

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

September 20, 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, September 27, 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**
 - E. District Manager**
 - i. Consideration of Lighting Proposals
 - a. Holiday Lighting 2023
 - b. Phase 2 Holiday Lighting 2023
 - c. Amenity Center Holiday Lighting 2023
 - ii. Organizational Matters
 - a. Discussion of Appointment
 - b. Oath of Office
 - c. Designation of Officers – Resolution 2023-8
- 4. Approval of Consent Agenda**
 - A. August 31, 2023 Minutes**
 - B. Financial Statements – August 2023**
- 5. Supervisor Request and Comments**
- 6. Adjournment**

The next meeting is scheduled for Wednesday, October 18, 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 CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2023-09-01

Prepared for:

Mr. Mark Vega, District Manager
Inframark
210 North University Drive, Suite #702
Coral Springs, Florida 33071

Prepared by:

Nick Margo, Aquatic Biologist

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 10, 13, 16	3
PONDS 17, 18, 20	4
PONDS 25, 33, 34	5
PONDS 35	6
MANAGEMENT/COMMENTS SUMMARY	6 & 7
SITE MAP	8

10

Comments:

Normal growth observed
The site has some floating algae that has all gathered in one cove.

Action Required:

Routine maintenance next visit

Target:

Surface algae



13

Comments:

Site looks good
Most of the decay and algae are gone and the site is in good condition with good water clarity as well.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



16

Comments:

Site looks good
The site is in much better condition with no noted algae this month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



17

Comments:

Site looks good

The site remains in good condition with minimal algae and nuisance weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



18

Comments:

Site looks good

Much improved with no noted mats of algae this month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



20

Comments:

Site looks good

The algae is noticeably reduced from last month and there is minimal nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 25

Comments:

Site looks good
Reduced Hydrilla makes for a good looking pond this month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 33

Comments:

Site looks good
The site is in good condition with minimal algae and minimal nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 34

Comments:

Site looks good
The site remains in good condition with no algae and no nuisance, shoreline weeds noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 35

Comments:

Normal growth observed

There is some new seasonal Hydrilla growth along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Hydrilla



Management Summary

A lot of recent rain so the water levels are up and most of the sites look in good order.

Unfortunately, 10 still has an algae bloom despite repeated applications and will require more work in an attempt for control.

13 has improved as the submersed weeds decay.

The hydrilla in 25 seems to be under control but now we're seeing some hydrilla in site 35.

Most of the algae from last month is under control now, especially on sited 16 thru 20.

No sites had any nuisance, shoreline vegetation to note.

Thank You For Choosing SOLitude Lake Management.

Easton Park CDD Waterway Inspection Report

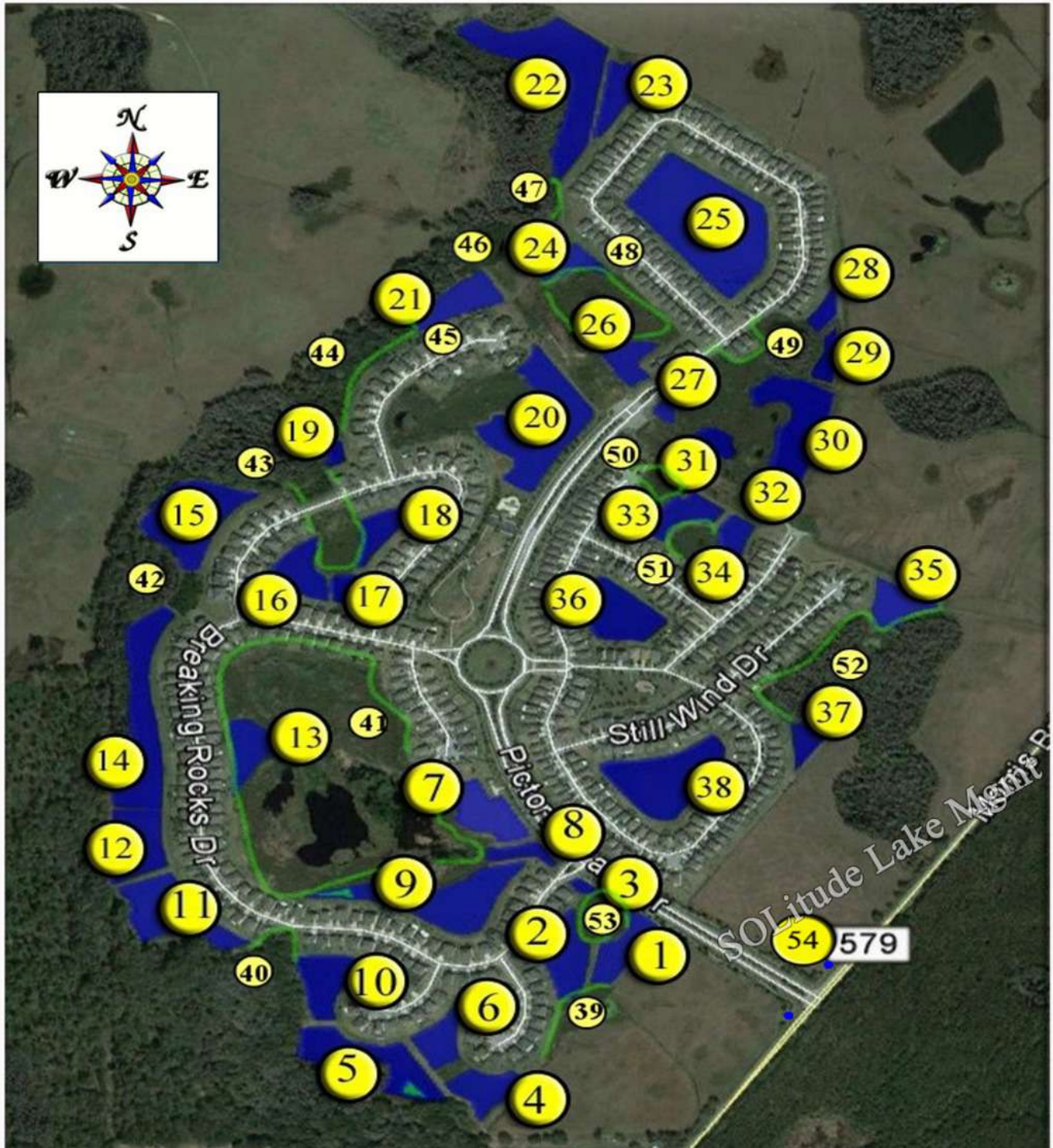
Agenda Page #8
2023-09-01

Site	Comments	Target	Action Required
10	Normal growth observed	Surface algae	Routine maintenance next visit
13	Site looks good	Species non-specific	Routine maintenance next visit
16	Site looks good	Species non-specific	Routine maintenance next visit
17	Site looks good	Species non-specific	Routine maintenance next visit
18	Site looks good	Species non-specific	Routine maintenance next visit
20	Site looks good	Species non-specific	Routine maintenance next visit
25	Site looks good	Species non-specific	Routine maintenance next visit
33	Site looks good	Species non-specific	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
35	Normal growth observed	Hydrilla	Routine maintenance next visit



Easton Park CDD Tampa, FL

1-888-480-5253



NPM 05/2020

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

- * 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

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

* 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
Amenity Center Install WW, LED C9s outlining roof edge on 3 sides (excludes backside of pool) 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	\$1,850.00 \$2,000.00
Viburnum Tree Install WW, LED mini lights spiral wrapping tree	\$450.00
Shrubs Install WW mini lights on shrubs in front of amenity center (left and right)	\$1,250.00
Queen Palms Install WW mini lights on trunks of 7 queen palms	\$1,500.00
Permanent Track Lighting Option OPTION Install permanent track lighting outlining 3 sides of roof edge to Amenity Center	\$5,250.00
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$5,550.00

* 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

RESOLUTION 2023-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT 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 appoint 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.
<u>Mark Vega</u>		is appointed Secretary.
<u>Stephen Bloom</u>		is appointed Treasurer.
<u>Andre McAden</u>		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 27th day of September 2023.

Attest:

Easton Park Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

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

The Board of Supervisors of the Easton Park Community Development District held a meeting on Thursday, August 31, 2023 at 3:30 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

i. Public Hearing on Fiscal Year 2023/2024 Final Budget

On MOTION by Mr. Blackburn seconded by Ms. Murphy, with all in favor, the Public Hearing was opened. 3/0

a. Consideration of Resolution 2023-6

On MOTION by Ms. Murphy seconded by Mr. Blackburn, with all in favor, Resolution 2023-6 a resolution of the Easton Park Community Development District (the “District”) providing for the adoption of the budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024; providing for annual and supplemental appropriations of the District and referencing the operations and maintenance assessments to be levied by the District for said fiscal year and providing an effective date was adopted. 3/0

ii. Public Hearing on Fiscal Year 2023/2024 Assessments

a. Consideration of Resolution 2023-7

On MOTION by Mr. Blackburn seconded by Ms. Murphy, with all in favor, Resolution 2023-7 a resolution of the Easton Park Community Development District providing for the levy and imposition of non-ad valorem maintenance special assessments for the District for fiscal year 2023/2024; providing for collection and enforcement of said assessments; and providing for an effective date was adopted. 3/0

On MOTION by Mr. Sails seconded by Ms. Murphy, with all in favor, the Public Hearing was closed. 3/0

iii. Consideration of FY 2024 Meeting Schedule

- Consensus as discussed.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. July 19, 2023 Minutes**
- B. Financial Statements – July 2023**

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

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 3:35 p.m.
--

Mark Vega, Secretary

EASTON PARK
Community Development District

Financial Report

August 31, 2023

(unaudited)

Prepared By



EASTON PARK

Community Development District

Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 4
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Assessments Collection - Schedule	5
Cash and Investment Report	6
Bank Reconciliation	7
Check Register	8 - 9

EASTON PARK
Community Development District

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND - SERIES 2017	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 53,536	\$ -	\$ 53,536
Due From Other Funds	-	21,680	21,680
Investments:			
Money Market Account	253,602	-	253,602
Interest Account	-	33	33
Reserve Fund	-	126,450	126,450
Revenue Fund	-	136,048	136,048
Sinking fund	-	97	97
Utility Deposits - TECO	24,010	-	24,010
TOTAL ASSETS	\$ 331,148	\$ 284,308	\$ 615,456
<u>LIABILITIES</u>			
Accounts Payable	\$ 929	\$ -	\$ 929
Accrued Expenses	13,452	-	13,452
TOTAL LIABILITIES	14,381	-	14,381
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	24,010	-	24,010
Restricted for:			
Debt Service	-	284,308	284,308
Assigned to:			
Operating Reserves	149,227	-	149,227
Reserves - Other	37,000	-	37,000
Unassigned:	106,530	-	106,530
TOTAL FUND BALANCES	\$ 316,767	\$ 284,308	\$ 601,075
TOTAL LIABILITIES & FUND BALANCES	\$ 331,148	\$ 284,308	\$ 615,456

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 10,025	\$ 10,025
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
TOTAL REVENUES	596,910	596,910	609,561	12,651
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	11,000	8,400	2,600
ProfServ-Arbitrage Rebate	900	900	600	300
ProfServ-Dissemination Agent	1,100	1,100	-	1,100
ProfServ-Engineering	5,000	4,583	2,703	1,880
ProfServ-Legal Services	5,000	4,583	2,499	2,084
ProfServ-Mgmt Consulting	54,176	49,661	49,661	-
ProfServ-Trustee Fees	3,658	3,658	3,500	158
Auditing Services	3,600	3,600	3,600	-
Website Hosting/Email services	1,538	1,410	1,538	(128)
Miscellaneous Mailings	1,000	917	1,652	(735)
Insurance - General Liability	3,391	3,391	3,391	-
Legal Advertising	1,000	917	5,018	(4,101)
Misc-Assessment Collection Cost	12,436	12,436	11,976	460
Bank Fees	300	275	1,099	(824)
Annual District Filing Fee	175	175	175	-
Total Administration	105,274	98,606	95,812	2,794
<u>Electric Utility Services</u>				
Electricity - Streetlights	125,400	114,950	123,515	(8,565)
Utility - Irrigation	4,000	3,667	6,367	(2,700)
Utility - Fountains	5,500	5,042	3,726	1,316
Utility - Roundabout Lights	500	458	(81)	539
Street Light Bond	600	600	600	-
Total Electric Utility Services	136,000	124,717	134,127	(9,410)
<u>Stormwater Control</u>				
Contracts-Fountain	2,076	1,903	692	1,211
Contracts-Aquatic Control	45,492	41,701	37,798	3,903
R&M-Stormwater System	1,000	917	-	917
R&M Lake & Pond Bank	2,500	2,292	-	2,292
Fountain Maintenance	2,500	2,292	2,694	(402)
Total Stormwater Control	53,568	49,105	41,184	7,921

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Other Physical Environment</u>				
Contracts-Landscape	140,000	128,333	133,549	(5,216)
Insurance - Property	2,356	2,356	-	2,356
Insurance - General Liability	3,050	3,050	4,539	(1,489)
R&M-Irrigation	5,000	4,583	36,256	(31,673)
Landscape - Annuals	27,605	25,305	-	25,305
Landscape - Mulch	13,000	11,917	10,750	1,167
Landscape Replacement	20,000	18,333	12,440	5,893
Rust Prevention	7,140	6,545	6,545	-
Entry & Walls Maintenance	2,500	2,292	14,072	(11,780)
Ornamental Lighting & Maint.	1,000	917	-	917
Holiday Lighting & Decorations	24,600	24,600	37,875	(13,275)
Total Other Physical Environment	246,251	228,231	256,026	(27,795)
<u>Security Operations</u>				
Security System Monitoring & Maint.	3,540	3,245	2,538	707
Internet Services	1,300	1,192	1,564	(372)
Total Security Operations	4,840	4,437	4,102	335
<u>Contingency</u>				
Miscellaneous Expenses	17,177	15,746	8,509	7,237
Total Contingency	17,177	15,746	8,509	7,237
<u>Road and Street Facilities</u>				
Sidewalk Pressure Washing	4,800	4,400	-	4,400
Total Road and Street Facilities	4,800	4,400	-	4,400
<u>Reserves</u>				
Reserve	29,000	29,000	-	29,000
Total Reserves	29,000	29,000	-	29,000
TOTAL EXPENDITURES & RESERVES	596,910	554,242	539,760	14,482
Excess (deficiency) of revenues				
Over (under) expenditures	-	42,668	69,801	27,133
Net change in fund balance	\$ -	\$ 42,668	\$ 69,801	\$ 27,133
FUND BALANCE, BEGINNING (OCT 1, 2022)	246,966	246,966	246,966	
FUND BALANCE, ENDING	\$ 246,966	\$ 289,634	\$ 316,767	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 13,799	\$ 13,799
Special Assmnts- Tax Collector	438,990	438,990	438,989	(1)
Special Assmnts- Discounts	(17,560)	(17,560)	(16,515)	1,045
TOTAL REVENUES	421,430	421,430	436,273	14,843
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	8,780	8,780	8,455	325
Total Administration	8,780	8,780	8,455	325
<u>Debt Service</u>				
Principal Debt Retirement	245,000	245,000	245,000	-
Interest Expense	167,300	167,300	167,300	-
Total Debt Service	412,300	412,300	412,300	-
TOTAL EXPENDITURES	421,080	421,080	420,755	325
Excess (deficiency) of revenues				
Over (under) expenditures	350	350	15,518	15,168
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	350	-	-	-
TOTAL FINANCING SOURCES (USES)	350	-	-	-
Net change in fund balance	\$ 350	\$ 350	\$ 15,518	\$ 15,168
FUND BALANCE, BEGINNING (OCT 1, 2022)	268,790	268,790	268,790	
FUND BALANCE, ENDING	\$ 269,140	\$ 269,140	\$ 284,308	

EASTON PARK
Community Development District

Supporting Schedules

August 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	\$ 6,970	\$ 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
TOTAL	\$ 1,000,430	\$ 39,908	\$ 20,432	\$ 1,060,769		\$ 621,780	\$ 438,989
% COLLECTED						100%	100%
TOTAL OUTSTANDING						\$ -	\$ -

EASTON PARK

Community Development District

All Funds

**Cash and Investment
August 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%	\$ 53,536
Money Market Account	Valley Bank	MMA	n/a	5.25%	\$ 253,602
Subtotal					\$ 307,138
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	n/a	5.21%	\$ 33
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	5.22%	\$ 126,450
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	5.22%	\$ 136,048
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	n/a	5.21%	\$ 97
Subtotal					\$ 262,628
Total					\$ 569,766

Easton Park CDD

Bank Reconciliation

Bank Account No. 1334 Hancock Whitney Bank GF
Statement No. 08-23
Statement Date 8/31/2023

G/L Balance (LCY)	53,535.85	Statement Balance	94,467.56
G/L Balance	53,535.85	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	94,467.56
Subtotal	53,535.85	Outstanding Checks	40,931.71
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	53,535.85	Ending Balance	53,535.85
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/5/2023	Payment	DD335	Payment of Invoice 000991	14,013.46	0.00	14,013.46
8/20/2023	Payment	DD354	Payment of Invoice 001090	119.98	0.00	119.98
8/30/2023	Payment	3346	COMPLETE I.T.	100.00	0.00	100.00
8/30/2023	Payment	3347	HANCOCK WHITNEY BANK	21,680.37	0.00	21,680.37
8/30/2023	Payment	3348	TAMPA BAY TIMES	2,338.95	0.00	2,338.95
8/30/2023	Payment	3349	TAMPA BAY TIMES	170.00	0.00	170.00
8/30/2023	Payment	3350	TAMPA BAY TIMES	2,508.95	0.00	2,508.95
Total Outstanding Checks.....				40,931.71		40,931.71

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 08/01/23 to 08/31/23
(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 # 3338							
001	08/07/23	INFRAMARK, LLC	98397	JULY 2023 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$4,514.67
001	08/07/23	INFRAMARK, LLC	98397	JULY 2023 MGMT FEES	JULY 2023 MGMT FEES POSTAGE	541030-51301	\$3.60
001	08/07/23	INFRAMARK, LLC	98397	JULY 2023 MGMT FEES	JULY 2023 MGMT FEES AGENDA BOOKS	541030-51301	\$15.00
001	08/07/23	INFRAMARK, LLC	98397	JULY 2023 MGMT FEES	JULY 2023 MGMT FEES COPIES	541030-51301	\$12.68
Check Total							\$4,545.95
CHECK # 3339							
001	08/07/23	VICTOR ROBERT TROUY BLACKBURN	EP072823	PLANTS OF FOR FRONT ENTRANCE	Miscellaneous Expenses	549999-53985	\$617.46
Check Total							\$617.46
CHECK # 3340							
001	08/17/23	RUST-OFF LLC	40813	RUST PREVENTION 8/15/23	Rust Prevention	546452-53908	\$595.00
Check Total							\$595.00
CHECK # 3341							
001	08/17/23	SOLITUDE LAKE MANAGEMENT LLC	PSI002914	AUGUST 2023 SOLITUDE FOUNTAIN MAINT.	Contracts-Aquatic Control	534067-53805	\$3,791.00
Check Total							\$3,791.00
CHECK # 3342							
001	08/22/23	COMPLETE I.T.	11513	VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$720.00
Check Total							\$720.00
CHECK # 3343							
001	08/22/23	FLORIDA ULS OPERATING, LLC	40047	LANDSCAPING MAINTENANCE AUGUST 2023	Contracts-Landscape	534050-53908	\$12,533.00
001	08/22/23	FLORIDA ULS OPERATING, LLC	40146	Job #49326 - large Irrigation Repair order.	R&M-Irrigation	546041-53908	\$5,925.00
Check Total							\$18,458.00
CHECK # 3344							
001	08/24/23	INFRAMARK, LLC	99889	AUGUST 2023 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$4,514.67
001	08/24/23	INFRAMARK, LLC	99889	AUGUST 2023 MGMT FEES	POSTAGE AUGUST 2023 MGMT FEES	541030-51301	\$74.53
001	08/24/23	INFRAMARK, LLC	99889	AUGUST 2023 MGMT FEES	COPIES AUGUST 2023 MGMT FEES	541030-51301	\$35.96
001	08/24/23	INFRAMARK, LLC	99889	AUGUST 2023 MGMT FEES	AGENDA BOOKS AUGUST 2023 MGMT FEES	541030-51301	\$15.00
001	08/24/23	INFRAMARK, LLC	99889	AUGUST 2023 MGMT FEES	MAILING NOTICE AUGUST 2023 MGMT FEES	541030-51301	\$18.20
Check Total							\$4,658.36
CHECK # 3345							
001	08/24/23	PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA	4004	LEGAL SERVICES 07/05/2023	ProfServ-Legal Services	531023-51401	\$330.00
Check Total							\$330.00
CHECK # 3346							
001	08/30/23	COMPLETE I.T.	11555	VMS MGMT - LPR	Security System Monitoring & Maint.	546479-53935	\$100.00
Check Total							\$100.00
CHECK # 3348							
001	08/30/23	TAMPA BAY TIMES	15318-072423	Legal Notice O&M Assessments	Legal Advertising	548002-51301	\$2,338.95
Check Total							\$2,338.95
CHECK # 3349							
001	08/30/23	TAMPA BAY TIMES	0000296653	Legal Notice Budget Hearing	Legal Advertising	548002-51301	\$170.00
Check Total							\$170.00
CHECK # 3350							
001	08/30/23	TAMPA BAY TIMES	15318-073123	LEGAL NOTICE 7/23/23	Legal Advertising	548002-51301	\$2,508.95
Check Total							\$2,508.95

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 08/01/23 to 08/31/23 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD350							
001	08/10/23	ARNOLD SAILS	071923ACH	Board Pay 07/19/23 Meeting	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD351							
001	08/10/23	LISA LANDIS MURPHY	07192023 ACH	BOARD MEETING - 7/19/23	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD352							
001	08/10/23	PERRY BLACKBURN	071923 ACH	Board Pay 07/19/23 Meeting	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD353							
001	08/07/23	CHARTER COMMUNICATIONS	1711353062123 ACH	SERVICE DATES 6/21-7/20/23	Internet Services	549031-51301	\$119.98
Check Total							\$119.98
CHECK # DD354							
001	08/20/23	CHARTER COMMUNICATIONS	1711353072123	INTERNET SERVICES 7/21-8/20/23	Internet Services	549031-53935	\$119.98
Check Total							\$119.98
CHECK # DD355							
001	08/18/23	TECO ACH	081823ACH	SERVICE DATES 6/9-7/10/23	Utility - Irrigation	543014-53100	\$541.70
001	08/18/23	TECO ACH	081823ACH	SERVICE DATES 6/9-7/10/23	Electricity - Streetlights	543013-53100	\$12,725.99
001	08/18/23	TECO ACH	081823ACH	SERVICE DATES 6/9-7/10/23	Utility - Fountains	543085-53100	\$300.04
001	08/18/23	TECO ACH	081823ACH	SERVICE DATES 6/9-7/10/23	Utility - Roundabout Lights	543090-53100	\$26.23
Check Total							\$13,593.96
Fund Total							\$53,267.59

DEBT SERVICE FUND - SERIES 2017 - 201

CHECK # 3347							
201	08/30/23	HANCOCK WHITNEY BANK	08112023-5725	TRANSFER 2017 DS ASSESSMENTS	DUE FROM OTHER FUNDS	131000	\$21,680.37
Check Total							\$21,680.37
Fund Total							\$21,680.37

Total Checks Paid	\$74,947.96
--------------------------	--------------------