



Rizzetta & Company

Easton Park Community Development District

**Board of Supervisors' Meeting
May 7, 2019**

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

www.eastonparkcdd.org

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT AGENDA

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	Joseph Roethke	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

April 30, 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, May 7, 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 April 2, 2019Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for March 2019Tab 2
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 1. Presentation of April 2019 Field Inspection Report.....Tab 3
 2. Presentation of April 2019 Yellowstone ResponseTab 4
 3. Consideration of Landscape Enhancement ProposalsTab 5
 4. Presentation of Landscape RenderingsTab 6
 - D. Aquatic Maintenance – Aquatic Systems
 1. Presentation of April 2019 Waterway Report.....Tab 7
 2. Presentation of Annual Renewal.....Tab 8
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Presentation of Proposed Budget for Fiscal Year 2019/2020Tab 9
 1. Consideration of Resolution 2019-01, Approving Proposed Budget and Setting Public Hearing.....Tab 10
 - B. Consideration of Proposal for Monument LightingTab 11
 - C. Discussion of Installing an American Flag PoleTab 12
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Easton Park Community Development District
May 7, 2019 Final Agenda

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.

Sincerely,

Joseph Roethke

Joseph Roethke
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 **Tuesday, April 2, 2019 at 4:30 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.
Joe Roethke	Regional District Manager, Rizzetta & Company, Inc.
Dan Molloy	District Counsel, Molloy & James
Morgan Melatti	Aquatic Systems
Patrick Brophy	Aquatic Systems
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 Board of
Supervisors' Regular Meeting held on
March 5, 2019

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular meeting held on March 5, 2019 as presented for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of Operations & Maintenance
Expenditures for February 2019**

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for February 2019 (\$53,908.34) for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

Ms. Stewart was not present.

B. Landscape & Irrigation Maintenance Update:**1. Presentation of March 2019 Field Inspection Report**

Ms. Perkins presented the March 2019 Field Inspection Report to the Board. There were no comments/questions pertaining to the report.

2. Consideration of Landscape Enhancement Proposals**3. Presentation of Landscape Renderings**

Mr. Matos reviewed each of the landscape enhancement proposals as well as corresponding renderings. Ms. Perkins reminded the Board that they had a \$10,000 line item in their budget allocated for landscaping replacements, and thus far had not utilized any of that funding for the current fiscal year. Discussion ensued with the Board on identifying areas of highest priorities, ensuring that mulch beds were properly maintained to remain in place, as well as identifying other possible plant types to incorporate into the renderings that provided an enhanced aesthetic.

C. Aquatic Maintenance – Aquatic Systems**1. Presentation of March 2019 Waterway Report**

Ms. Melatti presented the March 2019 Waterway Report to the Board and reviewed areas that were experiencing an increase of filamentous blooms.

2. Consideration of Aquatic Systems Revised Planting Proposal

Ms. Melatti presented the planting proposal for areas that had remained from the previous fiscal year. Ms. Perkins communicated to the Board that they had budgeted for these plantings and thus could accommodate moving forward on the remaining three sites that were recommended as the next priorities from Aquatic Systems.

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Aquatic Systems revised planting proposal for pond #1, #4, and #11 in the amount of (\$9,597.00) for the Easton Park Community Development District.

D. District Manager

1. Update on TECO Street Lighting

Ms. Perkins communicated that the next regular meeting will be the Proposed Budget meeting and is scheduled for May 7, 2019, at 4:30 p.m. to be held at the New Tampa Regional Library. Ms. Perkins additionally communicated TECO was still assessing how to assemble the contract internally, however that would be transmitted to the District once available. TECO additionally remarked that the upgrades to LED lighting would take approximately 4-5 months.

E. District Counsel

1. Consideration of Agreement between the District and M/I Homes (Exhibit A)

Mr. Molloy reviewed the draft agreement between the District and M/I homes with the Board, and communicated that the only item M/I did not agree to was the inspection of the street trees within the District. Mr. Malloy entertained questions regarding the obligations of M/I, the impending closing that was taking place that week, as well as zoning conditions of the area that has held the dirt pile.

On a Motion by Mr. Sails, seconded by Ms. Nieto, with all in favor, the Board of Supervisors approved the Agreement between the District and M/I Homes in substantial form, subject to final review and approval by District Counsel and the Chairman, as well as the execution of two deeds referenced in paragraph #2 by the Chairman for the Easton Park Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of Installing an American Flag Pole

This item was tabled and will be brought back for discussion at the May meeting, pending the receipt of a proposal to install lighting for the flag at night.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Nieto communicated that the lighting at the entrance monuments was inoperable.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Sails, seconded by Ms. Nieto, with all in favor, the Board of Supervisors adjourned the meeting at 5:29 p.m. for the Easton Park Community Development District.

Easton Park CDD

EXHIBIT TO 04-02-19 MINUTES:

Ex. A – Agreement with MI Homes

AGREEMENT

THIS AGREEMENT (the "**Agreement**") is made and entered into this 24th day of April, 2019, between **EASTON PARK COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local ~~government~~ government in Florida created and existing pursuant to Chapter 190, Florida Statutes (hereinafter referred to as the "**DISTRICT**" ~~District~~), whose address is C/O Rizzetta & Company, 9428 Camden Field Parkway, Riverview, Florida 33578, and **M/I HOMES OF TAMPA, LLC**, a Florida limited liability company (hereinafter referred to as "**M/I**"), whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634.

WITNESSETH:

WHEREAS, District is a special purpose unit of local government formed for the purpose of constructing, acquiring and maintaining infrastructure improvements within its boundaries and outside its boundaries when such improvements benefit its residents; and

WHEREAS, District owns a number of drainage facility tracts, and has received by deed apparent ownership of ~~two~~three landscape tracts outside of its boundaries but along an entrance to the District, described as portions of Tract L-1, Tract L-4, and Tract L-4A-1, as shown on the plat of Easton Park Phase 1, as recorded at Plat Book 110, Page 203, of the public recordsPublic Records of Hillsborough County, Florida (the "**Landscape Tracts**" ~~Tracts~~), which Landscape Tracts are shown on Exhibit "A" attached hereto; and

WHEREAS, M/I proposes to develop the two parcels adjacent to the Landscape Tracts and also along Morris Bridge Road (the "**Development Lands**" ~~Tracts~~) for residential dwellings, and is the contract purchaser of the Development ~~Lands~~ Tracts; and

WHEREAS, M/I's proposed development of the Development Tracts will require, among other things, access through and entry monumentation in the ~~Landscape~~ landscape Tracts, as well as various temporary and permanent easements over various drainage tracts owned by the District; and

WHEREAS, the District's ownership of the Landscape Tracts is in question, and existing entrance monumentation for Easton Park has been constructed encroaching outside of the Landscape Tracts, and certain infrastructure improvements in Easton Park need maintenance; and

WHEREAS, District and M/I intend to resolve all of these issues to permit M/I's development of and access to the Development ~~Lands~~ Tracts, clear District's title to the Landscape Tracts, and ~~resolve~~ certain other maintenance issues in Easton Park applicable to the Landscape Tracts; and

WHEREAS, this Agreement and each party's right and obligations hereunder are contingent upon M/I's acquisition of the Development Tracts as more particularly set forth below.

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NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which ~~isare~~ hereby acknowledged, the parties ~~hereto~~ agree as follows:

1. **INCORPORATION OF RECITALS.** ~~The~~ above stated recitals are true, correct, and are incorporated herein by reference.

2. **CONVEYANCE OF LANDSCAPE TRACTS.**

~~A. A.~~ At the time of execution of this Agreement ~~on April 2, 2019~~, District shall, on ~~the~~ form supplied by M/I prior to the date hereof and approved by District, execute a ~~quitclaim~~ simple deed for the Landscape Tracts to Krusen Douglas, LLC, which is the contract seller of the Development Tracts. ~~(the "CDD Deed").~~ The ~~quitclaim deed~~ CDD Deed shall be tendered to M/I's counsel, Shutts & Bowen LLP, to be held in escrow ~~and until released to for recording as part of the transaction in which M/I acquires the Development Tracts and the Landscape Tracts from Krusen Douglas LLC.~~ If this closing does not occur on or before June 1, 2019, the escrow shall return the deed to the District. ~~(the "M/I Closing").~~ If the M/I Closing does not occur on or before June 1, 2019, and M/I and the District do not extend such date by mutual written amendment to this Agreement, then this Agreement shall terminate and be of no further force and effect, except for M/I's obligation to cause its above-named counsel to return the CDD Deed to the District. The District approves M/I's development of the Development Tracts for residential purposes, including access to and from Pictorial Park Drive as herein provided.

~~B. B.~~ Upon ~~After~~ and subject to M/I acquiring title to the Landscape Tracts, M/I shall continue to ~~hold down~~ that portion of the Landscape Tracts which is shown on Exhibit "B" attached hereto as the ~~access right~~ "Access Right of way" to each of the Development Tracts (together, the "Access Parcels ~~until such~~"). After the Access Parcels are platted, when the ~~access portion shall~~ Access Parcels may be dedicated to the City of Tampa as public right of way. M/I shall, with

~~C. C.~~ Within 15 days ~~of after~~ acquiring title to the Landscape Tracts, ~~deed the~~ Landscape Tracts, less the access portion, to the District. At the same time as the deed referenced in the last sentence, M/I shall also deed to the District: (i) the Landscape Tracts, less and except the Access Parcels, as the portions of such Landscape Tracts are described on Exhibit "C" attached hereto (the "District Landscape Tracts"); and (ii) that portion of the Development Tracts necessary to cure the encroachment of the entrance monuments adjacent to Morris Bridge ~~Bridge~~ Road, along with a reasonable maintenance buffer, as depicted on Exhibit "D" attached hereto (the "Encroachment Tracts").

~~D. E.~~ Upon completion of construction of subdivision improvements in the Development ~~Parcels~~ Tracts, M/I shall restore any landscape, irrigation, ~~hardscape~~ and power in areas adjacent to the Development ~~Parcels and~~ Tracts owned by the District which are damaged by M/I during the construction of the subdivision improvements in the Development Tracts.

3. **FURTHER OBLIGATIONS OF M/I.**

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3. ~~A.~~ A. ~~M/I shall, within sixty (60) days after completion of subdivision improvements for the Development Parcels~~ M/I shall, within sixty (60) days after completion of subdivision improvements for the Development Tracts, and subject to the District granting M/I such temporary easement rights as reasonably required by M/I, complete the following at the entry to Easton Park by Pictorial Park Drive (the "PPD Entry"):

~~A.~~ B. ~~Replace entry pavers with asphalt after completion of horizontal site work (not homes) for parcels E & F the Development Tracts.~~

~~B.~~ C. ~~Have~~ Install ~~light pole installed in PPD Entry median at intersection with Morris Bridge Road. Pole & Fixture to in the approximate location shown on Exhibit "C" attached thereto, which light pole and fixture shall match existing. Monthly designs. The District shall be responsible for all monthly charges relating to be added to CDD bill this light pole and fixture.~~

~~C.~~ D. ~~Holiday Lighting at Entry: M/I to supply~~ M/I shall install additional power source in around the entry area monumentation of the PPD Entry for purposes of holiday lighting.

4. FURTHER OBLIGATIONS OF DISTRICT.

~~A.~~ A. ~~Upon M/I's request, District will grant temporary construction easements~~ Upon M/I's request, District will grant temporary construction easements to M/I for the areas where the Development Parcels ~~Tracts abut District lands for the purposes of grading and drainage transition-sloping, which easements shall be at thirty feet (30') wide. Such grading and transition shall be performed solely at the expense of M/I, and in accordance with all statutory requirements for the performance of work on public lands.~~

~~B.~~ B. ~~Upon M/I's request, District will grant temporary construction easements~~ Upon M/I's request, District will grant temporary construction easements to M/I for over the District Landscape Tracts and the Encroachment Tracts for the purposes of construction of entry monumentation for the Development Tracts ~~grading and drainage sloping and modification of the existing PPD Entry irrigation system for the benefit of irrigation of Parcel E & F entries. (Post construction of Parcel E & F entries we expect irrigation usage to be very similar to current usage) the Access Parcels and entry areas of the Development Tracts.~~

~~C.~~ C. ~~Distiet~~ District ~~shall maintain the District Landscape Tracts under community standards determined by its Board of Supervisors. After the Access Parcels are platted, the District shall maintain the Access Parcels under the same community standards. Any costs attributable to maintenance of the portion of the Landscape Tracts~~ District shall maintain the District Landscape Tracts under community standards determined by its Board of Supervisors. After the Access Parcels are platted, the District shall maintain the Access Parcels under the same community standards. Any costs attributable to maintenance of the portion of the Landscape Tracts ~~Access Parcels which consists~~ Access Parcels which consists ~~of the entry monumentation for, landscape and irrigation, and drainage improvements serving the Development Parcels shall be~~ of the entry monumentation for, landscape and irrigation, and drainage improvements serving the Development Tracts shall be billed by the District to M/I and paid by M/I as periodically reasonably determined by the District. M/I may assign this obligation to a community association- and shall be relieved of further payment obligations after such assignment. At the request of M/I or a successor community association, Distiet District will grant an easement over the portion of the Landscape Access Tracts consisting of the entry monumentation and landscaping of the Development Tracts, for purpose of access and maintenance.

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5. **APPROVAL OF IMPROVEMENTS ON DISTRICT LAND.** Prior to the commencement of construction of any improvements or modifications to the District Landscape ~~Parcels~~ Tracts or other District lands by M/I, M/I shall submit plans for such improvements to the District's engineer for review. M/I shall co-operate in the resolution of any reasonable issues raised by the District's engineer.

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6. **INDEMNIFICATION-INDEMNIFICATION**

A. **Fees and Costs.** If M/I constructs any improvements on the District Landscape Tracts, M/I shall indemnify and defend District against any claim for fees or costs brought against the District by any attorney, engineer, contractor, subcontractor or other expert or consultant retained by M/I, respectively, for such party's fees or asserting a business relationship with M/I in connection with M/I's ~~Westchase's~~ costs for work applicable to M/I's construction of improvements on the District LandLandscape Tracts. M/I may assign this obligation to a community association and shall be relieved of any further indemnity obligations after such assignment.

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B. **Indemnification of Liabilities.** Each easement referenced hereingranted pursuant to this Agreement shall contain indemnification provisions acceptable to the parties by which M/I who is granted the right to access and/or construct improvements on, over or across Districts property (the "**Indemnified Party**") the grantee of such easement shall, for events occurring prior to the completion of the work performed under such easement, agree to indemnify, defend and hold harmless the ~~Indemnified Party~~ grantor from and against all liabilities, claims, liens, causes of action, costs and expenses (including reasonable attorneys' fees and costs) arising out of or in connection with the grantee's exercise of the rights granted pursuant to said easement. M/I acknowledges and affirms; provided, however, that ~~nothing~~ such indemnity and hold harmless obligations shall not apply to any liability, claim or expense arising from or related to latent defects, the acts of the grantor, including the grantor's agents or consultants, or breach of this Agreement. Nothing in this Agreement or any easement referenced hereingranted pursuant to this Agreement shall be deemed or construed as a waiver of the District's sovereign immunity or the limitations of liability or recovery contained in Section 768.28, Florida Statutes.

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7. **NOTICE.** Any and all notices, demands, consents, approvals or other communication which is required or may be given under this Contract shall be in writing and shall be deemed to have been duly given if transmitted by hand-delivery with receipt thereof, by a nationally recognized overnight delivery service, or by certified mail posted prior to the expiration date for such notice, return receipt requested and first class postage prepaid, to the following addresses:

To District: District: [TBD]

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with a copy to: [TBD]

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To M/I:

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M/I Homes of Tampa, LLC
Attn: Mark Spada, Division President Land

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4343 Anchor Plaza Parkway, Suite 200
Tampa, FL 33634
Email: MSpada@mihomes.com

With a copy to:

Lee E. Nelson, Esq.
Shutts & Bowen LLP
4301 Boy Scout Boulevard, Suite 300
Tampa, FL 33607
Phone: (813) 227-8160
Email: L.Nelson@shutts.com

And to:

M/I Homes of Tampa, LLC
Attn: Legal Department
3 Easton Oval, Suite 500
Columbus, Ohio 43219
Email: VSHEETS@MIHOMES.com

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or to such other address as a party may have specified in writing to the other party using the procedures contained in this Section. Notices sent (i) via hand delivery shall be deemed delivered when received; (ii) via overnight delivery by a nationally recognized overnight delivery service shall be deemed delivered when received; and (iii) via certified mail shall be deemed delivered on the date of receipt.

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8. **NON-WAIVER.** ~~M/I and District acknowledge and agree that by~~ By entering into this Agreement for the conveyance of easements described herein, District does not hereby waive any law, ordinance, rule and/or regulation which may be applicable.

9. **DEFAULT.** ~~In the event that either party hereto fails to comply with any of the terms hereof, after fifteen days' written notice, both parties shall be entitled to all available legal remedies; terminate this Agreement or to seek specific performance.~~

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10. **MISCELLANEOUS.**

A. **Governing Laws.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and the venue of any litigation arising hereunder shall be solely in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida.

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B. **Headings.** Captions of the Sections of this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

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C. Modification/Revision of Legal Description. ~~The legal descriptions included in Exhibits~~ attached hereto shall be subject to modification by mutual agreement of the parties upon receipt of any final legal descriptions and sketches prepared by the parties for this purpose.

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D. Assignable. ~~With Subject to the exception terms of the temporary easements created herein, the Easements created by to be granted in accordance with this Agreement shall be perpetual, this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their successors and/or assigns, and shall run with the land.~~

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E. Entire Agreement. ~~This Agreement and the Attachments Exhibits attached hereto constitute the entire understanding of the parties with respect to the transaction contemplated herein, and all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provisions hereof may be modified, amended, discharged, or terminated except by an instrument in writing signed by the party against whom the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument.~~

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F. Severability. ~~If all or any portion of a provision of this Agreement shall be held contrary to public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect, provided that the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be effective.~~

G. Survivability. ~~Any As set forth above, this Agreement shall terminate in its entirety if the M/I Closing does not occur as provided in Section 2.A. above. After the timely M/I Closing, any term, condition, covenant or obligation herein which expressly requires performance of an express obligation by either party hereto subsequent to the termination of this Agreement shall remain enforceable against such party subsequent to such termination. It is further agreed that the for a period not to exceed twelve (12) months. The obligations, commitments and covenants of M/I under Section 6.A. above relating to the payment of certain fees and costs, and indemnification of the District, shall expressly shall survive the closing or any termination of this Agreement and remain enforceable in any event, subject to M/I's right of assignment hereunder. The obligations of the parties under this Agreement applicable to any easement agreement provided for under this Agreement shall not survive the execution of the applicable easement agreement but shall be governed by and survive in accordance with the terms of such easement agreement.~~

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H. Authorization. ~~Each party hereto represents to the other that such party has authority under all applicable laws to enter into an Agreement containing such covenants and provisions as are contained herein, that all of the procedural requirements imposed by law upon each such party for the approval and authorization of this Agreement have been properly completed, and that the persons who have executed this Agreement on behalf of each such party are authorized and empowered to do so.~~

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I. ~~Attachments. Exhibits.~~ All Attachments Exhibits attached to this Agreement are incorporated herein by reference and made a part of this Agreement as if fully set forth in the text hereof.

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J. Multiple Counterparts. This Agreement may be executed in more than one counterpart, all of which taken together shall constitute one and the same original, and the execution of separate counterparts shall bind M/I and District as if they had each executed the same counterpart. For purposes of facilitating execution of this Agreement, the parties hereto agree that ~~facsimile or other electronic~~ PDF reproductions of this Agreement and the signatures of the parties thereon shall have the same force and effect as an original.

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K. Effective Date. The effective date of this Agreement (the "Effective Date") is the date that the Agreement is approved by the Board of Supervisors of the ~~Distict~~ District.

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L. Further Assurances. Force Majeure. Each of the parties hereto ~~agree agrees~~ to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby ~~declare their intention to~~ shall cooperate with each other in effectuating the terms of this Agreement, and ~~to~~ shall coordinate the performance of their respective obligations under the terms of this Agreement. In the event that the performance by either party of any of its obligation hereunder is delayed by natural disaster, terrorist activity, war, labor dispute or other matter beyond the reasonable control of such party, then the party affected shall notify the other party and the estimated duration of the delay, and the deadline for completion of such obligation shall be extended by a like number of days.

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M. ~~Recording.~~ The parties agree that this Agreement will not be recorded in the Public Records of Hillsborough County, Florida.

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(Signatures on following page)

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IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

M/I HOMES OF FLORIDA,
a Florida limited liability company

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Print Name: _____

By: _____

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Name: _____

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Title: _____

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Print Name: _____

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STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by _____ as _____ of M/I HOMES OF FLORIDA, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.

Print Name: _____

Notary Public

My Commission Expires: _____

(NOTARIAL SEAL)

(Signatures continue on follow page)

Signed, sealed and delivered

~~DEVELOPMENT~~

in the presence of:

~~purpose unit~~ purpose unit of local government

in Florida

EASTON PARK COMMUNITY

DEVELOPMENT DISTRICT, a special

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By: _____

Print Name: _____

Name: Paul Meier

Title: Chair, Board of Supervisors

Print Name: _____

Print Name: _____

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STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Paul Meier, Chair of the Board of Supervisors of the EASTON PARK COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government in Florida, on behalf of the District, who is personally known to me or who has produced _____ as identification.

Print Name: _____

Notary Public

My Commission Expires: _____

(NOTARIAL SEAL)

[Note: exhibit pages to be updated]

EXHIBIT "A"

Sketch and Legal of Landscape Tracts

EXHIBIT "B"

Sketch and Legal of Encroachment Tracts

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EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2019 For Board Approval

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

The total items being presented: **\$28,911.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2019 Through March 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems, Inc.	001352	0000437038	Monthly Lake & Wetland Services 03/19	\$ 3,735.00
Arnold Sails	001344	AS030519	Board of Supervisors Meeting 03/05/19	\$ 200.00
Bright House Networks	001353	046396702031619	Internet Service 03/19	\$ 77.69
Gladiator Pressure Cleaning, Inc.	001341	14901	Pressure Cleaning	\$ 4,795.00
Lisa Murphy	001345	LM030519	Board of Supervisors Meeting 03/05/19	\$ 200.00
Molloy & James	001347	16928	General/Monthly Legal Services 01/19	\$ 577.50
Molloy & James	001349	16948	General/Monthly Legal Services 02/19	\$ 1,402.50
Paul Meier	001346	PM030519	Board of Supervisors Meeting 03/05/19	\$ 200.00
Rizzetta & Company, Inc.	001342	INV0000039127	District Management Fees 03/19	\$ 5,123.09
Rizzetta Technology Services, LLC.	001343	INV0000004167	Website Hosting Services 03/19	\$ 100.00
Rust-Off Inc.	001355	20678	Rust Prevention Maintenance 03/19	\$ 595.00
Stantec Consulting Services Inc	001350	1481259	General Consulting 02/19	\$ 170.00
Stephanie T Nieto	001348	SN030519	Board of Supervisors Meeting 03/05/19	\$ 200.00
Tampa Electric Company	001356	TECO Summary 02/19	Summary Bill 02/19	\$ 10,128.78
Vertex Water Features Inc.	001351	I3476	Repair Fountain Timer	\$ 108.75
Yellowstone Landscape	001357	INV-0000234693	Irrigation Repairs 10/18	\$ 343.20
Yellowstone Landscape	001357	INV-0000243467	Irrigation Repairs 12/18	\$ 366.97
Yellowstone Landscape	001357	TM 4799	Brush Removal	<u>\$ 588.00</u>

Report Total

\$ 28,911.48

Aquatic Systems, Inc.

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

INVOICE

DATE

3/1/2019

INVOICE #

0000437038

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 - March		3,735.00	3,735.00

Date not entered

W/M approval CP Date 3/1/19

Date entered FEB 28 2019

und 001 GL 53800 OC 4605 \$ 2510.00

check # 4608 \$ 1225.00

\$3,735.00

**EASTON PARK CDD
SUPERVISOR PAY REQUEST**

Meeting Date: March 5, 2019

MAR 07 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:	4:30 PM
Meeting End Time:	5:08 PM
Total Meeting Time:	38 Minutes

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

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

DM Signature: Christine Perkins

APPROVAL _____
/M approval CP Date 3/8/19
ate entered MAR 08 2019
and 001 GL 51100 OC 1101
book # _____

March 16, 2019
 Invoice Number: 046396702031619
 Account Number: **0050463967-02**
 Security Code: **1150**
 Service At: 10851 PICTORIAL PARK DR
 TAMPA, FL 33647-0000

Contact Us

Visit us at Enterprise.Spectrum.com
 Or, call us at 1-877-824-6249

Summary

*Services from 03/21/19 through 04/20/19
 details on following pages*

Previous Balance	333.58
Payments Received - Thank You	-330.87
Adjustments	<i>removed</i> 4.99
Past Due Balance - Due Now	\$7.70
Spectrum Business™ Internet	74.98
Current Charges Due by 04/05/19	\$74.98
Total Due	\$82.68

Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 16 03162019 NNNNNY 01 000189 0001

EASTON PARK CDD
 C/O RIZZETTA AND CO
 9428 CAMDEN FIELD PKWY
 RIVERVIEW FL 33578-0519

SPECTRUM BUSINESS NEWS
IMPORTANT BILLING NOTICE:

Effective with your April billing statement, changes will be made to the following:

- Your new Bill Statement Date will be on or after the 22nd of each month.
- Your new Due Date will be on or after the 7th of each month.

If you use the AutoPay feature, your payment date will be the same as your Due Date.

- If you pay by credit card, the date your credit card is charged may change in accordance with your new Due Date.
- Please note you may need to make adjustments with your financial institution to account for these date changes.

Be sure to review your next statement for these updates.

Add advanced & reliable Spectrum Business Voice with unlimited local & long distance calling, plus over 35 business features for only \$29.99/mo. per line. Call 1-855-824-0926 and add Spectrum Business Voice today!

Add Spectrum Business TV for only \$24.99/mo. and get 45+ top channels including ABC, CBS, NBC, Fox, Fox News, CNN, ESPNNews & more for a low monthly price. It's ideal for lobbies, break rooms, or even back offices. Call 1-855-824-0926 and add Spectrum Business TV today!

MAR 22 2019

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

D/M approval CP Date 3/25/19

Date entered **MAR 25 2019**

Fund 001 GL 52400 OC 4710

Check# _____

March 16, 2019

EASTON PARK CDD

Invoice Number: 046396702031619
 Account Number: 0050463967-02
 Service At: 10851 PICTORIAL PARK DR
 TAMPA, FL 33647-0000

Total Due	\$82.68
Amount you are enclosing	\$ <u>77.69</u>

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
 PO BOX 790450
 SAINT LOUIS, MO 63179-0450



0001000100504639670275008268

Invoice Number: EASTON PARK CDD
 Account Number: 046396702031619
 Security Code: 0050463967-02
 1150

Contact UsVisit us at Enterprise.Spectrum.com

Or, call us at 1-877-824-6249

7635 1610 NO RP 16 03162019 NNNNNY 01 000189 0001

Charge Details

Previous Balance		333.58
Payments Received - Thank You	02/24	-330.87

Payments received after 03/16/19 will appear on your next bill.

Adjustments

Non-Pay Reconnect Fee	02/25	4.99
Adjustments Total		\$4.99

Past Due Balance - Due Now	\$7.70
-----------------------------------	---------------

Services from 03/21/19 through 04/20/19

Spectrum Business™ Internet

Spectrum Business Internet	99.99
Static IP 1	14.99
Promo Discount	-40.00
	\$74.98

Spectrum Business™ Internet Total	\$74.98
--	----------------

Current Charges Due by 04/05/19	\$74.98
Total Due	\$82.68

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support or call 1-855-657-7328.

Your WAY can be the GREEN way!

GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Enterprise.Spectrum.com. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Payment Options

Pay Online - Create or Login to pay or view your bill online at Enterprise.Spectrum.com.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Invoice Number:
Account Number:
Security Code:

EASTON PARK CDD
046396702031619
0050463967-02
1150

Spectrum
BUSINESS

Contact UsVisit us at Enterprise.Spectrum.com

Or, call us at 1-877-824-6249

7635 1610 NO RP 16 03162019 NNNNNY 01 000189 0001

RELIABILITY. EFFICIENCY. PRODUCTIVITY.

We keep your small business running.



Spectrum Business keeps your small business running with reliable business phone service that keeps you connected to your customers with unlimited local and long distance calling, plus over 35 business features.

- ✓ **Keep your business connected at all times** with over 99.9% network reliability*
- ✓ **Make all the calls your business needs** with unlimited local and long distance calling
- ✓ **Stay connected to customers** with over 35+ free advanced calling features
- ✓ **Access to a real person who is ready to help** with 24/7/365 U.S.-based customer service
- ✓ **Never be surprised by your bill** thanks to no added taxes or hidden fees
- ✓ **Easy switch** with one-hour appointment windows and no contracts.

BUSINESS VOICE

FOR ONLY

\$29⁹⁹
/mo. for one year*

- No added taxes or hidden fees
- Unlimited Local & Long Distance
- Over 35 Business Calling Features
- No Contracts

Keep your business running at its best with Spectrum Business

Call 1-866-266-6153

or visit Business.Spectrum.com

**Stuck in
a contract?
We'll buy it
out up to
\$500!†**

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. **\$29.99 Voice offer is for 12 mos. & incl. one business phone line w/ unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada. Taxes, fees, & surcharges included. Other Phone services may have applicable taxes & fees. 99.9% reliability based on weekly reliability, Dec 2017 - Mar 2018. †Contract Buyout offer is valid up to \$500. Visit Business.Spectrum.com/contractbuyout for details. Standard pricing applies after promo period. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo offers not avail. in all areas. Installation & other equipment taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. © 2019 Charter Communications, Inc.

SA1JFIVX

BMA-0219-BCCAL-BVV

Invoice Number:
Account Number:
Security Code:

EASTON PARK CDD
046396702031619
0050463967-02
1150



Contact Us

Visit us at Enterprise.Spectrum.com

Or, call us at 1-877-824-6249

7635 1610 NO RP 16 03162019 NNNNNY 01 000189 0001

ENTERTAINMENT YOU CAN RELY ON.

We keep your small business running.

FREE HD
RELIABLE IN
ANY WEATHER

Spectrum Business keeps your small business running with over 45 channels of great TV entertainment that you can rely on in any weather—at the best value.

- ✓ **Enjoy great TV no matter the weather** with over 99.9% network reliability⁹
- ✓ **Keep your customers entertained and coming back** with 45+ top sports, news and entertainment networks
- ✓ **Get more of the Free HD channels** that your customers want
- ✓ **Access to a real person who is ready to help** with 24/7/365 U.S.-based customer service
- ✓ **Easy switch** with one-hour appointment windows and no contracts.

RELIABLE TV

FOR ONLY

\$24.99
/mo. for one year¹



FOX



MSNBC



Keep your business running at its best with Spectrum Business

Call 1-833-422-1716

or visit Business.Spectrum.com

**Stuck in
a contract?
We'll buy it
out up to
\$500!***

limited time offer, subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/in the last 30 days & have no outstanding obligation to Charter. \$24.99 TV offer, \$12/mo. when bundled w/ internet or voice & incl. Spectrum Business TV. TV equipment req'd & is extra. Applicable TV taxes & fees may apply. Number of channels may vary. 99.9% reliability based on weekly reliability, Dec 2017 - Mar 2018. *Contract Buyout offer is valid up to \$500. Visit Business.Spectrum.com/contractbuyout for details. Standard pricing applies after promo period. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo offers not avail. in all areas. Installation & other equipment taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. © 2019 Charter Communications, Inc.

SAIJFIVY

BMA-0219-BCCAL-BV

**Gladiator Pressure Cleaning, Inc.**

P.O. Box 26574
 Tampa, FL 33623
 Ph: (800) 270-9411 - Fax: (813) 607-6625
 www.gladiatorpressurecleaning.com
 Email: service@gladiatorpc.com



Invoice

Bill To
Rizzetta & Company 9428 Camden Field Parkway Riverview, FL 33578 Attn: Christine Perkins

Location Cleaned
Easton Park CDD Pictorial Park Drive Tampa, FL 33647

P.O. Number

Invoice #
14901

Date
2/27/2019

Terms
Net 15

Due Date
3/14/2019

Item	Service Date	Description	Qty	Rate	Amount
Sidewalk and ...	2/11/2019	Pressure cleaned approximately 8500 ft of 4' wide sidewalks, islands, street gutter and curbing throughout community listed above per map provided.	1	4,200.00	4,200.00
Other Areas	2/11/2019	<p>In addition to the main sidewalks on Pictorial Park Drive, Gladiator also completed the below scope as requested by the Board.</p> <p>1.- Cul de Sac on Ancient Futures Drive (approximately 34ft) 2.- Preserve area on two sides of Ravens End (approximately 205ft on the North Side; 217ft on the South Side) 3.- Preserve area on Natures Corner (approximately 481 ft) 4.- Corner of Breaking Rocks Drive & Ravens End (approximately 223 ft) 5.- The Lot on Pictorial Park Drive (approximately 73 ft) 6.- The Preserve area on Pictorial Park Drive at the back half of the Community (approximately 211ft from 10762-10774 and 550ft from 10778 to the Street Stub Out) 7.- End of Nature's Spirit Drive (approximately 61.5ft on the North Side; and 89ft on the South Side)</p> <p>Work done from 02/11/2019 and 02/20/2019</p> <p>Date received <u>CP</u> Date <u>3/1/19</u> I/M approval <u>CP</u> Date <u>3/1/19</u> Date entered <u>FEB 28 2019</u> Fund <u>001</u> <u>GL 54100</u> <u>OC 4621</u> Check #</p>	1	595.00	595.00



Thank you for your continued business.

Total \$4,795.00**Balance** \$4,795.00

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

February 27, 2019

RECEIVED
MAR - 4 2019

BY:

Attention:

Inv #: 16928

Re: Easton Park CDD

DATE	DESCRIPTION	HOURS	AMOUNT
Jan-16-19	Audit letter.	1.00	275.00
Jan-21-19	Review email, telephone conference with district engineer.	1.10	302.50
	Totals	2.10	<u>\$577.50</u>
	Total Fee & Disbursements		<u>\$577.50</u>
	Previous Balance		137.50
	Previous Payments		137.50
	Balance Now Due		<u>\$577.50</u>

TAX ID Number 59-2866686

PAYMENT DETAILS

Feb-14-19	Check No. 1330	137.50
	Total Payments	<u>\$137.50</u>

date received - 3/8/19
I/M approval CP Date 3/8/19
date entered MAR 07 2019
und 001 GL 51400 OC 3107
check #

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

RECEIVED
MAR 14 2019

BY: March 12, 2019

Attention:

Inv #: 16948

Re: Easton Park CDD

DATE	DESCRIPTION	HOURS	AMOUNT
Feb-05-19	Attend meeting.	1.50	412.50
Feb-07-19	Memos on MI status, meeting.	0.20	55.00
	Memos on improvements.	0.20	55.00
Feb-08-19	Memo on meeting.	0.50	137.50
Feb-11-19	Prepare for and meet with Mark Spada and Lee Nelson.	2.50	687.50
Feb-25-19	Review agenda and item for MI.	0.20	55.00
	Totals	5.10	\$1,402.50

Total Fee & Disbursements

\$1,402.50

Previous Balance

577.50

Balance Now Due

\$1,980.00

TAX ID Number 59-2866686

MI approval CP Date 3/15/19
re-entered MAR 15 2019
NO 601 at 51400 OC 3107

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

Invoice

Date	Invoice #
3/1/2019	INV0000039127

Bill To:

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

FEB 26 2019

Services for the month of		Terms	Client Number
March		Upon Receipt	00275
Description	Qty	Rate	Amount
District Management Services * 51300-3101	1.00	\$2,208.92	\$2,208.92
Administrative Services 51300-3100	1.00	\$393.75	\$393.75
Accounting Services 51300-3201	1.00	\$1,478.75	\$1,478.75
Financial & Revenue Collections 51300-3111	1.00	\$416.67	\$416.67
Field Services 53100-4417	1.00	\$625.00	\$625.00
Subtotal			\$5,123.09
Total			\$5,123.09

Date rec'd 3/1/2019
 Date entered 3/1/19
 Date 3/1/19
 Date 3/1/19
 Date 3/1/19
 Date 3/1/19

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
3/1/2019	INV0000004167

Bill To:

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

Services for the month of		Terms	Client Number
March			00275
Description	Qty	Rate	Amount
EMail Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
Subtotal			\$100.00
Total			\$100.00

date not entered
date entered CP Date 3/1/19
date entered FEB 28 2019
und 001 GL 51300 OC 5103
back #

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
3/15/2019	20678

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>MAR 15 2019</u> D/M approval <u>CP</u> Date <u>3/22/19</u> Date entered <u>MAR 21 2019</u> Fund <u>001</u> GL <u>53900</u> OC <u>4618</u> Check# <u> </u></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 1481259
Invoice Date March 5, 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 **February 22, 2019**
Current Invoice Total (USD) 170.00

Discussions with District Manager and District Counsel regarding M/I Homes

Top Task 219 2019 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	1.00	170.00	170.00
Subtotal Professional Services	1.00		170.00

Top Task Subtotal 2019 FY General Consulting 170.00

Total Fees & Disbursements 170.00
INVOICE TOTAL (USD) 170.00

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) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

** PLEASE SEND AN INVOICE # WITH PAYMENT **

Thank you.

Date Rec'd Rizzetta & Co., Inc. **MAR 12 2019**
D/M approval CP Date 3/15/19
Date entered **MAR 14 2019**
Fund 001GL 51300 OC 5103
Check# _____

TECO
for Easton Park CDD
Summary Electric 02/19

Invoice #

Account #	Inv Date	Amount	Due Date	Service Address	Object Code
211001815243	3/14/2019	\$112.46	4/4/2019	10989 Breaking Rocks Dr Irr	4314
211001815433	3/14/2019	\$22.02	4/4/2019	10898 Pictoral Park Dr Irr	4314
211001815649	3/14/2019	\$4,583.55	4/4/2019	Morris Bridge Phase I	4307
211001815920	3/14/2019	\$41.59	4/4/2019	10999 Pictoral Park Dr Irr	4314
211001816464	3/14/2019	\$72.29	4/4/2019	11098 Pictoral Park Dr Irr	4314
211001816720	3/14/2019	\$2,566.63	4/4/2019	Easton Park Blvd LTS	4307
211001816928	3/14/2019	\$1,176.54	4/4/2019	Easton Park Phase 3	4307
211001817124	3/14/2019	\$1,084.64	4/4/2019	Morris Bridge Rd Phase 2	4307
211001817561	3/14/2019	\$25.74	4/4/2019	10900 Pictorial Park Dr	4310
211001817355	3/14/2019	\$443.32	4/4/2019	10623 Pictorial Park Dr Pmp	4309
Total		\$10,128.78			

GL CODE	Object Codes	Amount
53100 ✕	4314	\$248.36 Irrigation Wells
53100	4307	\$9,411.36 Street Lights
53100	4309	\$443.32 Fountain/Landscape Lighting
53100	4310	\$25.74 Roundabout
Grand Total		\$10,128.78

Date Received: <u>MAR 20 2019</u>
DM Approval: <u>CP</u> 3/22/19
Date Entered: _____

M approval _____ Date _____
 Date entered _____ MAR 21 2019
 ind 001 GL 53100 OC ✕
 check # _____

Statement Date: 03/14/2019

Account: 211001815243

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

Current month's charges: \$112.46
Total amount due: \$112.46
Payment Due By: 04/04/2019

Your Account Summary

Previous Amount Due \$138.89
Payment(s) Received Since Last Statement -\$138.89
Current Month's Charges \$112.46
Total Amount Due **\$112.46**

MAR 19 2019

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

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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: \$112.46
Total amount due: \$112.46
Payment Due By: 04/04/2019

Amount Enclosed \$ _____
620518933801

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

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

6205189338012110018152430000000112464

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.

Zap Cap SystemsSM – Surge protection for your home or business sold separately as a non-energy charge.

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

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAYSM 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.

Para más información sobre su factura, visite tampaelectric.com para ver esta información en español.

Account: 211001815243
Statement Date: 03/14/2019
Current month's charges due 04/04/2019



Details of Charges – Service from 02/09/2019 to 03/12/2019

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	03/12/2019	59,494		58,523		971 kWh	1	32 Days

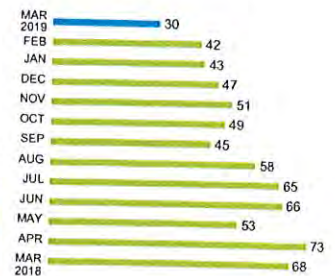
Basic Service Charge		\$18.14
Energy Charge	971 kWh @ \$0.06011/kWh	\$58.37
Fuel Charge	971 kWh @ \$0.02719/kWh	\$26.40
Florida Gross Receipt Tax		\$2.64
Electric Service Cost		\$105.55
Franchise Fee		\$6.91
Total Electric Cost, Local Fees and Taxes		\$112.46

Total Current Month's Charges

\$112.46

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even when the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at tampaelectric.com/bizsave and get started saving.

More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill.

Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

All other counties and out-of-state (888) 223-0800

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	(0.007) ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

Interruptible Service Time-of-Day (IST)-Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW of billing demand
	On-Peak Off-Peak
Energy Charge:	2.524 (¢ per kWh) 2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh) 3.118 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

Rate schedules are subject to gross receipts taxes, city and state taxes and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past-due date.

Statement Date: 03/14/2019

Account: 211001815433

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



Current month's charges: \$22.02
Total amount due: \$22.02
Payment Due By: 04/04/2019

Your Account Summary

Previous Amount Due	\$20.97
Payment(s) Received Since Last Statement	-\$20.97
Current Month's Charges	\$22.02
Total Amount Due	\$22.02

Date Rec'd Rizzetta & Co., **MAR 19 2019**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

Zap Cap
SYSTEMS®

A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with
Zap Cap Systems® Premium Service –
advanced surge protection and back-up power.

Receive **free** Installation now through
April 30, 2019.

Visit tampaelectric.com/zapcap or call
877 SURGE 22 to learn more and sign up.

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

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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: \$22.02
Total amount due: \$22.02
Payment Due By: 04/04/2019

Amount Enclosed \$ _____

620518933802

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

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

6205189338022110018154330000000022023

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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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.

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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.

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

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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.

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Account: 211001815433
Statement Date: 03/14/2019
Current month's charges due 04/04/2019



Details of Charges – Service from 02/09/2019 to 03/12/2019

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

Rate Schedule: General Service - Non Demand

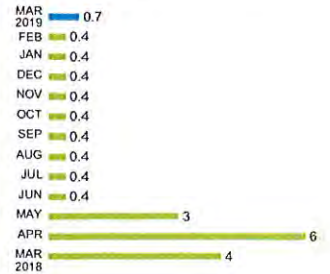
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B46234	03/12/2019	58,470		58,447		23 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	23 kWh @ \$0.06011/kWh	\$1.38
Fuel Charge	23 kWh @ \$0.02719/kWh	\$0.63
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.67
Franchise Fee		\$1.35
Total Electric Cost, Local Fees and Taxes		\$22.02

Total Current Month's Charges

\$22.02

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even when the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at tampaelectric.com/bizsave and get started saving.

More about your bill

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We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

All other counties and out-of-state (888) 223-0800

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	(0.007) ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
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Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

Interruptible Service Time-of-Day (IST)-Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW of billing demand
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Energy Charge:	2.524 (¢ per kWh) 2.524 (¢ per kWh)
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Environmental Charge:	0.214 ¢ per kWh

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Rate schedules are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past-due date.

Statement Date: 03/14/2019
Account: 211001815649

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



Current month's charges:	\$4,583.55
Total amount due:	\$4,583.55
Payment Due By:	04/04/2019

Your Account Summary

Previous Amount Due	\$4,583.54
Payment(s) Received Since Last Statement	-\$4,583.54
Current Month's Charges	\$4,583.55
Total Amount Due	\$4,583.55

MAR 19 2019
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Zap Cap
SYSTEMS®
A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free** Installation now through April 30, 2019.

Visit tampaelectric.com/zapcap or call **877 SURGE 22** to learn more and sign up.

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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: 211001815649

Current month's charges:	\$4,583.55
Total amount due:	\$4,583.55
Payment Due By:	04/04/2019
Amount Enclosed	\$ _____

620518933803

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

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

6205189338032110018156490000004583557

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

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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.

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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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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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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: 211001815649
Statement Date: 03/14/2019
Current month's charges due 04/04/2019



Details of Charges – Service from 02/08/2019 to 03/08/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	5963 kWh @ \$0.02930/kWh	\$174.72
Fixture & Maintenance Charge	152 Fixtures	\$1705.37
Lighting Pole / Wire	152 Poles	\$2252.64
Lighting Fuel Charge	5963 kWh @ \$0.02691/kWh	\$160.46
Florida Gross Receipt Tax		\$8.59
Franchise Fee		\$281.77
Lighting Charges		\$4,583.55

Total Current Month's Charges

\$4,583.55

00000013-0000267-Page 5 of 44

Important Messages

Important Rate Information for Lighting Customers

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To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
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	On-Peak Off-Peak
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Hillsborough County (813) 228-1010

Polk County (863) 299-0800

All other counties and out-of-state (888) 223-0800

Statement Date: 03/14/2019

Account: 211001815920

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



Current month's charges: \$41.59
Total amount due: \$41.59
Payment Due By: 04/04/2019

Your Account Summary

Previous Amount Due \$42.34
Payment(s) Received Since Last Statement -\$42.34
Current Month's Charges \$41.59
Total Amount Due \$41.59

Date Rec'd Rizzetta & Co., Inc. MAR 19 2019

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

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A TAMPA ELECTRIC PROGRAM

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Account: 211001815920

Current month's charges: \$41.59
Total amount due: \$41.59
Payment Due By: 04/04/2019

Amount Enclosed \$ _____

620518933804

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

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

620518933804211001815920000000041595

Contact Information

Residential Customer Care

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

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Hearing Impaired/TTY
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Account: 211001815920
Statement Date: 03/14/2019
Current month's charges due 04/04/2019



Details of Charges – Service from 02/09/2019 to 03/12/2019

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	03/12/2019	50,918	50,690		228 kWh	1	32 Days

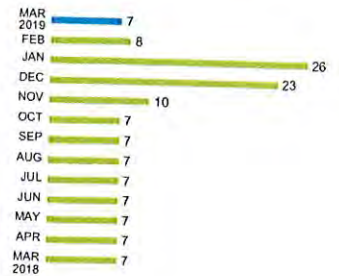
Basic Service Charge		\$18.14
Energy Charge	228 kWh @ \$0.06011/kWh	\$13.71
Fuel Charge	228 kWh @ \$0.02719/kWh	\$6.20
Florida Gross Receipt Tax		\$0.98
Electric Service Cost		\$39.03
Franchise Fee		\$2.56
Total Electric Cost, Local Fees and Taxes		\$41.59

Total Current Month's Charges

\$41.59

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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Fuel Charge:	3.195 ¢ per kWh
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Statement Date: 03/14/2019

Account: 211001816464

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



Current month's charges: \$72.29
Total amount due: \$72.29
Payment Due By: 04/04/2019

Your Account Summary

Previous Amount Due	\$80.79
Payment(s) Received Since Last Statement	-\$80.79
Current Month's Charges	\$72.29
Total Amount Due	\$72.29

Date Rec'd Rizzetta & Co., Inc. **MAR 19 2019**
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Zap Cap
SYSTEMS®

A TAMPA ELECTRIC PROGRAM

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Account: 211001816464

Current month's charges: \$72.29
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Payment Due By: 04/04/2019

Amount Enclosed \$ _____

620518933805

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

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

6205189338052110018164640000000072298

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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Hearing Impaired/TTY
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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.

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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(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: 211001816464
Statement Date: 03/14/2019
Current month's charges due 04/04/2019



Details of Charges – Service from 02/09/2019 to 03/12/2019

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	03/12/2019	38,660		38,110		550 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	550 kWh @ \$0.06011/kWh	\$33.06
Fuel Charge	550 kWh @ \$0.02719/kWh	\$14.95
Florida Gross Receipt Tax		\$1.70
Electric Service Cost		\$67.85
Franchise Fee		\$4.44

Total Electric Cost, Local Fees and Taxes

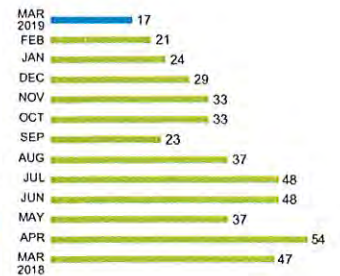
\$72.29

Total Current Month's Charges

\$72.29

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Lighting Customers

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To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



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If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill. Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

All other counties and out-of-state (888) 223-0800

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	(0.007) ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

Interruptible Service Time-of-Day (IST)-Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW of billing demand
	On-Peak Off-Peak
Energy Charge:	2.524 (¢ per kWh) 2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh) 3.118 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

Rate schedules are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past-due date.

Statement Date: 03/14/2019

Account: 211001816720

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



Current month's charges:	\$2,566.63
Total amount due:	\$2,566.63
Payment Due By:	04/04/2019

Your Account Summary

Previous Amount Due	\$2,566.63
Payment(s) Received Since Last Statement	-\$2,566.63
Current Month's Charges	\$2,566.63
Total Amount Due	\$2,566.63

MAR 19 2019
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Zap Cap
SYSTEMS®
A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free** installation now through April 30, 2019.

Visit tampaelectric.com/zapcap or call **877 SURGE 22** to learn more and sign up.

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

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



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



Account: 211001816720

Current month's charges:	\$2,566.63
Total amount due:	\$2,566.63
Payment Due By:	04/04/2019
Amount Enclosed	\$

620518933806

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

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

6205189338062110018167200000002566639

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.

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Account: 211001816720
Statement Date: 03/14/2019
Current month's charges due 04/04/2019



Details of Charges – Service from 02/08/2019 to 03/08/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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

00000013-0000272-Page 15 of 44

Important Messages

Important Rate Information for Lighting Customers

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Polk County (863) 299-0800

All other counties and out-of-state (888) 223-0800

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494 ¢ per kWh
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Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
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Environmental Charge:	0.220 (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
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Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW of billing demand
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Statement Date: 03/14/2019
Account: 211001816928

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



Current month's charges: \$1,176.54
Total amount due: \$1,176.54
Payment Due By: 04/04/2019

Your Account Summary

Previous Amount Due	\$1,176.54
Payment(s) Received Since Last Statement	-\$1,176.54
Current Month's Charges	\$1,176.54
Total Amount Due	\$1,176.54

Date Rec'd Rizzetta & Co., Inc. **MAR 19 2019**
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Zap Cap
SYSTEMS®
A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free** Installation now through April 30, 2019.

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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: 211001816928

Current month's charges: \$1,176.54
Total amount due: \$1,176.54
Payment Due By: 04/04/2019
Amount Enclosed \$

620518933807

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

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

6205189338072110018169280000001176544

Contact Information

Residential Customer Care

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

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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: 211001816928
Statement Date: 03/14/2019
Current month's charges due 04/04/2019



Details of Charges – Service from 02/08/2019 to 03/08/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1441 kWh @ \$0.02930/kWh	\$42.22
Fixture & Maintenance Charge	39 Fixtures	\$443.15
Lighting Pole / Wire	39 Poles	\$577.98
Lighting Fuel Charge	1441 kWh @ \$0.02691/kWh	\$38.78
Florida Gross Receipt Tax		\$2.08
Franchise Fee		\$72.33
Lighting Charges		\$1,176.54

Total Current Month's Charges **\$1,176.54**

Important Messages

Important Rate Information for Lighting Customers

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Hillsborough County (813) 228-1010

Polk County (863) 299-0800

All other counties and out-of-state (888) 223-0800

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	(0.007)¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
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Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

Interruptible Service Time-of-Day (IST)-Closed to new customer

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW of billing demand
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Statement Date: 03/14/2019

Account: 211001817124

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



Current month's charges:	\$1,084.64
Total amount due:	\$1,084.64
Payment Due By:	04/04/2019

Your Account Summary

Previous Amount Due	\$1,084.64
Payment(s) Received Since Last Statement	-\$1,084.64
Current Month's Charges	\$1,084.64
Total Amount Due	\$1,084.64

Date Rec'd Rizzetta & Co., Inc. **MAR 19 2019**
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Zap Cap
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A TAMPA ELECTRIC PROGRAM

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See reverse side for more information

Account: 211001817124

Current month's charges:	\$1,084.64
Total amount due:	\$1,084.64
Payment Due By:	04/04/2019

Amount Enclosed \$ _____

620518933808

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

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

6205189338082110018171240000001084642

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.

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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.

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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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- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA E7-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: 03/14/2019
Current month's charges due 04/04/2019



Details of Charges – Service from 02/08/2019 to 03/08/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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

00000013-0000276-Page 23 of 44

Important Messages

Important Rate Information for Lighting Customers

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To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even when the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at tampaelectric.com/bizsave and get started saving.

More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill. Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

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



Statement Date: 03/14/2019
Account: 211001817561

Current month's charges: \$25.74
Total amount due: \$25.74
Payment Due By: 04/04/2019

Your Account Summary

Previous Amount Due \$25.74
Payment(s) Received Since Last Statement -\$25.74
Current Month's Charges \$25.74
Total Amount Due \$25.74

MAR 19 2019

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

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Amount Enclosed \$ _____

620518933810

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

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

6205189338102110018175610000000025744

Contact Information

Residential Customer Care

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

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Hearing Impaired/TTY
711

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Account: 211001817561
Statement Date: 03/14/2019
Current month's charges due 04/04/2019


Details of Charges – Service from 02/09/2019 to 03/12/2019

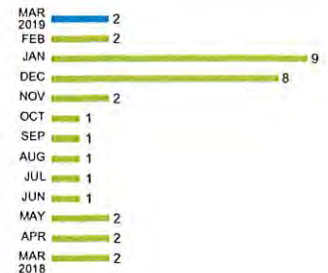
Service for: 10900 PICTORIAL PARK DR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K84422	03/12/2019	2,255		2,193		62 kWh	1	32 Days

Basic Service Charge		\$18.14
Energy Charge	62 kWh @ \$0.06011/kWh	\$3.73
Fuel Charge	62 kWh @ \$0.02719/kWh	\$1.69
Florida Gross Receipt Tax		\$0.60
Electric Service Cost		\$24.16
Franchise Fee		\$1.58
Total Electric Cost, Local Fees and Taxes		\$25.74
Total Current Month's Charges		\$25.74

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Important Messages
Important Rate Information for Lighting Customers

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Statement Date: 03/14/2019

Account: 211001817355

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



Current month's charges:	\$443.32
Total amount due:	\$443.32
Payment Due By:	04/04/2019

Your Account Summary

Previous Amount Due	\$461.92
Payment(s) Received Since Last Statement	-\$461.92
Current Month's Charges	\$443.32
Total Amount Due	\$443.32

Date Rec'd Rizzetta & Co., Inc. **MAR 19 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

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620518933809

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

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

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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 pots 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.

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.

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- 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: 211001817355
Statement Date: 03/14/2019
Current month's charges due 04/04/2019



Details of Charges – Service from 02/07/2019 to 03/06/2019

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

Rate Schedule: General Service Demand - Standard

Meter Location: PUMP/LIFT STATION

00000013-0000269-Page 3 of 44

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H99710	03/06/2019	81,790		76,708		5,082 kWh	1	28 Days
H99710	03/06/2019	12.2		0		12.2 kW	1	28 Days

Basic Service Charge		\$30.24
Demand Charge	12 kW @ \$10.59000/kW	\$127.08
Energy Charge	5,082 kWh @ \$0.01596/kWh	\$81.11
Fuel Charge	5,082 kWh @ \$0.02719/kWh	\$138.18
Capacity Charge	12 kW @ \$0.32000/kW	\$3.84
Energy Conservation Charge	12 kW @ \$1.17000/kW	\$14.04
Environmental Cost Recovery	5,082 kWh @ \$0.00220/kWh	\$11.18
Florida Gross Receipt Tax		\$10.40
Electric Service Cost		\$416.07
Franchise Fee		\$27.25

Total Electric Cost, Local Fees and Taxes

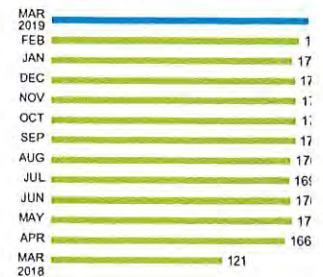
\$443.32

Total Current Month's Charges

\$443.32

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit **tampaelectric.com/rates**, and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.

Vintage rates continue in 2019



Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even when the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Starting in April 2019 and continuing through the end of this year, large commercial and industrial customers will see an increase of 4 percent or greater, depending on usage. But even with this increase in fuel costs, bills will be lower than last year and remain among the lowest in the state. In fact, you'll be paying a lower amount for electricity than you did in **2013**. This is all part of our commitment to safely provide reliable, affordable power to you.

We can help you manage your energy usage and save money. Did you know Tampa Electric offers more energy-efficiency programs than any other electric company in the state? Check them out at tampaelectric.com/bizsave and get started saving.

More about your bill

If you are interested in more details about the components of your bill, please refer to the *Understanding Your Charges* information page on the back of your bill. Visit tecoaccount.com to view your bill online.

We're here for you

Want to learn more about your electric rates or how you can save energy and money? Please visit us at tampaelectric.com or call us to speak with a dedicated Business and Industry specialists:

Hillsborough County (813) 228-1010

Polk County (863) 299-0800

All other counties and out-of-state (888) 223-0800

Effective April 2019

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$10.59 per kW
Energy Charge:	1.596¢ per kWh
Fuel Charge:	3.227¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 ¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.24 per month
Energy Charge:	6.494¢ per kWh
Fuel Charge:	3.227 ¢ per kWh
Capacity Charge:	(0.007) ¢ per kWh
Energy Conservation Charge:	0.272 ¢ per kWh
Environmental Charge:	0.220 ¢ per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$30.24 per month
Demand Charge:	\$ 3.57 per kW of billing demand \$ 7.02 per kW of peak billing demand
	On-Peak Off-Peak
Energy Charge:	2.921 (¢ per kWh) 1.054 (¢ per kWh)
Fuel Charge:	3.411 (¢ per kWh) 3.149 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 1.17 per kW
Environmental Charge:	0.220 (¢ per kWh)

Interruptible Service (IS) - Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW
Energy Charge:	2.524 ¢ per kWh
Fuel Charge:	3.195 ¢ per kWh
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214 ¢ per kWh

Interruptible Service Time-of-Day (IST)-Closed to new customers

Basic Service Charge:	\$626.90 per month
Demand Charge:	\$ 3.11 per kW of billing demand
	On-Peak Off-Peak
Energy Charge:	2.524 (¢ per kWh) 2.524 (¢ per kWh)
Fuel Charge:	3.377 (¢ per kWh) 3.118 (¢ per kWh)
Capacity Charge:	\$ (0.03) per kW
Energy Conservation Charge:	\$ 0.93 per kW
Environmental Charge:	0.214¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

Rate schedules are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past-due date.



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

RECEIVED
FEB 25 2019

BY:

Bill To
Easton Park CDD 108488
c/o Rizzetta & Company
5844 Old Pasco Road #100
Wesley Chapel FL 33544

Transaction Date: 2/25/2019

Terms: Net 30

Invoice I3476

Manufacturer	Model	Name
AFI (Architectural Fountains Inc.)	10Hp TwoTier	Site #1

Description
Fountain Repair- Adjusted timer that was 5 hours off. Keeping time properly. Might have had a power outage. Inspected timer and circuits and all running properly at departure.

Subtotal: \$108.75
Tax: \$0.00
Total: \$108.75

Date received 3/1/19
W/Approval CP Date FEB 28 2019
Date entered 001 GL 53800 OC 4601
Check #



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Bill To
Easton Park CDD 108488
c/o Rizzetta & Company
5844 Old Pasco Road #100
Wesley Chapel FL 33544

RECEIVED
FEB 28 2019

Ship To
Easton Park CDD 108488
Pictorial Park Dr.
Tampa FL 33647

Work Order #: 4716

Assigned Tech: Dan J. (DEJ)

Completion Date: 2/21/2019

date received _____
I/M approval _____ Date _____
date entered _____
and _____ GI _____ OC _____
check # _____

Equipment Type: Floating Fountain

Name: Site #1

Manufacturer: AFI (Architectural
Fountains Inc.)

Model: 10Hp TwoTier

Install Date:

Parts Warranty Expiration:

Labor Warranty Expiration:

System Type

1. Fountain - Single phase 2.

Readings (before/after)

3. System Voltage 239

4. System Amperage / Leakage 44

5. System Pressure (psi) Na
(aeration only)

6. System Vacuum (in Hg) (aeration only) Na

Customer Contact Method

7. ☒ Email



YELLOWSTONE
LANDSCAPE

MAR 19 2019

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

Invoice

Invoice: INV-0000234693
Invoice Date: October 31, 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

Terms: NET 30
Project Number: 10141021.201.99999
Project Name: Easton Park CDD Irr. Rep
Easton Park CDD Casuals

Invoice Due Date: November 30, 2018
Invoice Amount: \$343.20

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	343.20	\$343.20

Invoice Total \$343.20

APPROVAL CP Date 3/22/19
ate entered MAR 21 2019
und 001 GL 53900 OC 4609
bank #

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



YELLOWSTONE LANDSCAPE

IRRIGATION WORK PROPOSAL AUTHORIZATION

DATE: 10/4/2018

IRR TECH: James Freed

District	Tampa	Project	Easton Park CDD
Project Name	MAIN LINE REPAIR	Bill To	Easton Park CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614
Project #	10141021.201.99999	Contact Ph#	813-994-1001

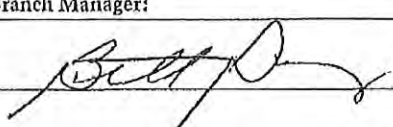
Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
Fitting	2 1/2 PVC EXPANSION REPAIR COUPLING		1	\$31.89	\$31.89
Fitting	1 1/2 PVC EXPANSION REPAIR COUPLING		1	\$14.21	\$14.21
Fitting	2 TEE SOC PVC FITTING		1	\$4.51	\$4.51
Fitting	2 1 1/2 RED BUSHING SPIG X SOC PVC FITTING		2	\$2.73	\$5.46
Pipe	1-1/2" SCH40 PVC PIPE BE		3	\$2.15	\$6.45
Pipe	SCH-40 2" PVC PIPE BE		2	\$2.84	\$5.68
Labor	Technician Labor Charge per Hour		5	\$55.00	\$275.00
Labor	Assistant Technician Charge per Hour			\$35.00	
				Parts Total	\$68.20

Comments
Repaired mainline at valves located at entrance side near Morris bridge rd.
Thank you

Proposal Total	\$343.20
----------------	----------

Deposit/Credit	
----------------	--

Balance Due	\$343.20
-------------	----------

Company Authorizations	
Prepared By:	Date:
Richard Whitcomb	10/4/2018
Branch Manager:	Date:
	10.5.18

Work Completed Date
10/3/2018
Billing Fiscal



YELLOWSTONE
LANDSCAPE

MAR 19 2019

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

Invoice

Invoice: INV-0000243467
Invoice Date: December 31, 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

Terms: NET 30
Project Number: 10141021.201.99999
Project Name: Easton Park CDD Irr. Rep
Easton Park CDD Casuals

Invoice Due Date: January 30, 2019
Invoice Amount: \$366.97

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	366.97	\$366.97


Invoice Total \$366.97

Approval CP Date 3/22/19
Entered MAR 21 2019
no 001 at 53902 OC 4609



IRR TECH: James Freed

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
Fitting	2 MALE ADAPTER MIPT X SOC PVC FITTING	77	1	\$2.35	\$2.35
Fitting	2 1/2 PVC EXPANSION REPAIR COUPLING	77	1	\$31.89	\$31.89
Fitting	2 1 1/2 RED BUSHING SPIG X SOC PVC FITTING	77	1	\$2.73	\$2.73
Labor	Technician Labor Charge per Hour		6	\$55.00	\$330.00
Labor	Assistant Technician Charge per Hour			\$35.00	

Company Authorizations		Work Completed Date
Prepared By:	Date:	12/5/2018
Richard Whitcomb	12/6/2018	
Branch Manager:	Date	Billing Fiscal
	12.6.18	

FEB 25 2019



BY:
YELLOWSTONE
LANDSCAPE

Excellence in Commercial Landscaping
Post Office Box 849 || Bunnell FL 32110
Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 4799

PO Number:

Invoice Date: February 28, 2019

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Easton Park CDD

Invoice Due Date: March 30, 2019

Terms: Net 30

Invoice Amount: \$588.00

Description	Current Amount
-------------	----------------

Easton Park CDD Brush Removal County ROW

Proposal for Brush Removal on the west side of Morris Bridge on the out bond side of Pictorial Dr.

Price includes: labor (cutback), clean up, and dump fees.

Labor	\$588.00
-------	----------

Invoice Total **\$588.00**

date not a reason - pay inv.
VM approval CP Date 3/1/19
date entered FEB 28 2019
und 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



April 19, 2019
Rizzetta & Company
Patrick Bell – Field Services Manager



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events.

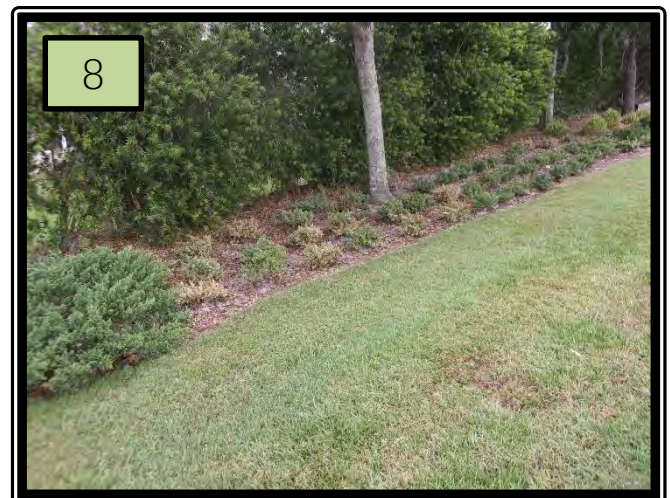
Continue ant control throughout the community

Dates on Fertilization in the community

Dates for the annuals to be changed out

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. When the crew is finished the pruning they need to clean up there mess.
2. The Ligustrum in the parking lot of the Amenity Center along the sidewalk on the eastside needs to be pruned back off the sidewalk.(photo 2)
3. Tell the crew to be careful of the over spray along the walkway around the park.
4. **There are three maybe a fourth dead Pine tree in both parks that need to be removed, give a proposal with stump grinding.**
5. In both parks there is a great deal of Clover and that is a sign of a lack of Nitrogen
6. The hedge row around the well in the park along Pictorial Park Dr needs to be pruned and cleaned up.
7. On the back side of the park at the Amenity Center prune up the Bottle Brush trees so they don't grow over the Variegated Pittosporum.
8. The new Juniper that was planted near the parking lot of the Amenity Center is dying from being dry and they need to be replaced.(photo 8)
9. At the end of the parking lot of the Amenity Center prune the Ligustrum's back behind the curb.
10. Edge the sidewalk at the park and play ground on Ancient Futures Dr.



Easton Park CDD

11. The Juniper at the entrance of the Community needs to have the dead limbs cut out of them. (photo 11)

12. The Ligustrum's at the entrance need to be pruned and kept in shape.

13. The Ornamental Grass on the northside by the Gazebo needs to be cut back and treated for Spider Mites.

14. There are irrigation valve box tops that are missing and are being covered up by mulch and turf. (photo 14)



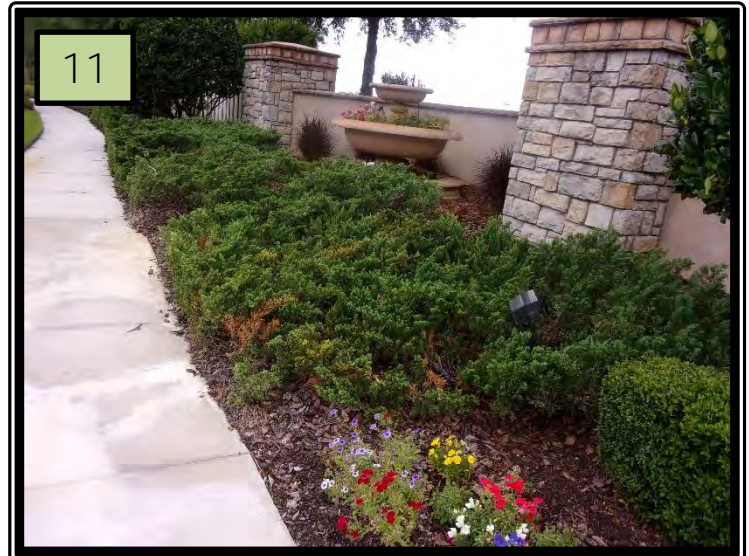
15. Remove all moss hanging in the trees throughout the community.

16. The turf on both sides and the median of Pictorial Park Dr are off color and streak running through it.

17. There is Clover growing in the turf on the south side of Pictorial Park Dr between the side walk and the pond.

18. Weed control needs to be on going as there are quite a bit of weeds growing in the plant beds.

19. Cut the Ornamental Grass back off the side walk on the southside of Pictorial Park Dr close to the entrance.



20. The dead Nandina in the center island need to be pulled out.

21. The dead roses in the community need to be removed and the ones that are left need to be cut back fertilized and sprayed for Fungus.

22. The Ligustrum's on the berm along Pictorial Park Dr are yellowing and dropping leaves. (photo 22)

23. The Flax Lilies in the traffic circle and in the median need to be cut back and treated for Spider Mites, Fungus and fertilize.



Tab 4

EASTON PARK

FIELD INSPECTION REPORT



April 19, 2019
Rizzetta & Company
Patrick Bell – Field Services Manager



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events.

Continue ant control throughout the community

Dates on Fertilization in the community


Dates for the annuals to be changed out


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.


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2. The Ligustrum in the parking lot of the Amenity Center along the sidewalk on the eastside needs to be pruned back off the sidewalk.(photo 2)
3. Tell the crew to be careful of the over spray along the walkway around the park.
4. **There are three maybe a fourth dead Pine tree in both parks that need to be removed, give a proposal with stump grinding.**
5. In both parks there is a great deal of Clover and that is a sign of a lack of Nitrogen.
6. The hedge row around the well in the park along Pictorial Park Dr needs to be pruned and cleaned up.
7. On the back side of the park at the Amenity Center prune up the Bottle Brush trees so they don't grow over the Variegated Pittosporum.
8. The new Juniper that was planted near the parking lot of the Amenity Center is dying from being dry and they need to be replaced.(photo 8)
9. At the end of the parking lot of the Amenity Center prune the Ligustrum's back behind the curb.
10. Edge the sidewalk at the park and play ground on Ancient Futures Dr.




Easton Park CDD


11. The Juniper at the entrance of the Community needs to have the dead limbs cut out of them. (photo 11) 


12. The Ligustrum's at the entrance need to be pruned and kept in shape. 


13. The Ornamental Grass on the northside by the Gazebo needs to be cut back and treated for Spider Mites. 


14. There are irrigation valve box tops that are missing and are being covered up by mulch and turf. (photo 14) 




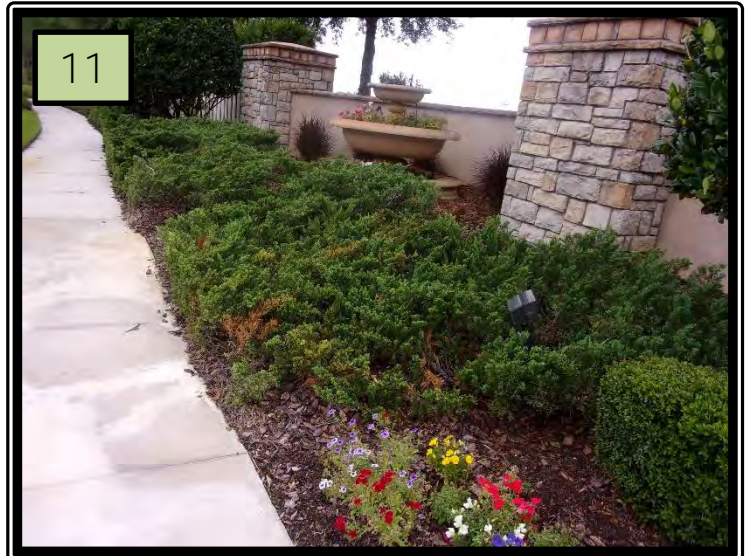
15. Remove all moss hanging in the trees throughout the community. 


16. The turf on both sides and the median of Pictorial Park Dr are off color and streak running through it. 


17. There is Clover growing in the turf on the south side of Pictorial Park Dr between the side walk and the pond. 


18. Weed control needs to be on going as there are quite a bit of weeds growing in the plant beds. 


19. Cut the Ornamental Grass back off the side walk on the southside of Pictorial Park Dr close to the entrance 



20. The dead Nandina in the center island need to be pulled out. 

21. The dead roses in the community need to be removed and the ones that are left need to be cut back fertilized and sprayed for Fungus. 

22. The Ligustrum's on the berm along Pictorial Park Dr are yellowing and dropping leaves. (photo 22) 

23. The Flax Lilies in the traffic circle and in the median need to be cut back and treated for Spider Mites, Fungus and fertilize. 



Tab 5



Proposal #10671

Date: 04/09/2019

From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

Easton Park SPRING Annual Mix

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Spring Mix Flowers	3006.00	\$1.40	\$4,208.40
Annual Bed Potting Soil	6.00	\$14.75	\$88.50

Client Notes

Proposal for the removal of the winter annuals, and the installation of new soil and spring annuals to the beds.

Price includes: removal, disposal, materials, installation, and labor.

	SUBTOTAL	\$4,296.90
Signature	SALES TAX	\$0.00
x	TOTAL	\$4,296.90

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #12815

Date: 04/30/2019

From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

Main Blvd Sod, Viburnum Shrub, and Iris Fill In Along Main Blvd

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$1,960.00	\$1,960.00
St Augustine Sod	2800.00	\$1.20	\$3,360.00

Client Notes

Proposal for St. Augustine sod along the vacant areas of Pictoral Park Drive on both sides of the Blvd and the median.

In this proposal is also the labor cost for the removal of healthy plant material in the new designated construction area where MI Homes will be cutting through the community berms.

After meeting on site with Stephanie Nieto on Friday 4/26/2019, she asked for a proposal to relocate the plant material to use them for fill in along the Blvd where like plant material is lacking, rather than having MI Home dispose of perfectly good plant material.

*****PLEASE NOTE WE DO NOT WARRANTY RE-PLANTED PLANT MATERIAL*****

Signature x	SUBTOTAL	\$5,320.00
	SALES TAX	\$0.00
	TOTAL	\$5,320.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8656
Date: 03/24/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC1 Main Entry Median Remodel

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$1,960.00	\$1,960.00
Loropetalum (Ruby Red 3 Gallon)	110.00	\$13.75	\$1,512.50
St. Augustine Sod	4400.00	\$1.20	\$5,280.00

Client Notes

Proposal for (Picture 1) this is the main entrance median.

Price includes: Delivery/ Pick up of all materials, removal of old plant material, removal of mulch, installation of sod, installation of the Loropetalum hedge row, and clean up and dump fees.

Signature x	SUBTOTAL	\$8,752.50
	SALES TAX	\$0.00
	TOTAL	\$8,752.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos
Office:
mmatos@yellowstonelandscape.com



Proposal #8657
Date: 03/24/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC2 Inbound Side Sod Fill In

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$639.95	\$639.95
St. Augustine Sod	800.00	\$1.20	\$960.00

Client Notes

Proposal for (Picture 2) Inbound side berm fill in with sod.

Price includes: Delivery/pick up of materials, mulch removal, sod installation, and clean up.

	SUBTOTAL	\$1,600.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,600.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com



Proposal #8658
Date: 03/24/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC 3 Inbound Side Plant Fill In

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$588.00	\$588.00
Loropetalum (Ruby Red 3 Gallon)	64.00	\$13.75	\$880.00
Juniper (Parsoni 3 Gallon)	32.00	\$11.25	\$360.00

Client Notes

Proposal for (Picture 3) plant material (Ruby Red Loropetalum and Parsoni Juniper) fill in along the inbound side berm.

Price includes: Delivery/pick up of all materials, installation of the plant material, and clean up.

	SUBTOTAL	\$1,828.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,828.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8659
Date: 03/24/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC4 Juniper Bed Fill In (Outbound Side)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$294.00	\$294.00
Juniper (Parsoni 3 Gallon)	48.00	\$11.25	\$540.00

Client Notes

Proposal for (Picture 4) Juniper bed fill in along outbound side berm

Price includes: Delivery/pick up of all materials, installation of Juniper, and clean up

	SUBTOTAL	\$834.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$834.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8660
Date: 03/24/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC5 Sod Fill In (Outbound Side Berm)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$639.95	\$639.95
St. Augustine Sod	800.00	\$1.20	\$960.00

Client Notes

Proposal for (Picture 5) Sod fill in along outbound side berm

Price includes: Delivery/pick up of all materials, mulch removal, installation of new sod, and clean up.

	SUBTOTAL	\$1,600.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,600.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8661
Date: 03/25/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC6 Sod Fill In (Outbound Side) Entrance

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$1,600.00	\$1,600.00
St. Augustine Sod	2000.00	\$1.20	\$2,400.00

Client Notes

Proposal for (Picture 6) to fill in the existing Jasmine bed with sod.

Price includes: Delivery/pick up of all materials, jasmine removal, mulch removal, new sod installation, and dump fees.

	SUBTOTAL	\$4,000.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$4,000.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos
Office:
mmatos@yellowstonelandscape.com



Proposal #8662
Date: 03/25/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC7and8 Sod Fill In (Blvd Median)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$1,600.00	\$1,600.00
St Augustine Sod	2000.00	\$1.20	\$2,400.00

Client Notes

Proposal for (Pictures 7 and 8) Sod fill in along Blvd median.

Price includes: Delivery/pick up of all materials, jasmine removal, mulch removal, sod installation, clean up, and dump fees.

Signature

x

SUBTOTAL	\$4,000.00
SALES TAX	\$0.00
TOTAL	\$4,000.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8663
Date: 03/24/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictorial Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC9 Loropetalum Fill In (Inbound Side)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$294.00	\$294.00
Loropetalum (Ruby Red 3 Gallon)	48.00	\$13.75	\$660.00

Client Notes

Proposal for (Picture 9) Loropetalum fill in along inbound blvd berm.

Price includes: Delivery/pick up of all materials, installation of plants, and clean up

	SUBTOTAL	\$954.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$954.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8664
Date: 03/24/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictorial Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC10 Sod Fill In (Inbound Side Berm)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	19.60	\$49.00	\$960.40
St Augustine Sod	1200.00	\$1.20	\$1,440.00

Client Notes

Proposal for (Picture 10) Sod fill in on inbound side berm

Price includes: Delivery/pick up of all materials, mulch removal, sod installation, and clean up

	SUBTOTAL	\$2,400.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$2,400.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8665
Date: 03/24/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC11 Loropetalum and Juniper Fill In (Inbound side)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$1,176.00	\$1,176.00
Loropetalum (Ruby Red 3 Gallon)	96.00	\$13.75	\$1,320.00
Juniper (Parsoni 3 Gallon)	96.00	\$11.25	\$1,080.00

Client Notes

Proposal for (Picture 11) Loropetalum (Ruby Red) and Juniper (Parsoni) fill in on inbound side berm.

Price includes: Delivery/pick up of all materials, installation of new plants, and clean up.

Signature

x

SUBTOTAL	\$3,576.00
SALES TAX	\$0.00
TOTAL	\$3,576.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8690
Date: 03/25/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC12 Viburnum and Sod Fill In (Inbound Side)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$1,176.00	\$1,176.00
Viburnum (Sweet 3 Gallon)	64.00	\$13.75	\$880.00
St Augustine Sod	1200.00	\$1.20	\$1,440.00

Client Notes

Proposal for (Picture 12) to fill in Viburnum hedge row and to fill in the inbound side berm with sod

Price includes: Delivery/Pick up of all materials, installation of viburnum, mulch removal, sod installation, and clean up.

Signature x	SUBTOTAL	\$3,496.00
	SALES TAX	\$0.00
	TOTAL	\$3,496.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8693
Date: 03/25/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC13 Viburnum and Sod Fill In (Inbound Side)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$1,176.00	\$1,176.00
Viburnum (Sweet 3 Gallon)	64.00	\$13.75	\$880.00
St. Augustine Sod	1200.00	\$1.20	\$1,440.00

Client Notes

Proposal for (Picture 13) to fill in Viburnum hedge row and to fill in the inbound side berm with sod

Price includes: Delivery/Pick up of all materials, installation of viburnum, mulch removal, sod installation, and clean up.

Signature

x

SUBTOTAL \$3,496.00

SALES TAX \$0.00

TOTAL \$3,496.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8695
Date: 03/25/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC15 Sod Fill and Plant Removal (Blvd Median)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$1,920.00	\$1,920.00
St Augustine Sod	2400.00	\$1.20	\$2,880.00

Client Notes

Proposal for (Picture 15) Sod fill in and plant material removal at the end of the main Blvd median

Price includes: Delivery/Pick up of all materials, old plant material removal, mulch removal, sod installation, dump fees, and clean up.

Signature

x

SUBTOTAL	\$4,800.00
SALES TAX	\$0.00
TOTAL	\$4,800.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com



Proposal #8694
Date: 03/25/2019
From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave
Suite 200
Tampa, FL 33614

main:
mobile:

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC14 Loropetalum Fill In (Inbound Side)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	8.00	\$49.00	\$392.00
Loropetalum (Ruby 3 Gallon)	64.00	\$13.75	\$880.00

Client Notes

Proposal for (Picture 14) Loropetalum fill in along berm (Inbound side) just before the roundabout

Price includes: Delivery/pick up of all materials, installation of Loropetalum, and clean up.

	SUBTOTAL	\$1,272.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,272.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com

Tab 6

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

*Loropetalum
Sod*



Potential

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Sod



Potential

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

*Loropetalum
Juniper*



Potential

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Juniper



Potential

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Sod



Potential

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Sod



Potential

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Sod



Potential

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Sod



Potential

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Loropetalum



Potential

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Sod



Potential

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

*Loropetalum
Juniper*



Potential

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

*Viburnum
Sod*



Potential

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Viburnum
Sod



Potential

Easton Park

Tampa, FL

March, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Loropetalum



Potential

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

*Sod
Removal of Ligustrums*



Potential

Tab 7



Easton Park CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 4/19/2019

Prepared for:

Joe Roethke, Regional 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: 46



Comments:

The littoral shelf of site #46 is being prepared for an installation of the native plant, Pickerelweed. Woody debris from invasive vegetation formerly occupying the shelf is brittle and should not impede the planting (bottom right). Filamentous algae and invasive grasses will be targeted just before the installation as treatments will be put on hold during the acclimation period.

Site: 10



Comments: Treatment in progress

Another large filamentous algae bloom has occurred within site #10. Remnants of filamentous algae from the last bloom treatment can be seen (bottom right) with a white hue. The filamentous algae bloom was targeted during the maintenance visit on 4/19/19, the same day as the pictured inspection. This is quite persistent growth and will be monitored.

Site: 11



Comments: Site looks good

Site #11 was seen in good condition during the site visit. The littoral shelf at the back of the site has been approved for an installation of native plants. The perimeter was noted with juvenile Arrowhead plants, which will be promoted.

Site: 12, 19



Comments: Site looks good

Site #12 (above) was seen in good condition with well kept shorelines and no surface algae growth. Site #19 (top and bottom right) was seen with turbid water, which may be a result of clay sediments and the recent rainfall.

Easton Park CDD Waterway Inspection Report 4/19/2019

Site: 13



Comments: Normal growth observed

Limnophila was noted with moderate growth in site #13 and will be managed to keep it within acceptable levels in the open water (above and top right). Grasses along the wild side were noted with signs of treatment and no new algae growth was seen in the site.

Site: 16



Comments: Normal growth observed

Normal amounts of filamentous algae was noted around the perimeter of site #16 (top right), which received treatment on 4/19/19. This is all that remains from a large algae bloom earlier in the month that received consecutive algaecide applications.

Easton Park CDD Waterway Inspection Report 4/19/2019

Site: 17



Comments: Normal growth observed

Slender Spikerush was seen in both the submersed and emergent growth forms in site #17 (bottom right). Slender Spikerush and Peruvian Primrose along the wild side (top right) will be targeted at an upcoming maintenance visit.

Site: 38, 24



Comments: Normal growth observed

Site #38 was seen in good condition with minor filamentous algae growth (above). Site #24 (top and bottom right) is managed for Southern Watergrass, which was seen within acceptable growth levels.

Easton Park CDD Waterway Inspection Report 4/19/2019

Site: 20, 21



Comments: Site looks good

Site #20 was documented with a large filamentous algae bloom during the last site inspection, which has been reduced significantly. Site #21 (top and bottom right) was seen with recently treated shoreline grasses and no new algae growth.

Management Summary

The waterway inspection report for Easton Park CDD was performed on April 18th, 2019 on ten sites in the community. A Native plant installation has been approved and scheduled for sites #1, #46 and #11 to occur in the middle of May. The plant installation is targeting areas of Easton Park waterways that are designed to hold plants, commonly called littoral shelves. Sites #10 and #38 were the first part of the installation plan, and received a Pickerelweed installation last year.. The sites are being prepared for the planting by targeting any remaining or scarce amounts of invasive vegetation. This is especially important as the planting areas will not receive treatment for at least 90 days while the plants acclimate to the soil and water.

The most recent maintenance visit focused on filamentous algae treatments within sites #10, #16 and #18. Site #10 has already has a massive algae bloom this year, in February which was documented in monthly inspection reports. Site #16 was also noted with a large algae bloom earlier in the month, but has been brought back into normal growth levels after two consecutive treatments, much like site #20. Monitoring of persistent algae blooms in the Spring and Summer can prioritize sites that may need services outside of routine waterway maintenance.

Recommendations/Action Items

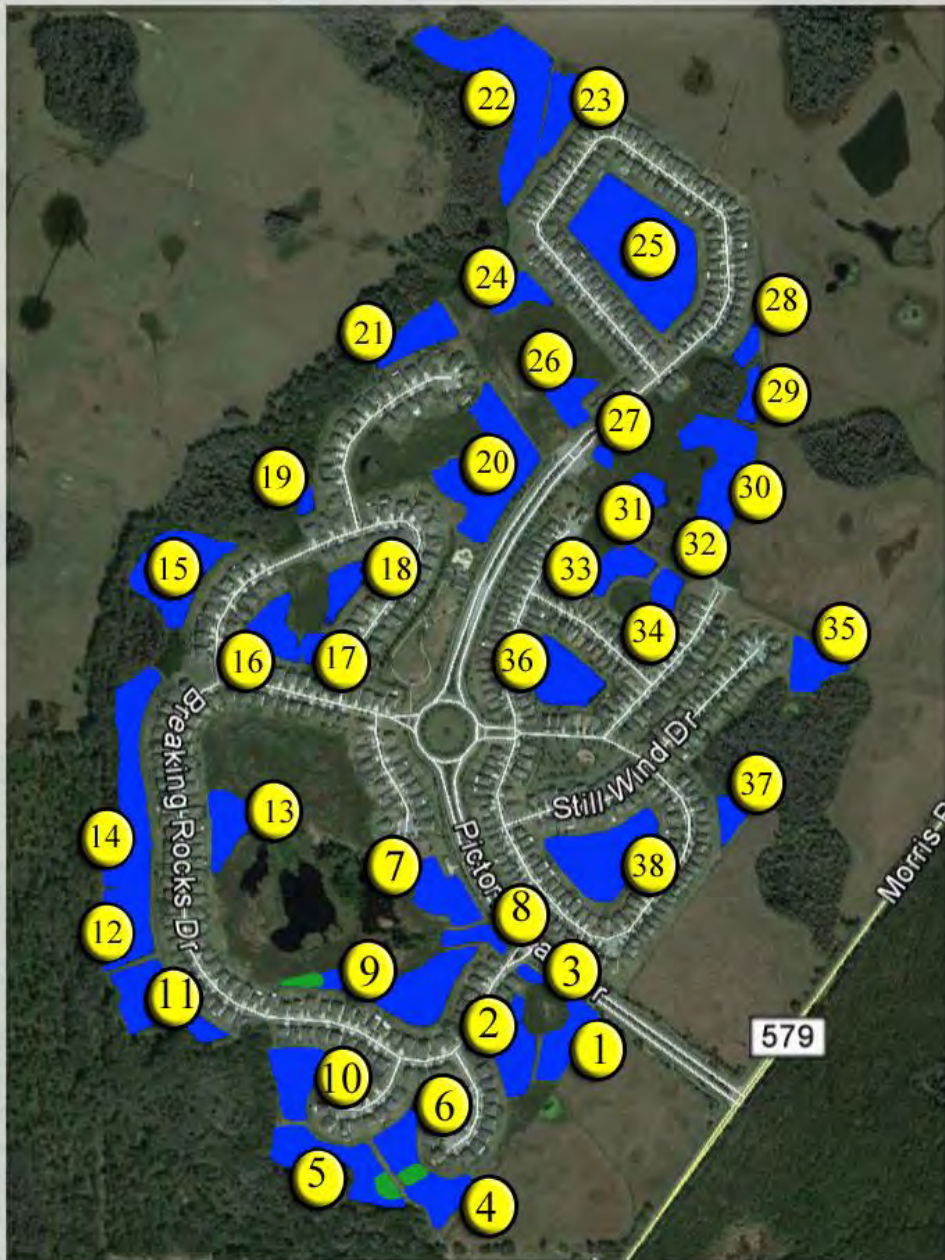
- Continue Routine Maintenance.
- Monitor Excessive and Recurring Algae Blooms.
- A Native Plant Installation is Scheduled for May 2019.

Thank You For Choosing Aquatic Systems, Inc.!



Easton Park CDD #0680-9 Wesley Chapel, FL 07/16

1-800-432-4302



Tab 8

April 2019

Mr. Joe Roethke, Regional District Manager
Easton Park CDD
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

RE: Account # 00068091
Notice of Projected Increase for 2020 Budget

VIA EMAIL: JROETHKE@RIZZETTA.COM

Dear Joe:

The anniversary date of your **Aquatic Systems, Inc.** waterway management program is **October 1, 2020.**

We are pleased to report that your resource management program for care of your waterway system has been successful; therefore, we are extending our scheduled visits for the next successive twelve months at the SAME investment: \$3,735.00 Monthly.

Please ensure that this budget notification is placed on the CDD Agenda for the Budget Review Meeting.

If at any time during the term of this Agreement the government imposes any additional related permit requirements, water testing and/or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees. If a renegotiated contract can not be agreed upon ASI reserves the right to cancel this Agreement.

If you have any questions regarding your waterway program, please give me a call, we appreciate your business and look forward to another successful year ahead!

Sincerely,



Jimmy E. Taylor
Wesley Chapel Sales Manager
JET/gu

cc: Doug Agnew, General Manager/Senior Consultant

Tab 9



Rizzetta & Company

Easton Park Community Development District

eastonparkcdd.org

Proposed Budget for Fiscal Year 2019/2020

Presented by: Rizzetta & Company, Inc.

**9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813-533-2950**

rizzetta.com

Table of Contents

	<u>Page</u>
General Fund Budget Account Category Descriptions	1
Reserve Fund Budget Account Category Descriptions	7
Debt Service Fund Budget Account Category Descriptions	8
General Fund Budget for Fiscal Year 2019/2020	9
Debt Service Fund Budget for Fiscal Year 2019/2020	11
Assessments Charts for Fiscal Year 2019/2020	12

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with

Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond

proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Proposed Budget
Easton Park Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 03/31/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 203	\$ 406	\$ -	\$ 406	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 541,603	\$ 541,603	\$ 536,850	\$ 4,753	\$ 536,850	\$ -	
8								
9	TOTAL REVENUES	\$ 541,806	\$ 542,009	\$ 536,850	\$ 5,159	\$ 536,850	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 541,806	\$ 542,009	\$ 536,850	\$ 5,159	\$ 536,850	\$ -	
14								
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 4,600	\$ 9,200	\$ 12,000	\$ 2,800	\$ 12,000	\$ -	
21	Financial & Administrative							
22	Administrative Services	\$ 2,363	\$ 4,725	\$ 4,725	\$ -	\$ 4,800	\$ 75	DM fee
23	District Management	\$ 13,254	\$ 26,507	\$ 26,507	\$ -	\$ 27,830	\$ 1,323	DM fee
24	District Engineer	\$ 1,816	\$ 3,632	\$ 5,000	\$ 1,368	\$ 5,000	\$ -	
25	Disclosure Report	\$ -	\$ -	\$ 1,100	\$ 1,100	\$ 1,100	\$ -	
26	Trustees Fees	\$ 2,042	\$ 2,042	\$ 3,658	\$ 1,616	\$ 3,658	\$ -	
27	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	DM fee
28	Financial & Revenue Collections	\$ 2,500	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	DM fee
29	Accounting Services	\$ 8,873	\$ 17,745	\$ 17,745	\$ -	\$ 18,000	\$ 255	DM fee
30	Auditing Services	\$ -	\$ -	\$ 3,600	\$ 3,600	\$ 4,000	\$ 400	need new RFP for audit
31	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
32	Miscellaneous Mailings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33	Public Officials Liability Insurance	\$ 2,250	\$ 2,250	\$ 2,475	\$ 225	\$ 2,450	\$ (25)	Egis Estimate
34	Legal Advertising	\$ 412	\$ 824	\$ 500	\$ (324)	\$ 1,000	\$ 500	
35	Bank Fees	\$ 112	\$ 224	\$ 300	\$ 76	\$ 300	\$ -	
36	Dues, Licenses & Fees	\$ 175	\$ 350	\$ 175	\$ (175)	\$ 175	\$ -	
37	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
38	Website Hosting, Maintenance, Backup (and	\$ 600	\$ 1,200	\$ 1,200	\$ -	\$ 6,000	\$ 4,800	New ADA Compliant Website
39	Legal Counsel							
40	District Counsel	\$ 6,300	\$ 12,600	\$ 5,000	\$ (7,600)	\$ 5,000	\$ -	
41								
42	Administrative Subtotal	\$ 50,297	\$ 91,299	\$ 94,485	\$ 3,186	\$ 101,813	\$ 7,328	
43								
44	EXPENDITURES - FIELD OPERATIONS							
45								
46	Security Operations							
47	Dedicated Internet Service	\$ 431	\$ 862	\$ 3,048	\$ 2,186	\$ 3,048	\$ -	
48	Security Monitoring Services	\$ 2,568	\$ 5,136	\$ 5,136	\$ -	\$ 5,136	\$ -	
49	Electric Utility Services							
50	Street Light Bond	\$ 600	\$ 600	\$ 600	\$ -	\$ 600	\$ -	
51	Street Lights	\$ 47,127	\$ 94,254	\$ 113,000	\$ 18,746	\$ 113,000	\$ -	
52	Utility - Roundabout Lights	\$ 171	\$ 342	\$ 500	\$ 158	\$ 500	\$ -	
53	Utility-Fountains	\$ 2,300	\$ 4,600	\$ 6,500	\$ 1,900	\$ 5,000	\$ (1,500)	
54	Utility-Irrigation	\$ 1,652	\$ 3,304	\$ 5,000	\$ 1,696	\$ 4,000	\$ (1,000)	
55	Stormwater Control							
56	Aquatic Maintenance	\$ 15,060	\$ 30,120	\$ 30,120	\$ -	\$ 30,120	\$ -	
57	Fountain Service Repairs & Maintenance	\$ 637	\$ 1,274	\$ 3,000	\$ 1,726	\$ 2,000	\$ (1,000)	
58	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
59	Invasive Plant Removal	\$ 7,350	\$ 14,700	\$ 25,000	\$ 10,300	\$ 25,000	\$ -	Monthly removal & littoral shelf program
60	Stormwater System Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
61	Other Physical Environment							
62	General Liability Insurance	\$ 2,500	\$ 2,500	\$ 2,750	\$ 250	\$ 2,750	\$ -	Egis Estimate
63	Property Insurance	\$ 1,760	\$ 1,760	\$ 1,936	\$ 176	\$ 1,936	\$ -	Egis Estimate
64	Rust Prevention	\$ 3,570	\$ 7,140	\$ 7,140	\$ -	\$ 7,140	\$ -	
65	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	

Proposed Budget
Easton Park Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 03/31/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
66	Landscape Maintenance	\$ 72,019	\$ 144,038	\$ 142,863	\$ (1,175)	\$ 142,863	\$ -	
67	Ornamental Lighting & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 1,500	\$ (1,000)	
68	Holiday Decorations	\$ 24,600	\$ 24,600	\$ 24,600	\$ -	\$ 24,600	\$ -	
69	Irrigation Repairs	\$ 3,020	\$ 6,040	\$ 7,500	\$ 1,460	\$ 5,000	\$ (2,500)	
70	Landscape - Mulch	\$ 12,238	\$ 12,238	\$ 15,000	\$ 2,762	\$ 13,000	\$ (2,000)	
71	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
72	Annuals	\$ 8,594	\$ 17,188	\$ 15,000	\$ (2,188)	\$ 15,000	\$ -	
73	Field Services	\$ 3,750	\$ 7,500	\$ 7,500	\$ -	\$ 7,800	\$ 300	
74	Road & Street Facilities							
75	Sidewalk Repair & Maintenance	\$ 4,795	\$ 4,795	\$ 5,000	\$ 205	\$ 5,000	\$ -	Pressure Washing
76	Contingency							
77	Miscellaneous Contingency	\$ -	\$ -	\$ 4,172	\$ 4,172	\$ 5,544	\$ 1,372	
78	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
79								
80	Field Operations Subtotal	\$ 214,742	\$ 382,991	\$ 442,365	\$ 59,374	\$ 435,037	\$ (7,328)	
81								
82	Contingency for County TRIM Notice							
83								
84	TOTAL EXPENDITURES	\$ 265,039	\$ 474,290	\$ 536,850	\$ 62,560	\$ 536,850	\$ -	
85								
86	EXCESS OF REVENUES OVER	\$ 276,767	\$ 67,719	\$ -	\$ 67,719	\$ -	\$ -	
87								

Budget Template
Easton Park Community Development District
Debt Service
Fiscal Year 2019/2020

Chart of Accounts Classification	Series 2017	Budget for 2019/2020
REVENUES		
Special Assessments		
Net Special Assessments	\$413,001.41	\$413,001.41
TOTAL REVENUES	\$413,001.41	\$413,001.41
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$413,001.41	\$413,001.41
Administrative Subtotal	\$413,001.41	\$413,001.41
TOTAL EXPENDITURES	\$413,001.41	\$413,001.41
EXCESS OF REVENUES OVER EXP	\$0.00	\$0.00

Hillsborough County Collection Costs (2%) and E 6.0%

Gross assessments \$438,989.59

Notes: y y y
6.0% of Tax Roll.. Budgeted net of tax roll assessments. See Assessment Table.

Easton Park Community Development District

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget	\$536,850.00
Collection Cost @ 2%	\$11,422.34
Early Payment Discount @ 4%	\$22,844.68
2019/2020 Total:	<u>\$571,117.02</u>

2018/2019 O&M Budget	\$536,850.00
2019/2020 O&M Budget	\$536,850.00

Total Difference:	<u><u>\$0.00</u></u>
-------------------	-----------------------------

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2018/2019</u>	<u>2019/2020</u>	<u>\$</u>	<u>%</u>
Debt Service - Single Family 50'	\$689.56	\$689.56	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$893.77	\$893.77	\$0.00	0.00%
Total	\$1,583.33	\$1,583.33	\$0.00	0.00%
<hr/>				
Debt Service - Single Family 65'	\$775.75	\$775.75	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,005.49	\$1,005.49	\$0.00	0.00%
Total	\$1,781.24	\$1,781.24	\$0.00	0.00%
<hr/>				
Debt Service - Single Family 75'	\$861.94	\$861.94	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$1,117.21	\$1,117.21	\$0.00	0.00%
Total	\$1,979.15	\$1,979.15	\$0.00	0.00%

EASTON PARK**FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$536,850.00
COLLECTION COSTS @	2.0%	\$11,422.34
EARLY PAYMENT DISCOUNT @	4.0%	\$22,844.68
TOTAL O&M ASSESSMENT		<u>\$571,117.02</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2017 DEBT SERVICE ^{(1) (2)}</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>DEBT SERVICE ⁽³⁾</u>	<u>TOTAL ⁽⁴⁾</u>
Single Family 50'	360	360	0.80	288.00	56.34%	\$321,756.07	\$893.77	\$689.56	\$1,583.33
Single Family 65'	168	167	0.90	151.20	29.58%	\$168,921.94	\$1,005.49	\$775.75	\$1,781.24
Single Family 75'	72	71	1.00	72.00	14.08%	\$80,439.02	\$1,117.21	\$861.94	\$1,979.15
	<u>600</u>	<u>598</u>		<u>511.20</u>	<u>100.00%</u>	<u>\$571,117.02</u>			

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): **(\$34,267.02)**

Net Revenue to be Collected **\$536,850.00**

⁽¹⁾ Reflects 2 (two) Series 2017 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2017 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2019 Hillsborough County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early)

Tab 10

RESOLUTION 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Easton Park Community Development District ("**District**") prior to June 15, 2019, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2019

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2019.

ATTEST:

**EASTON PARK COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2019/2020

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2019/2020

Tab 11

M.C. Building Services LLC
917 W. Virginia Ave
Tampa, FL 33603 US
8132440238

Estimate

ADDRESS
Easton Park Easton Park CDD 9428 Camden Field Parkway Riverview, FL 33578

ESTIMATE #	DATE	
1126	04/22/2019	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/22/2019	16 Electrical & Lighting: 16 Electrical & Lighting Provide and install three RAB LLED flood lights at proposed flag pole location. Use power from the existing flood lights. Up to 50 feet of conduit allotted from existing power to Pole location.	1	1,250.00	1,250.00

Authorized Signature:

TOTAL

\$1,250.00

Accepted By

Accepted Date

Tab 12

Head's Flags Inc.

3815 Henderson Blvd.
Tampa, Fl 33629
Phone 1-813-248-5019
Fax 1-813-636-0051

Quote

DATE	INVOICE #
10/9/2017	16145

BILL TO

Easton Park CDD
9428 Camden Field Parkway
Riverview, Florida 33578
Christine Perkins
813.533.2950

P.O. NO.

TERMS

PROJECT

Net 30

DESCRIPTION

QTY

RATE

AMOUNT

complete below grade installation of one ECX20 satin finish with
4x6' nylon US flag
Sales Tax

1,290.00

1,290.00

7.00%

0.00

"If You needed flags Yesterday. See Head's Flags you will only be one day late." "and
that's your fault"

Total

\$1,290.00

Model ECX20

5" - 14 gauge spun aluminum ball
gold anodized

Single sheave truck, cast aluminum
revolving, non-fouling type

2 Bronze swivel snaps with covers
per halyard

1 Set of halyard: #10 poly

1 - 9" Cast aluminum cleat

Aluminum flash collar

3000 PSI concrete

Hardwood wedges
(supplied by others)

Dry sand tightly tamped
after aligning pole

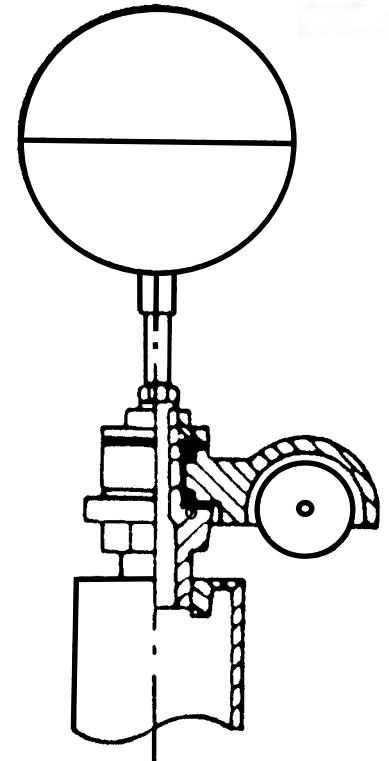
Foundation sleeve -16 ga
hot dip galvanized steel

Steel centering wedges

1/4" Steel base plate

1/4" Steel support plate
welded to grounding spike

Exposed height: 20'-0"
Tapered portion: 11'-8"
Overall length: 23'-0"
Cleat height: 5'-0"
Foundation: 3'-6"
3'-0"
Straight portion: 11'-4"
6"
12"
24"



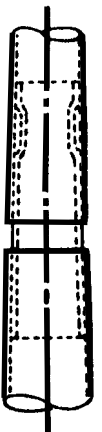
Truck Detail

Aluminum body
Stainless steel ball bearings
Aluminum sheave
Cast aluminum spindle

All shafts with overall
length of more than
38'-6" are shipped in
two sections.

Each section matched marked
for field assembly. Exposed
portion of jam sleeve must
be **well lubricated** prior to
assembly.

1-1/2" maximum shop
gap allowed for field fitting
(ram for tight joint)



Filename: ECX20 single sheave_revolving truck.ai

Project:	Ground set tapered aluminum flagpole: ALLOY: 6063T6	EDER FLAG	Date:
Location:	Exposed height: 20'-0"	Overall height: 23'-0"	MANUFACTURING COMPANY
Architect:	Ship in 1 section	Butt diameter: 5"	1000 W. Rawson Avenue
Contractor:	Top diameter: 3"	Wall thickness: .125"	Oak Creek, WI 53154
Customer:	Finish: 100 grit polish		Job:

Easton Park

Tampa, FL

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

*Flag Pole
Annuals*



Potential

Easton Park

Tampa, FL

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

*Flag Pole
Lantana*



Potential