Charges

\$3,220.73

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001816928
Statement Date: 06/30/22

Details of Charges – Service from 05/10/22 to 06/08/22

Service for: EASTON PARK PH3 LTS, TAMPA, FL 33647-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	741 kWh @ \$0.03079/kWh	\$22.82
Fixture & Maintenance Charge	39 Fixtures	\$588.12
Lighting Pole / Wire	39 Poles	\$733.59
Lighting Fuel Charge	741 kWh @ \$0.04060/kWh	\$30.08
Storm Protection Charge	741 kWh @ \$0.01028/kWh	\$7.62
Clean Energy Transition Mechanism	741 kWh @ \$0.00033/kWh	\$0.24
Florida Gross Receipt Tax		\$1.56
Franchise Fee		\$90.65
Municipal Public Service Tax		\$4.06
State Tax		\$112.06
Lighting Charges		\$1,590.80
Current Month's Electric Charges		\$1,590.80

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001817124
Statement Date: 06/30/22

Details of Charges – Service from 05/10/22 to 06/08/22

Service for: MORRIS BRIDGE RD PH2, TAMPA, FL 33647-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	684 kWh @ \$0.03079/kWh	\$21.06
Fixture & Maintenance Charge	36 Fixtures	\$542.88
Lighting Pole / Wire	36 Poles	\$677.16
Lighting Fuel Charge	684 kWh @ \$0.04060/kWh	\$27.77
Storm Protection Charge	684 kWh @ \$0.01028/kWh	\$7.03
Clean Energy Transition Mechanism	684 kWh @ \$0.00033/kWh	\$0.23
Florida Gross Receipt Tax		\$1.44
Franchise Fee		\$83.68
Municipal Public Service Tax		\$3.75
State Tax		\$103.43
Lighting Charges		\$1,468.43
Current Month's Electric Charges		\$1,468.43

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001817355

Statement Date: 06/30/22

Details of Charges – Service from 05/10/22 to 06/08/22

Service for: 10623 PICTORIAL PARK DR, TAMPA, FL 33647-2548

Rate Schedule: General Service Demand - Standard

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000680862	06/08/22	39,436	35,358		4,078 kWh	1	30 Days
1000680862	06/08/22	12.54	0		12.54 kW	1	30 Days

Daily Basic Service Charge	30 days @ \$1.07000	\$32.10
Billing Demand Charge	13 kW @ \$13.75000/kW	\$178.75
Energy Charge	4,078 kWh @ \$0.00730/kWh	\$29.77
Fuel Charge	4,078 kWh @ \$0.04126/kWh	\$168.26
Capacity Charge	13 kW @ \$0.17000/kW	\$2.21
Storm Protection Charge	13 kW @ \$0.59000/kW	\$7.67
Energy Conservation Charge	13 kW @ \$0.81000/kW	\$10.53
Environmental Cost Recovery	4,078 kWh @ \$0.00130/kWh	\$5.30
Clean Energy Transition Mechanism	13 kW @ \$1.10000/kW	\$14.30
Florida Gross Receipt Tax		\$11.51
Electric Service Cost		\$460.40
Franchise Fee		\$30.16
State Tax		\$41.45

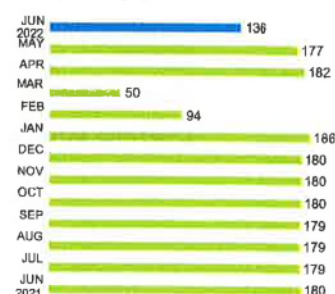
Total Electric Cost, Local Fees and Taxes

\$532.01

Current Month's Electric Charges

\$532.01

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

Billing Demand

(Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Account: 211001817561
Statement Date: 06/30/22

Details of Charges – Service from 05/10/22 to 06/08/22

Service for: 10900 PICTORIAL PARK DR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000149943	06/08/22	4,825	4,746		79 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000			\$22.20	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		79 kWh @ \$0.07035/kWh			\$5.56		
Fuel Charge		79 kWh @ \$0.04126/kWh			\$3.26		
Storm Protection Charge		79 kWh @ \$0.00315/kWh			\$0.25		
Clean Energy Transition Mechanism		79 kWh @ \$0.00402/kWh			\$0.32		
Florida Gross Receipt Tax					\$0.81		
Electric Service Cost					\$32.40		
Franchise Fee					\$2.12		
State Tax					\$2.92		
Total Electric Cost, Local Fees and Taxes					\$37.44		
Current Month's Electric Charges					\$37.44		
Total Current Month's Charges					\$13,467.81		

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.



EASTON PARK

Community Development District

CHECK REQUEST

Date: 07/06/22

Vendor #: V00011

Vendor Name: Easton Park CDD

Invoice #: 07062022-5725

Amount: **\$8,980.54** 0

GL Code: **201**.131000.1000

Description: Trsf 2017 DS Assessments

Pay from Bank Acct: 1334-Hancock Whitney Bank

Managers Approval



Easton Park
Community Development District
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 282-0065/ fax (954) 345-1292

July 6, 2022

Hancock Whitney Bank Corporate Trust
Att: John Shiroda
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

Re: Tax Collections

To Whom It May Concern:

*Enclosed please find check in the amount of \$ **8,980.54** representing
tax receipts collected for Easton Park Community Development District.*

Please deposit these funds into the Series 2017 Revenue Account

*Should you have any questions, please do not hesitate to contact me directly
at (954) 282-0065.*

Sincerely,

Easton Park Community Development District

Díana Cortes

Diana Cortes
District Accountant II