

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

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**Inframark, Infrastructure Management Services**  
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August 21, 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, August 30, 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. Staff Reports**
  - A. District Engineer**
  - B. District Counsel**
  - C. Landscaper Maintenance Report – United Land Services**
  - D. Aquatic Maintenance Report – SOLitude (*provided via email*)**
  - E. District Manager**
    - i. Public Hearing on Fiscal Year 2023/2024 Final Budget
      - a. Consideration of Resolution 2023-6
    - ii. Public Hearing on Fiscal Year 2023/2024 Assessments
      - a. Consideration of Resolution 2023-7
    - iii. Consideration of Fiscal Year 2024 Meeting Schedule
    - iv. Consideration of Lighting Proposals
      - a. Holiday Lighting 2023
      - b. Phase 2 Holiday Lighting 2023
      - c. Amenity Center Holiday Lighting 2023
- 4. Approval of Consent Agenda**
  - A. July 19, 2023 Minutes**
  - B. Financial Statements – July 2023**
- 5. Supervisor Request and Comments**
- 6. Adjournment**

**The next meeting is scheduled for Wednesday, September 20, 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

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

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2024**

**Modified Tentative Budget:**  
(Printed on 08/07/2023 12pm)

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL-2023	PROJECTED AUG - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	11	337	-	8,815	801	9,616	7,461
Interest - Tax Collector	18	-	-	1,148	-	1,148	-
Special Assmnts- Tax Collector	571,118	621,780	621,781	621,780	-	621,780	621,781
Special Assmnts- Discounts	(21,599)	(23,052)	(24,871)	(23,392)	-	(23,392)	(24,871)
<b>TOTAL REVENUES</b>	<b>549,548</b>	<b>599,065</b>	<b>596,910</b>	<b>608,351</b>	<b>801</b>	<b>609,152</b>	<b>604,371</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	9,600	10,000	12,000	8,200	1,000	9,200	12,000
ProfServ-Administrative	2,400	-	-	-	-	-	-
ProfServ-Arbitrage Rebate	900	600	900	600	300	900	900
ProfServ-Dissemination Agent	-	-	1,100	-	1,100	1,100	1,100
ProfServ-Engineering	2,916	5,362	5,000	2,703	2,297	5,000	5,000
ProfServ-Legal Services	9,293	1,754	5,000	2,169	2,831	5,000	5,000
ProfServ-Mgmt Consulting	40,214	52,598	54,176	45,147	9,029	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	1,538	769	2,307	1,538
Miscellaneous Mailings	1,560	1,682	1,000	1,508	137	1,645	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	11,976	460	12,436	12,436
Bank Fees	313	477	300	964	115	1,079	300
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>108,401</b>	<b>99,601</b>	<b>105,274</b>	<b>85,471</b>	<b>19,038</b>	<b>104,509</b>	<b>107,238</b>
<i>Electric Utility Services</i>							
Electricity - Streetlights	102,740	127,200	125,400	110,789	12,000	122,789	144,000
Utility - Irrigation	3,067	4,865	4,000	5,826	350	6,176	5,000
Utility - Fountains	5,466	5,384	5,500	3,426	350	3,776	5,500
Utility - Roundabout Lights	353	440	500	(107)	40	(67)	500
Street Light Bond	600	600	600	600	-	600	600
<b>Total Electric Utility Services</b>	<b>112,226</b>	<b>138,489</b>	<b>136,000</b>	<b>120,534</b>	<b>12,740</b>	<b>133,274</b>	<b>155,600</b>
<i>Stormwater Control</i>							
Contracts-Fountain	-	-	2,076	692	173	865	-
Contracts-Aquatic Control	-	30,120	45,492	34,007	2,510	36,517	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	2,694	245	2,939	-
Aquatic Maintenance	30,120	-	-	-	-	-	-
<b>Total Stormwater Control</b>	<b>52,241</b>	<b>52,618</b>	<b>53,568</b>	<b>37,393</b>	<b>6,428</b>	<b>43,821</b>	<b>33,620</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL-2023	PROJECTED AUG - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>Other Physical Environment</b>							
Field Operations	3,900	-	-	-	-	-	-
Contracts-Landscape	-	142,095	140,000	121,016	12,017	133,033	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	30,331	-	30,331	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	5,950	595	6,545	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	37,875	-	37,875	37,500
<b>Total Other Physical Environment</b>	<b>236,592</b>	<b>263,521</b>	<b>246,251</b>	<b>236,973</b>	<b>53,383</b>	<b>290,356</b>	<b>254,221</b>
<b>Security Operations</b>							
Security System Monitoring & Maint.	7,915	6,384	3,540	1,718	45	1,763	1,000
Internet Services	1,201	1,415	1,300	1,564	120	1,684	1,440
<b>Total Security Operations</b>	<b>9,116</b>	<b>7,799</b>	<b>4,840</b>	<b>3,282</b>	<b>165</b>	<b>3,447</b>	<b>2,440</b>
<b>Contingency</b>							
Miscellaneous Expenses	1,667	12,705	17,177	8,509	8,668	17,177	17,453
<b>Total Contingency</b>	<b>1,667</b>	<b>12,705</b>	<b>17,177</b>	<b>8,509</b>	<b>8,668</b>	<b>17,177</b>	<b>17,453</b>
<b>Road and Street Facilities</b>							
Sidewalk Pressure Washing	4,800	-	4,800	-	4,800	4,800	4,800
<b>Total Road and Street Facilities</b>	<b>4,800</b>	<b>-</b>	<b>4,800</b>	<b>-</b>	<b>4,800</b>	<b>4,800</b>	<b>4,800</b>
<b>Reserves</b>							
Reserve	-	-	29,000	-	-	-	29,000
<b>Total Reserves</b>	<b>-</b>	<b>-</b>	<b>29,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>29,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>525,043</b>	<b>574,733</b>	<b>596,910</b>	<b>492,162</b>	<b>105,221</b>	<b>597,383</b>	<b>604,371</b>
Excess (deficiency) of revenues							
Over (under) expenditures	24,505	24,332	-	116,189	(104,420)	11,769	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	129,059	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>129,059</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	153,564	24,332	-	116,189	(104,420)	11,769	-
<b>FUND BALANCE, BEGINNING</b>	<b>75,106</b>	<b>204,705</b>	<b>233,946</b>	<b>246,966</b>	<b>-</b>	<b>246,966</b>	<b>258,735</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 228,670</b>	<b>\$ 229,037</b>	<b>\$ 233,946</b>	<b>\$ 363,155</b>	<b>\$ (104,420)</b>	<b>\$ 258,735</b>	<b>\$ 258,735</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2024	\$ 258,735
Reserves - Fiscal Year Budget Fiscal Year 2024	29,000
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>287,735</b>

**ALLOCATION OF AVAILABLE FUNDS**

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

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 67,996</b>
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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.

**EASTON PARK**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2024**EXPENDITURES****Other Physical Environment (cont'd)****R&M- Irrigation**

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

**Landscape - Annuals**

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

**Landscape - Mulch**

The District will incur expenses for annual mulching.

**Landscape Replacement**

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

**Rust Prevention**

The District will incur expenses for the prevention of rust.

**Entry & Walls Maintenance**

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

**Ornamental Lighting and Maint.**

The District will incur expenses for the ornamental lighting

**Holiday Lighting & Decorations**

The District will incur expenses for holiday lighting and decoration.

**Security Operations****Security System Monitoring & Maint.**

The District may incur expenses for the repair and maintenance of the security monitoring cameras.

**Internet Services**

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

**Contingency****Miscellaneous Expenses**

Repairs and maintenance expenses not included in contracts and agreements.

**Road and Street Facilities****Pressure Washing**

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

**Reserves****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 Approved Tentative Budget

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

**EASTON PARK**

Community Development District

*General Fund - Fountain*

**Budget Narrative**  
Fiscal Year 2024

**REVENUES**

**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**

**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.

**Field**

**R&M- Fountain**

The District assigned this new fund for the fountain repairs and maintenance on 52 parcels.

**Easton Park**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2024

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL-2023	PROJECTED AUG - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 100	\$ 1,407	\$ -	\$ 12,749	\$ 1,159	\$ 13,908	\$ 11,853
Interest - Tax Collector	14	-	-	-	-	-	-
Special Assmnts- Tax Collector	438,990	438,989	438,990	438,989	-	438,989	438,990
Special Assmnts- Discounts	(16,602)	(16,275)	(17,560)	(16,515)	-	(16,515)	(17,560)
<b>TOTAL REVENUES</b>	<b>422,502</b>	<b>424,121</b>	<b>421,430</b>	<b>435,223</b>	<b>1,159</b>	<b>436,382</b>	<b>433,283</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessment Collection Cost	5,085	8,454	8,780	8,455	325	8,780	8,780
<b>Total Administrative</b>	<b>5,085</b>	<b>8,454</b>	<b>8,780</b>	<b>8,455</b>	<b>325</b>	<b>8,780</b>	<b>8,780</b>
<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	167,300	83,650	250,950	158,725
<b>Total Debt Service</b>	<b>414,100</b>	<b>425,875</b>	<b>412,300</b>	<b>412,300</b>	<b>83,650</b>	<b>495,950</b>	<b>413,725</b>
<b>TOTAL EXPENDITURES</b>	<b>419,185</b>	<b>434,329</b>	<b>421,080</b>	<b>420,755</b>	<b>83,975</b>	<b>504,730</b>	<b>422,505</b>
Excess (deficiency) of revenues							
Over (under) expenditures	3,317	(10,208)	350	14,468	(82,816)	(68,348)	10,778
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	350	-	-	-	10,778
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>350</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,778</b>
Net change in fund balance	3,317	(10,208)	350	14,468	(82,816)	(68,348)	10,778
<b>FUND BALANCE, BEGINNING</b>	<b>272,233</b>	<b>278,997</b>	<b>267,971</b>	<b>268,790</b>	<b>-</b>	<b>268,790</b>	<b>200,442</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 275,550</b>	<b>\$ 268,789</b>	<b>\$ 268,321</b>	<b>\$ 283,258</b>	<b>\$ (82,816)</b>	<b>\$ 200,442</b>	<b>\$ 211,220</b>

**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.



**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
		<b>4,535,000</b>			<b>1,279,250</b>	<b>5,814,250</b>

### 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
													<b>600</b>	<b>52</b>	<b>2</b>

**RESOLUTION 2023-6**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2023, submitted to the Board of Supervisors (“**Board**”) of the Easton Park Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set August 16, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

## SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Easton Park Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
RESERVE FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS*	\$ _____

\*Exclusive of any collection costs.

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within sixty (60) days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 30TH DAY OF AUGUST 2023.**

ATTEST:

**EASTON PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2023/2024

**Exhibit “A”**

Adopted Budget for Fiscal Year 2023/2024

**RESOLUTION 2023-7**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Easton Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll of the Easton Park Community Development District (“**Assessment Roll**”) on file with District management and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in the Assessment Roll; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit “A”** and the Assessment Roll and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit “A”** and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit “A”** and the Assessment Roll.



**B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, if any, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit “A”** and the Assessment Roll.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 30TH DAY OF AUGUST 2023.**

ATTEST:

**EASTON PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2023/2024

**Exhibit “A”**

Adopted Budget for Fiscal Year 2023/2024

**NOTICE OF MEETINGS AND WORKSHOPS**  
**EASTON PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Easton Park Community Development District will hold their meetings for Fiscal Year 2024 at **4:30 P.M.** in the conference room of the Heritage Isles Golf & Country Club Library, 10630 Plantation Bay Drive, Tampa, Florida 33647, on the third Wednesday of the month as follows:

October 18, 2023  
November 15, 2023  
December 20, 2023  
January 17, 2024  
February 21, 2024  
March 20, 2024  
April 17, 2024  
May 15, 2024  
June 19, 2024  
July 17, 2024  
August 21, 2024  
September 18, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark at (954) 603-0033 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega  
District Manager

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay (813) 334-4827

Easton Park CDD  
2654 Cypress Ridge Blvd; Suite 101  
Wesley Chapel, FL 33554  
Attn: Mark Vega (813) 295-5455

JOB DESCRIPTION
Christmas Lighting and Decoration Proposal for Easton Park CDD

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

\_\_\_\_\_  
Tim Gay  
PREPARED BY

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR EASTON PARK CDD

8/16/2023  
DATE

DATE

# Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

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

(813) 295-5455

JOB DESCRIPTION
Christmas Lighting and Decoration Proposal for Easton Park CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<b>Entrance - 2nd Center Median</b>	
<b>Crepe Myrtles - 11 Total</b> Install WW mini lights in crape myrtles	\$5,000.00
<b>Magnolias - 7 Total</b> Install cool white, cascading drip tubes in magnolia trees	\$4,375.00
<b>Entrance - 3rd Center Median</b>	
<b>Crepe Myrtles - 19 Total</b> Install WW mini lights in crape myrtles	\$8,600.00
<b>Magnolias - 11 Total</b> Install cool white, cascading drip tubes in magnolia trees	\$6,875.00
<b>Ligustrums - 4 Total</b> Install multi-color mini lights on the canopy of the ligustrums	\$2,250.00
<b>Oak Trees - 7 total</b> Install WW mini lights wrapping in oak trees	\$2,500.00
Requires 50% Deposit	
<b>TOTAL ESTIMATED JOB COST</b>	<b>\$29,600.00</b>

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

\* Assumes adequate power available

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

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

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

Tim Gay  
PREPARED BY

8/16/2023  
DATE

AUTHORIZED SIGNATURE FOR EASTON PARK CDD

DATE

# **Illuminations Holiday Lighting**

Proposal

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

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

(813) 295-5455

**JOB DESCRIPTION**

Christmas Lighting and Decoration Proposal for Easton Park CDD Amenity Center

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
<b>Amenity Center</b>		
Install WW, LED C9s outlining roof edge on 3 sides (excludes backside of pool)		\$1,850.00
Install WW LED C9s outlining top of ridges and gable on amenity center		
Install WW LED C9s on top rail of fence (left side and right side plus down side facing		\$2,000.00
<b>Viburnum Tree</b>		
Install WW, LED mini lights spiral wrapping tree		\$450.00
<b>Shrubs</b>		
Install WW mini lights on shrubs in front of amenity center (left and right)		\$1,250.00
<b>Queen Palms</b>		
Install WW mini lights on trunks of 7 queen palms		\$1,500.00
<b>Permanent Track Lighting Option</b>		
<b>OPTION</b>	Install permanent track lighting outlining 3 sides of roof edge to Amenity Center	\$5,250.00
Requires 50% Deposit		
<b>TOTAL ESTIMATED JOB COST</b>		<b>\$5,550.00</b>

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

\* Assumes adequate power available

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

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

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

\* **NOTE: Option listed above is NOT included in the Total Estimated Job Cost**

Tim Gay

PREPARED BY

8/16/2023

DATE

AUTHORIZED SIGNATURE FOR EASTON PARK CDD

DATE

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

The Board of Supervisors of the Easton Park Community Development District held a meeting on Wednesday, July 26, 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:

Perry Blackburn  
Arnold Sails  
Lisa Murphy

Chairperson  
Vice Chairperson  
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 – United Land Services**

- No representative present. The Board requested United always be present and to answer why the irrigation is running all do.

**D. Aquatic Maintenance Report – Solitude**

- None.

**E. District Manager**

- Board requested spending resolution be included on the August agenda.
- Board discussion ensued on an electric marquee sign that the HOA would pay half of.

- Mr. Blackburn will discuss a cost sharing with the HOA on holiday lights.
- Board consensus to have Mr. Vega coordinate with Mr. Blackburn to install the Trafficlogix device.

On MOTION by Ms. Murphy seconded by Mr. Sails, with all in favor, \$3,328 for Trafficlogix was approved.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. **June 21, 2023 Minutes**
- B. **Financial Statements – June 2023**
- C. **FY 2022 Audit**

On MOTION by Mr. Blackburn seconded by Ms. Murphy, with all in favor, the Consent Agenda was approved.

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

- None.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Sails seconded by Ms. Murphy, with all in favor, the meeting was adjourned at 5:36 p.m.

\_\_\_\_\_  
Mark Vega, Secretary



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

*Financial Report*

*July 31, 2023*

*(unaudited)*

Prepared By



# EASTON PARK

Community Development District

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

**Financial Statements**

(Unaudited)

**July 31, 2023**

## Balance Sheet

July 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND - SERIES 2017	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 128,619	\$ -	\$ 128,619
Due From Other Funds	-	21,750	21,750
Investments:			
Money Market Account	252,460	-	252,460
Interest Account	-	33	33
Reserve Fund	-	125,910	125,910
Revenue Fund	-	135,468	135,468
Sinking fund	-	97	97
Utility Deposits - TECO	24,010	-	24,010
<b>TOTAL ASSETS</b>	<b>\$ 405,089</b>	<b>\$ 283,258</b>	<b>\$ 688,347</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 6,732	\$ -	\$ 6,732
Accrued Expenses	13,452	-	13,452
Due To Other Funds	21,750	-	21,750
<b>TOTAL LIABILITIES</b>	<b>41,934</b>	<b>-</b>	<b>41,934</b>
<b>FUND BALANCES</b>			
<b>Nonspendable:</b>			
Deposits	24,010	-	24,010
<b>Restricted for:</b>			
Debt Service	-	283,258	283,258
<b>Assigned to:</b>			
Operating Reserves	149,227	-	149,227
Reserves - Other	37,000	-	37,000
<b>Unassigned:</b>	152,918	-	152,918
<b>TOTAL FUND BALANCES</b>	<b>\$ 363,155</b>	<b>\$ 283,258</b>	<b>\$ 646,413</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 405,089</b>	<b>\$ 283,258</b>	<b>\$ 688,347</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 8,815	\$ 8,815
Interest - Tax Collector	-	-	1,148	1,148
Special Assmnts- Tax Collector	621,781	621,781	621,780	(1)
Special Assmnts- Discounts	(24,871)	(24,871)	(23,392)	1,479
<b>TOTAL REVENUES</b>	<b>596,910</b>	<b>596,910</b>	<b>608,351</b>	<b>11,441</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	10,000	8,200	1,800
ProfServ-Arbitrage Rebate	900	900	600	300
ProfServ-Dissemination Agent	1,100	1,100	-	1,100
ProfServ-Engineering	5,000	4,167	2,703	1,464
ProfServ-Legal Services	5,000	4,167	2,169	1,998
ProfServ-Mgmt Consulting	54,176	45,147	45,147	-
ProfServ-Trustee Fees	3,658	3,658	3,500	158
Auditing Services	3,600	3,600	3,600	-
Website Hosting/Email services	1,538	1,282	1,538	(256)
Miscellaneous Mailings	1,000	833	1,508	(675)
Insurance - General Liability	3,391	3,391	3,391	-
Legal Advertising	1,000	833	-	833
Misc-Assessment Collection Cost	12,436	12,436	11,976	460
Bank Fees	300	250	964	(714)
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>105,274</b>	<b>91,939</b>	<b>85,471</b>	<b>6,468</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	125,400	104,500	110,789	(6,289)
Utility - Irrigation	4,000	3,333	5,826	(2,493)
Utility - Fountains	5,500	4,583	3,426	1,157
Utility - Roundabout Lights	500	417	(107)	524
Street Light Bond	600	600	600	-
<b>Total Electric Utility Services</b>	<b>136,000</b>	<b>113,433</b>	<b>120,534</b>	<b>(7,101)</b>
<b><u>Stormwater Control</u></b>				
Contracts-Fountain	2,076	1,730	692	1,038
Contracts-Aquatic Control	45,492	37,910	34,007	3,903
R&M-Stormwater System	1,000	833	-	833
R&M Lake & Pond Bank	2,500	2,083	-	2,083
Fountain Maintenance	2,500	2,083	2,694	(611)
<b>Total Stormwater Control</b>	<b>53,568</b>	<b>44,639</b>	<b>37,393</b>	<b>7,246</b>

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

For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	140,000	116,667	121,016	(4,349)
Insurance - Property	2,356	2,356	-	2,356
Insurance - General Liability	3,050	3,050	4,539	(1,489)
R&M-Irrigation	5,000	4,167	30,331	(26,164)
Landscape - Annuals	27,605	23,004	-	23,004
Landscape - Mulch	13,000	10,833	10,750	83
Landscape Replacement	20,000	16,667	12,440	4,227
Rust Prevention	7,140	5,950	5,950	-
Entry & Walls Maintenance	2,500	2,083	14,072	(11,989)
Ornamental Lighting & Maint.	1,000	833	-	833
Holiday Lighting & Decorations	24,600	24,600	37,875	(13,275)
<b>Total Other Physical Environment</b>	<b>246,251</b>	<b>210,210</b>	<b>236,973</b>	<b>(26,763)</b>
<b><u>Security Operations</u></b>				
Security System Monitoring & Maint.	3,540	2,950	1,718	1,232
Internet Services	1,300	1,083	1,564	(481)
<b>Total Security Operations</b>	<b>4,840</b>	<b>4,033</b>	<b>3,282</b>	<b>751</b>
<b><u>Contingency</u></b>				
Miscellaneous Expenses	17,177	14,314	8,509	5,805
<b>Total Contingency</b>	<b>17,177</b>	<b>14,314</b>	<b>8,509</b>	<b>5,805</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk Pressure Washing	4,800	4,000	-	4,000
<b>Total Road and Street Facilities</b>	<b>4,800</b>	<b>4,000</b>	<b>-</b>	<b>4,000</b>
<b><u>Reserves</u></b>				
Reserve	29,000	29,000	-	29,000
<b>Total Reserves</b>	<b>29,000</b>	<b>29,000</b>	<b>-</b>	<b>29,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>596,910</b>	<b>511,568</b>	<b>492,162</b>	<b>19,406</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	85,342	116,189	30,847
Net change in fund balance	\$ -	\$ 85,342	\$ 116,189	\$ 30,847
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>246,966</b>	<b>246,966</b>	<b>246,966</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 246,966</b>	<b>\$ 332,308</b>	<b>\$ 363,155</b>	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 12,749	\$ 12,749
Special Assmnts- Tax Collector	438,990	438,990	438,989	(1)
Special Assmnts- Discounts	(17,560)	(17,560)	(16,515)	1,045
<b>TOTAL REVENUES</b>	<b>421,430</b>	<b>421,430</b>	<b>435,223</b>	<b>13,793</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	8,780	8,780	8,455	325
<b>Total Administration</b>	<b>8,780</b>	<b>8,780</b>	<b>8,455</b>	<b>325</b>
<b>Debt Service</b>				
Principal Debt Retirement	245,000	245,000	245,000	-
Interest Expense	167,300	167,300	167,300	-
<b>Total Debt Service</b>	<b>412,300</b>	<b>412,300</b>	<b>412,300</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>421,080</b>	<b>421,080</b>	<b>420,755</b>	<b>325</b>
Excess (deficiency) of revenues Over (under) expenditures	350	350	14,468	14,118
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	350	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>350</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 350	\$ 350	\$ 14,468	\$ 14,118
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>268,790</b>	<b>268,790</b>	<b>268,790</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 269,140</b>	<b>\$ 269,140</b>	<b>\$ 283,258</b>	

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

**Supporting Schedules**

**July 31, 2023**



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

Agenda Page #41

**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	\$ 6,970	\$ 162	\$ 142	\$ 7,274		\$ 4,264	\$ 3,010
03/09/23	\$ 3,428	\$ 35	\$ 70	\$ 3,533		\$ 2,071	\$ 1,462
04/06/23	\$ 27,161	\$ -	\$ 554	\$ 27,715		\$ 16,245	\$ 11,470
05/08/23	\$ 7,316	\$ -	\$ 153	\$ 7,468		\$ 4,378	\$ 3,091
06/06/23	\$ 3,460	\$ -	\$ 73	\$ 3,533		\$ 2,071	\$ 1,462
06/16/23	\$ 14,452	\$ -	\$ 304	\$ 14,756		\$ 8,649	\$ 6,106
<b>TOTAL</b>	<b>\$ 1,000,430</b>	<b>\$ 39,908</b>	<b>\$ 20,432</b>	<b>\$ 1,060,769</b>		<b>\$ 621,780</b>	<b>\$ 438,989</b>
% COLLECTED						59%	71%
<b>TOTAL OUTSTANDING</b>						<b>\$ -</b>	<b>\$ -</b>

**EASTON PARK**

Community Development District

**All Funds**

**Cash and Investment  
July 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%	\$ 128,619
Money Market Account	Valley Bank	MMA	n/a	5.00%	\$ 252,460
				<b>Subtotal</b>	<b>\$ 381,079</b>
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.77%	\$ 33
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.77%	\$ 125,910
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.77%	\$ 135,468
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	4.77%	\$ 97
				<b>Subtotal</b>	<b>\$ 261,508</b>
				<b>Total</b>	<b>\$ 642,587</b>

# Easton Park CDD

## Bank Reconciliation

Bank Account No. 1334 Hancock Whitney Bank GF  
Statement No. 07-23  
Statement Date 7/31/2023

G/L Balance (LCY)	128,619.20	Statement Balance	147,033.19
G/L Balance	128,619.20	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	147,033.19
Subtotal	128,619.20	Outstanding Checks	18,413.99
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	128,619.20	Ending Balance	128,619.20
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
5/5/2023	Payment	DD335	Payment of Invoice 000991	14,013.46	0.00	14,013.46
7/26/2023	Payment	3334	AMTEC	600.00	0.00	600.00
7/26/2023	Payment	3335	BERGER, TOOMBS, ELAM, & FRANK	3,600.00	0.00	3,600.00
7/26/2023	Payment	3336	COMPLETE I.T.	100.00	0.00	100.00
7/26/2023	Payment	3337	FED EX	100.53	0.00	100.53
<b>Total Outstanding Checks.....</b>				<b>18,413.99</b>		<b>18,413.99</b>

# EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund For the Period from 07/01/23 to 07/31/23 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 105</b>							
001	07/12/23	EASTON PARK CDD	06162023-1334	TRANSFER FROM VALLEY MM TO HANCOCK CK	Cash with Fiscal Agent	103000	\$36,987.00
<b>Check Total</b>							<b>\$36,987.00</b>
<b>CHECK # 3326</b>							
001	07/10/23	COMPLETE I.T.	11153	VMS M10 Management Monthly	Security System Monitoring & Maint.	546479-53935	\$100.00
<b>Check Total</b>							<b>\$100.00</b>
<b>CHECK # 3327</b>							
001	07/10/23	FED EX	817090434	FEDEX CHARGES OF 6/15/23	Miscellaneous Mailings	541030-51301	\$30.18
<b>Check Total</b>							<b>\$30.18</b>
<b>CHECK # 3328</b>							
001	07/10/23	INFRAMARK, LLC	96976	JUNE 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,514.67
001	07/10/23	INFRAMARK, LLC	96976	JUNE 2023 MGMT FEES	POSTAGE	541030-51301	\$12.00
001	07/10/23	INFRAMARK, LLC	96976	JUNE 2023 MGMT FEES	COPIES	541030-51301	\$46.68
001	07/10/23	INFRAMARK, LLC	96976	JUNE 2023 MGMT FEES	AGENDA BOOKS	541030-51301	\$15.00
<b>Check Total</b>							<b>\$4,588.35</b>
<b>CHECK # 3329</b>							
001	07/10/23	INNERSYNC, LTD	21418	WEBSITE/COMPLIANCE SERVICES	Website Hosting/Email services	534369-51301	\$384.38
<b>Check Total</b>							<b>\$384.38</b>
<b>CHECK # 3330</b>							
001	07/10/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-91028	JULY 2023 FOUNTAIN MAINT	JULY 2023 SOLITUDE FOUNTAIN MAINT.	534067-53805	\$3,791.00
001	07/10/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-89423	JULY 2023 FOUNTAIN MAINT	JULY 2023 SOLITUDE FOUNTAIN MAINT.	546472-53805	\$173.00
<b>Check Total</b>							<b>\$3,964.00</b>
<b>CHECK # 3331</b>							
001	07/21/23	FED EX	8-170-90434	FEDEX CHARGES FOR 6/16/23	FEDEX CHARGES OF 6/15/23	541030-51301	\$30.18
<b>Check Total</b>							<b>\$30.18</b>
<b>CHECK # 3332</b>							
001	07/21/23	FLORIDA ULS OPERATING, LLC	34952	LANDSCAPE MAINTENANCE JULY 2023	Contracts-Landscape	534050-53908	\$12,533.00
<b>Check Total</b>							<b>\$12,533.00</b>
<b>CHECK # 3333</b>							
001	07/21/23	RUST-OFF LLC	40442	RUST PREVENTION 06/16 - 07/15/2023	Rust Prevention	546452-53908	\$595.00
<b>Check Total</b>							<b>\$595.00</b>
<b>CHECK # 3334</b>							
001	07/26/23	AMTEC	6445-04-23	PRO SRVS - ARBITRAGE REBATE SERIRES 2017 THEOUGH M Series 2017 Bond		531002-51301	\$600.00
<b>Check Total</b>							<b>\$600.00</b>
<b>CHECK # 3335</b>							
001	07/26/23	BERGER, TOOMBS, ELAM, & FRANK	363405	Audit Services FYE 9/30/2022	Auditing Services	532002-51301	\$3,600.00
<b>Check Total</b>							<b>\$3,600.00</b>
<b>CHECK # 3336</b>							
001	07/26/23	COMPLETE I.T.	11341	VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$100.00
<b>Check Total</b>							<b>\$100.00</b>

# EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund For the Period from 07/01/23 to 07/31/23 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 3337</b>							
001	07/26/23	FED EX	8-198-34420	FEDEX CHARGES 7/14/23	Miscellaneous Mailings	541030-51301	\$26.15
001	07/26/23	FED EX	9-647-48564	FEDEX CHARGES 2/15/23	Miscellaneous Mailings	541030-51301	\$4.48
001	07/26/23	FED EX	9-646-61126	FEDEX CHARGES 2/1/23	Miscellaneous Mailings	541030-51301	\$2.00
001	07/26/23	FED EX	8-106-81514	FEDEX CHARGES 4/17/23	FEDEX CHARGES OF 6/15/23	541030-51301	\$67.90
<b>Check Total</b>							<b>\$100.53</b>
<b>CHECK # DD344</b>							
001	07/10/23	ARNOLD SAILS	062123ACH	BOARD MEETING OF 6/21/23	P/R-Board of Supervisors	511001-51101	\$200.00
<b>Check Total</b>							<b>\$200.00</b>
<b>CHECK # DD345</b>							
001	07/10/23	LISA LANDIS MURPHY	0602123	BOARD MEETING OD 6/21/23	BOARD MEETING OF 6/21/23	511001-51101	\$200.00
<b>Check Total</b>							<b>\$200.00</b>
<b>CHECK # DD346</b>							
001	07/10/23	PERRY BLACKBURN	06212323	BOARD MEETING 6/21/23	P/R-Board of Supervisors	511001-51101	\$200.00
<b>Check Total</b>							<b>\$200.00</b>
<b>CHECK # DD348</b>							
001	07/01/23	CHARTER COMMUNICATIONS	0062930022123	Spectrum Business Internet service 2/21-3/20/23	Internet Services	549031-53935	\$119.98
<b>Check Total</b>							<b>\$119.98</b>
<b>CHECK # DD349</b>							
001	07/20/23	TECO ACH	0206-070623 ACH	SERVICE DATE 5/10-6/8/23	Utility - Irrigation	543014-53100	\$940.55
001	07/20/23	TECO ACH	0206-070623 ACH	SERVICE DATE 5/10-6/8/23	Electricity - Streetlights	543013-53100	\$12,725.99
001	07/20/23	TECO ACH	0206-070623 ACH	SERVICE DATE 5/10-6/8/23	Utility - Fountains	543085-53100	\$437.60
001	07/20/23	TECO ACH	0206-070623 ACH	SERVICE DATE 5/10-6/8/23	Utility - Roundabout Lights	543090-53100	\$24.59
<b>Check Total</b>							<b>\$14,128.73</b>
<b>Fund Total</b>							<b>\$78,461.33</b>

<b>Total Checks Paid</b>	<b>\$78,461.33</b>
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