

EASTON PARK
Community Development District

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

November 9, 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 **Wednesday, November 16, 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**
- 4. Approval of Consent Agenda**
 - A. Meeting Minutes – October 19, 2022**
 - B. Financial Statements – October 2022**
- 5. Supervisor Request and Comments**
- 6. Adjournment**

The next meeting is scheduled for Wednesday, December 21, 2022 at 4:30 p.m.

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

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 Wednesday, October 19, 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
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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

i. Boundary and Maintenance Map

- Ms. Stewart stated a new CDD is being established with the responsibility of maintain the right-of-way of the new road. She is also looking Parcel F resident and the status in the District.

B. District Counsel

None.

C. Landscaper Maintenance Report – Sunrise

- Mr. Grimaldi introduced Mr. Greg Funk, the new account manager.
- The Board reminded Sunrise that the Board engaged American Mulch for installation of red mulch in addition to not moving forward with the fourth quarter annuals but installing a border of Dusty Millers around the Coleus.

D. Aquatic Maintenance Report – Solitude

- Mr. Wilt informed the Board that the turbidity barrier was removed on Pond 20 and Pond 15 was treated even though a resident some trees.

E. District Manager

On MOTION by Mr. Meier seconded by Mr. Sails, with all in favor, at a not to exceed of \$26,000 for Monument Project was approved.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. September 15, 2022 Meeting Minutes**
- B. Financial Statements – September 2022**
- C. Motion to Assign Fund Balance FY 2022**

- The minutes were amended to reflect an addition – Mr. Vega to send a letter to MI Building Department for maintenance of Pond 4, 39, 1 and 37 for \$962.26 monthly due to the use of the ponds by Morris Bridge Manors, our residents or the Easton Park CDD will install a vinyl fence on its property.

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

FIFTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Mr. Blackburn updated the Board on the status of the deed restriction signs.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sails seconded by Mr. Blackburn with all in favor the meeting was adjourned at 6:25 p.m. 4/0

Mark Vega, Secretary

4B

EASTON PARK
Community Development District

Financial Report

October 31, 2022

(unaudited)

Prepared By



EASTON PARK
Community Development District

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EASTON PARK
Community Development District

Financial Statements

(Unaudited)

October 31, 2022

Balance Sheet
October 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND - SERIES 2017	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 129,487	\$ -	\$ 129,487
Investments:			
Money Market Account	75,887	-	75,887
Interest Account	-	83,650	83,650
Reserve Fund	-	124,149	124,149
Revenue Fund	-	61,524	61,524
Sinking fund	-	6	6
Utility Deposits - TECO	24,010	-	24,010
TOTAL ASSETS	\$ 229,384	\$ 269,329	\$ 498,713
<u>LIABILITIES</u>			
Accounts Payable	\$ -	\$ -	\$ -
Accrued Expenses	53,227	-	53,227
TOTAL LIABILITIES	53,227	-	53,227
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	24,010	-	24,010
Restricted for:			
Debt Service	-	269,329	269,329
Assigned to:			
Operating Reserves	115,147	-	115,147
Reserves - Other	37,000	-	37,000
Unassigned:	-	-	-
TOTAL FUND BALANCES	\$ 176,157	\$ 269,329	\$ 445,486
TOTAL LIABILITIES & FUND BALANCES	\$ 229,384	\$ 269,329	\$ 498,713

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 253	\$ 253
Special Assmnts- Tax Collector	621,781	-	-	-
Special Assmnts- Discounts	(24,871)	-	-	-
TOTAL REVENUES	596,910	-	253	253
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	1,000	800	200
ProfServ-Arbitrage Rebate	900	900	-	900
ProfServ-Dissemination Agent	1,100	1,100	-	1,100
ProfServ-Engineering	5,000	417	-	417
ProfServ-Legal Services	5,000	417	-	417
ProfServ-Mgmt Consulting	54,176	4,515	4,515	-
ProfServ-Trustee Fees	3,658	3,658	-	3,658
Auditing Services	3,600	-	-	-
Website Hosting/Email services	1,538	128	384	(256)
Miscellaneous Mailings	1,000	83	146	(63)
Insurance - General Liability	3,391	3,391	3,391	-
Legal Advertising	1,000	83	-	83
Misc-Assessment Collection Cost	12,436	-	-	-
Bank Fees	300	25	120	(95)
Annual District Filing Fee	175	175	-	175
Total Administration	105,274	15,892	9,356	6,536

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Electric Utility Services</u>				
Electricity - Streetlights	125,400	10,450	10,450	-
Utility - Irrigation	4,000	333	333	-
Utility - Fountains	5,500	458	458	-
Utility - Roundabout Lights	500	42	42	-
Street Light Bond	600	600	-	600
Total Electric Utility Services	136,000	11,883	11,283	600
<u>Stormwater Control</u>				
Contracts-Fountain	2,076	173	173	-
Contracts-Aquatic Control	45,492	3,791	2,510	1,281
R&M-Stormwater System	1,000	83	-	83
R&M Lake & Pond Bank	2,500	208	-	208
Fountain Maintenance	2,500	208	2,668	(2,460)
Total Stormwater Control	53,568	4,463	5,351	(888)
<u>Other Physical Environment</u>				
Contracts-Landscape	140,000	11,667	11,667	-
Insurance - Property	2,356	2,356	-	2,356
Insurance - General Liability	3,050	3,050	4,539	(1,489)
R&M-Irrigation	5,000	417	-	417
Landscape - Annuals	27,605	2,300	-	2,300
Landscape - Mulch	13,000	1,083	-	1,083
Landscape Replacement	20,000	1,667	-	1,667
Rust Prevention	7,140	595	595	-
Entry & Walls Maintenance	2,500	208	-	208
Ornamental Lighting & Maint.	1,000	83	-	83
Holiday Lighting & Decorations	24,600	24,600	18,750	5,850
Total Other Physical Environment	246,251	48,026	35,551	12,475
<u>Security Operations</u>				
Security System Monitoring & Maint.	3,540	295	45	250
Internet Services	1,300	108	228	(120)
Total Security Operations	4,840	403	273	130

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Contingency</u>				
Miscellaneous Expenses	17,177	1,431	-	1,431
Total Contingency	17,177	1,431	-	1,431
<u>Road and Street Facilities</u>				
Sidewalk Pressure Washing	4,800	400	-	400
Total Road and Street Facilities	4,800	400	-	400
<u>Reserves</u>				
Reserve	29,000	29,000	-	29,000
Total Reserves	29,000	29,000	-	29,000
TOTAL EXPENDITURES & RESERVES	596,910	111,498	61,814	49,684
Excess (deficiency) of revenues				
Over (under) expenditures	-	(111,498)	(61,561)	49,937
Net change in fund balance	\$ -	\$ (111,498)	\$ (61,561)	\$ 49,937
FUND BALANCE, BEGINNING (OCT 1, 2022)	237,718	237,718	237,718	
FUND BALANCE, ENDING	\$ 237,718	\$ 126,220	\$ 176,157	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 539	\$ 539
Special Assmnts- Tax Collector	438,990	-	-	-
Special Assmnts- Discounts	(17,560)	-	-	-
TOTAL REVENUES	421,430	-	539	539
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,780	-	-	-
Total Administration	8,780	-	-	-
Debt Service				
Principal Debt Retirement	245,000	-	-	-
Interest Expense	167,300	-	-	-
Total Debt Service	412,300	-	-	-
TOTAL EXPENDITURES	421,080	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	350	-	539	539
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	350	-	-	-
TOTAL FINANCING SOURCES (USES)	350	-	-	-
Net change in fund balance	\$ 350	\$ -	\$ 539	\$ 539
FUND BALANCE, BEGINNING (OCT 1, 2022)	268,790	-	268,790	
FUND BALANCE, ENDING	\$ 269,140	\$ -	\$ 269,329	

EASTON PARK
Community Development District

Supporting Schedules

October 31, 2022

EASTON PARK

Community Development District

All Funds

Cash and Investment
October 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%	\$ 129,487
Money Market Account	Valley Bank	MMA	n/a	2.00%	\$ 75,887
				Subtotal	<u>\$ 205,375</u>
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 83,650
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 124,149
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 61,524
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	0.03%	\$ 6
				Subtotal	<u>\$ 269,330</u>
				Total	<u><u>\$ 474,703</u></u>

Easton Park CDD

Bank Reconciliation

Bank Account No. 1334 Hancock Whitney Bank GF
Statement No. 10/22
Statement Date 10/31/2022

G/L Balance (LCY)	129,487.36	Statement Balance	129,532.36
G/L Balance	129,487.36	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	129,532.36
Subtotal	129,487.36	Outstanding Checks	45.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	129,487.36	Ending Balance	129,487.36
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/28/2022	Payment	3240	COMPLETE I.T.	45.00	0.00	45.00
Total Outstanding Checks.....				45.00		45.00

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 10/1/22 to 10/31/22 (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 # 102							
001	10/07/22	EASTON PARK CDD	10032022	TRSF FUNDS TO GF 1334	Cash with Fiscal Agent	103000	\$75,000.00
						Check Total	\$75,000.00
CHECK # 3228							
001	10/01/22	EGIS INSURANCE ADVISORS, LLC	17111	INSURANCE RENEWAL - 10/1/22-10/1/23	10/1/22-10/1/23	545002-53908	\$7,930.00
						Check Total	\$7,930.00
CHECK # 3229							
001	10/01/22	ILLUMINATIONS HOLIDAY LIGHTING LLC	516922	Christmas Lighting/Decor - Deposit	50% deposit for Holiday Lighting 12/22	549940-53908	\$18,750.00
						Check Total	\$18,750.00
CHECK # 3233							
001	10/11/22	INNERSYNC, LTD	20760	WEBSITE/COMPLIANCE SRVS	WEBSITE HOSTING/EMAIL SERVICES	534369-51301	\$384.38
						Check Total	\$384.38
CHECK # 3234							
001	10/11/22	TAMPA BAY TIMES	0000236418-2	AD 2 OF 2 - O&M ASSESSMENTS 7/31/22	Legal Advertising	548002-51301	\$1,681.00
						Check Total	\$1,681.00
CHECK # 3235							
001	10/17/22	LOUIS SMITH ELECTRIC, INC.	4325	ELECTRICAL WORK- POND FOUNTAIN	FOUNTAIN MAINTENANCE	546472-53805	\$2,495.00
						Check Total	\$2,495.00
CHECK # 3236							
001	10/17/22	SOLITUDE LAKE MANAGEMENT LLC	PSI-20002	FOUNTAIN MAINTENANCE	Fountain Maintenance	546472-53805	\$173.00
						Check Total	\$173.00
CHECK # 3237							
001	10/20/22	RUST-OFF LLC	36965	RUST PREVENTION	Rust Prevention	546452-53908	\$595.00
						Check Total	\$595.00
CHECK # 3238							
001	10/20/22	SOLITUDE LAKE MANAGEMENT LLC	PSI-09408	LAKE MAINTENANCE SEPT 2022	INVASIVE PLANT REMOVAL	546242-53805	\$1,225.00
001	10/20/22	SOLITUDE LAKE MANAGEMENT LLC	PSI-09408	LAKE MAINTENANCE SEPT 2022	Contracts-Aquatic Control	534067-53805	\$2,510.00
						Check Total	\$3,735.00
CHECK # 3239							
001	10/24/22	SR LANDSCAPING LLC	7550	IRRIGATION INSPECTION - SEPT 2022	LANDSCAPE MAINTENANCE	546300-53908	\$494.25
						Check Total	\$494.25
CHECK # 3240							
001	10/28/22	COMPLETE I.T.	9608	SECURITY MONITORING - CMVR	SECURITY SYSTEM MONITORING & MAINT.	546479-53935	\$45.00
						Check Total	\$45.00

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 10/1/22 to 10/31/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD286							
001	10/31/22	ARNOLD SAILS	10192022 ACH	BOARD PAY 10/19/22 MEETING	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # DD287							
001	10/31/22	LISA LANDIS MURPHY	10192022 ACH	BOARD PAY 10/19/22 MEETING	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # DD288							
001	10/31/22	PAUL MEIER	10192022 ACH	BOARD PAY 10/19/22 MEETING	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # DD289							
001	10/31/22	PERRY BLACKBURN	10192022 ACH	BOARD PAY 10/19/22	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # DD290							
001	10/19/22	TECO ACH	10052022 ACH	SERVICE 8/9/22-9/8/22	UTILITY - IRRIGATION	543014-53100	\$377.96
001	10/19/22	TECO ACH	10052022 ACH	SERVICE 8/9/22-9/8/22	ELECTRICITY - STREETLIGHTING	543013-53100	\$11,646.67
001	10/19/22	TECO ACH	10052022 ACH	SERVICE 8/9/22-9/8/22	UTILITY - FOUNTAINS	543085-53100	\$306.56
001	10/19/22	TECO ACH	10052022 ACH	SERVICE 8/9/22-9/8/22	UTILITY - ROUNDABOUT LIGHTS	543090-53100	\$35.33
001	10/19/22	TECO ACH	10052022 ACH	SERVICE 8/9/22-9/8/22	DEPOSIT FOR ACCT # 211001815243	156200	\$15,000.00
001	10/19/22	TECO ACH	CR10052022	CREDIT APPLIED ON BILL- 10/5/22	Utility - Irrigation	543014-53100	(\$246.02)
001	10/19/22	TECO ACH	CR10052022	CREDIT APPLIED ON BILL- 10/5/22	Electricity - Streetlights	543013-53100	(\$102.51)
001	10/19/22	TECO ACH	CR10052022	CREDIT APPLIED ON BILL- 10/5/22	Utility - Fountains	543085-53100	(\$41.00)
001	10/19/22	TECO ACH	CR10052022	CREDIT APPLIED ON BILL- 10/5/22	Utility - Roundabout Lights	543090-53100	(\$20.50)
Check Total							<u>\$26,956.49</u>
Fund Total							<u>\$139,039.12</u>

Total Checks Paid	\$139,039.12
--------------------------	---------------------

CHECK REQUEST FORM

Date:	10/3/2022
From:	Easton Park CDD
District Name:	Easton Park CDD
Please issue a check from Acct. #:	Valley MMA # 3639
Please issue a check to:	Easton Park c/o Hancock Whitney # 1334
Vendor No.:	V00032
Check amount:	\$75,000.00
Please code to:	103100-001
Check Description/Reason:	Xfer to GF to cover monthly expenses
Mailing instructions:	Please mail check to Hancock Whitney #1334
Manager's Approval:	
Date:	10/3/2022

INVOICE

Agenda Page #21



Easton Park Community Development District
c/o Inframark Management Services
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Customer	Easton Park Community Development District
Acct #	490
Date	09/20/2022
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 7,930.00
Payment Amount	
Payment for:	Invoice#17111
100122613	

Thank You

Please detach and return with payment



Customer: Easton Park Community Development District

Invoice	Effective	Transaction	Description	Amount
17111	10/01/2022	Renew policy	Policy #100122613 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/20/2022	7,930.00

Total

\$ 7,930.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

Date

09/20/2022

Illuminations Holiday Lighting

Invoice 516922

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

(813) 295-5455

JOB DESCRIPTION
Christmas Lighting and Decoration Deposit Invoice for Easton Park CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Front Entrance - Entrance / Exit		
Install clear C9s on top of entrance sign wall		\$3,500.00
Install lighted garland with bows on top center of entrance sign		
Install 2 x 48" lighted wreath with bows on either side of entrance sign		
Install clear C9s outlining gazebo on entrance side		
Ligustrums - 8 Total - 4 entrance; 4 exit		
Install multi-color C7s on the canopy of the ligustrums		\$3,500.00
Oak Trees - 4 total		
Install WW mini lights wrapping two Oak trees on each side of entrance / exit		\$1,250.00
Center Median		
Oak Trees		
Install meteor lights in two (2) Oak trees center median		\$2,750.00
Ligustrums - 6 Total		
Install RGB lights in tops ligustrums to change colors and animation		\$5,000.00
Crepe Myrtles		
Install clear mini lights in 6 crape myrtles center median - front half center median		\$2,750.00
Install clear mini lights in 6 additional crape myrtles back half of center median		\$2,750.00
Install cool white, cascading drip tubes in 8 magnolia trees		\$5,000.00
Round About		
Oak Trees		
Install starburst in 9 oak trees on outer border of roundabout		\$3,500.00
Crepe Myrtles		
Install clear mini lights in crepe myrtle trees on either end of roundabout		\$3,000.00
	Sub Total	\$33,000.00
	W/ 3Yr Disc	\$30,000.00
Install 25' Mega Tree on front side of round about		\$7,500.00
	TOTAL	\$37,500.00
Requires 50% Deposit	DEPOSIT	\$18,750.00
AMOUNT DUE		\$18,750.00

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

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

* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gav

PREPARED BY

9/14/2022

DATE _____



INVOICE

BILL TO

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

INVOICE # 20760

DATE 10/01/2022

DUE DATE 10/16/2022

TERMS Net 15

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

Current Period	30 Days	60 Days	90 Days	Over 120 Days	Unapplied	Total Amount Due
\$3,366.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,366.00

FOR BILLING INQUIRIES CONTACT:

Credit Dept (727) 893-8282
 credit@tampabay.com
 Account Rep: User Unassigned
 Account Rep #:

Fed Tax ID 59-0482470

Times Publishing Company
 PO Box 112
 St Petersburg, FL 33731

Billing Period	Account Number	Advertiser Name	Agency Number	Agency Name
7/ 1/22 - 7/31/22	315318	EASTON PARK CDD C/O INFRAMARK		

Start	Stop	Ad Number	Placement	Product	Description PO Number	Ins.	Size	Net Amount
					Balance Forward			\$0.00
07/24/22	07/24/22	0000236418	Legals CLS	BayLink HI	O&M Assessments	2	4x10.25 IN	\$1,681.00
		0000236418			Affidavit			\$4.00
07/31/22	07/31/22	0000236418	Legals CLS	BayLink HI	O&M Assessments	2	4x10.25 IN	\$1,681.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

 tampabay.com

Billing Date	Billing Period	Advertiser Name		
07/31/2022	7/ 1/22 - 7/31/22	EASTON PARK CDD C/O INFRAMARK		
Account Number	Agency Number	Total Amount Due	Current Period	Terms of Payment
315318		\$3,366.00	\$3,366.00	Net 30 Days
30 Days	60 Days	90 Days	Over 120 Days	Unapplied
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due Date	08/31/2022		Amount Paid	

PLEASE WRITE ACCOUNT NUMBER ON CHECK

EASTON PARK CDD C/O INFRAMARK
 ATTN: SANDRA DEMARCO
 210 N UNIVERSITY DRIVE STE 702
 POMPANO BEACH, FL 33071

PLEASE REMIT PAYMENT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Louis Smith Electric, Inc.

A Cheerful Heart Is Good Medicine Prov 17:22

"Especially In Florida, Lightning Protection is a Good Thing"

INVOICE

34519 Cedarfield Dr
Dade City, Florida 33523
813-767-9296

louis@louissmithelectric.com

LouisSmithElectric.com

TO: INFRAMARK
210 N. UNIVERSITY DR. STE. 702
CORAL SPRINGS, FL 33071

INVOICE NO. 4325
DATE October 7, 2022
CUSTOMER ID MARK

Contact Person	JOB	PAYMENT TERMS	DUE DATE
Mark Vega	Easton Park Pond Fountain	As Agreed	10/7/22
QUANTITY		UNIT PRICE	
	Replace Busbar Assembly for circuit breakers and replace all circuit breakers		
	Replace 40amp contactor w/ a proper size 60amp contactor, Replace undersized #12AWG wire with proper size #6 AWG (Used #4 wire which is a step above)		\$2,495.00
	Seal conduit going into water, this is constant source of vapor stewing inside box creating corrosion and severe shortening life of all, components inside box		
	Properly ground lightning arrestor, must be grounded to work properly		
****	I spoke w/ Peter & the tech w/ Solitude Lake Mgmt., I explained the findings of a burned out capacitor may be responsible for overheating components along w/water vapors from unsealed conduit in the water. Also explained old lights are tripping a correctly operating GFI CB indicating voltage leakage into the water, new LED lights would be in order. Per Peter & tech, they will replace capacitor & provide a quote on new lights & seal the conduit. Should they fail to properly size capacitor excessive heat will burn out the new components in short order, or should they fail to seal the conduit, the longevity of all control components will be dramatically shortened		
****	Any Additional work not specifically itemized is not included		
****	Utility Fees, If Any, Not Included		
	P&H (Free if pd by Zelle or Venmo) (6%AmEx, 3.5%Everything Else)		
****	ALL SALES TAX IS INCLUDED		
SUBTOTAL			\$ 2,495.00
SALES TAX			-
TOTAL			\$ 2,495.00

Credit Cards Gladly Accepted with a 3.5% P&H Fee

[Please Visit Our Website at LouisSmithElectric.com](http://LouisSmithElectric.com)

Make all checks payable to Louis Smith Electric, Inc. Please mail to 34519 Cedarfield Dr, Ridge Manor Florida, 33523

INVOICE

Page: 1

Invoice Number: PSI-20002
Invoice Date: 10/6/2022

Bill
To: Easton Park CDD
Inframark
210 N University Drive, Suite 702
Pompano Beach, FL 33071

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

Tax Ident. Type Legal Entity

Ship Via
Ship Date 10/6/2022
Due Date 11/5/2022
Terms Net 30

Customer ID 108488
P.O. Number
P.O. Date 10/6/2022
Our Order No.
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	173.00	173.00
Every Month from 1/1/2022 to 1/31/2022					
Every Month from 4/1/2022 to 4/30/2022					
Every Month from 7/1/2022 to 7/31/2022					
Every Month from 10/1/2022 to 10/31/2022					
Easton Park AFI Fountain 1 Site #1					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 173.00

Subtotal: 173.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 173.00

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
10/15/2022	36965

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

AN INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

Balance Due \$595.00

INVOICE

Page: 1

Invoice Number: PSI-09408
Invoice Date: 9/27/2022

Bill
To: Easton Park CDD
Inframark
210 N University Drive, Suite 702
Pompano Beach, FL 33071

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

Tax Ident. Type Legal Entity

Customer ID 108488

Ship Via

P.O. Number

Ship Date 9/27/2022

P.O. Date 9/27/2022

Due Date 10/27/2022

Our Order No.

Terms Net 30

SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Easton Park Cdd-Lake-ALL Every 7 Days from 10/1/2021 to 9/30/2022 Annual Maintenance		1	1	3,735.00	3,735.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,735.00

Subtotal: 3,735.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 3,735.00



5521 Baptist Church Road
Tampa, FL 33610

Invoice 7550

PO#	Date
	10/01/2022
Sales Rep	Terms
Kevin Pajala	Net 30

Bill To
Easton Park CDD 5227 Autumn Ridge Drive Wesley Chapel, FL 33545

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

Description	Amount
#4124 - Monthly irrigation inspection [Sept. 2022]	
Add [15] Maxi-jets for annual coverage	
Add 90ft of drip line	
Convert exciting spray zone to Drip zone for the annuals	
Irrigation Enhancement - 09/30/2022	\$494.25

Total	\$494.25
Credits/Payments	(\$0.00)
Balance Due	\$494.25

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355



Easton Park CDD
 10851 Pictorial Park Drive
 Tampa, FL 33647

Invoice #	9608
Invoice Date	10-24-22
Balance Due	\$45.00

Item	Description	Unit Cost	Quantity	Line Total
	Eagle Eye VMS M10 Management Edition Monthly Management Edition (CMVR only) Monthly	\$7.50	6.0	\$45.00
Subtotal				\$45.00
Tax				\$0.00
Invoice Total				\$45.00
Payments				\$0.00
Credits				\$0.00
Balance Due				\$45.00



CHECK REQUEST FORM

District Name:	Easton Park CDD
Date:	10/26/2022
Invoice Number:	10192022 ACH
Please issue a check to:	
Vendor Name:	Arnold Sails
Vendor No.:	
Check amount:	\$200.00
Please cut check from Acct. #:	General
Please code to:	511001-001-51101-5000
Check Description/Reason:	Board Pay 10/19/2022 Meeting
Mailing instructions:	Mail to
	20233 Ravens End Drive
	Tampa, FL 33647
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	10/19/2022

Easton Park CDD
Supervisor Pay Request

Meeting Date: October 19, 2022

Name of Board Supervisor	Check If Present	Check If Paid
Arnold Sails	X	
Paul Meier	X	
Lisa Murphy	X	
Perry Blackburn	X	

Extended Meeting Timecard

Meeting Start Time:	4:30 PM
Meeting End Time:	8:00 PM
Total Meeting Time:	
Time Over : _____ Hours	
Total at \$ _____ per Hour	

DM APPROVAL Mark A. Vega

CHECK REQUEST FORM

District Name:	Easton Park CDD
Date:	10/26/2022
Invoice Number:	10192022 ACH
Please issue a check to:	
Vendor Name:	Lisa Landis Murphy
Vendor No.:	
Check amount:	\$200.00
Please cut check from Acct. #:	General
Please code to:	511001-001-51101-5000
Check Description/Reason:	Board Pay 10/19/22 Meeting
Mailing instructions:	
	20007 Bears Track Lane
	Tampa, FL 33647
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	10/26/22

Easton Park CDD
Supervisor Pay
Request

Meeting Date: October 19, 2022

Name of Board Supervisor	Check If Present	Check If Paid
Arnold Sails	X	
Paul Meier	X	
Lisa Murphy	X	
Perry Blackburn	X	

Extended Meeting Timecard

Meeting Start Time:	4:30 PM
Meeting End Time:	8:00 PM
Total Meeting Time:	
Time Over : _____ Hours	
Total at \$ _____ per _____	

Mark A. Vega

DM APPROVAL

CHECK REQUEST FORM

District Name:	Easton Park CDD
Date:	10/26/2022
Invoice Number:	10192022 ACH
Please issue a check to:	
Vendor Name:	Paul Meier
Vendor No.:	
Check amount:	\$200.00
Please cut check from Acct. #:	General
Please code to:	511001-001-51101-5000
Check Description/Reason:	Board Pay 10/19/2022 Meeting
Mailing instructions:	10857 Breaking Rocks Drive
	Tampa, FL 33647
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	10/26/2022

Easton Park CDD
Supervisor Pay Request

Meeting Date: October 19, 2021

Name of Board Supervisor	Check If Present	Check If Paid
Arnold Sails	X	
Paul Meier	X	
Lisa Murphy	X	
Perry Blackburn	X	

Extended Meeting Timecard

Meeting Start Time:	4:30 PM
Meeting End Time:	8:00 PM
Total Meeting Time:	
Time Over : _____ Hours	
Total at \$ _____ per Hour	

DM APPROVAL Mark A. Vega

CHECK REQUEST FORM

District Name:	Easton Park CDD
Date:	10/26/2022
Invoice Number:	10192022 ACH
Please issue a check to:	
Vendor Name:	Perry Blackburn
Vendor No.:	
Check amount:	\$200.00
Please cut check from Acct. #:	General
Please code to:	511001-001-51101-5000
Check Description/Reason:	Board Pay 10/19/2022 Meeting
Mailing instructions:	
	10859 Breaking Rocks Drive
	Tampa, FL 33647
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	10/26/2022

Easton Park CDD
Supervisor Pay
Request

Meeting Date: October 19, 2022

Name of Board Supervisor	Check If Present	Check If Paid
Arnold Sails	X	
Paul Meier	X	
Lisa Murphy	X	
Perry Blackburn	X	

Extended Meeting Timecard

Meeting Start Time:	4:30 PM
Meeting End Time:	8:00 PM
Total Meeting Time:	
Time Over : _____ Hours	
Total at \$ _____ per _____	

Mark A. Vega

DM APPROVAL