

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

- | | |
|--|---|
| <input type="checkbox"/> Perry Blackburn, Chairman <input type="checkbox"/> Lisa Murphy, Vice Chairman <input type="checkbox"/> Heriberto Garcia, Assistant Secretary <input type="checkbox"/> Deborah Lomas, Assistant Secretary <input type="checkbox"/> Jeffrey Giarrizzo, Supervisor | <input type="checkbox"/> Mark Vega, District Manager <input type="checkbox"/> David Jackson, District Counsel <input type="checkbox"/> Tonja Stewart, District Engineer |
|--|---|

The regular meeting of the Board of Supervisors of the Easton Park Community Development District is scheduled for **Wednesday, March 20, 2024 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**
- 4. Approval of Consent Agenda**
 - A. February 21, 2024 Minutes**
 - B. Financial Statements – February 2024**
 - C. Resolution 2024-4 – General Election 2024**
- 5. Supervisor Request and Comments**
- 6. Adjournment**

The next meeting is scheduled for Wednesday, April 17, 2024 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: 2024-03-01

Prepared for:

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

Prepared by:

Nick Margo, Aquatic Biologist

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10

Comments:

Site looks good

The site is in good condition with no noted algae and minimal nuisance, shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



13

Comments:

Site looks good

The spatterdock is in decay and there were no other issues to note with the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



16

Comments:

Site looks good

The algae and shoreline weeds are reduced from last month. There is a little bit of decay from the treatment.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



17

Comments:

Normal growth observed

The site had minimal algae and some seasonal, shoreline weed growth that will require an herbicide application for control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



18

Comments:

Site looks good

The shoreline weeds are in decay and there is no algae to note this month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



20

Comments:

Normal growth observed

There is some seasonal, shoreline weed growth this month but no noted algae in the water column.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 25

Comments:

Treatment in progress

Most of the hydrilla is in decay but you can still see some spots of growth that will require herbicide reapplication for sufficient control.

Action Required:

Routine maintenance next visit

Target:

Hydrilla



Site: 33

Comments:

Normal growth observed

The site now contains a dark brown diatomic algae bloom and will require another algicide application in an attempt for control.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 34

Comments:

Normal growth observed

The site still contains a mix of algae, although less than last month, but it will still require an algicide reapplication.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 35

Comments:

Normal growth observed

All the submersed weeds are in decay but this decay is leading to some surface algae that will require another herbicide application to gain control.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Management Summary

Algae is no longer along the perimeter of 16, 17 & 18. All three of these sites appear to be in better condition. Algae is now presenting an issue in sites 33, 34 & 35.

The first two just seem to have persistent algae that may require a change in chemical set to treat more effectively. 35 has algae but the decay in the water as the site used to contain a hydrilla bloom. All three will require an algicide reapplication.

The hydrilla in site 25 is in decay but there are still some active areas and the site will require retreatment.

Some seasonal, shoreline weeds were noted on 17 & 20. This growth however was limited to mostly torpedograss and we should be able to gain control from a simple grass treatment.

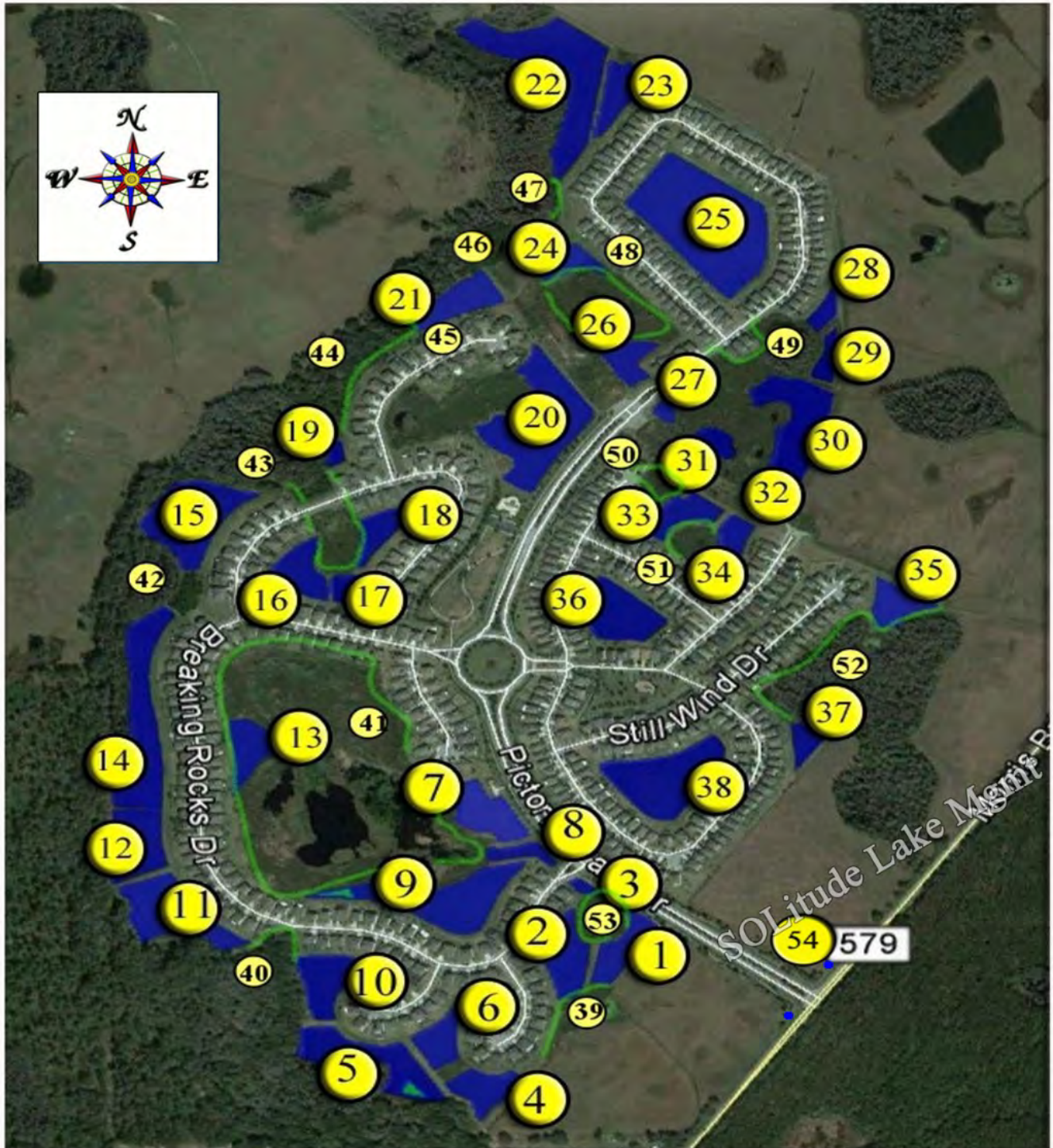
Thank You For Choosing SOLitude Lake Management.

| Site | Comments | Target | Action Required |
|------|------------------------|----------------------|--------------------------------|
| 10 | Site looks good | Species non-specific | 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 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |
| 18 | Site looks good | Species non-specific | Routine maintenance next visit |
| 20 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |
| 25 | Treatment in progress | Hydrilla | Routine maintenance next visit |
| 33 | Normal growth observed | Surface algae | Routine maintenance next visit |
| 34 | Normal growth observed | Surface algae | Routine maintenance next visit |
| 35 | Normal growth observed | Surface algae | Routine maintenance next visit |



Easton Park CDD
Tampa, FL

1-888-480-5253



NPM 05/2020

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

The Board of Supervisors of the Easton Park Community Development District held a meeting on Wednesday, February 21, 2024 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:

| | |
|------------------|---------------------|
| Lisa Murphy | Vice Chairperson |
| Heriberto Garcia | Assistant Secretary |
| Deborah Lomas | Assistant Secretary |
| Jeff Giarrizzo | Supervisor |

| | |
|--------------------|------------------|
| Also present were: | |
| Jayna Cooper | District Manager |

The following is a summary of the minutes and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper 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

- United Land completed an irrigation check and minor repairs will be done.
- Ms. Murphy questioned Ms. Cochran when the rendering will be complete for the entrance.

D. Aquatic Maintenance Report – SOLitude

- The Aquatic Report was reviewed.

E. District Manager

- Mr. Vega updated the Board on the Ethics Training requirements that changed effective January 1, 2024 and provided them with an email with the website link needed for training.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. **January 17, 2024 Minutes**
- B. **Financial Statements – January 2024**

On MOTION by Ms. Murphy seconded by Ms. Lomas, with all in favor, the Consent Agenda was approved. 4/0

FIFTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Ms. Murphy requested a proposal from Flock or a Flock like system with 3, 6, and 10 camera options.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Lomas seconded by Ms. Murphy, with all in favor, the meeting was adjourned at 5:15 p.m.

Mark Vega, Secretary

EASTON PARK
Community Development District

Financial Report

February 29, 2024
(unaudited)

Prepared By



EASTON PARK

Community Development District

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EASTON PARK
Community Development District

Financial Statements

(Unaudited)

February 29, 2024

Balance Sheet
February 29, 2024

| ACCOUNT DESCRIPTION | GENERAL FUND | GENERAL FUND - FOUNTAIN | DEBT SERVICE FUND - SERIES 2017 | TOTAL |
|--|-------------------|-------------------------------|--|---------------------|
| <u>ASSETS</u> | | | | |
| Cash - Checking Account | \$ 132,769 | \$ - | \$ - | \$ 132,769 |
| Due From Other Funds | - | 3,647 | 14,221 | 17,868 |
| Investments: | | | | |
| Money Market Account | 452,786 | - | - | 452,786 |
| Interest Account | - | - | 12 | 12 |
| Reserve Fund | - | - | 126,107 | 126,107 |
| Revenue Fund | - | - | 471,898 | 471,898 |
| Sinking fund | - | - | 100 | 100 |
| Utility Deposits - TECO | 24,010 | - | - | 24,010 |
| TOTAL ASSETS | \$ 609,565 | \$ 3,647 | \$ 612,338 | \$ 1,225,550 |
| <u>LIABILITIES</u> | | | | |
| Accounts Payable | \$ 18,119 | \$ - | \$ - | \$ 18,119 |
| Accrued Taxes Payable | 31 | - | - | 31 |
| Due To Other Funds | 17,868 | - | - | 17,868 |
| TOTAL LIABILITIES | 36,018 | - | - | 36,018 |
| <u>FUND BALANCES</u> | | | | |
| Nonspendable: | | | | |
| Deposits | 24,010 | - | - | 24,010 |
| Restricted for: | | | | |
| Debt Service | - | - | 612,338 | 612,338 |
| Assigned to: | | | | |
| Operating Reserves | 100,729 | - | - | 100,729 |
| Reserves - Other | 57,000 | - | - | 57,000 |
| Unassigned: | 391,808 | 3,647 | - | 395,455 |
| TOTAL FUND BALANCES | \$ 573,547 | \$ 3,647 | \$ 612,338 | \$ 1,189,532 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 609,565 | \$ 3,647 | \$ 612,338 | \$ 1,225,550 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|--|
| REVENUES | | | | | |
| Interest - Investments | \$ 7,461 | \$ 3,109 | \$ 3,964 | \$ 855 | 53.13% |
| Interest - Tax Collector | - | - | 1,115 | 1,115 | 0.00% |
| Special Assmnts- Tax Collector | 621,781 | 559,603 | 592,835 | 33,232 | 95.34% |
| Special Assmnts- Discounts | (24,871) | (22,384) | (23,535) | (1,151) | 94.63% |
| TOTAL REVENUES | 604,371 | 540,328 | 574,379 | 34,051 | 95.04% |

EXPENDITURES**Administration**

| | | | | | |
|---------------------------------|----------------|---------------|---------------|--------------|---------------|
| P/R-Board of Supervisors | 12,000 | 5,000 | 1,800 | 3,200 | 15.00% |
| FICA Taxes | - | - | 46 | (46) | 0.00% |
| ProfServ-Arbitrage Rebate | 900 | 375 | - | 375 | 0.00% |
| ProfServ-Dissemination Agent | 1,100 | 458 | - | 458 | 0.00% |
| ProfServ-Engineering | 5,000 | 2,083 | 548 | 1,535 | 10.96% |
| ProfServ-Legal Services | 5,000 | 2,083 | 2,118 | (35) | 42.36% |
| ProfServ-Mgmt Consulting | 55,801 | 23,250 | 23,250 | - | 41.67% |
| ProfServ-Trustee Fees | 3,658 | - | - | - | 0.00% |
| Auditing Services | 3,600 | - | - | - | 0.00% |
| Website Compliance | 1,538 | 641 | 769 | (128) | 50.00% |
| Miscellaneous Mailings | 1,000 | 417 | 261 | 156 | 26.10% |
| Insurance - General Liability | 2,829 | 2,829 | 2,829 | - | 100.00% |
| Legal Advertising | 1,000 | 417 | - | 417 | 0.00% |
| Misc-Assessment Collection Cost | 12,436 | 12,436 | 11,386 | 1,050 | 91.56% |
| Bank Fees | 300 | 125 | 344 | (219) | 114.67% |
| Annual District Filing Fee | 175 | 175 | 175 | - | 100.00% |
| Total Administration | 106,337 | 50,289 | 43,526 | 6,763 | 40.93% |

Electric Utility Services

| | | | | | |
|--|----------------|---------------|---------------|--------------|---------------|
| Electricity - Streetlights | 144,000 | 60,000 | 52,668 | 7,332 | 36.58% |
| Utility - Irrigation | 5,000 | 2,083 | 3,817 | (1,734) | 76.34% |
| Utility - Fountains | 5,500 | 2,292 | 1,632 | 660 | 29.67% |
| Utility - Roundabout Lights | 500 | 208 | 254 | (46) | 50.80% |
| Street Light Bond | 600 | 600 | 600 | - | 100.00% |
| Total Electric Utility Services | 155,600 | 65,183 | 58,971 | 6,212 | 37.90% |

Stormwater Control

| | | | | | |
|---------------------------------|---------------|---------------|---------------|----------------|---------------|
| Contracts-Aquatic Control | 30,120 | 12,550 | 15,221 | (2,671) | 50.53% |
| R&M-Stormwater System | 1,000 | 417 | 43 | 374 | 4.30% |
| R&M Lake & Pond Bank | 2,500 | 1,042 | - | 1,042 | 0.00% |
| Total Stormwater Control | 33,620 | 14,009 | 15,264 | (1,255) | 45.40% |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|
| <u>Other Physical Environment</u> | | | | | |
| Contracts-Landscape | 150,396 | 62,665 | 62,665 | - | 41.67% |
| Insurance - Property | 3,073 | 3,073 | 3,073 | - | 100.00% |
| Insurance - General Liability | 3,144 | 3,144 | 3,144 | - | 100.00% |
| R&M-Irrigation | 5,000 | 2,083 | 4,875 | (2,792) | 97.50% |
| Landscape - Annuals | 4,950 | 2,063 | 1,615 | 448 | 32.63% |
| Landscape - Mulch | 18,150 | 7,563 | 15,000 | (7,437) | 82.64% |
| Landscape Replacement | 20,000 | 8,333 | 3,887 | 4,446 | 19.44% |
| Rust Prevention | 7,140 | 2,975 | 2,975 | - | 41.67% |
| Entry & Walls Maintenance | 2,500 | 1,042 | 15,368 | (14,326) | 614.72% |
| Ornamental Lighting & Maint. | 1,000 | 417 | - | 417 | 0.00% |
| Holiday Lighting & Decorations | 37,500 | 37,500 | 37,500 | - | 100.00% |
| Total Other Physical Environment | 252,853 | 130,858 | 150,102 | (19,244) | 59.36% |
| <u>Security Operations</u> | | | | | |
| Security System Monitoring & Maint. | 1,000 | 417 | 652 | (235) | 65.20% |
| Internet Services | 1,440 | 600 | 480 | 120 | 33.33% |
| Total Security Operations | 2,440 | 1,017 | 1,132 | (115) | 46.39% |
| <u>Contingency</u> | | | | | |
| Miscellaneous Expenses | 17,452 | 7,272 | 9,450 | (2,178) | 54.15% |
| Total Contingency | 17,452 | 7,272 | 9,450 | (2,178) | 54.15% |
| <u>Road and Street Facilities</u> | | | | | |
| Sidewalk Pressure Washing | 4,800 | 2,000 | - | 2,000 | 0.00% |
| Total Road and Street Facilities | 4,800 | 2,000 | - | 2,000 | 0.00% |
| <u>Reserves</u> | | | | | |
| Reserve | 29,000 | 12,083 | - | 12,083 | 0.00% |
| Total Reserves | 29,000 | 12,083 | - | 12,083 | 0.00% |
| TOTAL EXPENDITURES & RESERVES | 602,102 | 282,711 | 278,445 | 4,266 | 46.25% |
| Excess (deficiency) of revenues | | | | | |
| Over (under) expenditures | 2,269 | 257,617 | 295,934 | 38,317 | 13042.49% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | | |
| Contribution to (Use of) Fund Balance | 2,269 | - | - | - | 0.00% |
| TOTAL FINANCING SOURCES (USES) | 2,269 | - | - | - | 0.00% |
| Net change in fund balance | \$ 2,269 | \$ 257,617 | \$ 295,934 | \$ 38,317 | 13042.49% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | 270,805 | 270,805 | 270,805 | | |
| FUND BALANCE, ENDING | \$ 273,074 | \$ 528,422 | \$ 566,739 | | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | | |
| Interest - Investments | \$ - | \$ - | \$ - | \$ - | 0.00% |
| Special Assmnts- Tax Collector | 4,653 | 4,188 | 4,243 | 55 | 91.19% |
| Special Assmnts- Discounts | (186) | (167) | (168) | (1) | 90.32% |
| TOTAL REVENUES | 4,467 | 4,021 | 4,075 | 54 | 91.22% |
| <u>EXPENDITURES</u> | | | | | |
| <u>Administration</u> | | | | | |
| Misc-Assessment Collection Cost | 93 | 39 | 82 | (43) | 88.17% |
| Total Administration | 93 | 39 | 82 | (43) | 88.17% |
| <u>Field</u> | | | | | |
| R&M-Fountain | 4,374 | 1,823 | 346 | 1,477 | 7.91% |
| Total Field | 4,374 | 1,823 | 346 | 1,477 | 7.91% |
| TOTAL EXPENDITURES | 4,467 | 1,862 | 428 | 1,434 | 9.58% |
| Excess (deficiency) of revenues Over (under) expenditures | - | 2,159 | 3,647 | 1,488 | 0.00% |
| Net change in fund balance | \$ - | \$ 2,159 | \$ 3,647 | \$ 1,488 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | - | - | - | | |
| FUND BALANCE, ENDING | \$ - | \$ 2,159 | \$ 3,647 | | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | | |
| Interest - Investments | \$ 11,853 | \$ 4,939 | \$ 5,665 | \$ 726 | 47.79% |
| Special Assmnts- Tax Collector | 438,990 | 395,091 | 418,553 | 23,462 | 95.34% |
| Special Assmnts- Discounts | (17,560) | (15,804) | (16,616) | (812) | 94.62% |
| TOTAL REVENUES | 433,283 | 384,226 | 407,602 | 23,376 | 94.07% |
| <u>EXPENDITURES</u> | | | | | |
| <u>Administration</u> | | | | | |
| Misc-Assessment Collection Cost | 8,780 | 3,658 | 8,039 | (4,381) | 91.56% |
| Total Administration | 8,780 | 3,658 | 8,039 | (4,381) | 91.56% |
| <u>Debt Service</u> | | | | | |
| Principal Debt Retirement | 255,000 | - | - | - | 0.00% |
| Interest Expense | 158,725 | 79,363 | 79,363 | - | 50.00% |
| Total Debt Service | 413,725 | 79,363 | 79,363 | - | 19.18% |
| TOTAL EXPENDITURES | 422,505 | 83,021 | 87,402 | (4,381) | 20.69% |
| Excess (deficiency) of revenues Over (under) expenditures | 10,778 | 301,205 | 320,200 | 18,995 | 2970.87% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | | |
| Contribution to (Use of) Fund Balance | 10,778 | - | - | - | 0.00% |
| TOTAL FINANCING SOURCES (USES) | 10,778 | - | - | - | 0.00% |
| Net change in fund balance | \$ 10,778 | \$ 301,205 | \$ 320,200 | \$ 18,995 | 2970.87% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | 292,138 | 292,138 | 292,138 | | |
| FUND BALANCE, ENDING | \$ 302,916 | \$ 593,343 | \$ 612,338 | | |

EASTON PARK
Community Development District

Supporting Schedules

February 29, 2024

EASTON PARK
Community Development District

Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024

| | | | | | ALLOCATION BY FUND | | |
|--------------------------|---------------------|-------------------------------|------------------|-----------------------|--------------------|-----------------------|-------------------|
| Date Received | Net Amount Received | Discount / (Penalties) Amount | Collection Costs | Gross Amount Received | General Fund | General Fund Fountain | Debt Service Fund |
| Assessments Levied FY24 | | | | \$ 1,065,221 | \$ 621,781 | \$ 4,450 | \$ 438,990 |
| Allocation % | | | | 100% | 58.37% | 0.42% | 41.21% |
| 11/08/23 | \$ 16,506 | \$ 848 | \$ 337 | \$ 17,691 | \$ 10,326 | \$ 74 | \$ 7,291 |
| 11/17/23 | \$ 83,241 | \$ 3,539 | \$ 1,699 | \$ 88,479 | \$ 51,646 | \$ 370 | \$ 36,463 |
| 11/22/23 | \$ 31,410 | \$ 1,335 | \$ 641 | \$ 33,387 | \$ 19,488 | \$ 139 | \$ 13,759 |
| 12/05/23 | \$ 135,716 | \$ 5,770 | \$ 2,770 | \$ 144,256 | \$ 84,204 | \$ 603 | \$ 59,449 |
| 12/07/23 | \$ 642,402 | \$ 27,313 | \$ 13,110 | \$ 682,825 | \$ 398,572 | \$ 2,853 | \$ 281,400 |
| 12/15/23 | \$ 20,063 | \$ 733 | \$ 409 | \$ 21,206 | \$ 12,378 | \$ 89 | \$ 8,739 |
| 01/04/24 | \$ 19,698 | \$ 622 | \$ 402 | \$ 20,722 | \$ 12,096 | \$ 87 | \$ 8,540 |
| 02/06/24 | \$ 6,768 | \$ 160 | \$ 138 | \$ 7,066 | \$ 4,125 | \$ 30 | \$ 2,912 |
| TOTAL | \$ 955,804 | \$ 40,320 | \$ 19,506 | \$ 1,015,631 | \$ 592,835 | \$ 4,243 | \$ 418,553 |
| % COLLECTED | | | | | 95% | 95% | 95% |
| TOTAL OUTSTANDING | | | | | \$ 28,945 | \$ 206 | \$ 20,436 |

EASTON PARK

Community Development District

All Funds

Cash and Investment
February 29, 2024

| |
|--------------|
| 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% | \$ 132,769 |
| Money Market Account | Valley Bank | MMA | n/a | 5.38% | \$ 452,786 |
| Subtotal | | | | | \$ 585,555 |
| Series 2017 Interest Account | Hancock Whitney | Open-Ended Comm. Paper | na | 5.20% | \$ 12 |
| Series 2017 Reserve Fund | Hancock Whitney | Open-Ended Comm. Paper | n/a | 5.19% | \$ 126,107 |
| Series 2017 Revenue Fund | Hancock Whitney | Open-Ended Comm. Paper | n/a | 5.19% | \$ 471,898 |
| Series 2017 Sinking Fund | Hancock Whitney | Open-Ended Comm. Paper | n/a | 5.19% | \$ 100 |
| Subtotal | | | | | \$ 598,117 |
| Total | | | | | \$ 1,183,672 |

Easton Park CDD

Bank Reconciliation

Bank Account No. 1334 Hancock Whitney Bank GF
Statement No. 02-24
Statement Date 2/29/2024

| | | | |
|----------------------|------------|----------------------|------------|
| G/L Balance (LCY) | 132,769.22 | Statement Balance | 141,671.77 |
| G/L Balance | 132,769.22 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 141,671.77 |
| Subtotal | 132,769.22 | Outstanding Checks | 8,902.55 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 132,769.22 | Ending Balance | 132,769.22 |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|-------------------------------|---------------|--------------|------------------------------|----------|----------------|------------|
| Outstanding Checks | | | | | | |
| 2/21/2024 | Payment | 3422 | HANCOCK WHITNEY BANK | 8,117.85 | 0.00 | 8,117.85 |
| 2/27/2024 | Payment | 3423 | EGIS INSURANCE ADVISORS, LLC | 600.00 | 0.00 | 600.00 |
| 2/28/2024 | Payment | 3424 | LISA MURPHY | 184.70 | 0.00 | 184.70 |
| Total Outstanding Checks..... | | | | 8,902.55 | | 8,902.55 |

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 02/01/24 to 02/29/24
(Sorted by Check / ACH No.)**

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---------------------------|----------|---|-------------|--|-------------------------------------|---------------|--------------------|
| GENERAL FUND - 001 | | | | | | | |
| CHECK # 3413 | | | | | | | |
| 001 | 02/13/24 | COMPLETE I.T. | 12500 | VMS MGMT - LPR JAN 24 | Security System Monitoring & Maint. | 546479-53935 | \$108.00 |
| Check Total | | | | | | | \$108.00 |
| CHECK # 3414 | | | | | | | |
| 001 | 02/13/24 | INFRAMARK, LLC | 108592 | JAN 2024 MGMT FEES | ProfServ-Mgmt Consulting | 531027-51201 | \$4,650.08 |
| Check Total | | | | | | | \$4,650.08 |
| CHECK # 3415 | | | | | | | |
| 001 | 02/13/24 | PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA 4500 | | Legal Services- Nov 2023 | ProfServ-Legal Services | 531023-51401 | \$247.50 |
| Check Total | | | | | | | \$247.50 |
| CHECK # 3418 | | | | | | | |
| 001 | 02/21/24 | FED EX | 8-395-86553 | FEDEX CHARGES 01/25/2024 | MISCELLANEOUS MAILINGS | 541030-51301 | \$22.36 |
| 001 | 02/21/24 | FED EX | 9-668-36016 | LATE FEE 1/4/24 | MISCELLANEOUS MAILINGS | 541030-51301 | \$7.35 |
| Check Total | | | | | | | \$29.71 |
| CHECK # 3419 | | | | | | | |
| 001 | 02/21/24 | FLORIDA ULS OPERATING, LLC | 66807 | LANDSCAPE MAINTENANCE FEB 2024 | Contracts-Landscape | 534050-53908 | \$12,533.00 |
| Check Total | | | | | | | \$12,533.00 |
| CHECK # 3420 | | | | | | | |
| 001 | 02/21/24 | INFRAMARK, LLC | 109138 | VARIABLE CHARGES JAN 2024 | VARIABLE CHARGES JAN 2024 POSTAGE | 541030-51301 | \$4.41 |
| 001 | 02/21/24 | INFRAMARK, LLC | 110042 | FEB 2024 MGMT FEES | MANAGEMENT SERVICES FEB 2024 | 531027-51201 | \$4,650.08 |
| Check Total | | | | | | | \$4,654.49 |
| CHECK # 3421 | | | | | | | |
| 001 | 02/21/24 | RUST-OFF LLC | 43086 | RUST PREVENTION 02/15/24 | RUST PREVENTION | 546452-53908 | \$595.00 |
| Check Total | | | | | | | \$595.00 |
| CHECK # 3423 | | | | | | | |
| 001 | 02/27/24 | EGIS INSURANCE ADVISORS, LLC | 21144A | TECO Tampa Electric Policy #E254179 03/21/24 - 03/ | STREET LIGHT BOND | 543180-53100 | \$600.00 |
| Check Total | | | | | | | \$600.00 |
| CHECK # DD380 | | | | | | | |
| 001 | 02/20/24 | TECO ACH | 022024ACH | SRVC PERIOD 12/09/23-01/10/24 | UTILITY - IRRIGATION | 543014-53100 | \$984.68 |
| 001 | 02/20/24 | TECO ACH | 022024ACH | SRVC PERIOD 12/09/23-01/10/24 | ELECTRICITY - STREETLIGHTING | 543013-53100 | \$13,566.48 |
| 001 | 02/20/24 | TECO ACH | 022024ACH | SRVC PERIOD 12/09/23-01/10/24 | UTILITY - FOUNTAINS | 543085-53100 | \$272.20 |
| 001 | 02/20/24 | TECO ACH | 022024ACH | SRVC PERIOD 12/09/23-01/10/24 | UTILITY - ROUNDABOUT LIGHTS | 543090-53100 | \$102.81 |
| Check Total | | | | | | | \$14,926.17 |
| CHECK # 3416 | | | | | | | |
| 001 | 02/21/24 | DEBORAH L. LOMAS | PAYROLL | February 21, 2024 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| CHECK # 3417 | | | | | | | |
| 001 | 02/21/24 | HERIBERTO GARCIA | PAYROLL | February 21, 2024 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| CHECK # 3424 | | | | | | | |
| 001 | 02/28/24 | LISA MURPHY | PAYROLL | February 28, 2024 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| Fund Total | | | | | | | \$38,898.05 |

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 02/01/24 to 02/29/24
(Sorted by Check / ACH No.)**

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|----------|------|-------|-------------|---------------------|--------------------------|---------------|-------------|
|----------|------|-------|-------------|---------------------|--------------------------|---------------|-------------|

DEBT SERVICE FUND - SERIES 2017 - 201

CHECK # 3422

| | | | | | | | |
|--------------------|----------|----------------------|-------------|------------------------------|----------------------|--------|-------------------|
| 201 | 02/21/24 | HANCOCK WHITNEY BANK | 020124-5725 | TRANSFER 2024 DS ASSESSMENTS | DUE FROM OTHER FUNDS | 131000 | \$8,117.85 |
| Check Total | | | | | | | <u>\$8,117.85</u> |
| Fund Total | | | | | | | <u>\$8,117.85</u> |

| | |
|--------------------------|--------------------|
| Total Checks Paid | \$47,015.90 |
|--------------------------|--------------------|

RESOLUTION 2024-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

WHEREAS, the Easton Park Community Development District (hereinafter the "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 the Easton Park Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Jeff Giarrizzo, Heriberto Garcia, Perry Blackburn, Deborah Lomas and Lisa Murphy.

Section 2. The term of office for each member of the Board is as follows:

| | | | |
|----------------------|---------|------------------|------------------|
| Supervisor Giarrizzo | Seat #1 | Term: four years | Expires: 11/2024 |
| Supervisor Garcia | Seat #2 | Term: four years | Expires: 11/2024 |
| Supervisor Blackburn | Seat #3 | Term: four years | Expires: 11/2024 |
| Supervisor Lomas | Seat #4 | Term: four years | Expires: 11/2026 |
| Supervisor Murphy | Seat #5 | Term: four years | Expires: 11/2026 |

Section 3. Seat #1, currently held by Jeff Giarrizzo, Seat #2, currently held by Heriberto Garcia, and Seat #3, currently held by Perry Blackburn are scheduled for General Elections in November 2024.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 20th DAY OF MARCH 2024.

**ATTEST: EASTON PARK COMMUNITY
 DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman