

**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

May 10, 2023

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, May 17, 2023 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. Organizational Matters**
 - A. Consideration of Resolution 2023-3 - Declaring a Vacancy for Seat 2 - 11/2024**
 - B. Consideration of Resolution 2023-4 – Redesignating Officers**
- 4. Staff Reports**
 - A. District Engineer**
 - B. District Counsel**
 - C. Landscaper Maintenance Report – United Land Services**
 - D. Aquatic Maintenance Report – SOLitude**
 - E. District Manager**
 - i. Presentation of the Fiscal Year 2023/2024 Proposed Budget
 - a. Consideration of Resolution 2023-5 Approving the Budget and Setting a Public Hearing
 - ii. Report on Number of Registered Voters – 1,480
- 5. Approval of Consent Agenda**
 - A. March 15, 2023, April 19, 2023 and April 26, 2023 Continuation Minutes**
 - B. Financial Statements – March and April 2023**
- 6. Supervisor Request and Comments**
- 7. Adjournment**

The next meeting is scheduled for Wednesday, June 14, 2023 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

RESOLUTION 2023-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EASTON PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 2 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Easton Park Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, following the resignation of Paul Meier; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat as vacant as of May 8, 2023.

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

SECTION 1. DECLARATION OF VACANCY. The following seat is hereby declared vacant effective as of May 8, 2023:

Seat 2

SECTION 2. APPOINTMENT/INCUMBENT. Pursuant to Section 190.006(3)(b), Florida Statutes the Board shall appoint a Qualified Elector to fill each vacancy stated in Section 1.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 17th day of May 2023.

**EASTON PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

, Secretary

, Chairman

RESOLUTION 2023-4

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF THE
DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of Easton Park Community Development District at a regular business meeting desires to reappoint the below recited persons to the offices specified.

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

1. District Officers. The District officers are as follows:

_____ is appointed Chairperson.
_____ is appointed Vice-Chairperson.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Mark Vega is appointed Secretary.
Stephen Bloom is appointed Treasurer.
_____ is appointed Assistant Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Adopted this 17th day of May 2023.

Attest:

Easton Park Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

EASTON PARK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Version 2 - Proposed Budget:
(Printed on 05/11/2023 10am)

Prepared by:



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Easton Park
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	11	337	-	5,320	3,800	9,120	7,461
Interest - Tax Collector	18	-	-	465	-	465	-
Special Assmnts- Tax Collector	571,118	621,780	621,781	606,682	15,099	621,781	621,781
Special Assmnts- Discounts	(21,599)	(23,052)	(24,871)	(23,392)	-	(23,392)	(24,871)
TOTAL REVENUES	549,548	599,065	596,910	589,075	18,899	607,974	604,371
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	9,600	10,000	12,000	5,200	5,000	10,200	12,000
ProfServ-Administrative	2,400	-	-	-	-	-	-
ProfServ-Arbitrage Rebate	900	600	900	-	900	900	900
ProfServ-Dissemination Agent	-	-	1,100	-	1,100	1,100	1,100
ProfServ-Engineering	2,916	5,362	5,000	2,414	2,586	5,000	5,000
ProfServ-Legal Services	9,293	1,754	5,000	1,482	3,518	5,000	5,000
ProfServ-Mgmt Consulting	40,214	52,598	54,176	31,603	22,573	54,176	55,801
ProfServ-Special Assessment	5,000	-	-	-	-	-	-
ProfServ-Trustee Fees	5,542	3,500	3,658	3,500	-	3,500	3,658
Accounting Services	11,500	-	-	-	-	-	-
Auditing Services	3,750	3,600	3,600	-	3,600	3,600	3,600
Website Hosting/Email services	2,363	1,583	1,538	1,153	769	1,922	1,538
Miscellaneous Mailings	1,560	1,682	1,000	973	695	1,668	1,000
Insurance - General Liability	-	2,472	3,391	3,391	-	3,391	3,730
Public Officials Insurance	2,421	-	-	-	-	-	-
Legal Advertising	3,834	3,823	1,000	-	1,000	1,000	1,000
Misc-Assessment Collection Cost	6,620	11,975	12,436	11,666	770	12,436	12,436
Bank Fees	313	477	300	581	115	696	300
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	108,401	99,601	105,274	62,138	42,626	104,764	107,238
<i>Electric Utility Services</i>							
Electricity - Streetlights	102,740	127,200	125,400	85,008	60,000	145,008	144,000
Utility - Irrigation	3,067	4,865	4,000	3,695	1,750	5,445	5,000
Utility - Fountains	5,466	5,384	5,500	2,502	1,750	4,252	5,500
Utility - Roundabout Lights	353	440	500	215	200	415	500
Street Light Bond	600	600	600	600	-	600	600
Total Electric Utility Services	112,226	138,489	136,000	92,020	63,700	155,720	155,600
<i>Stormwater Control</i>							
Contracts-Fountain	-	-	2,076	519	865	1,384	-
Contracts-Aquatic Control	-	30,120	45,492	22,634	12,550	35,184	30,120
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	14,700	-	-	-	-	-
Fountain Maintenance	7,421	7,798	2,500	2,495	1,782	4,277	-
Aquatic Maintenance	30,120	-	-	-	-	-	-
Total Stormwater Control	52,241	52,618	53,568	25,648	18,697	44,345	33,620

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Other Physical Environment							
Field Operations	3,900	-	-	-	-	-	-
Contracts-Landscape	-	142,095	140,000	83,417	60,083	143,500	150,396
Insurance - Property	2,691	2,754	2,356	-	2,356	2,356	2,592
Insurance - General Liability	1,870	2,106	3,050	4,539	-	4,539	4,993
R&M-Irrigation	22,147	16,784	5,000	25,293	-	25,293	5,000
Landscape - Annuals	7,631	22,310	27,605	-	27,605	27,605	4,950
Landscape - Mulch	12,495	12,540	13,000	10,750	2,250	13,000	18,150
Landscape Maintenance	132,032	-	-	-	-	-	-
Landscape Replacement	21,621	10,000	20,000	12,440	7,560	20,000	20,000
Rust Prevention	6,605	7,140	7,140	4,165	2,975	7,140	7,140
Entry & Walls Maintenance	1,000	7,792	2,500	14,072	-	14,072	2,500
Ornamental Lighting & Maint.	-	-	1,000	-	1,000	1,000	1,000
Holiday Lighting & Decorations	24,600	40,000	24,600	37,500	-	37,500	37,500
Total Other Physical Environment	236,592	263,521	246,251	192,176	103,829	296,005	254,221
Security Operations							
Security System Monitoring & Maint.	7,915	6,384	3,540	1,333	225	1,558	1,000
Internet Services	1,201	1,415	1,300	840	600	1,440	1,440
Total Security Operations	9,116	7,799	4,840	2,173	825	2,998	2,440
Contingency							
Miscellaneous Expenses	1,667	12,705	17,177	7,361	9,816	17,177	17,453
Total Contingency	1,667	12,705	17,177	7,361	9,816	17,177	17,453
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	-	-	29,000	-	-	-	29,000
Total Reserves	-	-	29,000	-	-	-	29,000
TOTAL EXPENDITURES & RESERVES	525,043	574,733	596,910	381,516	244,293	625,809	604,371
Excess (deficiency) of revenues							
Over (under) expenditures	24,505	24,332	-	207,559	(225,394)	(17,835)	-
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	129,059	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	129,059	-	-	-	-	-	-
Net change in fund balance	153,564	24,332	-	207,559	(225,394)	(17,835)	-
FUND BALANCE, BEGINNING	75,106	204,705	233,946	246,966	-	246,966	229,131
FUND BALANCE, ENDING	\$ 228,670	\$ 229,037	\$ 233,946	\$ 454,525	\$ (225,394)	\$ 229,131	\$ 229,131

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 229,131
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year Budget Fiscal Year 2024	29,000
Total Funds Available (Estimated) - 9/30/24	258,131

ALLOCATION OF AVAILABLE FUNDS

<i>Nonspendable Fund Balance</i>		
Deposits		24,010
<i>Assigned Fund Balance</i>		
Operating Reserve - Operating Capital		100,729 ⁽¹⁾
Reserve (Prior Years)	37,000 ⁽²⁾	
FY23 Reserves	29,000	
FY24 Reserves	29,000	95,000
Total Allocation of Available Funds		219,739

Total Unassigned (undesignated) Cash	\$ 38,392
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Notes

- (1) Represents approximately 2 months of operating expenditures
(2) Ties to motion to assign fund balance 9.30.22.

EASTON PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2024**REVENUES****Interest Investments**

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

Special Assessments - Tax Collector

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

Special Assessments - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. 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 2024

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 analysis fees.

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.

EASTON PARK

Community Development District

General Fund

Budget Narrative Fiscal Year 2024

EXPENDITURES

Field (cont'd)

Utility- Irrigation

The District will incur electric utility expenditures for irrigation timers.

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 Control

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.

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.

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.

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.

EASTON PARK

Community Development District

General Fund

Budget Narrative Fiscal Year 2024

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

Reserve

Funds to be set aside for future expenditures as determined by the BOS.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Special Assmnts- Tax Collector	-	-	-	-	-	-	4,653
Special Assmnts- Discounts	-	-	-	-	-	-	(186)
TOTAL REVENUES	-	-	-	-	-	-	4,467
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost							93
Total Administrative	-	-	-	-	-	-	93
<i>Field</i>							
R&M - Fountain							4,374
Total Field	-	-	-	-	-	-	4,374
TOTAL EXPENDITURES & RESERVES	-	-	-	-	-	-	4,467
Excess (deficiency) of revenues							
Over (under) expenditures	-	-	-	-	-	-	-
FUND BALANCE, BEGINNING	-	-	-	-	-	-	-
FUND BALANCE, ENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Easton Park
Community Development District

Debt Service Budgets
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 100	\$ 1,407	\$ -	\$ 8,242	\$ 5,887	\$ 14,129	\$ 11,853
Interest - Tax Collector	14	-	-	-	-	-	-
Special Assmnts- Tax Collector	438,990	438,989	438,990	428,330	10,660	438,990	438,990
Special Assmnts- Discounts	(16,602)	(16,275)	(17,560)	(16,515)	-	(16,515)	(17,560)
TOTAL REVENUES	422,502	424,121	421,430	420,057	16,547	436,604	433,283
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost	5,085	8,454	8,780	8,236	544	8,780	8,780
Total Administrative	5,085	8,454	8,780	8,236	544	8,780	8,780
<i>Debt Service</i>							
Principal Debt Retirement	230,000	240,000	245,000	-	245,000	245,000	255,000
Principal Prepayments	-	10,000	-	-	-	-	-
Interest Expense	184,100	175,875	167,300	83,650	83,650	167,300	158,725
Total Debt Service	414,100	425,875	412,300	83,650	328,650	412,300	413,725
TOTAL EXPENDITURES	419,185	434,329	421,080	91,886	329,194	421,080	422,505
Excess (deficiency) of revenues							
Over (under) expenditures	3,317	(10,208)	350	328,171	(312,647)	15,524	10,778
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	350	-	-	-	10,778
TOTAL OTHER SOURCES (USES)	-	-	350	-	-	-	10,778
Net change in fund balance	3,317	(10,208)	350	328,171	(312,647)	15,524	10,778
FUND BALANCE, BEGINNING	272,233	278,997	267,971	268,790	-	268,790	284,314
FUND BALANCE, ENDING	\$ 275,550	\$ 268,789	\$ 268,321	\$ 596,961	\$ (312,647)	\$ 284,314	\$ 295,092

Debt Amortization Schedule
Series 2017 Capital Improvement Revenue Refunding Bonds

Date	Balance	Principal	Interest Rate	inary Redempt	Interest	Total Payment
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
		4,535,000			1,279,250	5,814,250

Budget Narrative
Fiscal Year 2024

REVENUES

Interest Investments

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

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.

Comparison of Assessment Rates Fiscal Year 2024 vs. Fiscal Year 2023

Product	General Fund (001)			Fountain Fund (002)			Debt Service			Total Assessments per Unit			Total	Fountain	Units
	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	Units	Units	Prepaid
Single Family 50'	\$973.05	\$973.05	0.0%	\$85.58	\$0.00	n/a	\$689.56	\$689.56	0.0%	\$1,748.19	\$1,662.61	5.1%	360	33	-
Single Family 60'	\$1,094.69	\$1,094.68	0.0%	\$96.27	\$0.00	n/a	\$775.75	\$775.75	0.0%	\$1,966.71	\$1,870.43	5.1%	168	19	1
Single Family 75'	\$1,216.32	\$1,216.32	0.0%	\$0.00	\$0.00	n/a	\$861.94	\$861.94	0.0%	\$2,078.26	\$2,078.26	0.0%	72	0	1
													600	52	2

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) APPROVING THE PROPOSED OPERATING AND DEBT SERVICE BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and debt service budget for Fiscal Year 2024, a copy of which is attached hereto, and

WHEREAS, the District’s Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon.

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

1. The budget proposed by the District Manager for Fiscal Year 2024 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, time and place:

Date: August 16, 2023

Time: 4:30 P.M.

Place: Heritage Isles Clubhouse
10630 Plantation Bay Drive
Tampa, Florida

Notice of this public hearing shall be published in the manner prescribed by Florida Law.

Adopted this 17th day of May 2023

Chairman

Mark Vega, Secretary



April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Easton Park	1480

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Senior Candidate Services Manager



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

The Board of Supervisors of the Easton Park Community Development District held a meeting on Wednesday, March 15, 2023 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
-----------	------------------

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

None.

B. District Counsel

None.

C. Landscaper Maintenance Report – Sunrise

On MOTION by Mr. Meier seconded by Mr. Sails, with all in favor, to provide a 30-day notice to terminate to Sunrise was approved. 4/0

- The consensus of the Board is to go out to bid with a vendor start date of May 1.

On MOTION by Mr. Meier seconded Mr. Sails, with all in favor, for annuals and soil installation with Next Ridge Line Over was approved. 4/0

D. Aquatic Maintenance Report – Solitude

- No report.

E. District Manager

On MOTION by Mr. Sails seconded by Ms. Murphy, with all in favor, to move forward with the TECO agreement and authorizing the Chair to sign after legal review was approved. 4/0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. February 15, 2023 Minutes

B. Financial Statements – February 2023

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

FIFTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Ms. Murphy requested No Trespassing signs on ponds with issues.

On MOTION by Mr. Sails seconded by Mr. Meier, with all in favor, the purchase of six (6) City of Tampa No Trespassing signs was approved.

- Mr. Blackburn requested Complete IT place “This Area is Being Recorded” on the camera posts.
- Mr. Vega will request the CDD mulch be installed on March 24.
- Mr. Vega will contact Tim at Illuminations regarding the entrance still not working and that the Board needs a date it will be repaired.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sails seconded by Mr. Meier with all in favor the meeting was adjourned at 5:37 p.m. 4/0

Mark Vega, Secretary

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

The Board of Supervisors of the Easton Park Community Development District held a meeting on Wednesday, April 19, 2023 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
-----------	------------------

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

None.

B. District Counsel

None.

D. Aquatic Maintenance Report – Solitude

Discussion ensued on trash in ponds.

On MOTION by Ms. Murphy seconded by Mr. Sails, with all in favor, to engage a contractor to build two outfall trash collectors for Pond 20 was approved.

C. Landscaper Maintenance Report – Sunrise

i. Review of Proposals

a. CMG

b. Pine Lake Nursery

c. Rainmaker

d. United

The Board interviewed four landscapers and there was Board consensus to continue the meeting in order to review the landscapers' references.

E. District Manager

i. Presentation of the Fiscal Year 2023/2024 Proposed Budget

This item tabled to May 17, 2023 meeting.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. March 15, 2023 Minutes

B. Financial Statements – March 2023

This item tabled to May 17, 2023 meeting.

FIFTH ORDER OF BUSINESS

Supervisor Requests and Comments

None.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sails seconded by Ms. Murphy, with all in favor, to continue the meeting to April 26, 2023 at 4:30 p.m. at the Heritage Isles Library was approved.
--

Mark Vega, Secretary

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

The Board of Supervisors of the Easton Park Community Development District held a meeting on April 19, 2023 at 4:30 p.m. and reconvened on April 26, 2023 at 4:30 p.m. at the Heritage Isles Library 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
-----------	------------------

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

C. Landscaper Maintenance Report – Sunrise

i. Review of Proposals

- a. CMG**
- b. Pine Lake Nursery**
- c. Rainmaker**
- d. United**

The Board reviewed the landscapers.

On MOTION by Mr. Meier seconded by Mr. Sails, with all in favor, United Landscape Proposal was approved.
--

FOURTH ORDER OF BUSINESS

Adjournment

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

Mark Vega, Secretary

EASTON PARK
Community Development District

Financial Report

March 31, 2023

(unaudited)

Prepared By



EASTON PARK

Community Development District

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EASTON PARK
Community Development District

Financial Statements

(Unaudited)

March 31, 2023

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND - SERIES 2017	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 35,183	\$ -	\$ 35,183
Due From Other Funds	-	4,303	4,303
Investments:			
Money Market Account	454,531	-	454,531
Interest Account	-	7	7
Reserve Fund	-	123,900	123,900
Revenue Fund	-	455,266	455,266
Sinking fund	-	6	6
Utility Deposits - TECO	24,010	-	24,010
TOTAL ASSETS	\$ 513,724	\$ 583,482	\$ 1,097,206
<u>LIABILITIES</u>			
Accounts Payable	\$ 5,558	\$ -	\$ 5,558
Accrued Expenses	25,563	-	25,563
Due To Other Funds	4,303	-	4,303
TOTAL LIABILITIES	35,424	-	35,424
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	24,010	-	24,010
Restricted for:			
Debt Service	-	583,482	583,482
Assigned to:			
Operating Reserves	149,227	-	149,227
Reserves - Other	37,000	-	37,000
Unassigned:	268,063	-	268,063
TOTAL FUND BALANCES	\$ 478,300	\$ 583,482	\$ 1,061,782
TOTAL LIABILITIES & FUND BALANCES	\$ 513,724	\$ 583,482	\$ 1,097,206

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 3,898	\$ 3,898
Interest - Tax Collector	-	-	422	422
Special Assmnts- Tax Collector	621,781	621,781	590,437	(31,344)
Special Assmnts- Discounts	(24,871)	(24,871)	(23,392)	1,479
TOTAL REVENUES	596,910	596,910	571,365	(25,545)

EXPENDITURES**Administration**

P/R-Board of Supervisors	12,000	6,000	4,400	1,600
ProfServ-Arbitrage Rebate	900	900	-	900
ProfServ-Dissemination Agent	1,100	1,100	-	1,100
ProfServ-Engineering	5,000	2,500	2,414	86
ProfServ-Legal Services	5,000	2,500	330	2,170
ProfServ-Mgmt Consulting	54,176	27,088	27,088	-
ProfServ-Trustee Fees	3,658	3,658	-	3,658
Auditing Services	3,600	-	-	-
Website Hosting/Email services	1,538	769	769	-
Miscellaneous Mailings	1,000	500	820	(320)
Insurance - General Liability	3,391	3,391	3,391	-
Legal Advertising	1,000	500	-	500
Misc-Assessment Collection Cost	12,436	12,436	11,341	1,095
Bank Fees	300	150	445	(295)
Annual District Filing Fee	175	175	175	-
Total Administration	105,274	61,667	51,173	10,494

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

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	62,700	72,329	(9,629)
Utility - Irrigation	4,000	2,000	3,074	(1,074)
Utility - Fountains	5,500	2,750	2,027	723
Utility - Roundabout Lights	500	250	178	72
Street Light Bond	600	600	600	-
Total Electric Utility Services	136,000	68,300	78,208	(9,908)
<u>Stormwater Control</u>				
Contracts-Fountain	2,076	1,038	519	519
Contracts-Aquatic Control	45,492	22,746	18,843	3,903
R&M-Stormwater System	1,000	500	-	500
R&M Lake & Pond Bank	2,500	1,250	-	1,250
Fountain Maintenance	2,500	1,250	2,495	(1,245)
Total Stormwater Control	53,568	26,784	21,857	4,927
<u>Other Physical Environment</u>				
Contracts-Landscape	140,000	70,000	71,400	(1,400)
Insurance - Property	2,356	2,356	-	2,356
Insurance - General Liability	3,050	3,050	4,539	(1,489)
R&M-Irrigation	5,000	2,500	25,293	(22,793)
Landscape - Annuals	27,605	13,803	-	13,803
Landscape - Mulch	13,000	6,500	10,750	(4,250)
Landscape Replacement	20,000	10,000	12,440	(2,440)
Rust Prevention	7,140	3,570	3,570	-
Entry & Walls Maintenance	2,500	1,250	14,072	(12,822)
Ornamental Lighting & Maint.	1,000	500	-	500
Holiday Lighting & Decorations	24,600	24,600	37,500	(12,900)
Total Other Physical Environment	246,251	138,129	179,564	(41,435)
<u>Security Operations</u>				
Security System Monitoring & Maint.	3,540	1,770	1,148	622
Internet Services	1,300	650	720	(70)
Total Security Operations	4,840	2,420	1,868	552
<u>Contingency</u>				
Miscellaneous Expenses	17,177	8,589	7,361	1,228
Total Contingency	17,177	8,589	7,361	1,228

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Road and Street Facilities</u>				
Sidewalk Pressure Washing	4,800	2,400	-	2,400
Total Road and Street Facilities	4,800	2,400	-	2,400
<u>Reserves</u>				
Reserve	29,000	29,000	-	29,000
Total Reserves	29,000	29,000	-	29,000
TOTAL EXPENDITURES & RESERVES	596,910	337,289	340,031	(2,742)
Excess (deficiency) of revenues				
Over (under) expenditures	-	259,621	231,334	(28,287)
Net change in fund balance	\$ -	\$ 259,621	\$ 231,334	\$ (28,287)
FUND BALANCE, BEGINNING (OCT 1, 2022)	246,966	246,966	246,966	
FUND BALANCE, ENDING	\$ 246,966	\$ 506,587	\$ 478,300	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 6,004	\$ 6,004
Special Assmnts- Tax Collector	438,990	438,990	416,860	(22,130)
Special Assmnts- Discounts	(17,560)	(17,560)	(16,515)	1,045
TOTAL REVENUES	421,430	421,430	406,349	(15,081)
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,780	8,780	8,007	773
Total Administration	8,780	8,780	8,007	773
Debt Service				
Principal Debt Retirement	245,000	-	-	-
Interest Expense	167,300	83,650	83,650	-
Total Debt Service	412,300	83,650	83,650	-
TOTAL EXPENDITURES	421,080	92,430	91,657	773
Excess (deficiency) of revenues				
Over (under) expenditures	350	329,000	314,692	(14,308)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	350	-	-	-
TOTAL FINANCING SOURCES (USES)	350	-	-	-
Net change in fund balance	\$ 350	\$ 329,000	\$ 314,692	\$ (14,308)
FUND BALANCE, BEGINNING (OCT 1, 2022)	268,790	268,790	268,790	
FUND BALANCE, ENDING	\$ 269,140	\$ 597,790	\$ 583,482	

EASTON PARK
Community Development District

Supporting Schedules

March 31, 2023

EASTON PARK
Community Development District

Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY23				\$ 1,060,771	\$ 621,781	\$ 438,990
Allocation %				100%	59%	41%
11/03/22	\$ 14,240	\$ 718	\$ 291	\$ 15,249	\$ 8,938	\$ 6,311
11/15/22	\$ 66,282	\$ 2,818	\$ 1,353	\$ 70,453	\$ 41,297	\$ 29,156
11/22/22	\$ 35,833	\$ 1,524	\$ 731	\$ 38,088	\$ 22,325	\$ 15,762
11/29/22	\$ 120,833	\$ 5,138	\$ 2,466	\$ 128,436	\$ 75,284	\$ 53,152
12/05/22	\$ 655,559	\$ 27,873	\$ 13,379	\$ 696,810	\$ 408,442	\$ 288,368
12/12/22	\$ 10,652	\$ 392	\$ 217	\$ 11,261	\$ 6,601	\$ 4,660
01/05/23	\$ 34,245	\$ 1,249	\$ 699	\$ 36,193	\$ 21,215	\$ 14,978
02/02/23	\$ 6,969.55	\$ 162.11	\$ 142.24	\$ 7,273.90	\$ 4,263.67	\$ 3,010.23
03/09/23	\$ 3,427.76	\$ 35.33	\$ 69.95	\$ 3,533.04	\$ 2,070.93	\$ 1,462.11
TOTAL	\$ 948,041	\$ 39,908	\$ 19,348	\$ 1,007,297	\$ 590,437	\$ 416,860
% COLLECTED				95%	95%	95%
TOTAL OUTSTANDING				\$ 53,474	\$ 31,344	\$ 22,130

EASTON PARK

Community Development District

All Funds

Cash and Investment
March 31, 2023

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%	\$ 35,183
Money Market Account	Valley Bank	MMA	n/a	4.25%	\$ 454,531
Subtotal					\$ 489,714
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.78%	\$ 7
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.73%	\$ 123,900
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.73%	\$ 455,266
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.69%	\$ 6
Subtotal					\$ 579,180
Total					\$ 1,068,893

Easton Park CDD

Bank Reconciliation

Bank Account No. 1334 Hancock Whitney Bank GF
Statement No. 03-23A
Statement Date 3/31/2023

G/L Balance (LCY)	35,182.90	Statement Balance	50,107.68
G/L Balance	35,182.90	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	50,107.68
Subtotal	35,182.90	Outstanding Checks	14,924.78
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	35,182.90	Ending Balance	35,182.90
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/30/2023	Payment	3290	COMPLETE I.T.	185.00	0.00	185.00
3/30/2023	Payment	3291	SR LANDSCAPING LLC	12,389.78	0.00	12,389.78
3/31/2023	Payment	3292	VICTOR ROBERT TROUY BLACKBURN	2,350.00	0.00	2,350.00
Total Outstanding Checks.....				14,924.78		14,924.78

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 03/01/23 to 03/31/23
(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 # 3275							
001	03/03/23	SR LANDSCAPING LLC	8150	LANDSCAPE MAINT NOV 2022	LANDSCAPE MAINTENANCE	546300-53908	\$11,666.67
001	03/03/23	SR LANDSCAPING LLC	7668	LANDSCAPE MAINT OCT 2022	LANDSCAPE MAINTENANCE	546300-53908	\$11,666.67
Check Total							\$23,333.34
CHECK # 3276							
001	03/06/23	INFRAMARK, LLC	90419	MANAGEMENT SRVS FEB 2023	AGENDA BOOKS- COPIES	541030-51301	\$30.00
001	03/06/23	INFRAMARK, LLC	90419	MANAGEMENT SRVS FEB 2023	POSTAGE	541030-51301	\$9.39
001	03/06/23	INFRAMARK, LLC	90419	MANAGEMENT SRVS FEB 2023	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,514.67
Check Total							\$4,554.06
CHECK # 3277							
001	03/06/23	SR LANDSCAPING LLC	8636	LANDSCAPE MAINT DEC 2022	Contracts-Landscape	534050-53908	\$12,016.67
001	03/06/23	SR LANDSCAPING LLC	8254	IRRIGATION CONTROLLER REPLACEMENT	R&M-IRRIGATION	546041-53908	\$7,279.00
001	03/06/23	SR LANDSCAPING LLC	9542	FEB 2023 Landscape Maintenance	Contracts-Landscape	534050-53908	\$12,016.67
001	03/06/23	SR LANDSCAPING LLC	9259	LANDSCAPE CLEANUP/TURF INSTALL	LANDSCAPE REPLACEMENT	546338-53908	\$4,860.00
001	03/06/23	SR LANDSCAPING LLC	9743	LANDSCAPE CLEANUP 8/30/22	September	546338-53908	\$2,500.00
Check Total							\$38,672.34
CHECK # 3278							
001	03/09/23	COMPLETE I.T.	10502	EAGLE EYE CAMERA	SECURITY SYSTEM MONITORING & MAINT.	546479-53935	\$738.00
Check Total							\$738.00
CHECK # 3279							
001	03/09/23	SR LANDSCAPING LLC	9489	JAN 2023 IRRIGATION SERVICE REPAIR	R&M-IRRIGATION	546041-53908	\$3,011.55
Check Total							\$3,011.55
CHECK # 3280							
001	03/09/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-57346	MARCH 2023 FOUNTAIN MAINT	FOUNTAIN MAINTENANCE	546472-53805	\$3,791.00
001	03/09/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-52189	MAINTENANCE NOV/DEC 2022	FOUNTAIN MAINTENANCE	546472-53805	\$7,470.00
Check Total							\$11,261.00
CHECK # 3281							
001	03/09/23	SR LANDSCAPING LLC	9766	IRRIGATION REPAIRS FEB 28 2023	September	546041-53908	\$1,489.71
001	03/09/23	SR LANDSCAPING LLC	9765	IRRIGATION REPAIR FIRST CONTROLLER	September	546041-53908	\$894.53
Check Total							\$2,384.24
CHECK # 3282							
001	03/09/23	VICTOR ROBERT TROUY BLACKBURN	030923	FLOWER COVERING	Painting fountains	549999-53985	\$148.34
Check Total							\$148.34

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 03/01/23 to 03/31/23 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3283							
001	03/13/23	SR LANDSCAPING LLC	9841	FEB 2023 IRRIGATION REPAIR	September	546041-53908	\$1,435.73
Check Total							\$1,435.73
CHECK # 3284							
001	03/13/23	STANTEC CONSULTING SERVICES INC	2052541	SERVICES FOR PERIOD ENDING FEB 2023	ProfServ-Engineering	531013-51501	\$328.50
Check Total							\$328.50
CHECK # 3285							
001	03/13/23	VICTOR ROBERT TROUY BLACKBURN	031023	LANDSCAPING	Painting fountains	549999-53985	\$406.00
001	03/13/23	VICTOR ROBERT TROUY BLACKBURN	081022	REINSTALL SIGN	Misc Expenses - Contingency	549999-53985	\$66.34
Check Total							\$472.34
CHECK # 3286							
001	03/14/23	SR LANDSCAPING LLC	9984	LANDSCAPE MAINTENANCE MARCH 2023	Contracts-Landscape	534050-53908	\$12,016.67
Check Total							\$12,016.67
CHECK # 3287							
001	03/17/23	RUST-OFF LLC	38886	RUST PREVENTION 2/15-3/15/23	RUST PREVENTION	546452-53908	\$595.00
Check Total							\$595.00
CHECK # 3288							
001	03/23/23	PERSSON, COHEN, & MOONEY, P.A.	2946	JAN 2023 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$330.00
Check Total							\$330.00
CHECK # 3289							
001	03/23/23	VICTOR ROBERT TROUY BLACKBURN	NPARK-032223	LANDSCAPING	Misc Expenses - Contingency	549999-53985	\$6,460.00
Check Total							\$6,460.00
CHECK # 3290							
001	03/30/23	COMPLETE I.T.	10579	VMS MGMT - LPR	SECURITY SYSTEM MONITORING & MAINT.	546479-53935	\$185.00
Check Total							\$185.00
CHECK # 3291							
001	03/30/23	SR LANDSCAPING LLC	8272	PLANT INSTALLATION - 11/22/22	LANDSCAPE REPLACEMENT	546338-53908	\$2,980.00
001	03/30/23	SR LANDSCAPING LLC	7870	IRRIGATION MAIN LINE REPAIRS	R&M-IRRIGATION	546041-53908	\$6,415.50
001	03/30/23	SR LANDSCAPING LLC	8389	IRRIGATION REPAIR- NOV 2022	R&M-IRRIGATION	546041-53908	\$2,994.28
Check Total							\$12,389.78
CHECK # 3292							
001	03/31/23	VICTOR ROBERT TROUY BLACKBURN	RKCDD-033023	REPAIR IRRIGATION/NEW LINES/ SOD INSTALL	LANDSCAPE REPLACEMENT	546338-53908	\$2,100.00
001	03/31/23	VICTOR ROBERT TROUY BLACKBURN	RKCDD-033023	REPAIR IRRIGATION/NEW LINES/ SOD INSTALL	R&M-IRRIGATION	546041-53908	\$250.00
Check Total							\$2,350.00

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 03/01/23 to 03/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD315							
001	03/21/23	TECO ACH	03072023 ACH		UTILITY - IRRIGATION	543014-53100	\$557.94
001	03/21/23	TECO ACH	03072023 ACH		ELECTRICITY - STREETLIGHTING	543013-53100	\$12,684.58
001	03/21/23	TECO ACH	03072023 ACH		UTILITY - FOUNTAINS	543085-53100	\$412.25
001	03/21/23	TECO ACH	03072023 ACH		UTILITY - ROUNDABOUT LIGHTS	543090-53100	\$28.68
001	03/21/23	TECO ACH	03072023 ACH		UTILITY - IRRIGATION	543014-53100	(\$8.50)
001	03/21/23	TECO ACH	03072023 ACH		ELECTRICITY - STREETLIGHTING	543013-53100	(\$8.50)
001	03/21/23	TECO ACH	03072023 ACH		UTILITY - FOUNTAINS	543085-53100	(\$8.50)
001	03/21/23	TECO ACH	03072023 ACH		UTILITY - ROUNDABOUT LIGHTS	543090-53100	(\$8.50)
Check Total							\$13,649.45
Fund Total							\$134,315.34

Total Checks Paid	\$134,315.34
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EASTON PARK
Community Development District

Financial Report

April 30, 2023

(unaudited)

Prepared By



EASTON PARK

Community Development District

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EASTON PARK
Community Development District

Financial Statements

(Unaudited)

April 30, 2023

Balance Sheet

April 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND - SERIES 2017	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 201,449	\$ -	\$ 201,449
Due From Other Funds	-	11,240	11,240
Investments:			
Money Market Account	285,952	-	285,952
Interest Account	-	83,650	83,650
Reserve Fund	-	124,383	124,383
Revenue Fund	-	132,688	132,688
Sinking fund	-	245,000	245,000
Utility Deposits - TECO	24,010	-	24,010
TOTAL ASSETS	\$ 511,411	\$ 596,961	\$ 1,108,372
<u>LIABILITIES</u>			
Accounts Payable	\$ 20,194	\$ -	\$ 20,194
Accrued Expenses	25,452	-	25,452
Due To Other Funds	11,240	-	11,240
TOTAL LIABILITIES	56,886	-	56,886
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	24,010	-	24,010
Restricted for:			
Debt Service	-	596,961	596,961
Assigned to:			
Operating Reserves	149,227	-	149,227
Reserves - Other	37,000	-	37,000
Unassigned:	244,288	-	244,288
TOTAL FUND BALANCES	\$ 454,525	\$ 596,961	\$ 1,051,486
TOTAL LIABILITIES & FUND BALANCES	\$ 511,411	\$ 596,961	\$ 1,108,372

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 5,320	\$ 5,320
Interest - Tax Collector	-	-	465	465
Special Assmnts- Tax Collector	621,781	621,781	606,682	(15,099)
Special Assmnts- Discounts	(24,871)	(24,871)	(23,392)	1,479
TOTAL REVENUES	596,910	596,910	589,075	(7,835)

EXPENDITURES**Administration**

P/R-Board of Supervisors	12,000	7,000	5,200	1,800
ProfServ-Arbitrage Rebate	900	900	-	900
ProfServ-Dissemination Agent	1,100	1,100	-	1,100
ProfServ-Engineering	5,000	2,917	2,414	503
ProfServ-Legal Services	5,000	2,917	1,482	1,435
ProfServ-Mgmt Consulting	54,176	31,603	31,603	-
ProfServ-Trustee Fees	3,658	3,658	3,500	158
Auditing Services	3,600	3,600	-	3,600
Website Hosting/Email services	1,538	897	1,153	(256)
Miscellaneous Mailings	1,000	583	973	(390)
Insurance - General Liability	3,391	3,391	3,391	-
Legal Advertising	1,000	583	-	583
Misc-Assessment Collection Cost	12,436	12,436	11,666	770
Bank Fees	300	175	581	(406)
Annual District Filing Fee	175	175	175	-
Total Administration	105,274	71,935	62,138	9,797

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

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	73,150	85,008	(11,858)
Utility - Irrigation	4,000	2,333	3,695	(1,362)
Utility - Fountains	5,500	3,208	2,502	706
Utility - Roundabout Lights	500	292	215	77
Street Light Bond	600	600	600	-
Total Electric Utility Services	136,000	79,583	92,020	(12,437)
<u>Stormwater Control</u>				
Contracts-Fountain	2,076	1,211	519	692
Contracts-Aquatic Control	45,492	26,537	22,634	3,903
R&M-Stormwater System	1,000	583	-	583
R&M Lake & Pond Bank	2,500	1,458	-	1,458
Fountain Maintenance	2,500	1,458	2,495	(1,037)
Total Stormwater Control	53,568	31,247	25,648	5,599
<u>Other Physical Environment</u>				
Contracts-Landscape	140,000	81,667	83,417	(1,750)
Insurance - Property	2,356	2,356	-	2,356
Insurance - General Liability	3,050	3,050	4,539	(1,489)
R&M-Irrigation	5,000	2,917	25,293	(22,376)
Landscape - Annuals	27,605	16,103	-	16,103
Landscape - Mulch	13,000	7,583	10,750	(3,167)
Landscape Replacement	20,000	11,667	12,440	(773)
Rust Prevention	7,140	4,165	4,165	-
Entry & Walls Maintenance	2,500	1,458	14,072	(12,614)
Ornamental Lighting & Maint.	1,000	583	-	583
Holiday Lighting & Decorations	24,600	24,600	37,500	(12,900)
Total Other Physical Environment	246,251	156,149	192,176	(36,027)
<u>Security Operations</u>				
Security System Monitoring & Maint.	3,540	2,065	1,333	732
Internet Services	1,300	758	840	(82)
Total Security Operations	4,840	2,823	2,173	650

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Contingency</u>				
Miscellaneous Expenses	17,177	10,020	7,361	2,659
Total Contingency	17,177	10,020	7,361	2,659
<u>Road and Street Facilities</u>				
Sidewalk Pressure Washing	4,800	2,800	-	2,800
Total Road and Street Facilities	4,800	2,800	-	2,800
<u>Reserves</u>				
Reserve	29,000	29,000	-	29,000
Total Reserves	29,000	29,000	-	29,000
TOTAL EXPENDITURES & RESERVES	596,910	383,557	381,516	2,041
Excess (deficiency) of revenues				
Over (under) expenditures	-	213,353	207,559	(5,794)
Net change in fund balance	\$ -	\$ 213,353	\$ 207,559	\$ (5,794)
FUND BALANCE, BEGINNING (OCT 1, 2022)	246,966	246,966	246,966	
FUND BALANCE, ENDING	\$ 246,966	\$ 460,319	\$ 454,525	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 8,242	\$ 8,242
Special Assmnts- Tax Collector	438,990	438,990	428,330	(10,660)
Special Assmnts- Discounts	(17,560)	(17,560)	(16,515)	1,045
TOTAL REVENUES	421,430	421,430	420,057	(1,373)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	8,780	8,780	8,236	544
Total Administration	8,780	8,780	8,236	544
<u>Debt Service</u>				
Principal Debt Retirement	245,000	-	-	-
Interest Expense	167,300	83,650	83,650	-
Total Debt Service	412,300	83,650	83,650	-
TOTAL EXPENDITURES	421,080	92,430	91,886	544
Excess (deficiency) of revenues				
Over (under) expenditures	350	329,000	328,171	(829)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	350	-	-	-
TOTAL FINANCING SOURCES (USES)	350	-	-	-
Net change in fund balance	\$ 350	\$ 329,000	\$ 328,171	\$ (829)
FUND BALANCE, BEGINNING (OCT 1, 2022)	268,790	268,790	268,790	
FUND BALANCE, ENDING	\$ 269,140	\$ 597,790	\$ 596,961	

EASTON PARK
Community Development District

Supporting Schedules

April 30, 2023

EASTON PARK
Community Development District

Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY23				\$ 1,060,771	\$ 621,781	\$ 438,990
Allocation %				100%	59%	41%
11/03/22	\$ 14,240	\$ 718	\$ 291	\$ 15,249	\$ 8,938	\$ 6,311
11/15/22	\$ 66,282	\$ 2,818	\$ 1,353	\$ 70,453	\$ 41,297	\$ 29,156
11/22/22	\$ 35,833	\$ 1,524	\$ 731	\$ 38,088	\$ 22,325	\$ 15,762
11/29/22	\$ 120,833	\$ 5,138	\$ 2,466	\$ 128,436	\$ 75,284	\$ 53,152
12/05/22	\$ 655,559	\$ 27,873	\$ 13,379	\$ 696,810	\$ 408,442	\$ 288,368
12/12/22	\$ 10,652	\$ 392	\$ 217	\$ 11,261	\$ 6,601	\$ 4,660
01/05/23	\$ 34,245	\$ 1,249	\$ 699	\$ 36,193	\$ 21,215	\$ 14,978
02/02/23	\$ 6,969.55	\$ 162.11	\$ 142.24	\$ 7,273.90	\$ 4,263.67	\$ 3,010.23
03/09/23	\$ 3,427.76	\$ 35.33	\$ 69.95	\$ 3,533.04	\$ 2,070.93	\$ 1,462.11
04/06/23	\$ 27,160.56	\$ -	\$ 554.30	\$ 27,714.86	\$ 16,245.34	\$ 11,469.52
TOTAL	\$ 975,202	\$ 39,908	\$ 19,902	\$ 1,035,012	\$ 606,682	\$ 428,330
% COLLECTED				98%	98%	98%
TOTAL OUTSTANDING				\$ 25,759	\$ 15,099	\$ 10,660

EASTON PARK

Community Development District

All Funds

**Cash and Investment
April 30, 2023**

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%	\$ 201,449
Money Market Account	Valley Bank	MMA	n/a	4.50%	\$ 285,952
				Subtotal	\$ 487,401
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.77%	\$ 83,650
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.77%	\$ 124,383
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.77%	\$ 132,688
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.77%	\$ 245,000
				Subtotal	\$ 585,721
				Total	\$ 1,073,121

Easton Park CDD

Bank Reconciliation

Bank Account No. 1334 Hancock Whitney Bank GF
Statement No. 04-23
Statement Date 4/30/2023

G/L Balance (LCY)	201,449.17	Statement Balance	202,229.17
G/L Balance	201,449.17	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	202,229.17
Subtotal	201,449.17	Outstanding Checks	780.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	201,449.17	Ending Balance	201,449.17
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
4/28/2023	Payment	3301	COMPLETE I.T.	185.00	0.00	185.00
4/28/2023	Payment	3302	RUST-OFF LLC	595.00	0.00	595.00
Total Outstanding Checks.....				780.00		780.00

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 04/01/23 to 04/30/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 104							
001	04/13/23	EASTON PARK CDD	040723-3639	TRANSFER FROM VALLY BANK TO HANCOCK # 1334	Cash with Fiscal Agent	103000	\$170,000.00
Check Total							<u>\$170,000.00</u>
CHECK # 3293							
001	04/04/23	INNERSYNC, LTD	21181	WEBSITE/COMPLIANCE SERVICES	WEBSITE HOSTING/EMAIL SERVICES	534369-51301	\$384.38
Check Total							<u>\$384.38</u>
CHECK # 3294							
001	04/04/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-62493	CONTRACT FOUNTAIN SVC 4/01/23-6/30/23	FOUNTAIN MAINTENANCE	546472-53805	\$173.00
001	04/04/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-66041	APRIL 2023 SOLITUDE FOUNTAIN MAINT.	Contracts-Aquatic Control	534067-53805	\$3,791.00
Check Total							<u>\$3,964.00</u>
CHECK # 3295							
001	04/07/23	INFRAMARK, LLC	91811	MARCH 2023 FEES & SVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,514.67
001	04/07/23	INFRAMARK, LLC	91811	MARCH 2023 FEES & SVCS	POSTAGE	541030-51301	\$5.40
001	04/07/23	INFRAMARK, LLC	91811	MARCH 2023 FEES & SVCS	COPIES	541030-51301	\$72.90
001	04/07/23	INFRAMARK, LLC	91811	MARCH 2023 FEES & SVCS	AGENDA BOOKS	541030-51301	\$30.00
Check Total							<u>\$4,622.97</u>
CHECK # 3300							
001	04/17/23	PERSSON, COHEN, & MOONEY, P.A.	3470	LEGAL SERVICES	ProfServ-Legal Services	531023-51401	\$1,151.80
Check Total							<u>\$1,151.80</u>
CHECK # 3301							
001	04/28/23	COMPLETE I.T.	10752	VMS MGMT - LPR	SECURITY SYSTEM MONITORING & MAINT	546479-53935	\$185.00
Check Total							<u>\$185.00</u>
CHECK # 3302							
001	04/28/23	RUST-OFF LLC	39271	RUST PREVENTION	Rust Prevention	546452-53908	\$595.00
Check Total							<u>\$595.00</u>
CHECK # DD320							
001	04/05/23	ARNOLD SAILS	03152023 ACH	BOARD MEETING 3/15/23	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # DD321							
001	04/05/23	LISA LANDIS MURPHY	03152023 ACH	BOARD MEETING 3/15/23	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # DD322							
001	04/05/23	PAUL MEIER	03152023 ACH	BOARD MEETING 3/15/23	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # DD323							
001	04/05/23	PERRY BLACKBURN	03152023 ACH	BOARD MEETING 3/15/23	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # DD324							
001	04/03/23	FED EX	8-041-20302	FEDEX CHARGES 2/8/23	MISCELLANEOUS MAILINGS	541030-51301	\$55.98
Check Total							<u>\$55.98</u>

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 04/01/23 to 04/30/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD325							
001	04/03/23	FED EX	8-069-62075	FEDEX CHARGES FOR 3/8/23	MISCELLANEOUS MAILINGS	541030-51301	\$53.56
Check Total							\$53.56
CHECK # DD326							
001	04/03/23	FED EX	8-026-25853	FEDEX CHARGES FOR 01/27/23	MISCELLANEOUS MAILINGS	541030-51301	\$25.00
Check Total							\$25.00
CHECK # DD328							
001	04/07/23	CHARTER COMMUNICATIONS	0062930032123 ACH	SERVICE 3/21 -04/20/23	INTERNET SERVICES	549031-53935	\$119.98
Check Total							\$119.98
CHECK # DD329							
001	04/28/23	ARNOLD SAILS	041923 ACH		P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD330							
001	04/28/23	LISA LANDIS MURPHY	4192023ACH	BARD PAY 4/19/23 MEETING	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD331							
001	04/28/23	PAUL MEIER	4192023 ACH	4/19/23 MEETING BARD PAY	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD332							
001	04/28/23	PERRY BLACKBURN	04192023 ACH		P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD334							
001	04/20/23	TECO ACH	04052023 ACH		UTILITY - IRRIGATION	543014-53100	\$621.31
001	04/20/23	TECO ACH	04052023 ACH		ELECTRICITY - STREETLIGHTING	543013-53100	\$12,678.34
001	04/20/23	TECO ACH	04052023 ACH		UTILITY - ROUNDABOUT LIGHTS	543090-53100	\$37.35
001	04/20/23	TECO ACH	04052023 ACH		UTILITY - FOUNTAINS	543085-53100	\$412.99
Check Total							\$13,749.99
Fund Total							\$196,507.66

DEBT SERVICE FUND - SERIES 2017 - 201

CHECK # 3299							
201	04/17/23	HANCOCK WHITNEY BANK	04112023-5725	TRSF 2017 DS ASSESSMENTS	DUE FROM OTHER FUNDS	131000	\$4,302.82
Check Total							\$4,302.82
Fund Total							\$4,302.82

Total Checks Paid	\$200,810.48
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EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 04/01/23 to 04/30/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 104							
001	04/13/23	EASTON PARK CDD	040723-3639	TRANSFER FROM VALLY BANK TO HANCOCK # 1334	Cash with Fiscal Agent	103000	\$170,000.00
Check Total							\$170,000.00
CHECK # 3293							
001	04/04/23	INNERSYNC, LTD	21181	WEBSITE/COMPLIANCE SERVICES	WEBSITE HOSTING/EMAIL SERVICES	534369-51301	\$384.38
Check Total							\$384.38
CHECK # 3294							
001	04/04/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-62493	CONTRACT FOUNTAIN SVC 4/01/23-6/30/23	FOUNTAIN MAINTENANCE	546472-53805	\$173.00
001	04/04/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-66041	APRIL 2023 SOLITUDE FOUNTAIN MAINT.	Contracts-Aquatic Control	534067-53805	\$3,791.00
Check Total							\$3,964.00
CHECK # 3295							
001	04/07/23	INFRAMARK, LLC	91811	MARCH 2023 FEES & SVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,514.67
001	04/07/23	INFRAMARK, LLC	91811	MARCH 2023 FEES & SVCS	POSTAGE	541030-51301	\$5.40
001	04/07/23	INFRAMARK, LLC	91811	MARCH 2023 FEES & SVCS	COPIES	541030-51301	\$72.90
001	04/07/23	INFRAMARK, LLC	91811	MARCH 2023 FEES & SVCS	AGENDA BOOKS	541030-51301	\$30.00
Check Total							\$4,622.97
CHECK # 3300							
001	04/17/23	PERSSON, COHEN, & MOONEY, P.A.	3470	LEGAL SERVICES	ProfServ-Legal Services	531023-51401	\$1,151.80
Check Total							\$1,151.80
CHECK # 3301							
001	04/28/23	COMPLETE I.T.	10752	VMS MGMT - LPR	SECURITY SYSTEM MONITORING & MAINT	546479-53935	\$185.00
Check Total							\$185.00
CHECK # 3302							
001	04/28/23	RUST-OFF LLC	39271	RUST PREVENTION	Rust Prevention	546452-53908	\$595.00
Check Total							\$595.00
CHECK # DD320							
001	04/05/23	ARNOLD SAILS	03152023 ACH	BOARD MEETING 3/15/23	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD321							
001	04/05/23	LISA LANDIS MURPHY	03152023 ACH	BOARD MEETING 3/15/23	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD322							
001	04/05/23	PAUL MEIER	03152023 ACH	BOARD MEETING 3/15/23	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD323							
001	04/05/23	PERRY BLACKBURN	03152023 ACH	BOARD MEETING 3/15/23	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD324							
001	04/03/23	FED EX	8-041-20302	FEDEX CHARGES 2/8/23	MISCELLANEOUS MAILINGS	541030-51301	\$55.98
Check Total							\$55.98

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 04/01/23 to 04/30/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD325							
001	04/03/23	FED EX	8-069-62075	FEDEX CHARGES FOR 3/8/23	MISCELLANEOUS MAILINGS	541030-51301	\$53.56
Check Total							\$53.56
CHECK # DD326							
001	04/03/23	FED EX	8-026-25853	FEDEX CHARGES FOR 01/27/23	MISCELLANEOUS MAILINGS	541030-51301	\$25.00
Check Total							\$25.00
CHECK # DD328							
001	04/07/23	CHARTER COMMUNICATIONS	0062930032123 ACH	SERVICE 3/21 -04/20/23	INTERNET SERVICES	549031-53935	\$119.98
Check Total							\$119.98
CHECK # DD329							
001	04/28/23	ARNOLD SAILS	041923 ACH		P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD330							
001	04/28/23	LISA LANDIS MURPHY	4192023ACH	BARD PAY 4/19/23 MEETING	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD331							
001	04/28/23	PAUL MEIER	4192023 ACH	4/19/23 MEETING BARD PAY	P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD332							
001	04/28/23	PERRY BLACKBURN	04192023 ACH		P/R-BOARD OF SUPERVISORS	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD334							
001	04/20/23	TECO ACH	04052023 ACH		UTILITY - IRRIGATION	543014-53100	\$621.31
001	04/20/23	TECO ACH	04052023 ACH		ELECTRICITY - STREETLIGHTING	543013-53100	\$12,678.34
001	04/20/23	TECO ACH	04052023 ACH		UTILITY - ROUNDABOUT LIGHTS	543090-53100	\$37.35
001	04/20/23	TECO ACH	04052023 ACH		UTILITY - FOUNTAINS	543085-53100	\$412.99
Check Total							\$13,749.99
Fund Total							\$196,507.66

DEBT SERVICE FUND - SERIES 2017 - 201

CHECK # 3299							
201	04/17/23	HANCOCK WHITNEY BANK	04112023-5725	TRSF 2017 DS ASSESSMENTS	DUE FROM OTHER FUNDS	131000	\$4,302.82
Check Total							\$4,302.82
Fund Total							\$4,302.82

Total Checks Paid	\$200,810.48
--------------------------	---------------------

CHECK REQUEST FORM

District Name:	<u>Easton Park CDD</u>
Date:	<u>4/07/2023</u>
Invoice Number:	<u>040723-3639</u>
Please issue a check to:	
Vendor Name:	<u>Easton Park CDD</u>
Vendor No.:	<u>V00032</u>
Check amount:	<u>\$170,000.00</u>
Please cut check from Acct. #:	<u>3639 Valley Bank MMA</u>
Please code to:	<u>001-103000-1000</u>
	<u> </u>
	<u> </u>
Check Description/Reason:	<u>Transfer from Valley Bank #3639 to Hancock #1334.</u>
Mailing instructions:	<u>Give check to Accounts Receivable to deposit into</u>
	<u>Hancock Bank Acct #1334.</u>
	<u> </u>
Due Date for Check:	<u>Please include in next batch. Thank you!</u>
	<u> </u>
Requestor:	<u>Sheik Neerooa</u>
Date:	<u>4/7/2023</u>

Note:		
Hancock GF balance:	\$	35,183.00
3 Months operating Expense:	\$	155,123.00
Check transfer request:	\$	170,000.00
Balance: (equals one month exp.)	\$	50,060.00



INVOICE

BILL TO

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

INVOICE # 21181

DATE 04/01/2023

DUE DATE 04/16/2023

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

**INVOICE**

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-62493
Invoice Date: 4/1/2023

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

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

Ship Via
Ship Date 4/1/2023
Due Date 5/1/2023
Terms Net 30

Customer ID 108488
P.O. Number
P.O. Date 4/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	173.00	173.00
April Billing					
4/1/2023 - 6/30/2023					
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
5

**INVOICE**

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-66041
Invoice Date: 4/1/2023

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

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

Ship Via
Ship Date 4/1/2023
Due Date 5/1/2023
Terms Net 30

Customer ID 108488
P.O. Number
P.O. Date 4/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,791.00	3,791.00
April Billing					
4/1/2023 - 4/30/2023					
Easton Park Cdd-Lake-ALL					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,791.00

Subtotal: 3,791.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 3,791.00



Inframark LLC
2002 West Grand Parkway North
Suite 100
Katy, TX 77449

Invoice: 91811
Invoice Date: 3/23/2023
Due Date: 4/22/2023
Terms: Net 30
Project ID:
PO #:

Bill To:
Easton Park Community Development District
210 N University Dr Ste 702
Coral Springs FL 33071-7320
United States
Services provided for the Month of: March 2023

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Management Services for the Month of: March 2023				
Administrative Fees	1	Ea	\$4,514.67	\$4,514.67
Postage	1	Ea	\$5.40	\$5.40
Copies	1	Ea	\$72.90	\$72.90
Agenda Books	1	Ea	\$30.00	\$30.00
Subtotal				\$4,622.97
Tax (0%)				\$0.00
Total Due				\$4,622.97



Inframark LLC
2002 West Grand Parkway North
Suite 100
Katy, TX 77449

Invoice:	91811
Invoice Date:	3/23/2023
Due Date:	4/22/2023
Terms:	Net 30
Project ID:	
PO #:	

**Remit To : Inframark LLC, PO BOX 733778, Dallas,
Texas, 75373-3778**

*To pay by Credit Card, please contact us at
281-578-4299, 9:00am - 5:30pm EST, Monday –
Friday. A surcharge fee may
apply.*

*To pay via ACH or Wire, please refer to our banking
information below:*

*Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account
Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT
Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice
Number on your form of payment.*

**INVOICE**

Invoice # 3470
Date: 04/05/2023
Due On: 05/05/2023

Easton Park Community Development District
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,151.80) - (\$0.00) = \$1,151.80

Easton Park CDD**District Counsel Representation****Services**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	RDJ	12/06/2022	Review documents and correspondence regarding encroachment by resident (Ball) on District property; confer with District Manager and prepare letter to resident regarding same.	1.30	\$275.00	\$357.50
Service	RDJ	12/20/2022	Confer with District Manager regarding encroachment on District property by resident (Boulle); review related documents; prepare letter to resident.	1.10	\$275.00	\$302.50
Service	RDJ	12/21/2022	Draft response letter to auditors regarding pending claims and other matters.	0.50	\$275.00	\$137.50
Service	RDJ	01/23/2023	Confer with District Manager regarding pending issues with encroachments on District property.	0.20	\$275.00	\$55.00
Service	RDJ	03/16/2023	Review agreement with SR Landscaping; prepare notice of termination to SR Landscaping and follow-up.	1.00	\$275.00	\$275.00
Services Subtotal						\$1,127.50

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	12/06/2022	certified mail: letter to resident (Ball)	1.00	\$8.10	\$8.10
Expense	12/20/2022	certified mail: letter to resident (Boulle)	1.00	\$8.10	\$8.10
Expense	03/16/2023	certified mail: notice of termination to SR Landscaping	1.00	\$8.10	\$8.10
Expenses Subtotal					\$24.30
Subtotal					\$1,151.80
Total					\$1,151.80

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3470	05/05/2023	\$1,151.80	\$0.00	\$1,151.80
Outstanding Balance				\$1,151.80
Total Amount Outstanding				\$1,151.80

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

Payment is due 30 days from receipt of this invoice. Thank you.

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 #	10752
Invoice Date	04-24-23
Balance Due	\$185.00

Item	Description	Unit Cost	Quantity	Line Total
Eagle Eye VMS M10 Management Edition (CMVR only) Monthly	Eagle Eye VMS M10 Management Edition Monthly	\$7.50	6.0	\$45.00
LPR	EEN LPR (Monthly) - (2) Entry Lanes - (2) Exit Lanes	\$35.00	4.0	\$140.00

Subtotal	\$185.00
Tax	\$0.00
Invoice Total	\$185.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$185.00



Invoice

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
4/15/2023	39271

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.

CHECK REQUEST FORM

District Name:	Easton Park CDD
Date:	3/20/2023
Invoice Number:	03152023 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 3/15/2023 Meeting
Mailing instructions:	Mail to
	20233 Ravens End Drive
	Tampa, FL 33647
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	3/20/2023

Easton Park CDD
Supervisor Pay Request

Meeting Date: March 15, 2023

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:	3/20/2023
Invoice Number:	03152023 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 3/15/2023 Meeting
Mailing instructions:	
20007 Bears Track Lane	
Tampa, FL 33647	
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	3/20/2023

Easton Park CDD
Supervisor Pay
Request

Meeting Date: March 15, 2023

Name of Board Supervisor	Check If Present	Check If Faid
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:	3/20/2023
Invoice Number:	03152023 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 3/15/2023 Meeting
Mailing instructions:	10857 Breaking Rocks Drive
	Tampa, FL 33647
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	3/20/2023

Easton Park CDD
Supervisor Pay Request

Meeting Date: March 15, 2023

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:	3/20/2023
Invoice Number:	03152023 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 03/15/23 Meeting
Mailing instructions:	
	10859 Breaking Rocks Drive
	Tampa, FL 33647
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	3/20/2023

Easton Park CDD
 Supervisor Pay
 Request

Meeting Date: March 15, 2023

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



Invoice Number	Invoice Date		Page
8-041-20302	Feb 15, 2023		1 of 3

Billing Address:

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

Shipping Address:

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

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$55.98
TOTAL THIS INVOICE	USD	\$55.98

You saved \$12.82 in discounts this period!

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Payments not received by Mar 02, 2023 are subject to a late fee.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-041-20302	USD \$55.98	

Remittance Advice

Your payment is due by Mar 02, 2023

Payments not received by this date are subject to a late fee.

80412030200000055988

00000000559880

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



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



Invoice Number	Invoice Date	Account Number	Page
8-041-20302	Feb 15, 2023		2 of 3

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	2	2.0	47.10	21.70		-12.82	55.98
Total FedEx Express	2	2.0	\$47.10	\$21.70		-\$12.82	\$55.98

TOTAL THIS INVOICE**USD****\$55.98**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Feb 08, 2023	Cust. Ref.: Easton Park Agenda Pkg	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 22.00% to this shipment.

The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.

Distance Based Pricing, Zone 3

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771248250263	Sandra H. Demarco	Paul Meier
Service Type	FedEx 2Day	Inframark, LLC.	10857 BREAKING ROCKS DR
Package Type	FedEx Pak	210 N UNIVERSITY DR	TAMPA FL 33647 US
Zone	03	CORAL SPRINGS FL 33071 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	23.55
Delivered	Feb 10, 2023 10:32	Discount	-6.41
Svc Area	A2	Fuel Surcharge	5.05
Signed by	see above	Residential Delivery	5.80
FedEx Use	000000000/6002/02	Total Charge	USD \$27.99

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Invoice Number	Invoice Date	Account Number	Page
8-041-20302	Feb 15, 2023		3 of 3

Ship Date: Feb 08, 2023**Cust. Ref.:** NO REFERENCE INFORMATION**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 22.00% to this shipment.

The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.

Distance Based Pricing, Zone 3

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771248276057	Sandra H. Demarco	Arnold Sails
Service Type	FedEx 2Day	Inframark, LLC.	20233 RAVENS END DR
Package Type	FedEx Pak	210 N UNIVERSITY DR	TAMPA FL 33647 US
Zone	03	CORAL SPRINGS FL 33071 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	23.55
Delivered	Feb 10, 2023 10:36	Discount	-6.41
Svc Area	A2	Fuel Surcharge	5.05
Signed by	see above	Residential Delivery	5.80
FedEx Use	000000000/6002/02	Total Charge	USD \$27.99
		Third Party Subtotal	USD \$55.98
		Total FedEx Express	USD \$55.98



Invoice Number	Invoice Date	Account Number	Page
8-069-62075	Mar 15, 2023	[REDACTED]	1 of 3

Billing Address:

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

Shipping Address:

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

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$53.56
TOTAL THIS INVOICE	USD	\$53.56

You saved \$12.82 in discounts this period!

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Payments not received by Mar 30, 2023 are subject to a late fee.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-069-62075	USD \$53.56	[REDACTED]

Remittance Advice

Your payment is due by Mar 30, 2023

Payments not received by this date are subject to a late fee.

8069620758000005356

[REDACTED] 00000000535610

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



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



Invoice Number	Invoice Date	Account Number	Page
8-069-62075	Mar 15, 2023		2 of 3

FedEx Express Shipment Summary By Payor Type**FedEx Express Shipments (Original)**

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Recipient	1	1.0	23.55	9.64		-6.41	26.78
Third Party	1	1.0	23.55	9.64		-6.41	26.78
Total FedEx Express	2	2.0	\$47.10	\$19.28		-\$12.82	\$53.56

TOTAL THIS INVOICE**USD****\$53.56****FedEx Express Shipment Detail By Payor Type (Original)**

Ship Date: Mar 08, 2023	Cust. Ref.: Easton Park Agenda Packa	Ref.#2:
Payor: Recipient	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.

The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.

Distance Based Pricing, Zone 3

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771510603150	Sandra H. Demarco	Arnold Sails
Service Type	FedEx 2Day	Inframark, LLC.	20233 RAVENS END DR
Package Type	FedEx Pak	210 N UNIVERSITY DR	TAMPA FL 33647 US
Zone	03	CORAL SPRINGS FL 33071 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	23.55
Delivered	Mar 10, 2023 10:34	Discount	-6.41
Svc Area	A2	Fuel Surcharge	3.84
Signed by	see above	Residential Delivery	5.80
FedEx Use	000000000/6002/02	Total Charge	USD \$26.78
		Recipient Subtotal	USD \$26.78

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Invoice Number	Invoice Date	Account Number	Page
8-069-62075	Mar 15, 2023		3 of 3

Ship Date: Mar 08, 2023**Cust. Ref.:** Easton Park Agenda Packa**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.

The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.

Distance Based Pricing, Zone 3

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	771510572970	Sandra H. Demarco	Paul Meier	
Service Type	FedEx 2Day	Inframark, LLC.	10857 BREAKING ROCKS DR	
Package Type	FedEx Pak	210 N UNIVERSITY DR	TAMPA FL 33647 US	
Zone	03	CORAL SPRINGS FL 33071 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		23.55
Delivered	Mar 10, 2023 10:37	Discount		-6.41
Svc Area	A2	Fuel Surcharge		3.84
Signed by	see above	Residential Delivery		5.80
FedEx Use	000000000/6002/02	Total Charge	USD	\$26.78
Third Party Subtotal				USD \$26.78
Total FedEx Express				USD \$53.56



Invoice Number	Invoice Date	Account Number	Page
8-026-25853	Feb 01, 2023		1 of 2

Billing Address:

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

Shipping Address:

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

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$25.00
TOTAL THIS INVOICE	USD	\$25.00

You saved \$8.75 in discounts this period!

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Payments not received by Feb 16, 2023 are subject to a late fee.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-026-25853	USD \$25.00	

Remittance Advice

Your payment is due by Feb 16, 2023

Payments not received by this date are subject to a late fee.

80262585360000025007 [REDACTED] 00000000000250070

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



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



Invoice Number	Invoice Date	Account Number	Page
8-026-25853	Feb 01, 2023		2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		29.54	4.21		-8.75	25.00
Total FedEx Express	1		\$29.54	\$4.21		-\$8.75	\$25.00

TOTAL THIS INVOICE**USD****\$25.00**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jan 27, 2023		Cust. Ref.: Deposit-		Ref.#2:	
Payor: Third Party		Ref.#3:			
Fuel Surcharge - FedEx has applied a fuel surcharge of 20.25% to this shipment.					
Distance Based Pricing, Zone 2					
Automation	INET	Sender		Recipient	
Tracking ID	771146829501	Megan Jones		Deposits	
Service Type	FedEx Standard Overnight	Inframark, LLC.		Valley National Bank	
Package Type	FedEx Envelope	210 N UNIVERSITY DR		301 E Las Olas Blvd	
Zone	02	CORAL SPRINGS FL 33071 US		FORT LAUDERDALE FL 33301 US	
Packages	1				
Rated Weight	N/A				
Delivered	Jan 30, 2023 15:37	Transportation Charge			29.54
Svc Area	A1	Discount			-8.75
Signed by	D.DAMON	Fuel Surcharge			4.21
FedEx Use	000000000/200/_	Total Charge		USD	\$25.00
Third Party Subtotal				USD	\$25.00
Total FedEx Express				USD	\$25.00

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

March 21, 2023
 Invoice Number: 0062930032123
 Account Number: **8338 12 032 0062930**
 Security Code: **1002**
 Service At: 10851 PICTORIAL PARK DR
 TAMPA FL 33647

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

Summary Service from 03/21/23 through 04/20/23 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 04/07/23</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.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8338 1200 NO RP 21 03222023 NNNNNNNN 01 999887

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

March 21, 2023

Easton Park CDD

Invoice Number: 0062930032123
 Account Number: 8338 12 032 0062930
 Service At: 10851 PICTORIAL PARK DR
 TAMPA FL 33647

Total Due by Auto Pay	\$119.98
------------------------------	-----------------

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

Invoice Number: 0062930032123
 Account Number: 8338 12 032 0062930
 Security Code: 1002

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8338 1200 NO RP 21 03222023 NNNNNNNN 01 999887

Charge Details

Previous Balance		119.98
EFT Payment	03/07	-119.98
Remaining Balance		\$0.00

Payments received after 03/21/23 will appear on your next bill.

Service from 03/21/23 through 04/20/23

Spectrum Business™ Internet

Spectrum Business	129.99
Internet	
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
	\$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.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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.

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

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.



Local Spectrum Store: 1160 Assembly Drive, Tampa FL 33607 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

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



For questions or concerns, please call **1-866-519-1263**.



CHECK REQUEST FORM

District Name:	Easton Park CDD
Date:	4/19/2023
Invoice Number:	04192023 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 4/19/2023 Meeting
	Mail to
	20233 Ravens End Drive
	Tampa, FL 33647
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	4/20/2023

Easton Park CDD
Supervisor Pay Request

Meeting Date: April 19, 2023

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:	4/19/2023
Invoice Number:	04192023 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 4/19/2023 Meeting
	Bears Track Lane
	Tampa, FL 33647
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	4/20/2023

Easton Park CDD
Supervisor Pay
Request

Meeting Date: APRIL 19, 2023

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: 4/19/2023

Invoice Number: 4192023 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: 4/19/2023 Meeting Board Pay

Mailing instructions: 10857 Breaking Rocks Drive

Tampa, FL 33647

Due Date for Check: ASAP

Requestor: Megan Jones

Manager's review:

4/20/2023

Easton Park CDD
Supervisor Pay Request

Meeting Date: April 19, 2023

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:	4/19/2023
Invoice Number:	04192023 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 04/19/23 Meeting
Mailing instructions:	
	10859 Breaking Rocks Drive
	Tampa, FL 33647
Due Date for Check:	ASAP
Requestor:	Megan Jones
Manager's review:	
Date:	4/20/2023

Easton Park CDD
Supervisor Pay
Request

Meeting Date: April 19, 2023

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

Easton Park		
VENDOR NAME:	TECO	
Vendor #V00008		
INVOICE NUMBER:	03072023 ACH	
INVOICE DATE:	03/07/23	ACH DATE: 42023
		SERVICE DATES: 2/9-3/9/23
Account #	Address	
211001815243	10989 Breaking Rocks Dr IRR	\$ 172.32
211001815433	10898 Pictoral Park Dr IRR	\$ 362.36
211001815649	Morris Bridge Phase 1	\$ 6,325.49
211001815920	10999 Pictoral Park Dr IRR	\$ 59.86
211001816464	11098 Pictoral Park Dr IRR	\$ 26.77
211001816720	Easton Park BL LTS	\$ 3,253.92
211001816928	Easton Park PH3 LTS	\$ 1,611.14
211001817124	Morris Bridge PH2	\$ 1,487.79
211001817355	10623 Pictoral Park Dr	\$ 412.99
211001817561	10900 Pictoral Park Dr	\$ 37.35
	TOTAL	\$ 13,749.99
	CREDIT TO APPLY	
	ACH TOTAL	\$ 13,749.99

Statement Date: 04/05/23
Account: 321000020206

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

Current month's charges:	\$13,749.99
Total amount due:	\$13,749.99
Payment Due By:	04/20/23

Your Account Summary

Previous Amount Due	\$13,649.45
Payment(s) Received Since Last Statement	-\$13,649.45
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$13,749.99
Total Amount Due	\$13,749.99

DO NOT PAY. Your account will be drafted on 04/20/23



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



More options for you.

Visit **tecoaccount.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:	\$13,749.99
Total amount due:	\$13,749.99
Payment Due By:	04/20/23

Amount Enclosed \$

701000001676 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 04/20/23

00000004 FTECO504052322513100 00000 01 00000000 4 007

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 Choices™ – 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.

Storm Surcharge – The charge that will recover the cost of storms charged to the storm reserve.

Sun Select™ – 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 Go™ – 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 Systems™ – 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	\$172.32
	211001815433	10898 PICTORAL PARK DR IRR TAMPA, FL 33647-0000	\$362.36
	211001815649	MORRIS BRIDGE PHASE 1 TAMPA, FL 33647-0000	\$6325.49
	211001815920	10999 PICTORAL PARK DR IRR TAMPA, FL 33647-0000	\$59.86
	211001816464	11098 PICTORAL PARK DR IRR TAMPA, FL 33647-0000	\$26.77
	211001816720	EASTON PARK BL LTS TAMPA, FL 33647-0000	\$3253.92
	211001816928	EASTON PARK PH3 LTS TAMPA, FL 33647-0000	\$1611.14
	211001817124	MORRIS BRIDGE RD PH2 TAMPA, FL 33647-0000	\$1487.79
	211001817355	10623 PICTORIAL PARK DR TAMPA, FL 33647-2548	\$412.99
	211001817561	10900 PICTORIAL PARK DR TAMPA, FL 33647-0000	\$37.35

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ACCOUNT INVOICE

tampaelectric.com

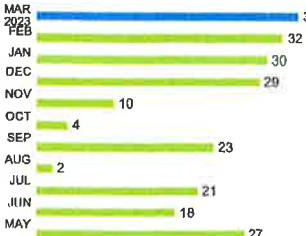


Account: 211001815243
Statement Date: 03/31/23

Details of Charges – Service from 02/09/23 to 03/09/23

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	03/09/23	54,731	53,735		996 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.75000			\$21.75	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge		996 kWh @ \$0.07990/kWh			\$79.58		
Fuel Charge		996 kWh @ \$0.04832/kWh			\$48.13		
Storm Protection Charge		996 kWh @ \$0.00400/kWh			\$3.98		
Clean Energy Transition Mechanism		996 kWh @ \$0.00427/kWh			\$4.25		
Florida Gross Receipt Tax					\$4.04		
Electric Service Cost					\$161.73		
Franchise Fee					\$10.59		
Total Electric Cost, Local Fees and Taxes					\$172.32		
Current Month's Electric Charges					\$172.32		

00000004-0000021-Page 4 of 14



ACCOUNT INVOICE

tampaelectric.com



Account: 211001815433
Statement Date: 03/31/23

Details of Charges – Service from 02/09/23 to 03/09/23

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	03/09/23	29,771		27,501		2,270 kWh	1	29 Days																								
Daily Basic Service Charge		29 days @ \$0.75000				\$21.75	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <table><thead><tr><th>Month</th><th>Kilowatt-Hours Per Day (Average)</th></tr></thead><tbody><tr><td>MAR 2023</td><td>78</td></tr><tr><td>FEB</td><td>65</td></tr><tr><td>JAN</td><td>62</td></tr><tr><td>DEC</td><td>46</td></tr><tr><td>NOV</td><td>35</td></tr><tr><td>OCT</td><td>76</td></tr><tr><td>SEP</td><td>35</td></tr><tr><td>AUG</td><td>60</td></tr><tr><td>JUL</td><td>69</td></tr><tr><td>JUN</td><td>31</td></tr><tr><td>MAY</td><td>65</td></tr></tbody></table>		Month	Kilowatt-Hours Per Day (Average)	MAR 2023	78	FEB	65	JAN	62	DEC	46	NOV	35	OCT	76	SEP	35	AUG	60	JUL	69	JUN	31	MAY	65
Month	Kilowatt-Hours Per Day (Average)																															
MAR 2023	78																															
FEB	65																															
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OCT	76																															
SEP	35																															
AUG	60																															
JUL	69																															
JUN	31																															
MAY	65																															
Energy Charge		2,270 kWh @ \$0.07990/kWh				\$181.37																										
Fuel Charge		2,270 kWh @ \$0.04832/kWh				\$109.69																										
Storm Protection Charge		2,270 kWh @ \$0.00400/kWh				\$9.08																										
Clean Energy Transition Mechanism		2,270 kWh @ \$0.00427/kWh				\$9.69																										
Florida Gross Receipt Tax						\$8.50																										
Electric Service Cost						\$340.08																										
Franchise Fee						\$22.28																										
Total Electric Cost, Local Fees and Taxes						\$362.36																										
Current Month's Electric Charges						\$362.36																										

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ACCOUNT INVOICE

tampaelectric.com

**Account:** 211001815649

Statement Date: 03/31/23

Details of Charges – Service from 02/09/23 to 03/09/23

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

Rate Schedule: Lighting Service**Lighting Service Items LS-1 (Bright Choices) for 29 days**

Lighting Energy Charge	2888 kWh @ \$0.03511/kWh	\$101.40
Fixture & Maintenance Charge	152 Fixtures	\$2480.64
Lighting Pole / Wire	152 Poles	\$3166.31
Lighting Fuel Charge	2888 kWh @ \$0.04767/kWh	\$137.67
Storm Protection Charge	2888 kWh @ \$0.01466/kWh	\$42.34
Clean Energy Transition Mechanism	2888 kWh @ \$0.00036/kWh	\$1.04
Florida Gross Receipt Tax		\$7.24
Franchise Fee		\$388.85

Lighting Charges**\$6,325.49****Current Month's Electric Charges****\$6,325.49**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001815920
Statement Date: 03/31/23

Details of Charges – Service from 02/09/23 to 03/09/23

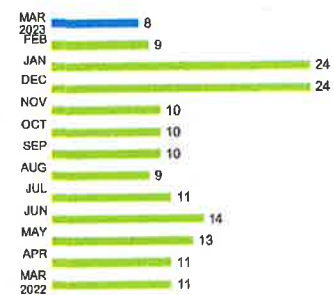
Service for: 10999 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000086312	03/09/23	17,265	17,023		242 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.75000			\$21.75		
Energy Charge		242 kWh @ \$0.07990/kWh			\$19.34		
Fuel Charge		242 kWh @ \$0.04832/kWh			\$11.69		
Storm Protection Charge		242 kWh @ \$0.00400/kWh			\$0.97		
Clean Energy Transition Mechanism		242 kWh @ \$0.00427/kWh			\$1.03		
Florida Gross Receipt Tax					\$1.40		
Electric Service Cost					\$56.18		
Franchise Fee					\$3.68		
Total Electric Cost, Local Fees and Taxes					\$59.86		
Current Month's Electric Charges					\$59.86		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001816464
Statement Date: 03/31/23

Details of Charges – Service from 02/09/23 to 03/09/23

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	03/09/23	19,152	19,132		20 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.75000			\$21.75	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		20 kWh @ \$0.07990/kWh			\$1.60		
Fuel Charge		20 kWh @ \$0.04832/kWh			\$0.97		
Storm Protection Charge		20 kWh @ \$0.00400/kWh			\$0.08		
Clean Energy Transition Mechanism		20 kWh @ \$0.00427/kWh			\$0.09		
Florida Gross Receipt Tax					\$0.63		
Electric Service Cost					\$25.12		
Franchise Fee					\$1.65		
Total Electric Cost, Local Fees and Taxes					\$26.77		
Current Month's Electric Charges					\$26.77		



ACCOUNT INVOICE

tampaelectric.com



Account: 211001816720
Statement Date: 03/31/23

Details of Charges – Service from 02/09/23 to 03/09/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1538 kWh @ \$0.03511/kWh	\$54.00
Fixture & Maintenance Charge	78 Fixtures	\$1283.10
Lighting Pole / Wire	77 Poles	\$1607.15
Lighting Fuel Charge	1538 kWh @ \$0.04767/kWh	\$73.32
Storm Protection Charge	1538 kWh @ \$0.01466/kWh	\$22.55
Clean Energy Transition Mechanism	1538 kWh @ \$0.00036/kWh	\$0.55
Florida Gross Receipt Tax		\$3.86
Franchise Fee		\$199.42
Municipal Public Service Tax		\$9.97
Lighting Charges		\$3,253.92
Current Month's Electric Charges		\$3,253.92

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001816928
Statement Date: 03/31/23

Details of Charges – Service from 02/09/23 to 03/09/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	741 kWh @ \$0.03511/kWh	\$26.02
Fixture & Maintenance Charge	39 Fixtures	\$636.48
Lighting Pole / Wire	39 Poles	\$796.77
Lighting Fuel Charge	741 kWh @ \$0.04767/kWh	\$35.32
Storm Protection Charge	741 kWh @ \$0.01466/kWh	\$10.86
Clean Energy Transition Mechanism	741 kWh @ \$0.00036/kWh	\$0.27
Florida Gross Receipt Tax		\$1.86
Franchise Fee		\$98.75
Municipal Public Service Tax		\$4.81

Lighting Charges

\$1,611.14

Current Month's Electric Charges

\$1,611.14

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001817124
Statement Date: 03/31/23

Details of Charges – Service from 02/09/23 to 03/09/23

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	684 kWh @ \$0.03511/kWh	\$24.02
Fixture & Maintenance Charge	36 Fixtures	\$587.52
Lighting Pole / Wire	36 Poles	\$736.01
Lighting Fuel Charge	684 kWh @ \$0.04767/kWh	\$32.61
Storm Protection Charge	684 kWh @ \$0.01466/kWh	\$10.03
Clean Energy Transition Mechanism	684 kWh @ \$0.00036/kWh	\$0.25
Florida Gross Receipt Tax		\$1.72
Franchise Fee		\$91.19
Municipal Public Service Tax		\$4.44
Lighting Charges		\$1,487.79
Current Month's Electric Charges		\$1,487.79

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001817355
Statement Date: 03/31/23

Details of Charges – Service from 02/09/23 to 03/09/23

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

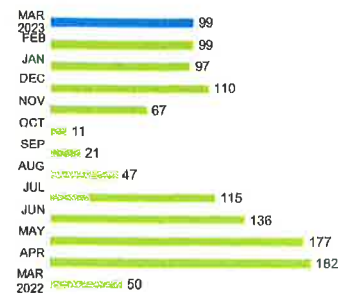
Rate Schedule: General Service Demand - Standard

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000680862	03/09/23	59,714	56,830	2,884 kWh	1	29 Days
1000680862	03/09/23	11.28	0	11.28 kW	1	29 Days
Daily Basic Service Charge 29 days @ \$1.08000 \$31.32						
Billing Demand Charge 11 kW @ \$14.13000/kW \$155.43						
Energy Charge 2,884 kWh @ \$0.00736/kWh \$21.23						
Fuel Charge 2,884 kWh @ \$0.04832/kWh \$139.35						
Capacity Charge 11 kW @ -\$0.06000/kW -\$0.66						
Storm Protection Charge 11 kW @ \$0.62000/kW \$6.82						
Energy Conservation Charge 11 kW @ \$0.88000/kW \$9.68						
Environmental Cost Recovery 2,884 kWh @ \$0.00084/kWh \$2.42						
Clean Energy Transition Mechanism 11 kW @ \$1.12000/kW \$12.32						
Florida Gross Receipt Tax \$9.69						
Electric Service Cost				\$387.60		
Franchise Fee				\$25.39		
Total Electric Cost, Local Fees and Taxes				\$412.99		
Current Month's Electric Charges				\$412.99		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001817561
Statement Date: 03/31/23

Details of Charges – Service from 02/09/23 to 03/09/23

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	03/09/23	6,033	5,942		91 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.75000			\$21.75	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge		91 kWh @ \$0.07990/kWh			\$7.27		
Fuel Charge		91 kWh @ \$0.04832/kWh			\$4.40		
Storm Protection Charge		91 kWh @ \$0.00400/kWh			\$0.36		
Clean Energy Transition Mechanism		91 kWh @ \$0.00427/kWh			\$0.39		
Florida Gross Receipt Tax					\$0.88		
Electric Service Cost					\$35.05		
Franchise Fee					\$2.30	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Total Electric Cost, Local Fees and Taxes					\$37.35		
Current Month's Electric Charges					\$37.35		
Total Current Month's Charges					\$13,749.99		

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.



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EASTON PARK

Community Development District

CHECK REQUEST

Date: 04/11/23

Vendor #: V00011

Vendor Name: Easton Park CDD

Invoice # 04112023-5725

Amount: **\$4,302.82**

GL Code: **201**.131000.1000

Description: Trsf 2017 DS Assessments

Pay from Bank Acct: Hancock Whitney #1334

Requested by: *Sheik Neerooa*
District Accountant
Easton Park Community Development District

Easton Park
Community Development District
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 282-0071/ fax (954) 345-1292

April 11, 2023

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 \$ 4,302.82 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) 282-0071.

Sincerely,

Sheik Neerooa

Sheik Neerooa
District Accountant
Easton Park Community Development District