



Rizzetta & Company

Easton Park Community Development District

Board of Supervisors' Meeting March 5, 2019

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813.533.2950**

www.eastonparkcdd.org

EASTON PARK COMMUNITY DEVELOPMENT DISTRICTAGENDA

New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, FL 33647.

Board of Supervisors	Paul Meier Arnold Sails Lisa Murphy Stephanie Nieto	Chairman Vice-Chairman Assistant Secretary Assistant Secretary
District Manager	Christine Perkins	Rizzetta & Company, Inc.
District Attorney	Dan Molloy	Molloy & James, P.A.
Interim Engineer	Tonja Stewart	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting / hearing / workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578
www.eastonparkcdd.org

Board of Supervisors
Easton Park Community
Development District

February 25, 2019

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Easton Park Community Development District will be held on **Tuesday, March 5, 2019 at 4:30 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, FL 33647. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on February 5, 2019.....Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for January 2019Tab 2
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 1. Discussion of Parcels E & F Development Updates
 - C. Landscape & Irrigation Maintenance
 1. Presentation of February 2019 Field Inspection Report.....Tab 3
 - D. Aquatic Maintenance – Aquatic Systems
 1. Presentation of February 2019 Waterway Report.....Tab 4
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Discussion of District Website ADA Compliance
 1. Consideration of Proposal for Website ADA Compliance ServicesTab 5
 2. Master Service Agreement for ADA Site Compliance.....Tab 6
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

With Warm Regards,

Christine Perkins

Christine Perkins
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of Easton Park Community Development District was held on **Wednesday, February 5, 2019 at 4:52 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida, 33647.

Present and constituting a quorum:

Paul Meier	Board Supervisor, Chairman
Arnold Sails	Board Supervisor, Vice Chairman
Lisa Murphy	Board Supervisor, Assistant Secretary
Stephanie Nieto	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Scott Green	Field Services, Rizzetta & Company, Inc.
Morgan Melatti	Aquatic Systems
Patrick Brophy	Aquatic Systems
Dan Molloy	District Counsel, Molloy & James
Matt Matos	Yellowstone Landscape

FIRST ORDER OF BUSINESS

Call to Order

Ms. Perkins called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Second
Audit Committee Meeting held on January 2,
2019**

On a Motion by Ms. Murphy, seconded by Ms. Nieto, with all in favor, the Board of Supervisors approved the minutes of the Second Audit Committee meeting held on January 2, 2019 as presented for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Special Meeting held on January 2, 2019

On a Motion by Ms. Murphy, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Special meeting held on January 2, 2019 as presented for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for December 2018

On a Motion by Mr. Meier, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for December 2018 (\$33,071.34) for the Easton Park Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

1. Discussion of Parcels E & F Development Updates

Mr. Malloy discussed several updates with the Board, outlining Krusen Douglas LLC's intention to not move the large dirt pile until the dirt was needed for the construction of the road, and thus the it could be a year or longer before progress is made.

Mr. Malloy additionally discussed M/I Homes prospective purchase of Parcels E & F. The Board identified several items they would like M/I Homes to address in conjunction with the District agreeing to provide access across CDD land, including addressing: street paver replacements on Pictorial Park Drive, putting in additional lights within the Pictorial Park Drive entrance median, future coordination on operations and maintenance to maintain aesthetic consistency, as well as assessing street trees. The consensus of the Board was to cooperate and negotiate with M/I Homes for the mutual benefit of the community, as the District would have several areas of budget-relieving cost savings.

B. District Counsel

Mr. Molloy was directed to draft a letter outlining the desires of the District to M/I Homes, circulate the draft to the Board, and place it on the next agenda for full Board approval.

C. Landscape & Irrigation Maintenance Update:

- 1. Presentation of January 2019 Field Inspection Report**
- 2. Consideration of Landscape Enhancement Proposal**

Mr. Green presented the January 2019 Field Inspection Report to the Board, discussing ornamental grasses, maintenance of the lake/pond banks, and turf weeds. Mr. Matos provided an update that fertilizer/chemical applications would

be conducted on February 14th, and the holly trees were recently trimmed. Mr. Meier inquired about his request to obtain a proposal from Yellowstone for berm remediation, to which Mr. Matos would follow-up. Discussion additionally ensued pertaining to the HOA's paying of invoices directly to Yellowstone in lieu of going through the District. Mr. Matos additionally presented the proposal for the next round of annuals.

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the Yellowstone Winter Annuals Proposal in the amount of (\$4,296.90) for the Easton Park Community Development District.

D. Aquatic Maintenance – Aquatic Systems

1. Presentation of January 2019 Waterway Report

Ms. Melatti presented the January 2019 Waterway Report to the Board, providing updates on several site treatments. Ms. Murphy inquired about the erosion between ponds #5-#6, to which Ms. Stewart would need to assess. Mr. Meier expressed concern over the appearance of dead plant material on site #9 and the timing of decomposition.

E. District Manager

Ms. Perkins communicated that the next regular meeting is scheduled for March 5, 2019, at 4:30 p.m. to be held at the New Tampa Regional Library.

SEVENTH ORDER OF BUSINESS

Discussion Regarding TECO Street Lighting

As M/I has tentatively agreed to install the lighting at the Pictorial Park entrance median, the District would not need to absorb this cost nor the cost of the street boring. Ms. Perkins communicated that TECO provided feedback that it would take at least six to eight months in order to obtain proper permits to commence the work, and thus the District should expect similar delays when M/I take on this project.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Sails inquired about the maintenance of the conservation area on the outbound side of Morris Bridge Road.

Ms. Murphy communicated that since Yellowstone has performed cutbacks around the median lighting, there was a light that was erroneously turned and thus is blinding motorists. Ms. Perkins would follow up with Mr. Matos to address. Ms. Murphy additionally inquired about the responsibility of the street trees, which fall under the HOA.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors adjourned the meeting at 5:51 p.m. for the Easton Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 2

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures January 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2019 through January 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$35,532.84**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2019 Through January 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems, Inc.	001317	0000431406	Monthly Lake & Wetland Services 1/19	\$ 3,735.00
Arnold Sails	001311	AS010219	Board of Supervisors Meeting 01/02/19	\$ 200.00
Lisa Murphy	001312	LM010219	Board of Supervisors Meeting 01/02/19	\$ 200.00
Lisa Murphy	001309	LM080117	Board of Supervisors Meeting 08/01/17	\$ 200.00
M.C. Building Services	001304	4306	Lighting Maintenance 12/18	\$ 182.50
Molloy & James	001318	16850	General/Monthly Legal Services 10/18	\$ 275.00
Molloy & James	001318	16869	General/Monthly Legal Services 11/18	\$ 1,402.50
Molloy & James	001318	16888	General/Monthly Legal Services 12/18	\$ 275.00
Paul Meier	001313	PM010219	Board of Supervisors Meeting 01/02/19	\$ 200.00
Rizzetta & Company, Inc.	001305	INV0000037439	District Management Fees 01/19	\$ 5,123.09
Rizzetta Technology Services, LLC.	001306	INV0000003995	Website Hosting Services 01/19	\$ 100.00
Rust-Off Inc.	001307	19559	Rust Prevention Maintenance 12/18	\$ 595.00
Rust-Off Inc.	001321	19927	Rust Prevention Maintenance 01/19	\$ 595.00
Stantec Consulting Services Inc	001316	1457955	General Consulting 12/18	\$ 160.00
Stephanie T Nieto	001314	SN010219	Board of Supervisors Meeting 01/02/19	\$ 200.00
Tampa Electric Company	001322	TECO Summary 12/18	Summary Bill 12/18	\$ 9,978.51
Times Publishing Company	001315	722076 12/18	Legal Advertising 12/18	\$ 206.00
Yellowstone Landscape	001308	INV-0000240610	Monthly Landscape Maintenance - 12/18	<u>\$ 11,905.24</u>

Report Total

\$ 35,532.84

Aquatic Systems, Inc.

2100 NW 33rd Street
Pompano Beach, FL 33069
954-977-7736

INVOICE**DATE**

1/1/2019

INVOICE #

0000431406

CUST #

0068091

BILL TO:

Easton Park CDD
C/O Rizzetta & Company
9428 Camden Field Parkway
Riverview FL 33578

SHIP TO:

Easton Park CDD
C/O Rizzetta & Company
9428 Camden Field Parkway
Riverview FL 33578

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30		
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	Monthly Lake and Wetland Services - January	3,735.00	3,735.00	
RECEIVED				
Date Rec'd Rizzetta & Co., Inc. <u>DEC 7 8 2018</u>				
D/M approval <u>CP</u> Date <u>1/11/19</u>				
Date entered <u>JAN 0 8 2019</u>				
Fund <u>001</u> GL <u>53800</u> OC <u>4605</u>				
Check # _____				
TOTAL				\$3,735.00

EASTON PARK CDD
SUPERVISOR PAY REQUEST

RECEIVED
JAN 03 2019

BY:

Meeting Date: January 2, 2019

Name of Board Supervisor	Check if present	Check if paid
Arnold Sails	X	X
Paul Meier	X	X
Lisa Murphy	X	X
Stephanie Nieto	X	X

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:57 PM
Meeting End Time:	6:17 PM
Total Meeting Time:	1 Hour 20 Minutes

Time Over _____ () Hours:	N/A
---------------------------	-----

Total at \$175 per Hour:	N/A
--------------------------	-----

DM Signature: Christine Perkins

date not entered
/M approval CP Date 1/4/19
JAN 03 2019
date entered
and 001 GL 51100 OC 1107
mark

**EASTON PARK CDD
SUPERVISOR PAY REQUEST**

Meeting Date: August 1, 2017

Name of Board Supervisor	Check if present	Check if paid
Arnold Sails	✓	x
Paul Meier	✓	x
Christine Morrell	✓	x
Lisa Murphy	✓	x

EXTENDED MEETING TIMECARD

Meeting Start Time:		
Meeting End Time:		
Total Meeting Time:		

Time Over () Hours:		
----------------------	--	--

Total at \$175 per Hour:		
--------------------------	--	--

Bill Client for above?		yes
Accumulate for future billing?		yes

DM Signature: *Christine Morrell*

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 02 2017
D/M approval CP Date 8/4/17
Date entered AUG 03 2017
Fund 001 GL 51100 OC 1101
Check #

M.C. Building Services LLC

917 W. Virginia Ave

Tampa, FL 33603

8132440238

mlcermeno@gmail.com

INVOICE

BILL TO

Easton Park

Easton Park CDD

9428 Camden Field Parkway

Riverview, FL 33578

INVOICE # 4306**DATE** 12/17/2018**DUE DATE** 01/01/2019**TERMS** Net 15

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/17/2018	16 Electrical & Lighting: 16 Electrical & Lighting 11/13/18: Adjusted time clocks, replaced GFCI receptacle in center island	1	182.50	182.50

BALANCE DUE

\$182.50**RECEIVED****DEC 17 2018**

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 1/2/19Date entered DEC 29 2018Fund 001 GL 53800 OC 4601

Check # _____

Thank you for allowing us to be of service.

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph: 813 - 254-7157

RECEIVED
JAN 18 2019

BY:

Easton Park CDD
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL
33544

November 30, 2018

Attention:

Inv #: 16850

Re: Easton Park CDD

DATE	DESCRIPTION	HOURS	AMOUNT
Oct-30-18	Zoning research.	1.00	275.00
	Totals	1.00	\$275.00
	Total Fee & Disbursements		\$275.00
	Balance Now Due		\$275.00

TAX ID Number 59-2866686

all not to be used for any other purpose.
/M approval CP Date 1/29/19
date entered JAN 24 2019
ind 001 GL 51400 OC 3107
bank # _____

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

Easton Park CDD
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL
33544

December 26, 2018

RECEIVED
JAN 18 2019
BY:

Attention:
Re: Easton Park CDD

Inv #: 16869

DATE	DESCRIPTION	HOURS	AMOUNT
Nov-05-18	Research of plat and deeds.	2.00	550.00
Nov-06-18	Attend BOS meeting to give report on status of landscaping parcels and adjacent development.	1.50	412.50
Nov-26-18	Review of site plans for parcels.	0.60	165.00
Nov-27-18	Review of engineer's letter.	0.50	137.50
Nov-29-18	Review engineer's report.	0.50	137.50
	Totals	5.10	\$1,402.50

Total Fee & Disbursements

\$1,402.50

Previous Balance

275.00

Balance Now Due

\$1,677.50

TAX ID Number 59-2866686

all fees & disbursements are subject to 10% fee.
Client approval CP Date 1/29/19
Date entered JAN 24 2019
Invoice 001 GL 51400 OC 3107
Total \$

Molloy & James

325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

RECEIVED
JAN 18 2019
BY:

Easton Park CDD
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL
33544

January 15, 2019

Attention:

Inv #: 16888

Re: Easton Park CDD

DATE	DESCRIPTION	HOURS	AMOUNT
Dec-04-18	Review documents for MI request.	1.00	275.00
	Totals	1.00	\$275.00
	Total Fee & Disbursements		\$275.00
	Previous Balance		1,677.50
	Balance Now Due		\$1,952.50

TAX ID Number 59-2866686

ALL INVOICES MUST BE PAID TO: MOLLOY & JAMES, INC.
/M approval CP Date 1/29/19
date entered JAN 24 2019
no 001 GL 51400 OC 3107
check # _____

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/1/2019	INV0000037439

Bill To:

EASTON PARK CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms	Client Number
January		Upon Receipt	00275
Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$2,208.92	\$2,208.92
Administrative Services 3100	1.00	\$393.75	\$393.75
Accounting Services 3201	1.00	\$1,478.75	\$1,478.75
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
Field Services 4617	1.00	\$625.00	\$625.00
<p style="text-align: center;">RECEIVED DEC 19 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>CP</u> Date <u>1/2/19</u></p> <p>Date entered <u>DEC 29 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></p> <p>Check # <u>53900</u> <u>4617</u></p>			
Subtotal			\$5,123.09
Total			\$5,123.09

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
1/1/2019	INV0000003995

Bill To:

EASTON PARK CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
January		00275

Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>DEC 19 2018</u></div> <div>D/M approval <u>CP</u> Date <u>1/2/19</u></div> <div>Date entered <u>DEC 27 2018</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5123</u></div> <div>Check # _____</div>			
Subtotal			\$100.00
Total			\$100.00

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
12/15/2018	19559

Bill To

EASTON PARK CDD
RIZZETTA & COMPANY, INC
9428 CAMDEN FIELD PARKWAY
RIVERVIEW FL 33578

Ship To

EASTON PARK CDD
MORRIS BRIDGE ROAD
NEW TAMPA, FL

P.O. No.

Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (DATE OF SERVICE) LAST INVOICE DATE TO CURRENT INVOICE DATE)	1	595.00	595.00
<p>Date Rec'd Rizzetta & Co., Inc. DEC 13 2018 D/M approval CP Date 1/2/19 Date entered DEC 29 2018 Fund 001 GL 53900 OC 4618 Check#</p>				
Subtotal				\$595.00
Sales Tax (7.0%)				\$0.00
Payments/Credits				\$0.00

AN INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

Balance Due \$595.00

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

Phone # 800-992-3111
E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
1/15/2019	19927

Bill To

EASTON PARK CDD
RIZZETTA & COMPANY, INC
9428 CAMDEN FIELD PARKWAY
RIVERVIEW FL 33578

Ship To

EASTON PARK CDD
MORRIS BRIDGE ROAD
NEW TAMPA, FL

P.O. No.

Terms

Item	Description	Quantity	Rate	Amount
X	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (DATE OF SERVICE) LAST INVOICE DATE TO CURRENT INVOICE DATE) <div>Date Rec'd Rizzetta & Co., Inc. <u>JAN 18 2019</u> D/M approval <u>CP</u> Date <u>1/29/19</u> Date entered <u>JAN 24 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>41618</u> Check# _____</div>	1	595.00	595.00
Subtotal				\$595.00
Sales Tax (7.0%)				\$0.00
Payments/Credits				\$0.00

N INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

Balance Due \$595.00



INVOICE

Page 1 of 1

Invoice Number 1457955
Invoice Date January 11, 2019
Purchase Order 215613144
Customer Number 136819
Project Number 215613144

Bill To

Easton Park CDD
Accounts Payable
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview FL 33578
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Easton Park CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	December 28, 2018
	Current Invoice Total (USD)	160.00		

Prepare for and attend December CDD meeting via conference call

Top Task **219** **2019 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	1.00	160.00	160.00
Subtotal Professional Services	<u>1.00</u>		<u>160.00</u>

Top Task Subtotal	2019 FY General Consulting	160.00
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Total Fees & Disbursements	<u>160.00</u>
INVOICE TOTAL (USD)	160.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 939-1020 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

JAN 16 2019
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date 1/18/19
Date entered JAN 17 2019
Fund 001 GL 51300 OC 3103
Check# _____

TECO
for Easton Park CDD

Invoice # Summary Electric 12/18

Account #	Inv Date	Amount	Due Date	Service Address	Object Code
211001815243	1/15/2019	\$119.94	2/5/2019	10989 Breaking Rocks Dr Irr	4314
211001815433	1/15/2019	\$10.47	2/5/2019	10898 Pictoral Park Dr Irr	4314
211001815649	1/15/2019	\$4,583.00	2/5/2019	Morris Bridge Phase I	4307
211001815920	1/15/2019	\$91.09	2/5/2019	10999 Pictoral Park Dr Irr	4314
211001816464	1/15/2019	\$85.94	1/3/2018	11098 Pictoral Park Dr Irr	4314
211001816720	1/15/2019	\$2,431.63	1/3/2018	Easton Park Blvd LTS	4307
211001816928	1/15/2019	\$1,176.42	1/3/2018	Easton Park Phase 3	4307
211001817124	1/15/2019	\$1,023.74	1/3/2018	Morris Bridge Rd Phase 2	4307
211001817561	1/15/2019	\$44.44	1/3/2018	10900 Pictorial Park Dr	4310
211001817355	1/15/2019	\$411.84	1/3/2018	10623 Pictorial Park Dr Pmp	4309
Total		<u>\$9,978.51</u>			

GL CODE	Object Codes	Amount
001- 53100	4314	\$307.44 Irrigation Wells
53100	4307	\$9,214.79 Street Lights
53100	4309	\$411.84 Fountain/Landscape Lighting
53100	4310	\$44.44 Roundabout
	Grand Total	<u>\$9,978.51</u>

Date Received:	JAN 23 2019
DM Approval:	<i>CP</i> 1/29/19
Date Entered:	JAN 24 2019

Statement Date: 01/15/2019

Account: 211001815243

EASTON PARK CDD
10989 BREAKING ROCKS DR IRR
TAMPA, FL 33647-0000



Current month's charges: \$137.94
Total amount due: \$119.94
Payment Due By: 02/05/2019

Your Account Summary

Previous Amount Due	\$186.79
Payment(s) Received Since Last Statement	-\$186.79
Miscellaneous Credits	-\$18.00
Credit balance after payments and credits	-\$18.00
Current Month's Charges	\$137.94
Total Amount Due	\$119.94

Date Rec'd Rizzetta & Co., Inc. JAN 18 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Report a streetlight
*It's easy to request a streetlight
or area light repair at*
tampaelectric.com/reportlight.



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



Go paperless for perks!

Goodbye clutter. Hello convenience. Paperless Billing is free, secure and a good way to help the environment.

Learn more and sign up > tecoupport.com/paperlessbilling

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001815243

Current month's charges: \$137.94
Total amount due: \$119.94
Payment Due By: 02/05/2019

Amount Enclosed \$

610642363931

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6106423639312110018152430000000119943

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

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Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211001815243
Statement Date: 01/15/2019
Current month's charges due 02/05/2019



Details of Charges – Service from 12/12/2018 to 01/09/2019

Service for: 10989 BREAKING ROCKS DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B51368	01/09/2019	57,275		56,037		1,238 kWh	1	29 Days

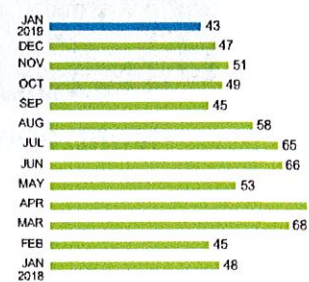
Basic Service Charge		\$18.14
Energy Charge	1,238 kWh @ \$0.06011/kWh	\$74.42
Fuel Charge	1,238 kWh @ \$0.02719/kWh	\$33.66
Florida Gross Receipt Tax		\$3.24
Electric Service Cost		\$129.46
Franchise Fee		\$8.48
Total Electric Cost, Local Fees and Taxes		\$137.94

Total Current Month's Charges

\$137.94

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$18.00

Total Current Month's Credits

-\$18.00

Important Messages

Annual Deposit Interest Credit

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Important information about your deposit interest

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MORE POWER TO YOU



Statement Date: 01/15/2019
Account: 211001815433

EASTON PARK CDD
10898 PICTORAL PARK DR IRR
TAMPA, FL 33647-0000



Current month's charges:	\$20.97
Total amount due:	\$10.47
Payment Due By:	02/05/2019

Your Account Summary

Previous Amount Due	\$23.13
Payment(s) Received Since Last Statement	-\$23.13
Miscellaneous Credits	-\$10.50
Credit balance after payments and credits	-\$10.50
Current Month's Charges	\$20.97
Total Amount Due	\$10.47

Date Rec'd Rizzetta & Co., Inc. JAN 18 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

*It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.*



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



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Learn more and sign up > tecosupport.com/paperlessbilling

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001815433

Current month's charges:	\$20.97
Total amount due:	\$10.47
Payment Due By:	02/05/2019
Amount Enclosed	\$

610642363932

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6106423639322110018154330000000010477

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

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Fuel Charge - Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) - The basic measurement of electric energy use.

Late Payment Charge - For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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Account: 211001815433
Statement Date: 01/15/2019
Current month's charges due 02/05/2019



Details of Charges – Service from 12/12/2018 to 01/09/2019

Service for: 10898 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B46234	01/09/2019	58,435		58,423		12 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	12 kWh @ \$0.06011/kWh	\$0.72
Fuel Charge	12 kWh @ \$0.02719/kWh	\$0.33
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.68
Franchise Fee		\$1.29

Total Electric Cost, Local Fees and Taxes

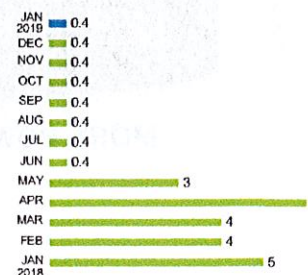
\$20.97

Total Current Month's Charges

\$20.97

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$10.50

Total Current Month's Credits

-\$10.50

Important Messages

Annual Deposit Interest Credit

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MORE POWER TO YOU



Statement Date: 01/15/2019
Account: 211001815649

EASTON PARK CDD
MORRIS BRIDGE PHASE 1
TAMPA, FL 33647-0000



Current month's charges:	\$4,583.00
Total amount due:	\$4,583.00
Payment Due By:	02/05/2019

Your Account Summary

Previous Amount Due	\$4,629.28
Payment(s) Received Since Last Statement	-\$4,629.28
Current Month's Charges	\$4,583.00
Total Amount Due	\$4,583.00

Date Rec'd Rizzetta & Co., Inc. JAN 18 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Report a streetlight

*It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.*



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001815649

Current month's charges:	\$4,583.00
Total amount due:	\$4,583.00
Payment Due By:	02/05/2019
Amount Enclosed	\$

610642363933

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
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711

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Account: 211001815649
Statement Date: 01/15/2019
Current month's charges due 02/05/2019



Details of Charges – Service from 12/08/2018 to 01/09/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	6045 kWh @ \$0.02930/kWh	\$177.12
Fixture & Maintenance Charge	152 Fixtures	\$1700.13
Lighting Pole / Wire	152 Poles	\$2252.64
Lighting Fuel Charge	6045 kWh @ \$0.02691/kWh	\$162.67
Florida Gross Receipt Tax		\$8.71
Franchise Fee		\$281.73
Lighting Charges		\$4,583.00

Total Current Month's Charges

\$4,583.00

00000013-0000292-Page 39 of 44

Important Messages

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MORE POWER TO YOU



Statement Date: 01/15/2019
Account: 211001815920

EASTON PARK CDD
10999 PICTORAL PARK DR IRR
TAMPA, FL 33647-0000



Current month's charges:	\$91.09
Total amount due:	\$91.09
Payment Due By:	02/05/2019

Your Account Summary

Previous Amount Due	\$104.13
Payment(s) Received Since Last Statement	-\$104.13
Current Month's Charges	\$91.09
Total Amount Due	\$91.09

Date Rec'd Rizzetta & Co., Inc. JAN 18 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001815920

Current month's charges:	\$91.09
Total amount due:	\$91.09
Payment Due By:	02/05/2019
Amount Enclosed	\$

610642363934

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

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Account: 211001815920
Statement Date: 01/15/2019
Current month's charges due 02/05/2019



Details of Charges – Service from 12/12/2018 to 01/09/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B26137	01/09/2019	50,454		49,707		747 kWh	1	29 Days

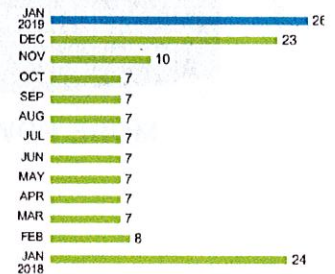
Basic Service Charge		\$18.14
Energy Charge	747 kWh @ \$0.06011/kWh	\$44.90
Fuel Charge	747 kWh @ \$0.02719/kWh	\$20.31
Florida Gross Receipt Tax		\$2.14
Electric Service Cost		\$85.49
Franchise Fee		\$5.60
Total Electric Cost, Local Fees and Taxes		\$91.09

Total Current Month's Charges

\$91.09

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.

NEW YEAR. LOWER RATES.

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Visit tampaelectric.com/rates to learn more.

MORE POWER TO YOU



Statement Date: 01/15/2019
Account: 211001816464

EASTON PARK CDD
11098 PICTORAL PARK DR IRR
TAMPA, FL 33647-0000



Current month's charges: \$85.94
Total amount due: \$85.94
Payment Due By: 02/05/2019

Your Account Summary

Previous Amount Due	\$124.46
Payment(s) Received Since Last Statement	-\$124.46
Current Month's Charges	\$85.94
Total Amount Due	\$85.94

Date Rec'd Rizzetta & Co., Inc. JAN 18 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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

Report a streetlight

*It's easy to request a streetlight
or area light repair at*
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Go paperless for perks!

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001816464

Current month's charges: \$85.94
Total amount due: \$85.94
Payment Due By: 02/05/2019
Amount Enclosed \$

610642363935

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

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Account: 211001816464
Statement Date: 01/15/2019
Current month's charges due 02/05/2019



Details of Charges – Service from 12/12/2018 to 01/09/2019

Service for: 11098 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
D03491	01/09/2019	37,471	36,778		693 kWh	1	29 Days

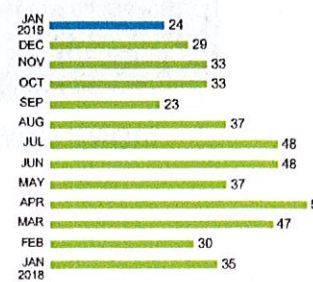
Basic Service Charge		\$18.14
Energy Charge	693 kWh @ \$0.06011/kWh	\$41.66
Fuel Charge	693 kWh @ \$0.02719/kWh	\$18.84
Florida Gross Receipt Tax		\$2.02
Electric Service Cost		\$80.66
Franchise Fee		\$5.28
Total Electric Cost, Local Fees and Taxes		\$85.94

Total Current Month's Charges

\$85.94

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



0000019-0000290- Page 35 of 44

Important Messages

Important information about your deposit interest

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MORE POWER TO YOU



Statement Date: 01/15/2019

Account: 211001816720

EASTON PARK CDD
EASTON PARK BL LTS
TAMPA, FL 33647-0000



Current month's charges:	\$2,566.63
Total amount due:	\$2,431.63
Payment Due By:	02/05/2019

Your Account Summary

Previous Amount Due	\$2,584.71
Payment(s) Received Since Last Statement	-\$2,584.71
Miscellaneous Credits	-\$135.00
Credit balance after payments and credits	-\$135.00
Current Month's Charges	\$2,566.63
Total Amount Due	\$2,431.63

JAN 18 2019
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001816720

Current month's charges:	\$2,566.63
Total amount due:	\$2,431.63
Payment Due By:	02/05/2019
Amount Enclosed	\$

610642363936

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6106423639362110018167200000002431630

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

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Account: 211001816720
Statement Date: 01/15/2019
Current month's charges due 02/05/2019



Details of Charges – Service from 12/08/2018 to 01/09/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	2864 kWh @ \$0.02930/kWh	\$83.92
Fixture & Maintenance Charge	76 Fixtures	\$1106.48
Lighting Pole / Wire	76 Poles	\$1126.32
Lighting Fuel Charge	2864 kWh @ \$0.02691/kWh	\$77.07
Florida Gross Receipt Tax		\$4.13
Franchise Fee		\$157.06
Municipal Public Service Tax		\$11.65
Lighting Charges		\$2,566.63

Total Current Month's Charges

\$2,566.63

Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$135.00

Total Current Month's Credits

-\$135.00

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Important information about your deposit interest

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MORE POWER TO YOU



Statement Date: 01/15/2019

Account: 211001816928

EASTON PARK CDD
EASTON PARK PH3 LTS
TAMPA, FL 33647-0000



Current month's charges:	\$1,176.42
Total amount due:	\$1,176.42
Payment Due By:	02/05/2019

Your Account Summary

Previous Amount Due	\$1,187.58
Payment(s) Received Since Last Statement	-\$1,187.58
Current Month's Charges	\$1,176.42
Total Amount Due	\$1,176.42

Date Rec'd Rizzetta & Co., Inc. JAN 18 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

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or area light repair at*
tampaelectric.com/reportlight.



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001816928

Current month's charges:	\$1,176.42
Total amount due:	\$1,176.42
Payment Due By:	02/05/2019
Amount Enclosed	\$

610642363937

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

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Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

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Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

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Account: 211001816928
Statement Date: 01/15/2019
Current month's charges due 02/05/2019



Details of Charges – Service from 12/08/2018 to 01/09/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1473 kWh @ \$0.02930/kWh	\$43.16
Fixture & Maintenance Charge	39 Fixtures	\$441.20
Lighting Pole / Wire	39 Poles	\$577.98
Lighting Fuel Charge	1473 kWh @ \$0.02691/kWh	\$39.64
Florida Gross Receipt Tax		\$2.12
Franchise Fee		\$72.32
Lighting Charges		\$1,176.42

Total Current Month's Charges

\$1,176.42

00000013-0000288- Page 31 of 44

Important Messages

Important information about your deposit interest

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MORE POWER TO YOU



Statement Date: 01/15/2019

Account: 211001817124

EASTON PARK CDD
MORRIS BRIDGE RD PH2
TAMPA, FL 33647-0000



Current month's charges:	\$1,084.64
Total amount due:	\$1,023.74
Payment Due By:	02/05/2019

Your Account Summary

Previous Amount Due	\$1,096.67
Payment(s) Received Since Last Statement	-\$1,096.67
Miscellaneous Credits	-\$60.90
Credit balance after payments and credits	-\$60.90
Current Month's Charges	\$1,084.64
Total Amount Due	\$1,023.74

Date Rec'd Rizzetta & Co., Inc. JAN 18 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001817124

Current month's charges:	\$1,084.64
Total amount due:	\$1,023.74
Payment Due By:	02/05/2019

Amount Enclosed \$ _____

610642363938

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

Zap Cap Systems[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

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- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211001817124
Statement Date: 01/15/2019
Current month's charges due 02/05/2019



Details of Charges – Service from 12/08/2018 to 01/09/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1584 kWh @ \$0.02930/kWh	\$46.41
Fixture & Maintenance Charge	36 Fixtures	\$393.12
Lighting Pole / Wire	36 Poles	\$533.52
Lighting Fuel Charge	1584 kWh @ \$0.02691/kWh	\$42.63
Florida Gross Receipt Tax		\$2.28
Franchise Fee		\$66.68
Lighting Charges		\$1,084.64

Total Current Month's Charges

\$1,084.64

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	- \$60.90
---	-----------

Total Current Month's Credits

- \$60.90

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Important information about your deposit interest

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NEW YEAR. LOWER RATES.

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Visit tampaelectric.com/rates to learn more.

MORE POWER TO YOU



Statement Date: 01/15/2019

Account: 211001817561

EASTON PARK CDD
10900 PICTORIAL PARK DR
TAMPA, FL 33647-0000



Current month's charges:	\$44.91
Total amount due:	\$44.44
Payment Due By:	02/05/2019

Your Account Summary

Previous Amount Due	\$48.61
Payment(s) Received Since Last Statement	-\$48.61
Miscellaneous Credits	-\$0.47
Credit balance after payments and credits	-\$0.47
Current Month's Charges	\$44.91
Total Amount Due	\$44.44

Date Rec'd Rizzetta & Co., Inc. JAN 18 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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

Report a streetlight

*It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.*



Go paperless for perks!

Goodbye clutter. Hello convenience. Paperless Billing is free, secure and a good way to help the environment.

Learn more and sign up > tecoupport.com/paperlessbilling

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001817561

Current month's charges:	\$44.91
Total amount due:	\$44.44
Payment Due By:	02/05/2019

Amount Enclosed \$ _____

610642363940

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This “leveling” billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, “ESTIMATED” will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211001817561
Statement Date: 01/15/2019
Current month's charges due 02/05/2019



Details of Charges – Service from 12/12/2018 to 01/09/2019

Service for: 10900 PICTORIAL PARK DR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
K84422	01/09/2019	2,131	1,868		263 kWh	1	29 Days

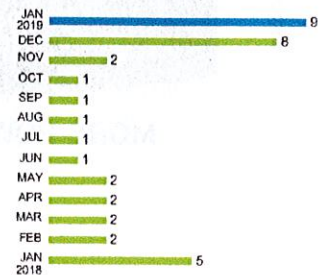
Basic Service Charge		\$18.14
Energy Charge	263 kWh @ \$0.06011/kWh	\$15.81
Fuel Charge	263 kWh @ \$0.02719/kWh	\$7.15
Florida Gross Receipt Tax		\$1.05
Electric Service Cost		\$42.15
Franchise Fee		\$2.76
Total Electric Cost, Local Fees and Taxes		\$44.91

Total Current Month's Charges

\$44.91

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$0.47
---	---------

Total Current Month's Credits

-\$0.47

Important Messages

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Visit tampaelectric.com/rates to learn more.

MORE POWER TO YOU



Statement Date: 01/15/2019

Account: 211001817355

EASTON PARK CDD
10623 PICTORIAL PARK DR
TAMPA, FL 33647-2548



Current month's charges:	\$454.14
Total amount due:	\$411.84
Payment Due By:	02/05/2019

Your Account Summary

Previous Amount Due	\$486.89
Payment(s) Received Since Last Statement	-\$486.89
Miscellaneous Credits	-\$42.30
Credit balance after payments and credits	-\$42.30
Current Month's Charges	\$454.14
Total Amount Due	\$411.84

Date Rec'd Rizzetta & Co., Inc. JAN 18 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Report a streetlight
*It's easy to request a streetlight
or area light repair at*
tampaelectric.com/reportlight.



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Go paperless for perks!

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Learn more and sign up > tecosupport.com/paperlessbilling

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001817355

Current month's charges:	\$454.14
Total amount due:	\$411.84
Payment Due By:	02/05/2019

Amount Enclosed \$ _____

610642363939

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6106423639392110018173550000000411848

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
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Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Account: 211001817355
Statement Date: 01/15/2019
Current month's charges due 02/05/2019



Details of Charges – Service from 12/07/2018 to 01/06/2019

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

Rate Schedule: General Service Demand - Standard

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H99710	01/06/2019	71,251		65,951		5,300 kWh	1	31 Days
H99710	01/06/2019	11.58		0		11.58 kW	1	31 Days

Basic Service Charge		\$30.24
Demand Charge	12 kW @ \$10.59000/kW	\$127.08
Energy Charge	5,300 kWh @ \$0.01596/kWh	\$84.59
Fuel Charge	5,300 kWh @ \$0.02719/kWh	\$144.11
Capacity Charge	12 kW @ \$0.32000/kW	\$3.84
Energy Conservation Charge	12 kW @ \$1.17000/kW	\$14.04
Environmental Cost Recovery	5,300 kWh @ \$0.00220/kWh	\$11.66
Florida Gross Receipt Tax		\$10.66
Electric Service Cost		\$426.22
Franchise Fee		\$27.92

Total Electric Cost, Local Fees and Taxes

\$454.14

Total Current Month's Charges

\$454.14

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

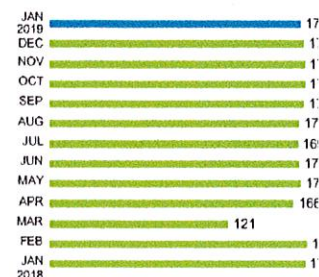
-\$42.30

Total Current Month's Credits

-\$42.30

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

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MORE POWER TO YOU



Tampa Bay Times
tampabay.com

Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

AD SALES HOURS

M - TH 7:30 - 6:30

FRI 7:30-5:30

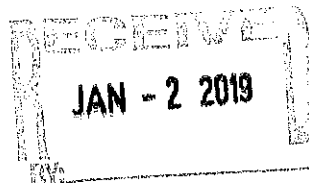
CUSTOMER SERVICE HOURS

M-F 8:00 - 5:00

Advertising Run Dates	Advertiser/Client Name
12/21/18 - 12/21/18	EASTON PARK CDD
Billing Date	Customer Account
12/21/18	119371
Total Amount Due	Ad Number
\$206.00	722076

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
12/21/18	12/21/18	722076		Easton Park CDD	1	12IN	206.00

Date Rec'd Rizzetta & Co., Inc. **JAN 08 2019**
D/M approval CP Date 1/11/19
Date entered JAN 08 2019
Fund 001 GL 51300 OC 4801
Check# _____



Tampa Bay Times
tampabay.com

Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser/Client Name	
12/21/18 - 12/21/18		EASTON PARK CDD	
Billing Date	Sales Rep	Customer Account	
12/21/18	Virginia Marshall	119371	
Total Amount Due	Customer Type	Ad Number	
\$206.00	AO	722076	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

Thank you for your business

EASTON PARK CDD
ATTN: RIZETTA & COMPANY
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614

REMIT TO:

**TAMPA BAY TIMES
DEPT 3396
P.O. BOX 123396
DALLAS, TX 75312-3396**

[illegible]

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Virginia Marshall who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Easton Park CDD was published in Tampa Bay Times: 12/21/18. in said newspaper in the issues of Tampa Tribune North

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 12/21/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

LEGAL NOTICE

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING

The Board of Supervisors (the "Board") of the Easton Park Community Development District (the "District") will hold an Audit Committee meeting and Special meeting on Wednesday, January 2, 2019 at 4:30 p.m. at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida 33647.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, FL 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 the appeal is to be based.

Easton Park Community Development District
Christine Perkins, District Manager

12/21/2018

722076-1



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000240610
Invoice Date: December 1, 2018

Account: 11922
PO Number:

Bill To:

Easton Park CDD
c/o Rizzetta & Company Inc.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141021.101
Property Name: Easton Park CDD
Terms: NET 30

Invoice Due Date: December 31, 2018
Invoice Amount: \$11,905.24
Month of Service: December 2018

Description	Current Amount
Monthly Landscape Maintenance	11,905.24

Invoice Total 11,905.24

RECEIVED

Date Rec'd Rizzetta & Co., Inc. **NOV 29 2018**
D/M approval CP Date 12/4/18
Date entered **DEC 03 2018**
Fund 001 GL 53900 OC 4604
Check # _____

Should you have any questions or inquiries please call (386) 437-6211.

Tab 3

EASTON PARK

FIELD INSPECTION REPORT



Feb. 20th , 2019

Rizzetta & Company

L. Scott Green – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Landscape

The following are action items for Yellowstone Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.



1. Reference Pic (1) Located in the center median landscape beds Crepe Myrtles will need to be trimmed soon. Ask contractor to submit date as to when Crepes will be trimmed.

2.Reference Pic (2) Located in the center median landscape beds Jasmin seems to be off color in areas. Ask contractor to inspect this plant material and make any necessary adjustments to Fert/Chem and irrigation to promote healthier plant material moving into he spring.



Easton Park

3. Reference Pic (3) Turf located in the center median has a large amount of turf weeds that need to be treated. Ask contractor to submit course of action to treat these turf weeds.



4. Reference Pic (4) Located in center median landscape beds there are large voids of plant material that need to have new plant material installed to fill in the void. Ask contractor to submit proposal to install new plant material in these beds to fill in void.

5. Ponds throughout the community have all been mowed and string trimmed down to the water line at the date and time of this inspection.

5. Reference Pic (5) Indian Hawthorne in center island median landscape beds are inundated with weeds growing up through the plant material that needs to be removed.



HOA Landscape



6. Reference Pic (6) Located at the amenities center there is a irrigation repair that needs to be addressed as the water is leaking onto sidewalk.

7. Reference Pic (7) Broken irrigation was found in the landscape beds at the amenities center.



Tab 4



Easton Park CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 2/22/2019

Prepared for:

Ms. Christine Perkins, District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Prepared by:

Morgan Melatti, Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

Site: 33



Comments: Normal growth observed

Normal growth of filamentous algae was noted around the perimeter of site #33, which will be targeted at an upcoming maintenance visit. Decomposing shoreline grasses were seen from previous maintenance visits associated with the filamentous algae growth. Water levels have dropped significantly in the site.

Site: 34



Comments: Site looks good

Site #34 was seen in good condition during the site inspection. A minor amount of debris (above) will be addressed at an upcoming maintenance visit and water levels have dropped in the site. Gulf Spikerush (bottom right) was seen in good condition and nuisance vegetation was minimal along the perimeter.

Site: 38



Comments: Site looks good

Spot spraying within the littoral shelf of site #38 continues to target Alligator Weed and Torpedograss seen in isolated clumps between the healthy, installed Pickerelweed. The open water of site #38 was seen in good condition as well (bottom right).

Site: 35



Comments: Normal growth observed

Slight turbidity was noted in site #35 as well as normal growth of shoreline Pennywort (bottom right) and Torpedograss (above) which will be targeted during a regularly scheduled maintenance visit.

Easton Park CDD Waterway Inspection Report | 2/22/2019

Site: 14



Comments: Treatment in progress

Treatments targeting Peruvian Primrose along the wild side of site #14 were seen with regrowth of the invasive plant. The regrowth was targeted during the maintenance visit on 1/30/19 performed via boat (top right).

Site: 12



Comments: Treatment in progress

Shoreline vegetation such as Torpedograss, Alligator Weed, Cattails and Pennywort received treatment during the maintenance visit on 2/15/19, with positive result seen during the site visit in the yellowing vegetation (top right).

Easton Park CDD Waterway Inspection Report | 2/22/2019

Site: 11



Comments: Site looks good

Site #11 was seen in good condition during the site visit. Water clarity was high (bottom right) and no new growth of algae or nuisance vegetation was noted in the open water. Shoreline grasses are well managed (top right).

Site: 10



Comments: Treatment in progress

A large filamentous algae bloom has occurred within site #10 and was targeted on 2/15/19 and then again on 2/22/19 with the remaining growth seen decomposing in the northwestern corner. The site will receive a follow up visit the first week of March

Easton Park CDD Waterway Inspection Report | 2/22/2019

Site: 46



Comments: Treatment in progress

Filamentous algae within site 46 was targeted during the maintenance visit on 2/22/19. A follow-up application will be performed as need the following week. A native plant installation is recommended for the littoral shelf of the site (top right).

Management Summary

The waterway inspection report for Easton Park CDD was performed on February 22nd, 2019 on ten sites in the community. Treatments in February were largely focused on algae growth within the waterways, as daily temperatures continue to rise and a new growing season begins for algae and plants alike. Several ponds in the community experienced large algae blooms, which can require several algaecide applications to bring back to normal growth levels. Treatment results can typically be expected 7-10 days following an algaecide application and can be commonly associated with a lightening in the hue of the algae. Sites #46, #7, #10, #16, #17, #8 and #20 received treatments targeting planktonic or filamentous algae blooms during the month of February. Site #10 received two algaecide applications, seven days apart in order to best target the large filamentous algae bloom. The remaining filamentous algae was seen with a light hue and had accumulated in the northwestern corner of the site, away from the native plant installation done on the littoral shelf.

Littoral shelf native plant installations have been recommended for five littoral areas in Easton Park, Sites #1, #46, #10, #11 and #38. Two of the plant installations have been completed and the remaining sites have been prepped for a spring plant installation, site #46 being a prime example pictured on this report. The shelf was previously filled with invasive Primrose bushes which received treatment and have gradually decomposed. The site has been managed for regrowth of invasive vegetation to pave the way for the desired plants.

Recommendations/Action Items

- Complete Remaining Littoral Shelf Plant Installations.
- Monitor Algae Treatments within Sites #7, #46 and #10.
- Continue Routine Maintenance.

Thank You For Choosing Aquatic Systems, Inc.!

Tab 5

ADA Site Compliance



Easton Park CDD

Website Compliance and Accessibility

Our Firm

ADA Site Compliance is a leading provider of website accessibility and solutions for businesses and government. Our team includes specialists in auditing and remediation, coding, PDFs and WCAG compliance. Entities of all sizes and across industries trust our expertise in making their digital assets usable and enjoyable for all while meeting the guidelines of the ADA.



LAW

RULES

GOVERNANCE

Accessibility, Compliance & Community Development Districts

The Florida Department of Economic Opportunity requires that all special district websites, by law, be fully accessible to those with disabilities. Community Development Districts (CDDs) and other special purpose entities must ensure that all content on their sites comply with the Americans with Disabilities Act, a 1990 federal law.



How Do People with Disabilities Use My Website?

HEARING IMPAIRED

All media that can be heard – videos, sound bites – must have a written description.

VISUALLY IMPAIRED

Sites must be properly built to let assistive devices read all visual elements aloud to blind and low-vision users.

PHYSICALLY IMPAIRED

Keyboard shortcuts must permit disabled users to navigate a site without using a mouse.



“Accessible design is good design”

Steve Ballmer
Former CEO, Microsoft

Costs: Reputational & Monetary

- **Web accessibility lawsuits are on the rise and continue to be backed by the U.S. Department of Justice.**
- **The cost to hire attorneys and pay associated fees can range from tens of thousands of dollars to the high-six-figures.**
- **Related costs include human capital, negative PR, stress on your district, and reputational damage via traditional and social media.**



"We believe very deeply that accessibility is a human right"

**Tim Cook
CEO, Apple**

First Steps: Risk-Mitigation



Compliance Shield

A certificate on your website indicates that you have a compliance plan in place and are taking active steps toward usability for all.



Site Accessibility Policy

A compliance plan details your strides toward access for all and lists alternate contact info for users in need of accommodations.



Compliance Audit Report

A detailed audit report shows the lines of code to be corrected and screen shots and text descriptions of every compliance failure.

Phases of Compliance

Option 1 – Audit & Remediation of Your Current Site

Phase 1

Technological Auditing

Technological auditing identifies up to 30% of the errors on a website. A detailed report indicates the line of code to be corrected, along with a screen shot of the error and a recommendation for remediating the issue.

Phase 2

Human Expert Auditing

Only human expert auditing can reveal the 70-80% of compliance failures that technological auditing cannot find. This applies both to webpages and PDFs, the latter of which can only be made accessible with human-expert-led remediation.



Phases of Compliance

Option 2 – Site Migration

Phase 1

Migration of All Content

Our technical team migrates your existing website over to a brand new site built on accessible themes that ADA Site Compliance has designed and maintains – and that is proven to be compliant under the ADA.

Phase 2

Quality Assurance

Post-migration, our technical team tests your newly migrated site for the same WCAG 2.1-level criteria we use when auditing and remediating existing sites.



Web Developers and IT Teams are NOT Audit and Compliance Experts

Auditing correctly the first time saves you time and money.

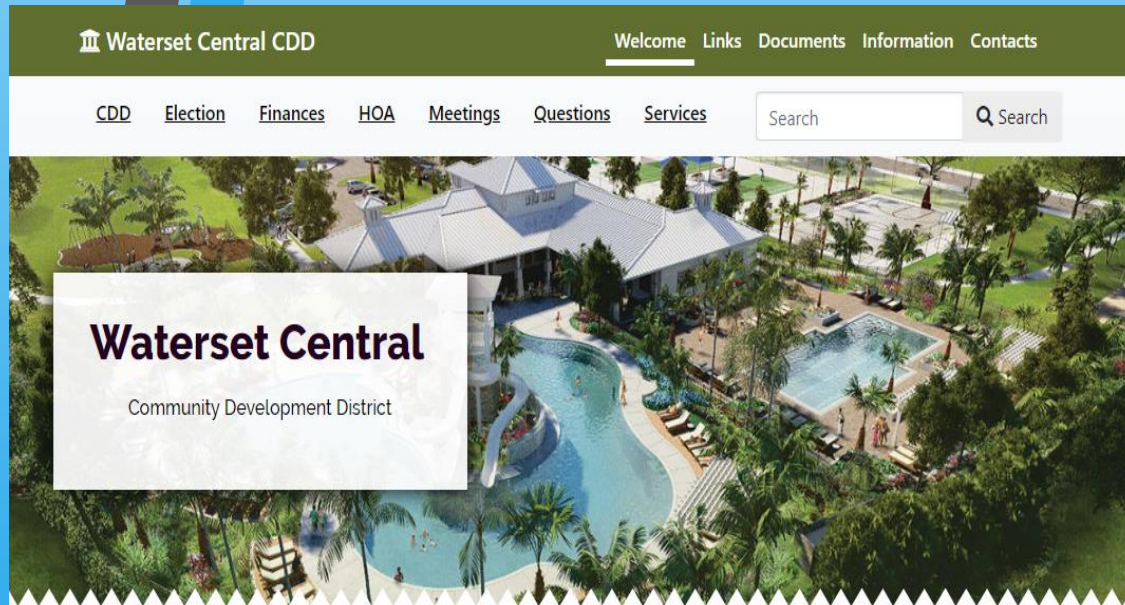


Without human expert auditing, your website and PDFs will not be compliant, accessible, and usable.

We Provide Thorough and Rigorous Support to Our Clients

Our Chief Technology Officer, Scott Rubenstein, and his analyst team directly oversee the migration and/or auditing and remediation of your district website. Our team draws on decades of experience to do far more than just identify compliance failures; we assess your current methods and suggest new best practices to help keep your website accessible. Our hands-on approach makes your remediation faster, easier, and less costly.

First Look: Sample Pages from Your District's New, Compliant Website



Welcome

Welcome to the official website for the Waterset Central Community Development District (the "District"). This website is funded on behalf of the District to serve two major purposes. The first is to comply with Chapter 189.069 of the *Florida Statutes*, which requires each special district to maintain an official internet website. The second is an effort to help educate the general public about the services provided by the District, and to highlight the other agencies involved in the day-to-day operations of the community. These agencies include, but are not limited to the Florida Department of Economic Opportunity, Hillsborough County and the Waterset Central homeowner's association.

Upcoming Events

December 13, 2018 at 9:00 am
January 10, 2019 at 9:00 am
February 14, 2019 at 9:00 am
March 14, 2019 at 9:00 am
March 14, 2019 at 9:00 am
April 11, 2019 at 9:00 am
May 09, 2019 at 9:00 am
June 13, 2019 at 9:00 am
July 11, 2019 at 9:00 am
August 08, 2019 at 9:00 am
September 12, 2019 at 9:00 am

District Administration

The District Manager's responsibilities include:

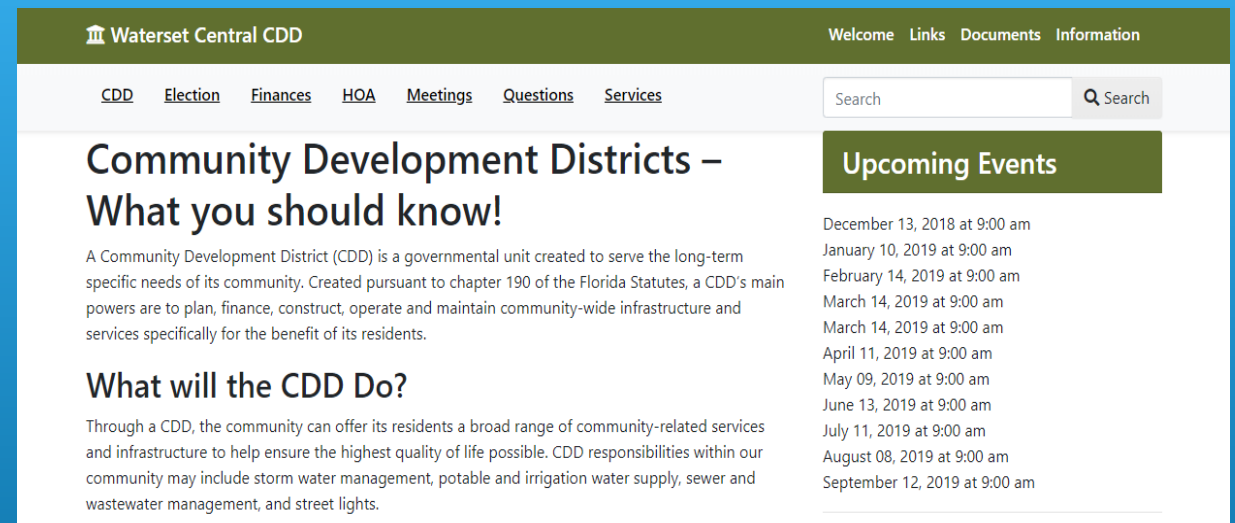
- Preparation and submittal of a proposed operations and maintenance budgets for Board review and action
- Preparation of contract specifications for District operations, including community appearance, waterway management, street lighting and facilities maintenance
- File all required forms and documents with state and local agencies
- Attend all Board of Supervisor meetings – implement the policies of the Board
- Additional duties as directed by the Board

Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578
Joe Roethke
District Manager
Ph. 813-533-2950



If you have a concern, please let us know. [Contact us here](#) to report your concern. Certain documents will be in PDF format.

Certain documents will be in PDF format. To view them you may have to download the latest version of Adobe Reader.



Easton Park – Scope of Work & Pricing Options*

❑ Option 1:

\$5,900 (year one) - auditing & remediation of the existing Easton Park CDD website

\$1,500 (annually) - to ensure continued accessibility and compliance as WCAG standards change

- includes two hours of consulting and help desk access

- annual fee is waived in year one

\$2.90 per page - PDF human expert auditing & remediation**

\$190 per hour - additional consulting beyond two hours

❑ Option 2:

\$3,900 (year one) - migration of current site content to new, ADA-compliant format

- performed by experts in website coding & design

\$900 (annually) - to ensure continued accessibility and compliance as WCAG standards change

- includes two hours of consulting and help desk access

- annual fee is waived in year one

\$2.90 per page - PDF human expert auditing & remediation

\$190 per hour - additional consulting beyond two hours

**** the pricing above reflects a 20% discount that ADA Site Compliance is pleased to offer to all Egis clients***

***** PDF auditing & remediation is not included in either option***



ACCESSIBLE

Contact Information

ADA Site Compliance, LLC

**Jeremy Horelick, Vice President
(561) 258-9518 Direct**

**jeremy@AdaSiteCompliance.com
AdaSiteCompliance.com**



**“If you think compliance is
expensive, try non-compliance.”**

Fmr. Dep. U.S. Attorney General Paul McNulty

ADA Site Compliance, LLC



Statement of Work (SOW) Agreement to Perform Consulting Services

Date

January 11, 2019

Services Performed By:

ADA Site Compliance, LLC

Services Performed For:

Easton Park CDD

This Statement of Work (SOW) is issued pursuant to the Master Services Agreement between Easton Park CDD (“Client”) and ADA Site Compliance, LLC (“Contractor”), effective January 11, 2019 (the “Agreement”). This SOW is subject to the terms and conditions contained in the agreement between the parties and is made a part thereof. Any term not otherwise defined herein shall have the meaning specified in the agreement. In the event of any conflict or inconsistency between the terms of this SOW and the terms of the agreement, the terms of the SOW shall govern and prevail.

This SOW, effective as of January 11, 2019, is entered into by and between Contractor and Client for Client’s website www.eastonparkcdd.org and is subject to the terms and conditions specified below. The exhibit(s) to this SOW, if any, shall be deemed to be a part hereof. In the event of any inconsistencies between the terms of the body of this SOW and the terms of the exhibit(s) hereto, the terms of the SOW shall prevail.

Period of Performance

The services shall begin on the date of the Agreement’s execution and shall continue through completion or termination, subject to the termination provisions below.

Process & Engagement

ADA Site Compliance uses both technological (i.e. software-based) and human expert auditing to detect compliance failures for websites, mobile applications, PDFs, and other digital assets. We evaluate their accessibility against evolving web content accessibility guidelines (currently WCAG 2.1) and offer the solutions below. In both cases, we will deliver you a website that has been audited and remediated for substantial compliance with current standards.

Option 1 – Our team of human expert auditors performs manual compliance testing of your existing website using

screen reader software and keyboard shortcuts. This testing method best simulates the actual conditions a user with disabilities experiences when visiting your site and is therefore the most reliable gauge of its real-world accessibility. Our remediation team uses the resulting audit report to make all relevant fixes to your existing site via its source code. We then re-submit the fixed pages for round two of human auditing and a corresponding second round of corrections. This is to ensure all failures have been addressed and that no new ones were created in the process.

Throughout the process and afterward, you will receive quarterly technological audit reports that identify all errors that software can detect. Please note that software-based reports alone cannot identify 100% of accessibility failures; at best, they can uncover about one-third of them. As such, your technological reports are intended only as a general diagnostic of your site's ongoing compliance health – not as a measure of your website's overall accessibility.

Option 2 – Our team will migrate your existing site to an accessible and compliant theme built and maintained by ADASC. Rizzetta & Company will continue to host and provide backup for your site. Post-migration, our audit and design teams will employ best efforts to ensure that your new website is substantially compliant with current standards. By building a new site on an accessible and compliant theme, we avoid the significant preparation and testing costs associated with Option 1. This is reflected in the price difference between the two options.

Scope of Work & Deliverables

Contractor shall provide the following services/deliverables for Client and its site, www.eastonparkcdd.org:

Technological & Human Expert Auditing (Option 1 only)

- customized software-based and human expert auditing of the entire web domain
- detailed audit reports including the precise location in the code of each failure, a description of the error, a picture for visual context, and a suggested remediation step

Site Migration (Option 2 only)

- Contractor will migrate the content of Client's existing website to one built on Contractor's own themes that are known to be accessible and compliant with WCAG 2.1 standards
- content may include, but is not limited to, pictures, text, tables, video files, and forms
- some existing functionality/content, including that provided by third-party vendors, may be impossible to migrate "as is" from the existing site to the new one, in which case another solution may be required
- review by Contractor's technical team leaders of the migrated site for quality assurance

PDF Auditing & Remediation (if applicable)

- Contractor will deliver fully accessible PDFs to Client
- document types may include, but are not limited to, meeting agendas, minutes, and budgets
- this service is not automatically included with either migration or auditing/remediation
- per-page pricing is included in the Fee Schedule section of this SOW

Customized Accessibility Policy & Compliance Shield (Options 1 & 2)

- indication of Client's active engagement with recognized experts in the field of website accessibility and compliance; the deliverable is uploaded to the footer of Client's website and acts as a deterrent to litigation from trolling plaintiffs and/or attorneys
- statement of Client's specific ongoing strides toward compliance with current WCAG standards – to be posted on the website (links to ADA Compliance Shield)
- alternate contact info for users to report inaccessible areas of Client's website and to request assistance – to be posted on the website (links to ADA Compliance Shield)

Technical Support (Options 1 & 2)

- available to Client and/or its developers via email, phone, video, and (where feasible) in-person contact

Fee Schedule

Option 1:

\$5,900 (year one) – auditing and remediation of the current Easton Park CDD website

\$1,500 (annually) – to ensure continued accessibility and compliance

\$2.90 per page – PDF human expert auditing and remediation

\$190 per hour – additional consulting beyond two hours (e.g. adding new site content, editing existing content)

Option 2:

\$3,900 (year one) – migration of the current website to a new site built on ADA-compliant themes

\$900 (annually) – to ensure continued accessibility and compliance

\$2.90 per page – PDF human expert auditing and remediation

\$190 per hour – additional consulting beyond two hours (e.g. adding new site content, editing existing content)

The above pricing reflects a **20% discount** based on Client's contract with Egis Insurance and Risk Advisors. One-half (50%) of the year-one fee for services is due at the time of the Agreement's signing, with the balance due upon Client's acceptance of the final deliverables.

The annual fee, to be paid one (1) year after the execution date of this SOW, includes Client's continued use of Contractor's Compliance Shield and Accessibility Policy; updates made to the Accessibility Policy to reflect changing standards and laws; quarterly technological auditing and reporting, and continued consulting.

Completion Criteria

Contractor will make all reasonable efforts to complete human expert auditing in an expeditious way. The process of migrating, auditing, and remediating website-based content is time-intensive and typically takes between thirty (30) and forty-five (45) days, per round, to complete. This excludes any time needed to remediate the identified failures and to validate their corrections. The total completion time for multiple rounds of human expert auditing may be three (3) to six (6) months in all. For sites of significant complexity, this term may be longer.

Contractor shall have fulfilled its obligations to Client when either of the following occurs:

- Contractor provides Client all deliverables above, and Client accepts these without unreasonable objections. If Contractor receives no response within seven (7) business days of delivery, this shall be deemed acceptance.
- Contractor and/or Client may cancel services not yet provided within sixty (60) business days with advance written notice to the other party.

Signatures

In witness whereof, the Parties have, by their duly authorized representatives, executed this SOW as of the date first set forth above.

ADA SITE COMPLIANCE, LLC

By: _____

Name: _____

Title: _____

EASTON PARK CDD

By: _____

Name: _____

Title: _____

Tab 6

MASTER SERVICES AGREEMENT

ADA SITE COMPLIANCE LLC

This Master Services Agreement (this "**Agreement**") is entered into as of January 11, 2019, between Easton Park, a community development district with notice address at 9428 Camden Field Parkway, Riverview, FL 33578 ("**Customer**") and ADA Site Compliance LLC, a Florida corporation with a place of business and notice address at 6400 Boynton Beach Boulevard, No. 742721, Boynton Beach, FL 33474 ("**ADASC**"), and shall become effective upon Customer and ADASC executing a Statement of Work, which shall be attached to this Agreement and incorporated herein by this reference. Customer and ADASC may also each be referred to herein individually as a "**Party**," and collectively as the "**Parties**."

In consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, wishing to be legally bound by this Agreement, agree as follows:

1. PRODUCTS AND SERVICES.

1.1. Statement(s) of Work. Pursuant to this Agreement, ADASC shall provide Customer with ADASC's website and web application technological and/or human expert accessibility auditing and related services ("**Services**") and products and/or software (collectively, as applicable, the "**Products**") set forth in one or more statements of work to be mutually executed by the Parties that reference and are subject to the terms of this Agreement (each, a "**SOW**"). In return for such Services and Products, Customer shall pay ADASC the fees and expenses set forth in the applicable SOW/Proposal in accordance with the payment terms set forth herein and/or therein.

1.2. Customer Requested Changes. At any time, Customer may request a change to the Services or 'Deliverables' (defined below) that have been described in a SOW (in each case, a "**Change**"). Upon receipt of a Change request from Customer, ADASC agrees to respond in writing within five (5) business days of its receipt thereof, advising Customer of any additional cost, scheduling, or other impacts on the Services or Deliverables arising from the requested Change. If the Parties agree to proceed with any requested Change, the terms associated with such Change must be incorporated into an amendment to the applicable SOW that is mutually executed by the Parties prior to ADASC's implementation of the Change.

1.3. Deliverables. Unless otherwise provided in a SOW, with respect to any compliance audit reports, data, software, tools or other works of any kind designated to be made, conceived, or developed by ADASC in connection with a SOW (collectively, as applicable, the "**Deliverables**"), Customer shall have the right to review such Deliverables upon their completion by ADASC only to determine if they conform to the applicable written specifications stated in the SOW (collectively, the "**Acceptance Criteria**"). Customer will notify ADASC within seven (7) business days of delivery of the Deliverables if, in Customer's

good faith determination, the Deliverables have not met the Acceptance Criteria, and that therefore acceptance has not occurred. In the event acceptance of any Deliverables does not occur, ADASC will, at its cost, make any necessary changes to the Deliverable within a commercially reasonable time frame so that they conform to the Acceptance Criteria, and resubmit the Deliverables to Customer. If Customer does not, however, notify ADASC within seven (7) business days of the delivery of any Deliverables that such Deliverables have not met the Acceptance Criteria, the Deliverable shall be irrevocably deemed to conform to the specifications in the applicable SOW, and to have been irrevocably accepted by Customer.

2. FEES.

2.1. Contract Price. The fee for the services described in the SOW is \$3,900, one half of which (\$1,950) is to be paid upon execution by both parties of this Agreement. The balance is to be paid upon delivery to the client of the materials listed in the SOW. The annual fee for Customer's: a) continued use of ADASC's Compliance Shield and customized accessibility policy; b) receipt of quarterly technological audits and corresponding reports; c) policy updates to reflect relevant changes to existing compliance laws and regulations, and d) ongoing consulting with ADASC is \$900, to be paid in full one (1) year after the execution of this Agreement.

3. INVOICES AND PAYMENTS.

3.1. Invoices. All payments are due within 30 days of the invoice date. Customer will reimburse ADASC for travel and other pre-approved expenses. All payments required by this Agreement are exclusive of federal, state or other governmental taxes and excises, and Customer will be responsible for all such taxes and amounts and agrees to defend and hold ADASC harmless from any claim against ADASC for any such amount.

3.2. Disputed Amounts. Customer may only withhold payment of amounts that it in good faith disputes to be due or owing ("**Disputed Amounts**"). In such case, Customer shall nonetheless pay any undisputed amounts and provide to ADASC a sufficiently detailed written explanation of the basis for its withholding of the Disputed Amounts. Any controversy relating to amounts owed by Customer hereunder shall be considered a "Dispute" (defined below) and subject to the resolution procedures provided in this Agreement. If it is determined that any Disputed Amounts are in fact owed to ADASC, Customer shall pay to ADASC such Disputed Amounts within five (5) days of such resolution, plus any applicable late fees, interest and/or ADASC's reasonable costs of collection, if any (e.g., agency fees, court costs, and reasonable attorneys' fees).

3.3. Late Payments. Late payments (other than Disputed Amounts that are determined not to be in fact due or owing to ADASC) not received within fifteen (15) days of the due date stated in all applicable SOWs will be subject to a late fee of 1.5% per month on all unpaid balances. Customer agrees that it will be responsible for all of ADASC's costs and expenses, including collection agency fees, court costs, and reasonable attorneys' fees, incurred by ADASC to collect any monies owed by Customer or to otherwise enforce the terms of this Agreement. ADASC reserves the right to suspend or terminate Services and to withhold Products and/or Deliverables immediately without notice for non-payment of monies owed under this Agreement (including, in ADASC's reasonable discretion, Disputed Amounts until the related Dispute is resolved).

4. TERM AND TERMINATION.

4.1. Term. This Agreement shall become effective when Customer and ADASC first execute a Proposal and shall remain in effect until terminated as provided herein ("**Term**").

4.2. Termination. This Agreement and/or any individual SOW may be terminated by either Party (i) in the event the other Party fails to cure or take reasonable steps to cure a breach of any material term of this Agreement or any applicable SOW within ten (10) business days of receipt of written notice describing such breach; or (ii) immediately upon the giving of written notice by such Party in the event the other Party is adjudged insolvent or bankrupt, or upon the institution of any proceeding against the other Party seeking relief, reorganization or arrangement under any laws relating to insolvency, or upon the appointment of a receiver, liquidator or trustee of any of the other Party's property or assets, or upon liquidation, dissolution or winding up of the other Party's business.

4.3 Termination by Customer without Cause Prior to Commencement. If customer purports to terminate this Agreement in advance of the commencement of performance of the Services, ADASC shall be entitled to invoice Customer for, and Customer agrees to pay, all of ADASC's internal and out-of-pocket expenses accrued prior to the date of termination, plus 50% of the total charges for the services projected to be performed during the first month of the work contemplated by the applicable SOW(s). Customer acknowledges that damages to ADASC for such termination of this Agreement or any SOW or Proposal are difficult, if not impossible, to ascertain and that the cancellation fee referenced in this paragraph shall be deemed reasonable liquidated damages for such early termination and not a penalty.

4.4 Termination by Customer without Cause After Commencement. If Customer purports to terminate this Agreement or any SOW early for any reason other than for ADASC's uncured breach, or if ADASC terminates this

Agreement early for reasons relating to Customer's breach and not for ADASC's convenience, Customer shall be responsible to pay a cancellation fee equal to fifty percent (50%) of the total remaining contract amount that would have otherwise been payable to ADASC had this Agreement not been so terminated. Customer acknowledges that damages to ADASC for such termination of this Agreement or any SOW are difficult, if not impossible, to ascertain and that the cancellation fee referenced in this paragraph shall be deemed reasonable liquidated damages for such early termination and not a penalty.

4.5. Effect of Termination. Upon termination of this Agreement as provided hereunder (a) each Party may demand the immediate return of all Confidential Information (defined below) in possession of the other Party, (b) Customer may demand the immediate return of all Customer Materials, and (c) Customer shall promptly pay all amounts payable hereunder with respect to Services provided and Products and Deliverables delivered prior to termination and any accrued late fees and/or liquidated damages.

5. REPRESENTATIONS, WARRANTIES & COVENANTS

5.1. General. ADASC represents, warrants, and covenants ONLY that (a) the Services shall be performed by qualified personnel in a professional and workmanlike manner in accordance with current website accessibility compliance industry standards; and (b) neither the Services nor any Product provided by ADASC shall infringe, misappropriate, or otherwise violate the intellectual property rights of any third party. Customer represents, warrants, and covenants that it shall not use the Services, Products or Deliverables in any manner contrary to applicable law. Each Party also represents and warrants that it has the full right and authority to enter into this Agreement and perform its obligations hereunder.

5.2. Disclaimer of All Other Warranties. CUSTOMER AGREES THAT ITS ACCESS TO, AND USE OF, THE PRODUCTS AND SERVICES ARE ON AN "AS-IS," AND "AS AVAILABLE" BASIS. CUSTOMER ACKNOWLEDGES THAT ASSESSING ACCESSIBILITY AND REMEDIATION IS HIGHLY COMPLEX, SUBJECTIVE AND CHANGEABLE, AND AS SUCH, ACHIEVING ABSOLUTE OR TOTAL COMPLIANCE IS NOT POSSIBLE. ADASC MAKES NO WARRANTY THAT THE SERVICES WILL FIND ALL ACCESSIBILITY CONCERNS IN CUSTOMER'S WEBSITES, APPS, PDFS OR SERVER(S), OR THAT THE SUGGESTED SOLUTIONS AND ADVICE PROVIDED IN ANY REPORT ADASC MAY PROVIDE TO CUSTOMER FROM TIME TO TIME WILL BE COMPLETE OR ERROR-FREE. WHILE TECHNOLOGICAL AUDITING SUCH AS THAT PROVIDED BY ADASC (WHICH TYPICALLY CAN DETECT APPROXIMATELY 30% OF ACCESSIBILITY ISSUES) MAY BE A GOOD STARTING POINT IN CUSTOMER'S EFFORTS TOWARD COMPLIANCE, HUMAN EXPERT AUDITING IS ALSO NECESSARY. THEREFORE, ADASC STRONGLY RECOMMENDS THAT CUSTOMER REGULARLY ENGAGE IN HUMAN EXPERT AUDITING AND

TECHNOLOGICAL AUDITING OF ITS WEBSITE(S), APP(S) AND SERVER(S) IN ORDER TO ASSURE THE HIGHEST POSSIBLE LEVEL OF ACCESSIBILITY, COMPLIANCE AND USABILITY. ADASC DOES NOT GUARANTEE ANY SPECIFIC LEVEL OF ACCESSIBILITY OR COMPLIANCE AND ASSUMES NO RESPONSIBILITY IN THE EVENT A CLAIM IS MADE AGAINST CUSTOMER BASED UPON OR ALLEGING A LACK OF OR FAILURE IN ACCESSIBILITY OR COMPLIANCE WITH APPLICABLE ACCESSIBILITY LAWS, REGULATIONS AND/OR STANDARDS. ADASC SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATIONS OR WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE.

5.3. Customer's Covenant of Compliance with Laws. Customer is solely responsible for complying with all applicable laws pertaining to Customer's website, web applications and business, including, without limitation, tax laws, laws governing electronic commerce, US Export laws and laws related to accessibility. Customer agrees to indemnify, defend and hold ADASC harmless from any claims, losses or proceedings, including ADASC's reasonable attorneys' and experts' fees incurred in defending any such claim or proceeding, arising out of Customer's breach of this Section. This Section survives termination of this Agreement for any reason.

6. CONFIDENTIALITY & NON-SOLICITATION.

6.1 Confidentiality. Except as provided in ADASC's Privacy Policy that may be accessed at www.adasitecompliance.com, and incorporated herein by reference, ADASC and Customer each agree to hold the other's Confidential Information in confidence and not to disclose it to any third party without the prior written consent of the disclosing party. Each Party agrees to use the Confidential Information of the disclosing party only for purpose of performing the Party's obligations under this Agreement. Further, the receiving party shall use the same degree of care it uses with respect to its own Confidential Information to prevent the unauthorized disclosure to a third party of any Confidential Information of the disclosing party, but in no event less than reasonable care. As used in this Agreement, "**Confidential Information**" shall mean non-public, proprietary information including, without limitation, any information, technical data or know-how relating to ideas, inventions, concepts, software, designs, specifications, processes, data, source code, object code, research and development, and information related to finances, costs, prices, vendors, customers and employees which is disclosed by a Party or on its behalf whether before, on or after the date hereof, directly or indirectly, in writing, orally or by visual inspection, to the other Party or any of its employees or agents. The obligations to protect Confidential Information under this section shall not apply to information which: (a) is or becomes publicly known through no act or failure to act on the part of the receiving party; (b) was rightfully in the receiving party's possession prior to disclosure by the

disclosing party; (c) became rightfully known to the receiving party, without confidentiality restrictions, from a source other than the disclosing party; (d) is approved by the disclosing party for disclosure; (e) is or was developed independently by the receiving party without use of the Confidential Information and without violation of any confidentiality restriction; or (f) is required to be disclosed by law.

6.2. Non-Solicitation. The parties recognize that their respective employees, contractors and consultants (and such persons' loyalty and services), constitute valuable assets of each Party. Accordingly, neither Party shall, during the Term and for a period of one (1) year thereafter, directly or indirectly solicit, employ, offer to employ, nor engage as a consultant, any employee, any sub-contractor or independent consultant of the other Party with whom such Party had contact pursuant to this Agreement, except that nothing herein shall prevent the hiring of a person who responds to a general advertisement or solicitation. The remedy at law for any breach of the foregoing provisions may be inadequate and, in addition to any other remedy it might have, the aggrieved party shall be entitled to seek injunctive relief without proof of irreparable injury and without posting bond. This Section survives termination of this Agreement for any reason.

7. INTELLECTUAL PROPERTY.

7.1. ADASC Materials. Except as provided herein, as between the Parties, ADASC shall retain all right, title, and interest in and to (i) all patents, trademarks, service marks, copyrights, and other intellectual property or proprietary rights (collectively, "**IP**") of ADASC used in or otherwise associated with the Services, Deliverables and Products provided to Customer hereunder, and (ii) all works, designs, trade secrets, technical specifications and data, know-how and show-how, inventions, concepts, ideas, and improvements which are authored, conceived, devised, developed, reduced to practice or otherwise obtained by ADASC which arise out of ADASC's performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively "**ADASC Materials**"), and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive ADASC of any of its intellectual property or other proprietary interests associated therewith. Subject to the foregoing, ADASC grants Customer a non-exclusive, non-transferable worldwide perpetual limited right and license to access and use the Products, Deliverables and the ADASC Materials in connection with the ordinary and intended use by Customer thereof as provided hereunder and in the applicable SOW, including viewing, downloading and printing the Deliverables for Customer's internal use without posting, distributing or modifying the same, and without in any case removing ADASC's copyright, trademark or other intellectual property ownership notices.

7.2. Customer Materials; Publicity and Trademarks. Except as provided herein, as between the Parties, Customer shall retain all right, title, and interest in and to all IP of Customer provided or made available to ADASC in connection with ADASC's Services (collectively "Customer Materials") and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Customer of any of its intellectual property or other proprietary interests associated therewith. Subject to the foregoing, Customer grants ADASC a non-exclusive, non-transferable worldwide limited right and license to access and use such Customer Materials in connection with the provision of the Services, Products and Deliverables to Customer hereunder. Further, Customer permits ADASC to identify Customer as a customer of ADASC in ADASC's marketing materials (including using Customer's name and logo for such limited purposes).

7.3 Right to Display ADASC Compliance Shield / Accessibility Policy. If authorized by ADASC, Customer may display an ADASC-provided compliance shield and customized accessibility policy on its websites or web applications. The provided ADASC compliance shield and customized accessibility policy shall remain under the full ownership and control of ADASC. ADASC shall retain the right at any time and in its sole discretion to withdraw its authorization to display such compliance shield and customized accessibility policy. Customer is expressly prohibited from using an ADASC compliance shield and customized accessibility policy for any purpose not specifically authorized by this Agreement or by an applicable SOW, and in no event may use such shield for or on behalf of any other party or in connection with any domain name and/or organization name other than those being scanned or serviced in connection with the Services.

8. INDEMNITY.

8.1 Customer agrees to indemnify, hold harmless, and defend ADASC, its officers, directors, employees, agents, representatives, insurers and affiliates from and against all damages, losses, liabilities, penalties, costs or expenses (including reasonable attorneys' fees and expenses) relating to, caused by or arising out of (i) Customer's breach of this Agreement or (ii) any claim, demand, litigation, suit, proceeding, judgment or other legal action initiated by any party other than Customer and based on, arising from or related to Customer's use of the Services or Products (other than claims that the Deliverables or Products infringe a third party's intellectual property rights).

9. LIMITATIONS OF LIABILITY.

9.1 In no event shall ADASC be liable to Customer or any other party for any incidental, special, indirect, exemplary, or consequential damages of any kind, including, without limitation, lost profits, loss of time, money, data or goodwill, which may arise out of this Agreement (including any SOW) or the performance

hereof, regardless of whether ADASC has been advised, has reason to know, or in fact knows of the possibility thereof. In no event shall ADASC be liable to Customer for (i) any unauthorized access to or alteration of transmissions or data; or (ii) any server, network or website issues caused directly or indirectly by ADASC's technological and/or human expert accessibility testing, scanning and/or auditing processes. If, notwithstanding the other provisions of this Agreement, ADASC is found to be liable to Customer for any damage or loss which arises out of or relates to this Agreement or Customer's use of the Services or Products, ADASC's liability shall in no event exceed the lesser of (i) the actual damages of Customer and (ii) the total of any fees paid by Customer to ADASC in the six (6) months prior to the date of the initial claim made by Customer against ADASC. Any Claim for damages against ADASC hereunder must be made within one (1) year of the occurrence of the incident to which such claim relates or be forever barred. The limitations and exclusions set forth in this Section shall apply to all claims or causes of action, whether liability is asserted in contract or tort. This sub-paragraph shall survive termination of this Agreement. Customer understands that the limitations set forth above allocate the risks under this agreement between ADASC and Customer and that ADASC's pricing reflects and is conditional upon this allocation of risk and limitation of liability. These limitations shall apply notwithstanding any breach of a fundamental term of this Agreement, or the failure of essential purpose of any limited remedy. The Services in no event include ADASC acting as an expert witness on Client's behalf or otherwise providing litigation support services. In the event that ADASC is requested, pursuant to subpoena or order issued pursuant to a valid legal process, to provide testimony or produce documents relating to the Services in judicial or administrative proceedings to which ADASC is not a Party or to which ADASC is named as a co-defendant with Client, ADASC shall, unless expressly prohibited by law, notify Client of the request within a reasonable period of time under the circumstances and, to the extent practicable, prior to providing any response. ADASC shall be reimbursed by Client at ADASC's then-standard billing rates for ADASC's professional time and expenses, including reasonable attorneys' fees, incurred in responding to such request. Client shall be permitted all reasonable opportunities under the circumstances to protect their privileges and interests at their own cost and expense, and ADASC shall take all steps reasonably necessary or appropriate under the circumstances to permit them to assert all applicable rights and privileges with regard to the requested materials in the appropriate forums, and shall cooperate with them in a commercially reasonable manner in any proceeding relating to the disclosure sought.

9.2 Customer acknowledges and agrees that for ADASC to perform the Services, it must, in some cases, give ADASC remote access to areas behind logins that are to be audited hereunder, including, without limitation to content management systems and/or servers (collectively, the "System"), and agrees that it will furnish to ADASC all necessary information and/or user names and passwords required to do so. ADASC agrees to follow commercially reasonable security policies for accessing Customer's System including any specific

security procedures as may be communicated to ADASC by Customer in writing prior to ADASC accessing the System. Notwithstanding the foregoing, Customer acknowledges that access is given to ADASC at Customer's sole risk and peril. Customer acknowledges that it has created a backup copy of all data that may be affected by ADASC's access to the system. ADASC shall not be responsible for creating backup copies of such data and information, and in no event shall ADASC be responsible for any direct or indirect damage or other problems arising out of or caused by ADASC's access to customer's system to perform the Services.

10. GENERAL PROVISIONS.

10.1. Order of Precedence. The terms of this Agreement and any SOW are intended to complement each other, and to the extent they conflict, the terms of any SOW shall supersede conflicting terms and conditions in this Agreement, but solely with respect to Services or Products provided pursuant to such SOW.

10.2. Subcontractors. Unless otherwise provided in a SOW, ADASC may provide Services hereunder through subcontractors and/or affiliates.

10.3. Dispute Resolution. Before initiating any legal claim or action (except with respect to equitable relief), the Parties agree to attempt in good faith to settle any dispute, controversy, or claim arising out of or related to this Agreement or the Services (collectively, a "Dispute") through discussions which shall be initiated upon written notice of a Dispute by either Party to the other Party. If the Parties cannot resolve the Dispute within ten business days, then the Parties shall attempt to settle the Dispute by mediation, and if mediation is unsuccessful, then by arbitration held in Palm Beach County, Florida pursuant to the Rules of the American Arbitration Association. The Parties hereby consent to the exclusive jurisdiction of the federal and state courts in Palm Beach County, Florida for purposes of any claims for equitable relief related to this Agreement and waive any defense of inconvenient forum. The prevailing party in any such dispute shall be entitled to claim from the arbitrator or court its costs and fees incurred in litigating any such dispute, including reasonable attorney's fees, court and experts' costs through all appeals.

10.4. Status. ADASC is an independent contractor and not an employee, agent or representative of Customer. Nothing in this Agreement shall be construed as creating an employer-employee, partnership, joint venture or agency relationship.

10.5. Notices. Any notice required or permitted hereunder shall be in writing and shall be deemed duly given if delivered to a Party at its address set forth in the signature block of the latest SOW (or the most recent address provided by such Party for notice purposes) by (i) hand delivery, (ii) certified mail, postage prepaid, return receipt requested, or (iii) recognized overnight delivery service.

A notice shall be deemed received on date of delivery, if hand delivered or delivered by overnight delivery service (as reflected in the carrier's records), or five (5) days from date of mailing, if mailed by certified mail.

10.6. Entire Agreement; Severability. This Agreement, together with any SOWs, sets forth the entire agreement of the Parties, and supersedes any prior agreements or statements with respect to the subject matter hereof. If any part of this Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, then the remaining provisions of this Agreement will remain in full force and effect and the invalid or unenforceable provision will be deemed superseded by a valid, enforceable provision that most closely matches the intent of the original provision.

10.7. Assignment. This Agreement may not be assigned by Customer except with the prior written consent of ADASC. ADASC may assign this Agreement without Customer's consent to the purchaser in connection with a sale of ADASC's business, provided the purchaser agrees to assume all obligations of ADASC hereunder. This Agreement shall be binding upon and inure to the benefit of the Parties' successors and lawful permitted assigns.

10.8. Amendments and Waivers. This Agreement may be amended or modified only by a written instrument duly executed by each Party. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the Party who might assert such breach. Any failure or delay by either Party to exercise any right, power, or privilege under the Agreement shall not be deemed a waiver of any such right, power, or privilege under the Agreement on that or any subsequent occasion.

10.9. Governing Law. This Agreement shall be governed by the laws of the State of Florida, without reference to conflicts of law principles that would cause the application of the law of any other jurisdiction.

10.10. Force Majeure. If either Party is prevented from performing any of its obligations under this Agreement due to any cause beyond the Party's reasonable control, including, without limitations, an "act of God," fire, flood, war, strike, government regulation, civil or military authority, acts or omissions of transmitters, utilities, providers or hackers, the time for that Party's performance will be extended for the period of the delay or inability to perform due to such occurrence.

10.11. Survival. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 5 (Representations, Warranties & Covenants), Section 6 (Confidentiality & Non-Solicitation), Section 7 (Intellectual Property), Section 8 (Indemnity), Section 9 (Limitation of Liability), and Section 10 (General Provisions) shall survive any termination or expiration of this Agreement.

10.12 Waiver Any waiver by either Party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such Party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

10.13 Counterparts. By using ADASC's Services, Customer consents to have this Agreement provided in electronic/digital form. Please print a copy of this document for your records. This Agreement and any modification may be executed and delivered (including by facsimile, portable document format (.pdf) transmission, or via any online e-signature platform) in one or more counterparts, and by each Party in separate counterparts, each of which when executed will be deemed to be an original, and all of which taken together will constitute one and the same Agreement.

10.14 No Construction Against the Drafter. In the interpretation of this Agreement, the '*contra proferentem*' rule of contract construction shall not apply, this Agreement being the product of negotiations between commercially sophisticated Parties, and therefore shall not be interpreted in favor of or against any Party by the sole reason of the extent to which such Party or its professional advisors participated or did not participate in the drafting of this Agreement.

10.15 Headings. Headings included herein are for convenience only and shall not be used to construe or interpret this Agreement.

In witness whereof, the Parties have, by their duly authorized representatives, executed this Master Services Agreement as of the date first set forth above.

ADA SITE COMPLIANCE, LLC

EASTON PARK CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____