



Rizzetta & Company

Easton Park Community Development District

Board of Supervisors' Special Meeting June 20, 2019

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

www.eastonparkcdd.org

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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	Justin Croom	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.

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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

June 12, 2019

AGENDA

Dear Board Members:

The Special meeting of the Board of Supervisors of the Easton Park Community Development District will be held on **Thursday, June 20, 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 May 7, 2019Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for April 2019Tab 2
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 1. Presentation of May 2019 Field Inspection ReportTab 3
 2. Presentation of May 2019 Yellowstone Field Inspection Response.....Tab 4
 3. Consideration of Landscape Enhancement ProposalTab 5
 - D. Aquatic Maintenance – Aquatic Systems
 1. Presentation of May 2019 Waterway ReportTab 6
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-02, Appointing Assistant SecretaryTab 7
 - B. Presentation of Fiscal Year 2017-2018 Audit.....Tab 8
 - C. Consideration of Proposal for Monument LightingTab 9
 - D. Discussion of Installing an American Flag PoleTab 10
 - E. Consideration of Proposals for Entry Camera RepairTab 11
 - F. Presentation of Registered Voter Count.....Tab 12
 - G. Discussion Regarding No Trespassing SignageTab 13
 - H. Discussion Regarding Upcoming Construction Adjacent to the District

- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

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

Sincerely,

Justin Croom

Justin Croom
District Manager

Tab 1

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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, May 7, 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:

Joe Roethke	Regional District Manager, Rizzetta & Company, Inc.
Patrick Bell	Field Services, Rizzetta & Company, Inc.
Matt Matos	Yellowstone Landscape

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Monika Kriegisch asked a question about potential townhomes at the front of the community and usage of community roads.

Mr. John Beyrer asked questions about costs for neighboring development.

Mr. Meier provided responses to these questions.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on April 2, 2019

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular meeting held on April 2, 2019 as presented for the Easton Park Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of Operations & Maintenance
Expenditures for March 2019**

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for March 2019 (\$28,911.48) for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Ms. Stewart was not present.

B. District Counsel

Mr. Molloy was not present.

C. Landscape & Irrigation Maintenance Update

1. Presentation of April 2019 Field Inspection Report

Mr. Roethke presented the April 2019 Field Inspection Report and Mr. Bell reviewed the details of the report with the Board. Mr. Matos entertained various questions from the Board.

2. Presentation of April 2019 Yellowstone Response

Mr. Roethke presented the Yellowstone response to the Field Inspection Report.

3. Consideration of Landscape Enhancement Proposals

Mr. Roethke presented landscape enhancement proposals from Yellowstone to the Board.

Mr. Matos reviewed the details of these proposals with the Board.

The Board noted that the spring annuals have already been approved and Mr. Matos informed the Board that these will be installed this Friday. The annual rotation schedule will be updated accordingly since these are being replaced a month later than usual.

Mr. Matos will look into having the dog waste stations and trash cans emptied.

(Mr. Bell and Mr. Matos left at 5:13 p.m.)

D. Aquatic Maintenance – Aquatic Systems

1. Presentation of April 2019 Waterway Report

Mr. Roethke presented the April 2019 Waterway Inspection Report to the Board and noted that there is a tentative plant installation on May 14th.

2. Presentation of Annual Renewal

Mr. Roethke presented an annual renewal from Aquatic Systems to the Board. This will go into effect on October 1, 2020 and the cost will remain the same at (\$3,735.00) per month.

On a Motion by Ms. Murphy, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the Aquatic Systems yearly renewal for the Easton Park Community Development District.

E. District Manager

Mr. Roethke communicated that the next regular meeting is scheduled for June 4, 2019, at 5:30 p.m. and to be held at the New Tampa Regional Library. Mr. Roethke informed the Board that Justin Croom will be taking over as the District Manager next month.

1. Update on TECO Street Lighting

Mr. Roethke distributed a new TECO contract to the Board.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the TECO contract for 303 total lights at a cost of (\$4,744.98) per month for the Easton Park Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2019/2020

1. Consideration of Resolution 2019-01, Approving Proposed Budget and Setting Public Hearing

Mr. Roethke presented the proposed budget for Fiscal Year 2019-2020 to the Board, and also presented Resolution 2019-01, which will approve the proposed budget and set the public hearing for the final budget.

On a Motion by Ms. Murphy, seconded by Ms. Nieto, with all in favor, the Board of Supervisors adopted Resolution 2019-01, approving proposed budget and setting the public hearing for the Easton Park Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Monument Lighting

Mr. Roethke presented a proposal for lighting installation at a potential flagpole location.

EIGHTH ORDER OF BUSINESS

Discussion of Installing an American Flag Pole

Mr. Roethke presented a proposal to install an American Flagpole for the CDD.

The Board discussed potential locations for this flagpole installation. This item was tabled until the next meeting.

NINTH ORDER OF BUSINESS

Supervisor Requests

Ms. Murphy asked about erosion on ponds #5 and #6.

Ms. Murphy asked about getting new development information out to residents.

Ms. Nieto asked about monument lighting at front entrance.

Ms. Nieto asked about security cameras.

TENTH 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 5:55 p.m. for the Easton Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

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EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures April 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2019 through April 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$38,007.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Systems, Inc.	001366	0000439825	Monthly Lake & Wetland Services 04/19	\$ 3,735.00
Arnold Sails	001360	AS040219	Board of Supervisors Meeting 04/02/19	\$ 200.00
Lisa Murphy	001361	LM040219	Board of Supervisors Meeting 04/02/19	\$ 200.00
Molloy & James	001363	16968	General/Monthly Legal Services 03/19	\$ 1,430.00
Molloy & James	001367	16983	General/Monthly Legal Services 03/19	\$ 2,282.50
Paul Meier	001362	PM040219	Board of Supervisors Meeting 04/02/19	\$ 200.00
Rizzetta & Company, Inc.	001358	INV0000039711	District Management Fees 04/19	\$ 5,123.09
Rizzetta Technology Services, LLC.	001359	INV0000004253	Website Hosting Services 04/19	\$ 100.00
Rust-Off Inc.	001368	20886	Rust Prevention Maintenance 04/19	\$ 595.00
Stephanie T Nieto	001364	SN040219	Board of Supervisors Meeting 04/02/19	\$ 200.00
Tampa Electric Company	001369	TECO Summary 023/19	Summary Bill 03/19	\$ 10,248.42
Yellowstone Landscape	001370	TM 10067	Irrigation Repairs 03/19	\$ 215.59
Yellowstone Landscape	001370	TM 10352	Irrigation Repairs 03/19	\$ 65.88
Yellowstone Landscape	001370	TM 12902	Irrigation Repairs 03/19	\$ 720.00

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	001370	TM 12960	Sod Damage Repair	\$ 786.58
Yellowstone Landscape	001365	TM 8840	Monthly Landscape Maintenance - 03/19	<u>\$ 11,905.24</u>
Report Total				<u>\$ 38,007.30</u>

Aquatic Systems, Inc.

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

INVOICE

DATE

4/1/2019

INVOICE #

0000439825

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

MAR 28 2019

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30		
QUAN	DESCRIPTION		PRICE EACH	AMOUNT
1.00	Monthly Lake and Wetland Services - April		3,735.00	3,735.00

MI approval CP Date 3/29/19
ite entered MAR 28 2019
ind 001 GL 538.00 OC 4605 \$ 2510.00
ind 001 GL 538.00 OC 4608 \$ 1225.00

**EASTON PARK CDD
SUPERVISOR PAY REQUEST**

Meeting Date: April 2, 2019

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

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:30 PM
Meeting End Time:	5:29 PM
Total Meeting Time:	59 Minutes

Time Over _____ () Hours:	N/A
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Total at \$175 per Hour:	N/A
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DM Signature: Christine Perkins

APPROVAL _____
APPROVAL CP Date 4/4/19
DATE ENTERED APR 04 2019
NO. 001 GL 51160 OC 1161

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

RECEIVED
MAR 29 2019

Ph:813 - 254-7157

BY:

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

March 27, 2019

Attention:

Inv #: 16968

Re: Easton Park CDD

DATE	DESCRIPTION	HOURS	AMOUNT
Mar-04-19	Telephone conference with Chair, memo.	0.40	110.00
Mar-06-19	Telephone conference with Mark Spada, review materials.	1.30	357.50
Mar-14-19	Review memo on M/I, draft.	2.00	550.00
Mar-15-19	Draft of agreement.	1.50	412.50
	Totals	5.20	\$1,430.00

Total Fee & Disbursements

\$1,430.00

Previous Balance

1,980.00

Previous Payments

1,980.00

Balance Now Due

\$1,430.00

TAX ID Number 59-2866686

Approval CP Date 4/5/19

ate entered APR 04 2019

ind 001 GI 51400 OC 3107

PAYMENT DETAILS

Mar-18-19 Check No. 1347

577.50

Mar-22-19 Check No. 1349

1,402.50

Total Payments

\$1,980.00

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

April 12, 2019

PAID
APR 15 2019

Attention:

Re: Easton Park CDD

BY:

Inv #: 16983

DATE	DESCRIPTION	HOURS	AMOUNT
Mar-19-19	Review materials for M/I demands, telephone conference with M/I. Telephone conference with Lee Nelson, memo.	1.80	495.00
Mar-20-19	Telephone conference with Chair.	0.40	110.00
Mar-21-19	Drafting.	1.80	495.00
Mar-26-19	Telephone conference with Chair, review.	1.20	330.00
Mar-27-19	Draft agreement with M/I.	2.50	687.50
	Review CDD agreement.	0.60	165.00
	Totals	8.30	\$2,282.50

Total Fee & Disbursements

\$2,282.50

Previous Balance

1,430.00

Previous Payments

1,430.00

Balance Now Due

\$2,282.50

APPROVAL Joseph Roethke Date 4/24
APR 18 2019
51900
OG 3107

TAX ID Number 59-2866686

PAYMENT DETAILS

Apr-12-19 Check No. 1363

1,430.00

Total Payments

1,430.00
\$1,430.00

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

Invoice

Date	Invoice #
4/1/2019	INV0000039711

MAR 26 2019

Bill To:

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

Services for the month of		Terms	Client Number
April		Upon Receipt	00275
Description	Qty	Rate	Amount
District Management Services 51300-3101	1.00	\$2,208.92	\$2,208.92
Administrative Services -3100	1.00	\$393.75	\$393.75
Accounting Services -3201	1.00	\$1,478.75	\$1,478.75
Financial & Revenue Collections -314	1.00	\$416.67	\$416.67
Field Services 53400-4617	1.00	\$625.00	\$625.00
Subtotal			\$5,123.09
Total			\$5,123.09

APPROVAL CP Date 3/29/19
 DATE ENTERED MAR 28 2019
 AND OTI GL X OC
 BY

Tampa FL 33614

MAY 20 2019

Date	Invoice #
4/1/2019	INV00000004253

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

		Services for the month of		Terms	Client Number
		April			00275
Description	Qty	Rate		Amount	
Email Hosting	0	\$15.00		\$0.00	
Website Hosting Services	1	\$100.00		\$100.00	
<p>VI approval <u>CP</u> Date <u>3/29/19</u> re entered <u>MAR 28 2019</u> inv <u>001 GL 51300 OC 5108</u> acct # _____</p>					
		Subtotal		\$100.00	
		Total		\$100.00	

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
4/15/2019	20886

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
1X	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (DATE OF SERVICE) LAST INVOICE DATE TO CURRENT INVOICE DATE) Date Rec'd Rizzetta & Co., Inc. <u>APR 18 2019</u> D/M approval <u>Joseph Roethlis</u> Date <u>4/24</u> Date entered <u>APR 19 2019</u> Fund <u>001</u> GL <u>53400</u> OC <u>4618</u> Check# _____	1	595.00	595.00
Subtotal				\$595.00
Sales Tax (7.0%)				\$0.00
Payments/Credits				\$0.00

AN INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

Balance Due \$595.00

TECO

for Easton Park CDD

Invoice #

Summary Electric 03/19

Account #	Inv Date	Amount	Due Date	Service Address	Object Code
211001815243	4/12/2019	\$122.44	5/3/2019	10989 Breaking Rocks Dr Irr	4314
211001815433	4/12/2019	\$22.02	5/3/2019	10898 Pictoral Park Dr Irr	4314
211001815649	4/12/2019	\$4,614.58	5/3/2019	Morris Bridge Phase I	4307
211001815920	4/12/2019	\$32.22	5/3/2019	10999 Pictoral Park Dr Irr	4314
211001816464	4/12/2019	\$74.17	5/3/2019	11098 Pictoral Park Dr Irr	4314
211001816720	4/12/2019	\$2,581.58	5/3/2019	Easton Park Blvd LTS	4307
211001816928	4/12/2019	\$1,184.05	5/3/2019	Easton Park Phase 3	4307
211001817124	4/12/2019	\$1,092.89	5/3/2019	Morris Bridge Rd Phase 2	4307
211001817561	4/12/2019	\$24.62	5/3/2019	10900 Pictorial Park Dr	4310
211001817355	4/12/2019	\$499.85	5/3/2019	10623 Pictorial Park Dr Pmp	4309
Total		\$10,248.42			

GL CODE

* 53100

53100

53100

53100

Object Codes

Amount

4314 \$250.85 Irrigation Wells

4307 \$9,473.10 Street Lights

4309 \$499.85 Fountain/Landscape Lighting

4310 \$24.62 Roundabout

Grand Total **\$10,248.42**

Date Received:	
DM Approval:	<i>Joseph Roethke</i> 4/24
Date Entered:	APR 18 2019

(M approval) _____ Date _____

(ite enterer) _____

no. 001 GR 53100 *

Statement Date: 04/12/2019

Account: 211001815243

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



Current month's charges:	\$122.44
Total amount due:	\$122.44
Payment Due By:	05/03/2019

Your Account Summary

Previous Amount Due	\$112.46
Payment(s) Received Since Last Statement	-\$112.46
Current Month's Charges	\$122.44
Total Amount Due	\$122.44

Date Rec'd Rizzetta & Co., Inc. APR 17 2019

D/M approval _____ Date _____

Date entered _____

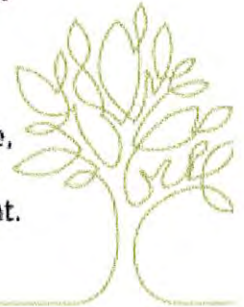
Fund _____ GL _____ OC _____

Check# _____

Go paperless for perks!

Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > tampaelectric.com/paperless

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

Yard project?
Avoid damage and fines

Learn more at tampaelectric.com/811



CALL



WAIT two business days



Start DIGGING!

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:	\$122.44
Total amount due:	\$122.44
Payment Due By:	05/03/2019

Amount Enclosed \$ _____

631630051293

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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: 211001815243
Statement Date: 04/12/2019
Current month's charges due 05/03/2019



Details of Charges – Service from 03/13/2019 to 04/08/2019

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

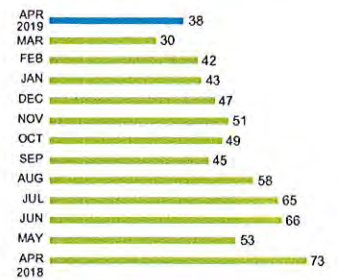
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B51368	04/01/2019	60,220		59,494		726 kWh	1	20 Days
1000157740	04/08/2019	301		0		301 kWh	1	7 Days

Basic Service Charge		\$18.14
Energy Charge	1,027 kWh @ \$0.05916/kWh	\$60.76
Fuel Charge	1,027 kWh @ \$0.03227/kWh	\$33.14
Florida Gross Receipt Tax		\$2.87
Electric Service Cost		\$114.91
Franchise Fee		\$7.53
Total Electric Cost, Local Fees and Taxes		\$122.44
Total Current Month's Charges		\$122.44

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000022-0000482-Page 41 of 42

Important Messages

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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 04/12/2019
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: 05/03/2019

Your Account Summary

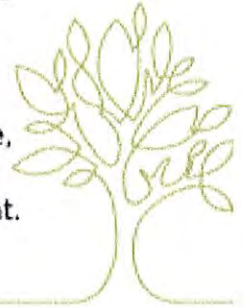
Previous Amount Due \$22.02
Payment(s) Received Since Last Statement -\$22.02
Current Month's Charges \$22.02
Total Amount Due \$22.02

Date Rec'd Rizzetta & Co., Inc. APR 17 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.

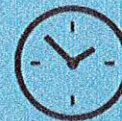


Learn more and sign up: tampaelectric.com/paperless

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

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Avoid damage and fines

Learn more at tampaelectric.com/811



WAIT two business days



Start DIGGING!

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: 05/03/2019
Amount Enclosed \$ _____

631630051294

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

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

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Account: 211001815433
Statement Date: 04/12/2019
Current month's charges due 05/03/2019



Details of Charges – Service from 03/13/2019 to 04/08/2019

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

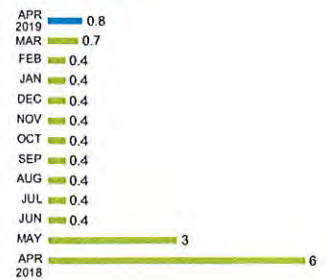
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B46234	03/25/2019	58,482		58,470		12 kWh	1	13 Days
1000086309	04/08/2019	10		0		10 kWh	1	14 Days

Basic Service Charge		\$18.14
Energy Charge	22 kWh @ \$0.05916/kWh	\$1.30
Fuel Charge	22 kWh @ \$0.03227/kWh	\$0.71
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)



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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 04/12/2019

Account: 211001815649

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



Current month's charges:	\$4,614.58
Total amount due:	\$4,614.58
Payment Due By:	05/03/2019

Your Account Summary

Previous Amount Due	\$4,583.55
Payment(s) Received Since Last Statement	-\$4,583.55
Current Month's Charges	\$4,614.58
Total Amount Due	\$4,614.58

Date Rec'd Rizzetta & Co., Inc. APR 17 2019

D/M approval _____ Date _____

Date entered _____

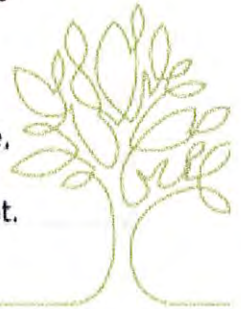
Fund _____ GL _____ OC _____

Check# _____

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See reverse side for more information

Account: 211001815649

Current month's charges:	\$4,614.58
Total amount due:	\$4,614.58
Payment Due By:	05/03/2019

Amount Enclosed \$ _____

631630051295

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

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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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Account: 211001815649
Statement Date: 04/12/2019
Current month's charges due 05/03/2019



Details of Charges – Service from 03/09/2019 to 04/08/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	5951 kWh @ \$0.02904/kWh	\$172.82
Fixture & Maintenance Charge	152 Fixtures	\$1706.08
Lighting Pole / Wire	152 Poles	\$2252.64
Lighting Fuel Charge	5951 kWh @ \$0.03194/kWh	\$190.07
Florida Gross Receipt Tax		\$9.30
Franchise Fee		\$283.67

Lighting Charges **\$4,614.58**

Total Current Month's Charges **\$4,614.58**

00000022-0000474-Page 25 of 42

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EEE092618



Statement Date: 04/12/2019
Account: 211001815920

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



Current month's charges: \$32.22
Total amount due: \$32.22
Payment Due By: 05/03/2019

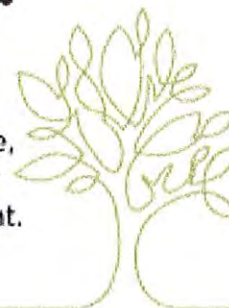
Your Account Summary

Previous Amount Due \$41.59
Payment(s) Received Since Last Statement -\$41.59
Current Month's Charges \$32.22
Total Amount Due **\$32.22**

Date Rec'd Rizzetta & Co., Inc. APR 17 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001815920

Current month's charges: \$32.22
Total amount due: \$32.22
Payment Due By: 05/03/2019
Amount Enclosed \$ _____

631630051296

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

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

Contact Information

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Account: 211001815920
Statement Date: 04/12/2019
Current month's charges due 05/03/2019



Details of Charges – Service from 03/13/2019 to 04/08/2019

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

Rate Schedule: General Service - Non Demand

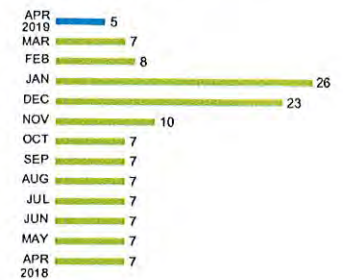
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
B26137	03/25/2019	50,984	50,918		66 kWh	1	13 Days
1000086312	04/08/2019	58	0		58 kWh	1	14 Days

Basic Service Charge		\$18.14
Energy Charge	124 kWh @ \$0.05916/kWh	\$7.34
Fuel Charge	124 kWh @ \$0.03227/kWh	\$4.00
Florida Gross Receipt Tax		\$0.76
Electric Service Cost		\$30.24
Franchise Fee		\$1.98

Total Electric Cost, Local Fees and Taxes
\$32.22
Total Current Month's Charges
\$32.22

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000022-0000480-Page 37 of 42

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MORE POWER TO YOUSM

EEE092618



Statement Date: 04/12/2019

Account: 211001816464

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



Current month's charges:	\$74.17
Total amount due:	\$74.17
Payment Due By:	05/03/2019

Your Account Summary

Previous Amount Due	\$72.29
Payment(s) Received Since Last Statement	-\$72.29
Current Month's Charges	\$74.17
Total Amount Due	\$74.17

Date Rec'd Rizzetta & Co., Inc. **APR 17 2019**

D/M approval _____ Date _____

Date entered _____

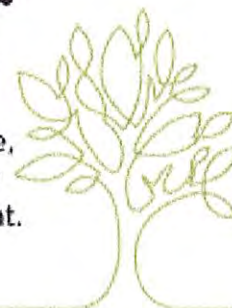
Fund _____ GL _____ OC _____

Check# _____

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

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CALL



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Start DIGGING!

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001816464

Current month's charges:	\$74.17
Total amount due:	\$74.17
Payment Due By:	05/03/2019

Amount Enclosed \$ _____

631630051297

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

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



tampaelectric.com

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.

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

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Account: 211001816464
Statement Date: 04/12/2019
Current month's charges due 05/03/2019



Details of Charges – Service from 03/13/2019 to 04/08/2019

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	03/28/2019	39,029		38,660		369 kWh	1	16 Days
1000149889	04/08/2019	175		0		175 kWh	1	11 Days

Basic Service Charge		\$18.14
Energy Charge	544 kWh @ \$0.05916/kWh	\$32.18
Fuel Charge	544 kWh @ \$0.03227/kWh	\$17.55
Florida Gross Receipt Tax		\$1.74
Electric Service Cost		\$69.61
Franchise Fee		\$4.56

Total Electric Cost, Local Fees and Taxes

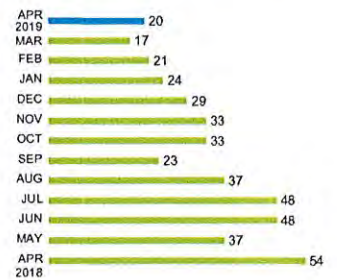
\$74.17

Total Current Month's Charges

\$74.17

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

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*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 04/12/2019
Account: 211001816720

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



Current month's charges: \$2,581.58
Total amount due: \$2,581.58
Payment Due By: 05/03/2019

Your Account Summary

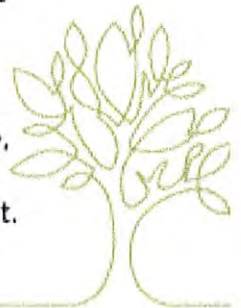
Previous Amount Due \$2,566.63
Payment(s) Received Since Last Statement -\$2,566.63
Current Month's Charges \$2,581.58
Total Amount Due **\$2,581.58**

Date Rec'd Rizzetta & Co., Inc. **APR 17 2019**
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001816720

Current month's charges: \$2,581.58
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Payment Due By: 05/03/2019
Amount Enclosed \$ _____

631630051298

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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Account: 211001816720
Statement Date: 04/12/2019
Current month's charges due 05/03/2019



Details of Charges – Service from 03/09/2019 to 04/08/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	2864 kWh @ \$0.02904/kWh	\$83.17
Fixture & Maintenance Charge	76 Fixtures	\$1106.48
Lighting Pole / Wire	76 Poles	\$1126.32
Lighting Fuel Charge	2864 kWh @ \$0.03194/kWh	\$91.48
Florida Gross Receipt Tax		\$4.48
Franchise Fee		\$157.98
Municipal Public Service Tax		\$11.67

Lighting Charges

\$2,581.58

Total Current Month's Charges

\$2,581.58

00000022-0000470-Page 17 of 42

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*Available on equipment or panels \leq 480 volts.

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EEE092618



Statement Date: 04/12/2019

Account: 211001816928

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



Current month's charges:	\$1,184.05
Total amount due:	\$1,184.05
Payment Due By:	05/03/2019

Your Account Summary

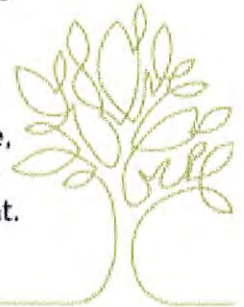
Previous Amount Due	\$1,176.54
Payment(s) Received Since Last Statement	-\$1,176.54
Current Month's Charges	<u>\$1,184.05</u>
Total Amount Due	\$1,184.05

Date Rec'd Rizzetta & Co., Inc. APR 17 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001816928

Current month's charges:	\$1,184.05
Total amount due:	\$1,184.05
Payment Due By:	05/03/2019

Amount Enclosed \$ _____

631630051299

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

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



tampaelectric.com

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Account: 211001816928
Statement Date: 04/12/2019
Current month's charges due 05/03/2019



Details of Charges – Service from 03/09/2019 to 04/08/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1441 kWh @ \$0.02904/kWh	\$41.85
Fixture & Maintenance Charge	39 Fixtures	\$443.15
Lighting Pole / Wire	39 Poles	\$577.98
Lighting Fuel Charge	1441 kWh @ \$0.03194/kWh	\$46.03
Florida Gross Receipt Tax		\$2.25
Franchise Fee		\$72.79
Lighting Charges		\$1,184.05

Total Current Month's Charges **\$1,184.05**

00000022-0000466-Page 3 of 42

HERE'S HOW YOUR BUSINESS CAN SAVE.

00000022-0000466-Page 10 of 42

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MORE POWER TO YOUSM

EEE092618



Statement Date: 04/12/2019

Account: 211001817124

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



Current month's charges:	\$1,092.89
Total amount due:	\$1,092.89
Payment Due By:	05/03/2019

Your Account Summary

Previous Amount Due	\$1,084.64
Payment(s) Received Since Last Statement	-\$1,084.64
Current Month's Charges	\$1,092.89
Total Amount Due	\$1,092.89

Date Rec'd Rizzetta & Co., Inc. **APR 17 2019**

D/M approval _____ Date _____

Date entered _____

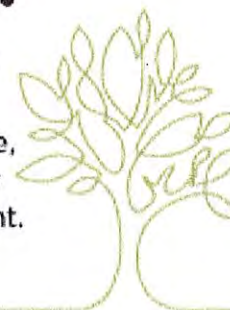
Fund _____ GL _____ OC _____

Check# _____

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Payment Due By:	05/03/2019

Amount Enclosed \$ _____

631630051300

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

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

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

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

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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 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.)

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

Account: 211001817124
Statement Date: 04/12/2019
Current month's charges due 05/03/2019



Details of Charges – Service from 03/09/2019 to 04/08/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1584 kWh @ \$0.02904/kWh	\$46.00
Fixture & Maintenance Charge	36 Fixtures	\$393.12
Lighting Pole / Wire	36 Poles	\$533.52
Lighting Fuel Charge	1584 kWh @ \$0.03194/kWh	\$50.59
Florida Gross Receipt Tax		\$2.48
Franchise Fee		\$67.18
Lighting Charges		\$1,092.89

Total Current Month's Charges **\$1,092.89**

00000022-0000464-Page 5 of 42

HERE'S HOW YOUR BUSINESS CAN SAVE.

Keep your energy costs under control. Schedule a free **Commercial Energy Audit** to have one of our nationally certified commercial energy analysts evaluate your electric usage and give you no-cost or low-cost suggestions to improve your energy efficiency.

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You'll earn rebates if you qualify for these programs:

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- Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 04/12/2019
Account: 211001817561

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



Current month's charges:	\$24.62
Total amount due:	\$24.62
Payment Due By:	05/03/2019

Your Account Summary

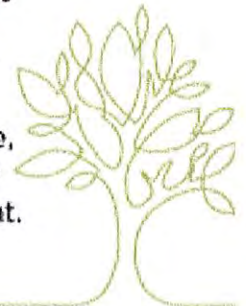
Previous Amount Due	\$25.74
Payment(s) Received Since Last Statement	-\$25.74
Current Month's Charges	\$24.62
Total Amount Due	\$24.62

Date Rec'd Rizzetta & Co., Inc. APR 17 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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Goodbye clutter. Hello convenience.

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Learn more and sign up > tampaelectric.com/paperless

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

Yard project? Avoid damage and fines

Learn more at tampaelectric.com/811



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001817561

Current month's charges:	\$24.62
Total amount due:	\$24.62
Payment Due By:	05/03/2019
Amount Enclosed	\$ _____

631630051302

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

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



tampaelectric.com

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.

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

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

Account: 211001817561
Statement Date: 04/12/2019
Current month's charges due 05/03/2019



Details of Charges – Service from 03/13/2019 to 04/08/2019

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

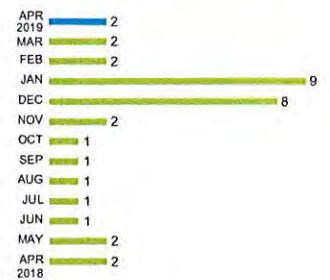
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K84422	03/28/2019	2,287		2,255		32 kWh	1	16 Days
1000149943	04/08/2019	16		0		16 kWh	1	11 Days

Basic Service Charge		\$18.14
Energy Charge	48 kWh @ \$0.05916/kWh	\$2.84
Fuel Charge	48 kWh @ \$0.03227/kWh	\$1.55
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.11
Franchise Fee		\$1.51
Total Electric Cost, Local Fees and Taxes		\$24.62
Total Current Month's Charges		\$24.62

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

HERE'S HOW YOUR BUSINESS CAN SAVE.

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*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618

 **TECO**
TAMPA ELECTRIC
AN EMERA COMPANY

Statement Date: 04/12/2019

Account: 211001817355

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



Current month's charges:	\$499.85
Total amount due:	\$499.85
Payment Due By:	05/03/2019

Your Account Summary

Previous Amount Due	\$443.32
Payment(s) Received Since Last Statement	-\$443.32
Current Month's Charges	\$499.85
Total Amount Due	\$499.85

Date Rec'd Rizzetta & Co., Inc. APR 17 2019

D/M approval _____ Date _____

Date entered _____

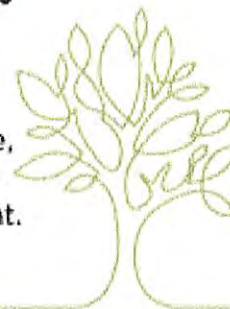
Fund _____ GL _____ OC _____

Check# _____

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Yard project?
Avoid damage and fines

Learn more at tampaelectric.com/811



CALL



WAIT two business days



Start DIGGING!

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001817355

Current month's charges:	\$499.85
Total amount due:	\$499.85
Payment Due By:	05/03/2019

Amount Enclosed \$ _____

631630051301

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

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813-275-3909

Mail Payments to

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

All Other Correspondence

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

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Account: 211001817355
Statement Date: 04/12/2019
Current month's charges due 05/03/2019



Details of Charges – Service from 03/07/2019 to 04/06/2019

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

Rate Schedule: General Service Demand - Standard

Meter Location: PUMP/LIFT STATION

00000022-0000478-Page 33 of 42

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H99710	04/06/2019	87,469		81,790		5,679 kWh	1	31 Days
H99710	04/06/2019	12.18		0		12.18 kW	1	31 Days

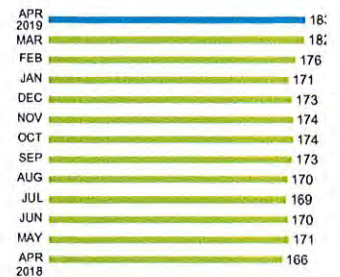
Basic Service Charge		\$30.24
Demand Charge	12 kW @ \$10.59000/kW	\$127.08
Energy Charge	5,679 kWh @ \$0.01596/kWh	\$90.64
Fuel Charge	5,679 kWh @ \$0.03227/kWh	\$183.26
Capacity Charge	12 kW @ -\$0.03000/kW	-\$0.36
Energy Conservation Charge	12 kW @ \$1.17000/kW	\$14.04
Environmental Cost Recovery	5,679 kWh @ \$0.00220/kWh	\$12.49
Florida Gross Receipt Tax		\$11.73
Electric Service Cost		\$469.12
Franchise Fee		\$30.73
Total Electric Cost, Local Fees and Taxes		\$499.85

Total Current Month's Charges

\$499.85

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618





Excellence in Commercial Landscaping

Post Office Box 849 || Bunnell FL 32110

Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 10067
Invoice Date: March 31, 2019

PO Number:

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
Terms: Net 30

Invoice Due Date: April 30, 2019

Invoice Amount: \$215.59

Description	Current Amount
Service Repair Repaired main line in 1st center island on entrance side at valve. Irrigation Repairs	\$215.59

Invoice Total **\$215.59**

IM approval CP Date 3/22/19
ite enterer MAR 21 2019
no 001-53900 OC 4609

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



YELLOWSTONE
LANDSCAPE

Excellence in Commercial Landscaping

Post Office Box 849 || Bunnell FL 32110

Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 10352
Invoice Date: March 31, 2019

PO Number:

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
Terms: Net 30

Invoice Due Date: April 30, 2019
Invoice Amount: \$65.88

Description	Current Amount
March Irrigation Inspection Repair Wet check system found 1 bad 2 station decoder and changed out .(Warranty) Irrigation Repairs	\$65.88

Invoice Total **\$65.88**

Manager approval CP Date 3/22/19
Site enterer MAR 22 2019
Index 001 53900 OC 4/609

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



Excellence in Commercial Landscaping

Post Office Box 849 || Bunnell FL 32110

Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 12902
Invoice Date: March 31, 2019

PO Number:

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
Terms: Net 30

Invoice Due Date: April 30, 2019
Invoice Amount: \$720.00

Description	Current Amount
Main Line Repair Dig Up and expose mainline under driveway and sidewalk at entrance to pool found cracked bell end inside of Sleeve.Finish repair and back fill on 3/28/2019. Irrigation Repairs	\$720.00
Invoice Total	\$720.00

Managerial approval CP Date 3/29/19
Date entered MAR 29 2019
and 001 GI 53900 OC 4605

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



Excellence in Commercial Landscaping

Post Office Box 849 || Bunnell FL 32110

Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 12960
Invoice Date: March 31, 2019

PO Number:

MAR 29 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
Terms: Net 30

Invoice Due Date: April 30, 2019
Invoice Amount: \$786.58

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

Easton Park CDD Damage

Proposal to repair the damage on the Easton Park CDD berms and Blvd caused by the sod vendor used by the homeowners on 10940 Ancient Futures.

Price includes:

- Soil to level off the ruts that were left on the berm from the sod vendor
 - Mulch to re-mulch the plant bed that was driven through by the sod vendor
 - St. Augustine to replace the turf along the blvd berms that was driven through by the sod vendor
 - Labor, pick up of materials, and clean up.
- Sod Replacement

\$786.58

Approval CP Date 3/29/19
Entered MAR 29 2019
no. 001 53900 OC 41650

Invoice Total **\$786.58**

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



YELLOWSTONE
LANDSCAPE

Excellence in Commercial Landscaping

Post Office Box 849 || Bunnell FL 32110

Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 8840
Invoice Date: March 15, 2019

PO Number:

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
Terms: Net 30

Invoice Due Date: April 14, 2019
Invoice Amount: \$11,905.24

Description	Current Amount
Monthly Landscape Maintenance March 2019	\$11,905.24

Invoice Total **\$11,905.24**

Approval CP Date 3/22/19
Entered MAR 21 2019
and 001 53900064604

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

Tab 3

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EASTON PARK

FIELD INSPECTION REPORT



May 17, 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

Check the times on the irrigation and a wet check

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. The tree rings in the Pictorial park are becoming oblong lets try to get them back to round.
2. Tell the crew to get the moss off of the Magnolia in the park along Pictorial Park Cir.
3. **Tell the crew to be careful of the over spray along the walkway around the Pictorial 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 lets see if we can up the number of applications.
6. Prune the dead out of the Ilex Schillings along the sidewalk in the middle of the park.
7. **Check the drip line in the landscape beds as some have been cut just west of the picnic shelter.**
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. Start cutting back the Ornamental Grass and treat for Spider Mites.
10. **Give a proposal to remove the drip line where the dead two Pine trees were and resod the areas.**
11. Limb up the Oak trees that line the sidewalk on the backside of Pictorial Park



Easton Park CDD

12. There is an irrigation problem along the sidewalk going west from the entrance check the time of this area. (photo 12)

13. Give a plan to promote the better growth of the Magnolias that are growing on the northside berm going west on Pictorial Park Dr.

14. The Ornamental Grass on the northside of Pictorial Park Dr by the Gazebo needs to be cut back and treated for Spider Mites.

15. Look into the turf going west on Pictorial Park Dr from the entrance as this looks like the start of chinch bug damage.(photo 15)



20. In the center island between Breaking Rocks Dr and the round about there is a valve that is running and needs to be fixed.

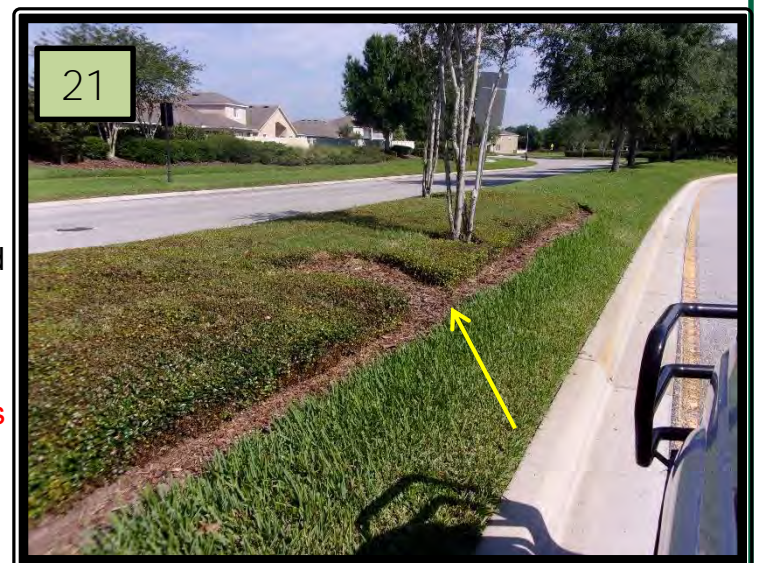
21. In the center island along Pictorial Park Dr close to the round about the Jasmine has Bermuda grass coming through and should be taken care of before it gets worse.(photo 21)

16. On the berm going west along Pictorial Park Dr start to cut back the Ornamental grass and treat for Spider Mites.

17. Going east on Pictorial Park Dr toward the entrance along the side walk there is a stuck valve that needs to be taken care of.

18. The dead in the Ilex Shillings at the entrance along Pictorial Park Dr sign needs to be removed on both sides of the entrance.

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



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EASTON PARK

FIELD INSPECTION REPORT



May 17, 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


Check the times on the irrigation and a wet check


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. The tree rings in the Pictorial park are becoming oblong lets try to get them back to round. 
2. Tell the crew to get the moss off of the Magnolia in the park along Pictorial Park Cir. 
3. **Tell the crew to be careful of the over spray along the walkway around the Pictorial 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 lets see if we can up the number of applications. 
6. Prune the dead out of the Ilex Schillings along the sidewalk in the middle of the park. 
7. **Check the drip line in the landscape beds as some have been cut just west of the picnic shelter.** 
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. Start cutting back the Ornamental Grass and treat for Spider Mites. 
10. **Give a proposal to remove the drip line where the dead two Pine trees were and resod the areas.** 
11. Limb up the Oak trees that line the sidewalk on the backside of Pictorial Park 




Easton Park CDD


12. There is an irrigation problem along the sidewalk going west from the entrance check the time of this area. (photo 12) 


13. Give a plan to promote the better growth of the Magnolias that are growing on the northside berm going west on Pictorial Park Dr. 


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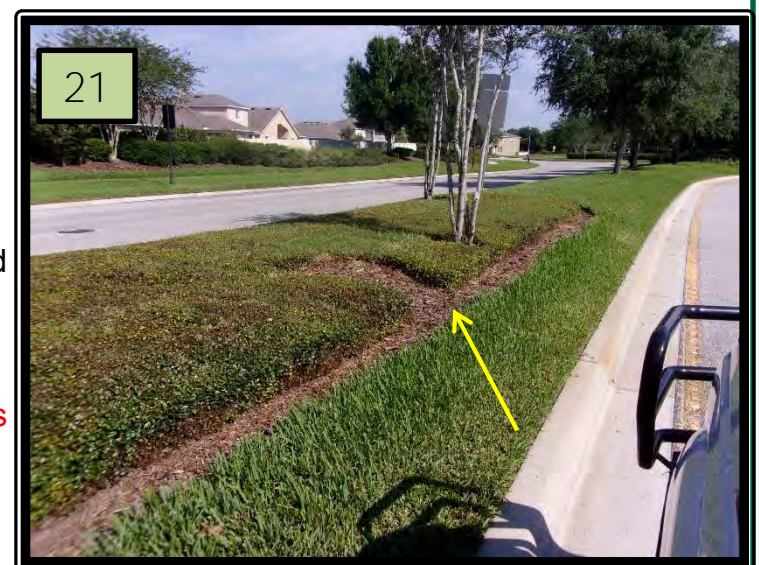
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16. On the berm going west along Pictorial Park Dr start to cut back the Ornamental grass and treat for Spider Mites. 

17. Going east on Pictorial Park Dr toward the entrance along the side walk there is a stuck valve that needs to be taken care of. 

18. The dead in the Ilex Shillings at the entrance along Pictorial Park Dr sign needs to be removed on both sides of the entrance. 

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



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Easton Park CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 5/15/2019

Prepared for:

Joe Roethke, Regional District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Prepared by:

Patrick Brophy, 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: Site looks good

Minor filamentous algae was observed in Site #46 during inspection. While on-site for the inspection, the installation of Pickerelweed in the littoral shelf was taking place (top right) and will continue to be documented during monthly picture reports.

Site: 5



Comments: Site looks good

An abundance of healthy Gulf Spikerush in Site #5 continues to spread throughout the shallow littoral regions of waterbody (above). Nuisance perimeter vegetation has been appropriately maintained to the high water mark. Point source erosion on the bank was noted (top right)

Site: 10



Comments: Site looks good

Growth of Pickerelweed in the southern cove of Site #10 was noted to be in good condition during the time of inspection. No new growth of filamentous algae was observed in the waterway during the time of inspection.

Site: 38



Comments: Normal growth observed

Pickerelweed within the littoral shelf of site #38 will require careful maintenance to manage invasive vegetation encroachment into the littoral area. Spot spraying for Torpedograss, Alligator Weed and other invasive plants will continue in the site.

Easton Park CDD Waterway Inspection Report 5/15/2019

Site: 11



Comments: Site looks good

The littoral shelf of Site #11 in the southwest corner (above) had native plants installed within it after the inspection report was performed. Naturally recruited Duck Potato around the perimeter was in good condition during the time of inspection (all pictures).

Site: 1



Comments: Site looks good

Site #1 was observed in good condition during our May inspection. Recent rainfall could have likely contributed to the increased turbidity pictured. Native Pickerelweed was installed around the perimeter of the waterway prior to inspection photos (right).

Easton Park CDD Waterway Inspection Report 5/15/2019

Site: 25



Comments: Site looks good

An abundance of healthy, desirable shoreline vegetation was present in Site #25. Positive results from ongoing spot spray treatments for nuisance vegetation were visible but will need to continue in order to ensure they don't overtake desirable plants.

Site: 16, 17



Comments: Normal growth observed

Traces of filamentous algae and perimeter grasses were present in Site #16 (above/top right) during the time of inspection. Site #17 (bottom right) was tannic but overall in good condition.

Easton Park CDD Waterway Inspection Report 5/15/2019

Site: 20



Comments: Normal growth observed

Traces of the submersed weed, Hydrilla (above), and filamentous algae (all pics) around the perimeter required treatment during the site visit. This growth was targeted after the included pictures, during the maintenance visit on 5/17/19.

Management Summary

The waterway inspection report for Easton Park CDD was performed on May 15th, 2019 for ten sites on monthly waterway maintenance. The inspection report and the native plant installation were both done on the same day, so planting conditions could be noted as the sites should be low on invasive and nuisance vegetation when plants are installed. Once installed, planting areas will be avoided during maintenance visits as the acclimation period of bare root aquatic plants is crucial to their overall survival and success. Just over ten thousand bare root Pickerelweed plants were installed in sites #46, #11 and #1. These plantings were designed to fill constructed littoral areas within the stormwater system of Easton Park.

A littoral shelf is a shallow portion of a waterway where native plants can be kept near an outflow structure to aid in the abatement of pollutants in the water. Not only does this improve the water quality in the waterway where the shelf is planted, but it also helps prevent the infiltration of pollutants to rivers and other sensitive bodies of water. Sometimes, a littoral shelf is a required part of a waterway design.

Recommendations/Action Items

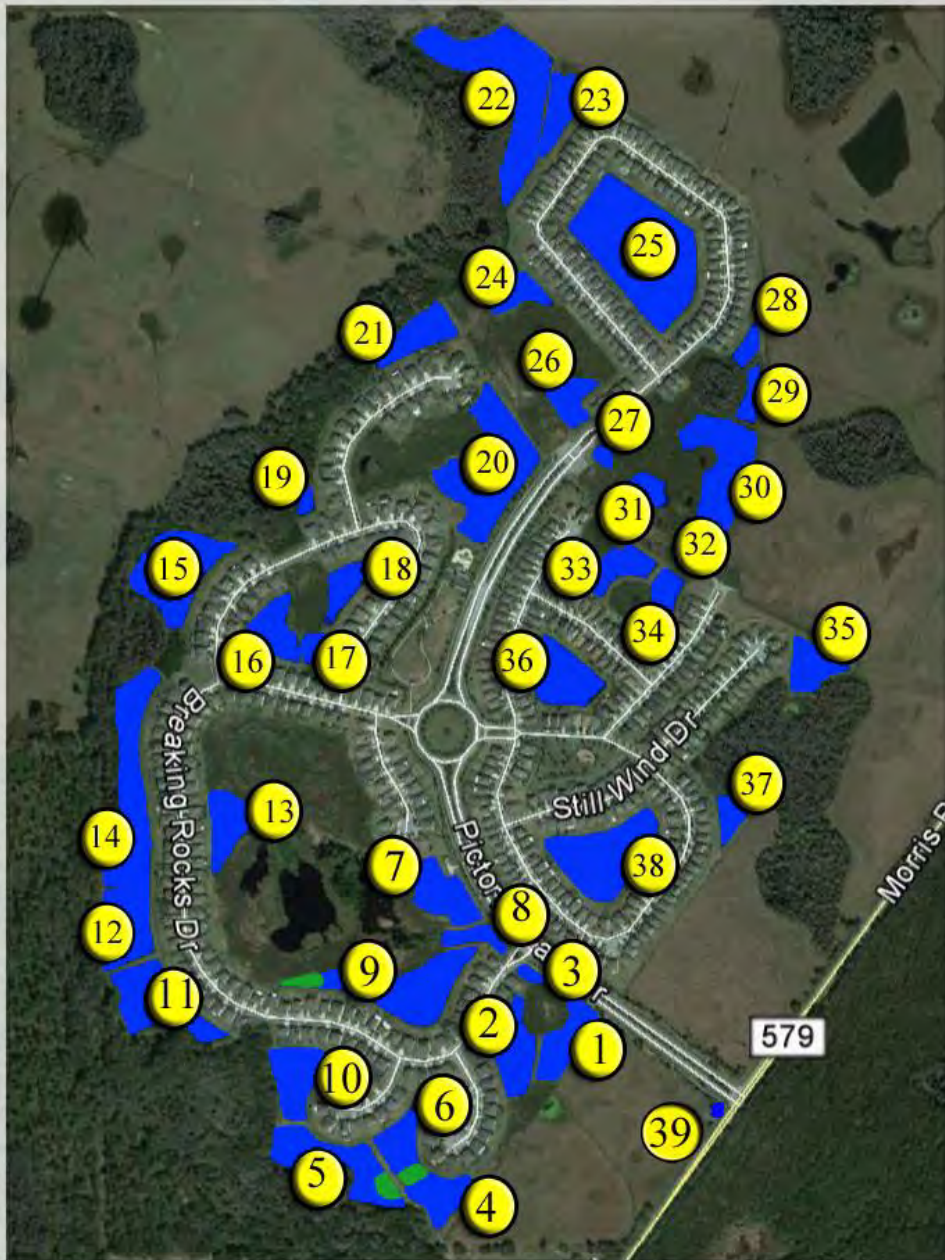
- Continue Routine Maintenance.
- Monitor Excessive and Recurring Algae Blooms.
- A Native Plant Installation was Completed for Sites #1, #11, and #46.

Thank You For Choosing Aquatic Systems, Inc.!



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

1-800-432-4302



Tab 6

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Proposal #17315

Date: 06/11/2019

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

Knockout Rose Replacement

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Delivery/Pick Up, Labor, and Disposal (ROUNDABOUT)	1.00	\$1,372.00	\$1,372.00
DWARF FIREBUSH (3 Gallon)	220.00	\$16.00	\$3,520.00
OLEANDER BUSH (3 Gallon)	220.00	\$13.00	\$2,860.00
Delivery/Pick Up, Labor, and Disposal (BLVD MEDIANS)	1.00	\$1,568.00	\$1,568.00
DWARF FIREBUSH (3 Gallon)	270.00	\$16.00	\$4,320.00
OLEANDER BUSH (3 Gallon)	270.00	\$13.00	\$3,510.00
Delivery/Pick Up, Labor, and Disposal (COMMUNITY MONUMENTS)	1.00	\$1,715.00	\$1,715.00
DWARF FIREBUSH (3 Gallon)	300.00	\$16.00	\$4,800.00
OLEANDER BUSH (3 Gallon)	300.00	\$13.00	\$3,900.00

Client Notes

Proposal to replace the Knock Out Roses in Easton Park.

*****PLEASE NOTE: IN THIS PROPOSAL, I HAVE PROVIDED QUOTES TO DO A SECTION AT A TIME, WITH DIFFERENT PLANT OPTIONS.**

THE TOTAL PRICE IS NOT AN ACCURATE AMOUNT TO DO THE ENTIRE COMMUNITY. THE ACCURATE PRICING WOULD BE LABOR + WHATEVER PLANTS YOU DECIDED TO GO WITH***

Price includes: Pick up/ Delivery of all plant material, disposal of the old plant material, labor (installation and removal).

Signature		
	SUBTOTAL	\$27,565.00
	SALES TAX	\$0.00
X	TOTAL	\$27,565.00

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	Assigned To
Print Name: _____	Matthew Matos
Title: _____	Office:
Date: _____	mmatos@yellowstonelandscape.com



DWARF FIRE BUSH



OLEANDER BUSH

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RESOLUTION 2019-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
EASTON PARK COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Easton Park Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Scott Brizendine as an Assistant Secretary pursuant to Resolution 2017-14; and

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

Section 1. Justin Croom is appointed an Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4th DAY OF JUNE, 2019.

**EASTON PARK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

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**Easton Park Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2018

Easton Park Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2018

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

Report of Independent Auditors

To the Board of Supervisors
Easton Park Community Development District
Tampa, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Easton Park Community Development District as of and for the year ended September 30, 2018, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors
Easton Park Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of Easton Park Community Development District as of September 30, 2018, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated May 13, 2019 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Easton Park Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 13, 2019

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

Management's discussion and analysis of Easton Park Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2018. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including infrastructure and equipment are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2018.

- ◆ The District's total assets and deferred outflows of resources were exceeded by total liabilities by \$(880,664) (net position). Unrestricted net position for Governmental Activities was \$(2,463,420). Net investment in capital assets was \$1,545,286 and restricted net position was \$37,470.
- ◆ Governmental activities revenues totaled \$961,521 while governmental activities expenses totaled \$1,018,241.

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2018	2017
Current assets	\$ 186,757	\$ 184,099
Restricted assets	244,422	228,220
Capital assets	4,321,345	4,625,479
Total Assets	<u>4,752,524</u>	<u>5,037,798</u>
Deferred amount on refunding	<u>155,569</u>	<u>163,940</u>
Current liabilities	308,757	330,682
Non-current liabilities	5,480,000	5,695,000
Total Liabilities	<u>5,788,757</u>	<u>6,025,682</u>
Net Position		
Net investment in capital assets	1,545,286	1,747,237
Restricted	37,470	31,369
Unrestricted	(2,463,420)	(2,602,550)
Total Net Position	<u>\$ (880,664)</u>	<u>\$ (823,944)</u>

The decrease in capital assets and net investment in capital assets is primarily the result of depreciation in the current year.

The decrease in long-term liabilities is related to the bond principal payments in the current year.

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

Change in Net Position

	Governmental Activities	
	<u>2018</u>	<u>2017</u>
Program Revenues		
Charges for services	\$ 955,873	\$ 973,101
General Revenues		
Investment earnings	5,648	2,112
Total Revenues	<u>961,521</u>	<u>975,213</u>
Expenses		
General government	82,026	102,369
Physical environment	724,232	718,253
Interest on long-term debt	211,983	395,221
Total Expenses	<u>1,018,241</u>	<u>1,215,843</u>
Debt forgiveness	-	160,069
Change in Net Position	(56,720)	(80,561)
Net Position - Beginning of Year	<u>(823,944)</u>	<u>(743,383)</u>
Net Position - End of Year	<u>\$ (880,664)</u>	<u>\$ (823,944)</u>

The decrease in forgiveness of debt was related to the pay off of the developer advance in the prior year.

The decrease in general government expenses is related to lower supervisor payroll, engineering and legal fees in the current year.

The decrease in interest on long-term debt is related to the refunding of the bond in the prior year.

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2018 and 2017.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2018</u>	<u>2017</u>
Infrastructure	\$ 7,532,206	\$ 7,532,206
Equipment	14,230	14,230
Accumulated depreciation	<u>(3,225,091)</u>	<u>(2,920,957)</u>
Total Capital Assets (Net)	<u>\$ 4,321,345</u>	<u>\$ 4,625,479</u>

The activity for the year consisted of \$304,134 in depreciation.

General Fund Budgetary Highlights

Actual expenditures were less than budgeted amounts primarily because landscaping and legal expenditures were less than expected.

The September 30, 2018 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

In February 2017, the District issued \$5,905,000 Capital Improvement Revenue Refunding Bonds, Series 2017. The bonds were issued to refund and retire the Series 2007 Special Assessment Bonds. The balance outstanding at September 30, 2018 was \$5,695,000.

**Easton Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

The District does not anticipate any major changes for 2019.

Request for Information

The financial report is designed to provide a general overview of Easton Park Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Easton Park Community Development District, 12750 Citrus Park Lane, Ste 115, Tampa, FL 33625.

Easton Park Community Development District
STATEMENT OF NET POSITION
September 30, 2018

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 177,821
Accounts receivable	4,159
Prepaid expenses	2,042
Deposits	2,735
Total Current Assets	<u>186,757</u>
Non-current Assets	
Restricted assets	
Investments	244,422
Capital Assets, Being Depreciated	
Infrastructure	7,532,206
Equipment	14,230
Less: accumulated depreciation	<u>(3,225,091)</u>
Total Non-current Assets	<u>4,565,767</u>
Total Assets	<u>4,752,524</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	<u>155,569</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	10,705
Accrued interest	83,052
Bonds payable - current portion	215,000
Total Current Liabilities	<u>308,757</u>
Non-current Liabilities	
Bonds payable	5,480,000
Total Liabilities	<u>5,788,757</u>
NET POSITION	
Net investment in capital assets	1,545,286
Restricted for debt service	37,470
Unrestricted	<u>(2,463,420)</u>
Total Net Position	<u>\$ (880,664)</u>

See accompanying notes to financial statements.

Easton Park Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2018

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (82,026)	\$ 88,255	\$ 6,229
Physical environment	(724,232)	451,999	(272,233)
Interest on long-term debt	(211,983)	415,619	203,636
Total Governmental Activities	<u>\$ (1,018,241)</u>	<u>\$ 955,873</u>	<u>(62,368)</u>
General revenues:			
Investment earnings			<u>5,648</u>
			Change in Net Position (56,720)
			Net Position - Beginning of Year (823,944)
			<u>\$ (880,664)</u>

See accompanying notes to financial statements.

Easton Park Community Development District
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2018

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 177,821	\$ -	\$ 177,821
Accounts receivable	4,159	-	4,159
Prepaid items	2,042	-	2,042
Deposits	2,735	-	2,735
Restricted assets			
Investments, at fair value	-	244,422	244,422
Total Assets	<u>\$ 186,757</u>	<u>\$ 244,422</u>	<u>\$ 431,179</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 10,705</u>	<u>\$ -</u>	<u>\$ 10,705</u>
FUND BALANCES			
Nonspendable			
Prepays/deposits	4,777	-	4,777
Restricted			
Debt service	-	244,422	244,422
Assigned			
Operating reserve	125,393	-	125,393
Unassigned	<u>45,882</u>	<u>-</u>	<u>45,882</u>
Total Fund Balances	<u>176,052</u>	<u>244,422</u>	<u>420,474</u>
Total Liabilities and Fund Balances	<u>\$ 186,757</u>	<u>\$ 244,422</u>	<u>\$ 431,179</u>

See accompanying notes to financial statements.

Easton Park Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2018

Total Governmental Fund Balances	\$ 420,474
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated, infrastructure, \$7,532,206, and equipment, \$14,230, net of accumulated depreciation, \$(3,225,091), used in governmental activities are not financial resources and; therefore, are not reported in the funds.	4,321,345
Deferred outflows of resources for refunding debt, \$170,219 net of accumulated amortization, \$(14,650), are not current financial resources and therefore, are recognized at the government-wide level.	155,569
Long-term liabilities, bonds payable, are not payable in the current period and therefore, are not reported at the fund level.	(5,695,000)
Accrued interest expense for long-term debt is not a financial use, and therefore, is not reported in the funds.	<u>(83,052)</u>
Net Position of Governmental Activities	<u><u>\$ (880,664)</u></u>

See accompanying notes to financial statements.

Easton Park Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2018

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 540,254	\$ 415,619	\$ 955,873
Investment earnings	1,463	4,185	5,648
Total Revenues	<u>541,717</u>	<u>419,804</u>	<u>961,521</u>
Expenditures			
Current			
General government	82,026	-	82,026
Physical environment	420,098	-	420,098
Debt service			
Principal	-	210,000	210,000
Interest	-	206,675	206,675
Total Expenditures	<u>502,124</u>	<u>416,675</u>	<u>918,799</u>
Excess/(deficiency) of revenues over/(under) expenditures	39,593	3,129	42,722
Fund Balances - Beginning of Year	<u>136,459</u>	<u>241,293</u>	<u>377,752</u>
Fund Balances - End of Year	<u><u>\$ 176,052</u></u>	<u><u>\$ 244,422</u></u>	<u><u>\$ 420,474</u></u>

See accompanying notes to financial statements.

Easton Park Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2018

Net Change in Fund Balances - Total Governmental Funds	\$	42,722
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures, however in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(304,134)
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Deferred outflows of resources for refunding debt is recognized as other debt service costs at the fund level. At the government-wide level it is a deferred outflow of resources and is amortized as interest expense. This is the net amount of change in the current year.		(8,371)
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Repayment of long-term debt is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		210,000
--	--	---------

In the Statement of Activities, interest is accrued on outstanding bonds, whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.		3,063
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Change in Net Position of Governmental Activities	\$	(56,720)
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See accompanying notes to financial statements.

Easton Park Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND

For the Year Ended September 30, 2018

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 536,850	\$ 536,850	\$ 540,254	\$ 3,404
Investment earnings	-	-	1,463	1,463
Total Revenues	<u>536,850</u>	<u>536,850</u>	<u>541,717</u>	<u>4,867</u>
Expenditures				
Current				
General government	99,170	99,170	82,026	17,144
Physical environment	<u>437,680</u>	<u>437,680</u>	<u>420,098</u>	<u>17,582</u>
Total Expenditures	<u>536,850</u>	<u>536,850</u>	<u>502,124</u>	<u>34,726</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	39,593	39,593
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>136,459</u>	<u>136,459</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 176,052</u>	<u>\$ 176,052</u>

See accompanying notes to financial statements.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Easton Park Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 1, 2006 by Ordinance No. 2006-13 of the City Of Tampa, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, three are elected on an at-large basis by the landowners of the District and two are elected on an at-large basis by qualified electors that reside within the District. The District operates within the criteria established by Chapter 190. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Easton Park Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

b. Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to/from other funds”. Any residual balances outstanding between the governmental activities and business-type activities are reported as “internal balances”.

c. Restricted Net Position

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

d. Capital Assets

Capital assets, which include land and infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure and improvements	25 years
Equipment	5 years

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

e. Deferred Outflows of Resources

In addition to assets and liabilities, the Statement of Net Position will sometimes include a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of or acquisition of net position that applies to a future period(s) and so will not be recognized as an expense or revenue until that time.

The District has one item qualifying as a deferred outflow of resources, deferred amount on refunding. This resulted from the difference in the carrying value of the refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

f. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2018, the District's bank balance was \$256,285 and carrying value was \$177,821. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE B – CASH AND INVESTMENTS (CONTINUED)

As of September 30, 2018, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Federated Government Obligation	23 days*	<u>\$ 244,422</u>

*Maturity is a weighted maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

The investment listed above is a level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2018, the District's investment in the Federated Government Obligation was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in the Federated Government Obligation is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2018 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE C – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2017-2018 fiscal year were levied in October 2017. All taxes certified to the County's Tax Collector are due and payable on November 1, and certified to the County's Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2018 was as follows:

	October 1, 2017	Additions	Disposals	September 30, 2018
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 7,532,206	\$ -	\$ -	\$ 7,532,206
Equipment	14,230	-	-	14,230
Total Capital Assets Depreciated	<u>7,546,436</u>	<u>-</u>	<u>-</u>	<u>7,546,436</u>
Less accumulated depreciation for:				
Infrastructure	(2,913,130)	(301,288)	-	(3,214,418)
Equipment	(7,827)	(2,846)	-	(10,673)
Total Accumulated Depreciation	<u>(2,920,957)</u>	<u>(304,134)</u>	<u>-</u>	<u>(3,225,091)</u>
Governmental Activities Capital Assets	<u>\$ 4,625,479</u>	<u>\$ (304,134)</u>	<u>\$ -</u>	<u>\$ 4,321,345</u>

Depreciation of \$304,134 was charged to physical environment.

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2018:

	Balance October 1, 2017	Additions	Deletions	Balance September 30, 2018	Due Within One Year
Capital Improvement Revenue Refunding Bond, Series 2017	\$ 5,905,000	\$ -	\$ (210,000)	\$ 5,695,000	\$ 215,000

Long-term debt is comprised of the following:

Capital Improvement Revenue Refunding Bonds

\$5,905,000 Series 2017 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2018, maturing in May 2037. Interest at a rate of 3.5% is due May 1 and November 1 beginning May 2018.

\$ 5,695,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2018 are as follows:

Year Ending September 30,	Principal	Interest	Total
2019	\$ 215,000	\$ 199,325	\$ 414,325
2020	220,000	191,800	411,800
2021	230,000	184,100	414,100
2022	240,000	176,050	416,050
2023	245,000	167,650	412,650
2024-2028	1,375,000	702,625	2,077,625
2029-2033	1,635,000	444,325	2,079,325
2034-2037	1,535,000	136,675	1,671,675
Totals	<u>\$ 5,695,000</u>	<u>\$ 2,202,550</u>	<u>\$ 7,897,550</u>

Easton Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

The bond resolution and the trust indenture provide for the establishment of certain accounts. The accounts include a construction, revenue, redemption, reserve, interest and prepayment account and are maintained by a trustee.

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2018:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2017	<u>\$ 123,900</u>	<u>\$ 123,701</u>

NOTE F – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District filed one claim of approximately \$17,223 under their commercial coverage during the last three years.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Easton Park Community Development District
Tampa, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Easton Park Community Development District, as of and for the year ended September 30, 2018, and the related notes to the financial statements, and have issued our report thereon dated May 13, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Easton Park Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Easton Park Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Easton Park Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Supervisors
Easton Park Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Easton Park Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants
Fort Pierce, Florida

May 13, 2019



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Easton Park Community Development District
Tampa, Florida

Report on the Financial Statements

We have audited the financial statements of the Easton Park Community Development District as of and for the year ended September 30, 2018, and have issued our report thereon dated May 13, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 13, 2019, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Easton Park Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Easton Park Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

To the Board of Supervisors
Easton Park Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Easton Park Community Development District. It is management's responsibility to monitor the Easton Park Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2018.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 13, 2019



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Easton Park Community Development District
Tampa, Florida

We have examined Easton Park Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2018. Management is responsible for Easton Park Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Easton Park Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Easton Park Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Easton Park Community Development District's compliance with the specified requirements.

In our opinion, Easton Park Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2018.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 13, 2019

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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

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Tab 10

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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

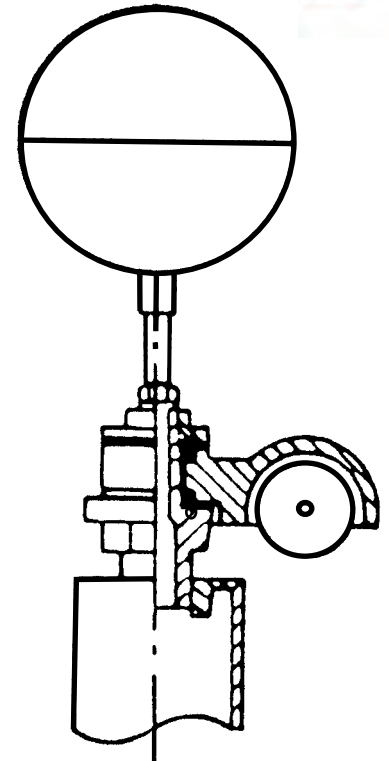
Foundation sleeve -16 ga
hot dip galvanized steel

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"



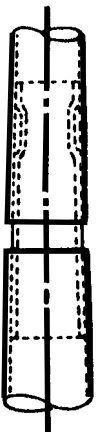
Truck Detail

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

Tab 11

Estimate

P.O. No.	Date	Estimate #
	5/7/2019	4259

13745 N. Nebraska Ave.
Tampa, FL 33613
Phone: 813-909-7775
Fax: 888-596-8464

[illegible]

System Proposal

13745 N. Nebraska Ave.
Tampa, FL 33613
Phone: 813-909-7775
Fax: 888-596-8464
FL Lic. # EF20000544

Project	Date	Proposal #
	5/7/2019	4260

Billing Address
Easton Park CDD District Manager 3434 Colwell Ave Tampa, FL 33614-8390

Install Address
Easton Park Community Entrance 10851 Pictorial Park Road (Corner Pictorial Park Rd & Morris Bridge) Tampa, FL 33578-0519

[illegible]

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Tab 12

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Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 19, 2019

Christine Perkins
Easton Park CDD
9428 Camden Field Pkwy.
Riverview, FL 33578

Dear Christine Perkins,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2019, listed below.

Community Development District	Number of Registered Electors
Easton Park CDD	1202

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoe.org.

Respectfully,

Enjoli White
Candidate Services Liaison

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Tab 13

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Dear Easton Park CDD Supervisors,

I am an avid jogger and recently I have noticed that Easton Park has be inundated with "visitors" or rather trespassers who are driving into Easton Park and parking in the road to fish the ponds. I have seen plastic bottles with tobacco/dip littered on the ground throughout the Easton Park pond areas, where the trespassers set up to fish. Sometimes the people leave when asked, but there have been times when they have refused and the police have had to be called. The attached signs which can be found in the K-Bar Ranch neighborhood is what the police officer recommended that the Easton Park CDD put into place. Specifically there needs to be a sign placed at the open green area next 10744 Breaking Rocks Drive. Literally everyday (not just weekends) people park trucks, sometimes huge ones and then walk through the grassy area to the pond. The single no trespassing sign that is on the far side of the pond is not deterrent.

The current Easton Park fishing policy states that only Easton Park residents and their guests may fish in the ponds, but the reality is that Easton Park residents are NOT the ones fishing. The fishers are trespassers who do not reside in Easton Park, who do not care or follow the guidelines/policies set forth.

These signs clearly state no trespassing and no fishing, but they also encourage safety as there are alligators in each pond.

It is imperative that the Easton Park CDD take this seriously and be proactive before the additional traffic on Morris Bridge attracts even more trespassers. As surrounding neighborhoods are being proactive to deter trespassers, if Easton Park does nothing, then the community will be overrun with trespassers. The look, property value, and maintenance of the Easton Park neighborhood depends on you deciding to ensure that trespassers are discouraged from entering, fishing, and destroying the Eason Park Community grounds.

Best regards,

Shauntte Butcher

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NO
TRESPASSING
NO
FISHING

 BEWARE OF
ALLIGATORS