



Rizzetta & Company

Easton Park Community Development District

Board of Supervisors' Meeting July 2, 2019

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

www.eastonparkcdd.org

EASTON PARK COMMUNITY DEVELOPMENT DISTRICTAGENDA

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

Board of Supervisors	Paul Meier Arnold Sails Lisa Murphy Stephanie Nieto	Chairman Vice-Chairman Assistant Secretary Assistant Secretary
District Manager	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.

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 25, 2019

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Easton Park Community Development District will be held on **Tuesday, July 2, 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' Special Meeting held on June 20, 2019Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for May 2019Tab 2
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 1. Presentation of June 2019 Field Inspection ReportTab 3
 2. Discussion of Landscape Scope of ServiceTab 4
 - D. Aquatic Maintenance – Aquatic Systems
 1. Presentation of June 2019 Waterway ReportTab 5
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Discussion of Approved Proposed Budget for Fiscal Year 2019/2020Tab 6
 - B. Consideration of Proposals for Entry Camera RepairTab 7
 - C. Discussion of Holiday Lighting
- 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

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, June 20, 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:

Justin Croom	District Manager, Rizzetta & Company, Inc.
Patrick Bell	Field Services, Rizzetta & Company, Inc.

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on May 7, 2019

On a Motion by Mr. Sails, seconded by Mr. Nieto, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular meeting held on May 7, 2019 as presented for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of Operations & Maintenance
Expenditures for April 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 April 2019 (\$38,007.30) 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 May 2019 Field Inspection Report**

Mr. Croom presented the May 2019 Field Inspection Report and Mr. Bell reviewed the details of the report with the Board. Mr. Bell discussed switching Yellowstone account representative. Mr. Bell will provide Mr. Croom with a template for the landscape scope of work to be presented to the Board.

2. Presentation of May 2019 Yellowstone Response

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

3. Consideration of Landscape Enhancement Proposals

Mr. Croom presented landscape enhancement proposals from Yellowstone to the Board. The Board decided to not move forward with the proposals presented.

D. Aquatic Maintenance – Aquatic Systems**1. Presentation of May 2019 Waterway Report**

Mr. Croom presented the May 2019 Waterway Inspection Report to the Board. The Board noted that they would like a representative from Aquatics Systems to be present at meetings.

E. District Manager

Mr. Roethke communicated that the next regular meeting is scheduled for July 2, 2019, at 4:30 p.m. and to be held at the New Tampa Regional Library.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2019-02,
Appointing Assistant Secretary**

Mr. Croom presented Resolution 2019-02 to the Board, which will designate himself as an assistant secretary of the District.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors adopted Resolution 2019-02, for the Easton Park Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2017-2018 Audit

Mr. Croom presented the Fiscal Year 2017-2018 audit to the Board, stating it was a clean audit with no findings.

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Board of Supervisors accepted the fiscal year 2017-2018 financial audit for the Easton Park Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Monument
Lighting**

Mr. Croom presented a lighting proposal from M.C. Building Services.

NINTH ORDER OF BUSINESS

**Discussion of Installing an American Flag
Pole**

Mr. Croom presented a proposal from Head's Flags. The Board discussed where the placement would be in the round-about.

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved both proposals for monument lighting and an American flag pole at a not-to-exceed amount of \$5,000.00 for the Easton Park Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for Entry
Camera Repair**

Mr. Croom presented two proposals from Securiteam for entry camera repair. The Board decided to table these proposals and reach out to other vendors.

ELEVENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Croom presented the registered voter count to the Board.

TWELFTH ORDER OF BUSINESS

Discussion Regarding No Trespassing Signage

The board discussed the need for a no trespassing signage especially in regards to the non-home owners coming into the district and fishing at the pond. Ms. Murphy would like to find out how many signs are needed.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding Upcoming Construction Adjacent to the District

Mr. Meier met with MI Homes to discuss the construction plans for the new homes being built adjacent to Easton Park CDD. He stated that the first two phases will be the installation of sewer and water systems. A discussion ensued regarding the construction timeline.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Nieto would like the pond erosion of ponds #4 & 6 to be added to the action list.

FIFTEENTH 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 6:03 p.m. for the Easton Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures May 2019 For Board Approval

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

The total items being presented: **\$42,949.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Systems, Inc.	001382	0000442725	Monthly Lake & Wetland Services 05/19	\$ 3,735.00
Arnold Sails	001377	AS050719	Board of Supervisors Meeting 05/07/19	\$ 200.00
Berger, Toombs, Elam, Gaines & Frank	001383	345761	Audit YE Sept 30, 2018	\$ 3,600.00
Bright House Networks	001373	046396702042319	Internet Service 04/19	\$ 74.98
Hancock Bank Corp Trust	001378	33126	Annual Trustee Fees 05/02/19- 05/01/20	\$ 3,500.00
Lisa Murphy	001379	LM050719	Board of Supervisors Meeting 05/07/19	\$ 200.00
Molloy & James	001374	17001	General/Monthly Legal Services 04/19	\$ 2,365.00
Molloy & James	001385	17032	General/Monthly Legal Services 05/19	\$ 385.00
Paul Meier	001380	PM050719	Board of Supervisors Meeting 05/07/19	\$ 200.00
Rizzetta & Company, Inc.	001371	INV0000040286	District Management Fees 05/19	\$ 5,123.09
Rizzetta Technology Services, LLC.	001372	INV0000004339	Website Hosting Services 05/19	\$ 100.00
Rust-Off Inc.	001386	21253	Rust Prevention Maintenance 05/19	\$ 595.00
Stephanie T Nieto	001381	SN050719	Board of Supervisors Meeting 05/07/19	\$ 200.00
Tampa Electric Company	001387	TECO Summary 04/19	Summary Bill 04/19	\$ 10,313.28

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vertex Water Features Inc.	001375	I4407	Fountain Repair	\$ 280.20
Vertex Water Features Inc.	001375	I4447	Fountain Cleaning 04/19	\$ 173.00
Yellowstone Landscape	001376	TM 16605	Monthly Landscape Maintenance - 04/19	<u>\$ 11,905.24</u>
Report Total				<u>\$ 42,949.79</u>

Aquatic Systems, Inc.

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

INVOICE

DATE

5/1/2019

INVOICE #

0000442725

CUST #

0068091

BILL TO:

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

SHIP TO:

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

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

APR 30 2019

APPROVAL: GR Date 5/3
MAY 02 2019

re-entered: 00 53800 OC 4605 4608
\$2510.00
\$1225.00

**EASTON PARK CDD
SUPERVISOR PAY REQUEST**

Meeting Date: May 7, 2019

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


EXTENDED MEETING TIMECARD

Meeting Start Time:	4:30 PM
Meeting End Time:	5:55 PM
Total Meeting Time:	1 hr. 25 min.

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

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

DM Signature: 

all items - [unclear]
approved  Date 5/14/19
MAY 09 2019
00 51100 1101



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

RECEIVED

MAY 21 2019

*EASTON PARK COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614*

Invoice No. 345761
Date 05/16/2019
Client No. 20660

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2018.

Total Invoice Amount \$ 3,600.00

Approval *JC* Date 5/28/2019
MAY 23 2019
ind 001 51300 3202

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA

April 23, 2019
Invoice Number: 046396702042319
Account Number: 0050463967-02
Security Code: XXXXXXXXXX
Service At: 10851 PICTORIAL PARK DR
TAMPA, FL 33647-0000

Contact Us

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

Summary

Services from 04/21/19 through 05/20/19
details on following pages

Previous Balance	82.68
Payments Received - Thank You	-77.69
Adjustments	-4.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.98
Current Charges	\$74.98
Total Due by 05/08/19	\$74.98

SPECTRUM BUSINESS NEWS

The Spectrum Business Service Agreement will be updated on or after June 23, 2019. To obtain a copy, visit business.spectrum.com/terms or call 888-692-8635 to request a paper copy.

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

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

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

Date Rec'd Rizzetta & Co., Inc. **APR 30 2019**
D/M approval 22 Date 5/3
Date entered **MAY 02 2019**
Fund 001 GL 52900 OC 4713
Check# _____



April 23, 2019

EASTON PARK CDD

Invoice Number: 046396702042319
Account Number: 0050463967-02
Service At: 10851 PICTORIAL PARK DR
TAMPA, FL 33647-0000

Total Due by 05/08/19	\$74.98
Amount you are enclosing	\$

Please Remit Payment To:

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



Invoice Number: EASTON PARK CDD
 Account Number: 046396702042319
 Security Code: 0050463967-02

Contact UsVisit us at Enterprise.Spectrum.com

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

7635 1610 NO RP 23 04232019 NNNNNY 01 000375 0002

Charge Details

Previous Balance	82.68
Payments Received - Thank You 04/01	-77.69

Payments received after 04/23/19 will appear on your next bill.**Adjustments**

Non Pay Reconnect Fee Adjustment 03/25	-4.99
Adjustments Total	-\$4.99

Remaining Balance	\$0.00
--------------------------	---------------

Services from 04/21/19 through 05/20/19**Spectrum Business™ Internet**

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

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

Current Charges	\$74.98
Total Due by 05/08/19	\$74.98

Billing Information

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

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

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

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

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

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

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

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

Your WAY can be the GREEN way!
GO GREEN with Spectrum Business.

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

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

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

Payment Options

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

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

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



Invoice Number:
Account Number:
Security Code:

EASTON PARK CDD
046396702042319
0050463967-02

Contact Us
Visit us at Enterprise.Spectrum.com
Or, call us at 1-877-824-6249
7635 1610 NO RP 23 04232019 NNNNNY 01 000375 0002

IMPORTANT BILLING NOTICE:

YOUR PAYMENT DUE DATE HAS CHANGED.

Starting this month, your **BILL STATEMENT DATE** and **DUE DATE** have changed.

YOUR NEW BILL STATEMENT DATE

YOUR NEW PAYMENT DUE DATE

AUTO-PAY PAYMENT DUE DATE

Spectrum BUSINESS

MM/DD/YY
Account:
Phone Number:
Security Code:
Service At:

Contact Us
Visit us at www.spectrumbusiness.net or call 1-800-314-7195

Summary

Previous Balance	0.00
Payments Received - Thank You!	-0.00
Adjustments	0.00
Remaining Balance	0.00
Spectrum Business TV	0.00
Spectrum Business Internet	0.00
Spectrum Business Voice	0.00
Additional Discounts	0.00
Other Charges	0.00
One-Time Charges	0.00
Partial Monthly Charges	0.00
Taxes, Fees and Charges	0.00
Current Charges	0.00
Total Due by MM/DD/YY	0.00

YOUR AUTO PAY WILL BE PROCESSED MM/DD/YY

Welcome to Spectrum Business!
This bill reflects install & service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.

Spectrum BUSINESS

944 CHARTER COMMUNICATIONS TOWN & COUNTRY DR ESC17
ST LOUIS MO 63179-0220

Business Sample

Account:
Phone Number:
Service At:

Total Due by MM/DD/YY 0.00

Total Due by Auto Pay 0.00

Amount you are enclosing \$

CHARTER COMMUNICATIONS
PO BOX 280229
ST LOUIS MO 63179-0220

IF YOU ARE ENROLLED IN AUTO PAY, YOUR PAYMENT DATE WILL BE THE SAME AS YOUR DUE DATE.

If you pay by credit or debit card, the date your credit card is charged or withdrawal is made may change in accordance with your new due date. Please note, you may need to make adjustments with your financial institution to account for these date changes.

Invoice Number:
Account Number:
Security Code:

EASTON PARK CDD
046396702042319
0050463967-02



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Visit us at Enterprise.Spectrum.com

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7635 1610 NO RP 23 04232019 NNNNNY 01 000375 0002

RELIABILITY. EFFICIENCY. PRODUCTIVITY.

We keep your small business running.



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

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

BUSINESS VOICE

FOR ONLY

\$29⁹⁹
/mo. for one year*

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

Keep your business running at its best with Spectrum Business

Call 1-866-266-6153

or visit Business.Spectrum.com

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

Unlimited time offer, subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable service in the last 30 days & must have standing obligation to Charter. **\$29.99/mo. offer (excl. taxes & fees) only applies to phone line w/ unlimited local & long distance w/ in the U.S., Puerto Rico & Canada. Taxes, fees, & surcharges will still apply. Phone services may have applicable taxes & fees. \$99.99/mo. reliability based on weekly reliability. Dec 2017 - Jan 2018. †Contract Buyout offer capped up to \$500. Visit Business.Spectrum.com/contractbuyout for details. Standard pricing applies after promo period. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo offers not avail. in all areas. restrictions apply. ©2018 Charter Communications, Inc.

Voice Number:
Account Number:
Security Code:

EASTON PARK CDD
046396702042319
0050463967-02



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

7635 1610 NO RP 23 04232019 NNNNNY 01 000375 0002

ENTERTAINMENT YOU CAN RELY ON.

We keep your small business running.

FREE HD
RELIABLE IN
ANY WEATHER

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

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

RELIABLE TV
FOR ONLY
\$24.99
/mo. for one year†



Keep your business running at its best with Spectrum Business

Call 1-833-422-1716

or visit Business.Spectrum.com

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

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



April 23, 2019

Invoice Number:
Account Number:
Security Code:

EASTON PARK CDD
046396702042319
0050463967-02



Contact Us

Visit us at Enterprise.Spectrum.com

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

7635 1610 NO RP 23 04232019 NNNNNY 01 000375 0002



HANCOCK WHITNEY

RIZZETTA & CO
ATTN: DISTRICT MANAGER
12750 CITRUS PARK LANE, SUITE 115
TAMPA FL 33625

Invoice: 33126

05/01/2019

RECEIVED

MAY 07 2019

'Please Return Invoice Copy with Payment'

Fee Invoice

Issuer: EASTON PARK CDD 17

Ref: EASTONCDD17

Billing Period: 05/02/2019 - 05/01/2020

FLAT FEE CHARGES

ANNUAL TRUSTEE FEE \$3,500

\$3,500.00

=====

TOTAL DUE

\$3,500.00

Please remit payment to:
Hancock Whitney Bank
Corporate Trust Division
2510 14th Street, Suite #220
Gulfport, MS 39501

Approval 96 Date 5/14/19
ate entered MAY 10 2019
ind OM GL 51300 OC 3105
book "

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

RECEIVED
APR 29 2019

BY:

Ph:813 - 254-7157

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

April 26, 2019

Attention:

Inv #: 17001

Re: Easton Park CDD

DATE	DESCRIPTION	HOURS	AMOUNT
Apr-02-19	Review M/I revisions and attend Board of Supervisors meeting.	2.80	770.00
Apr-03-19	Draft changes to proposed agreement.	2.50	687.50
Apr-04-19	Telephone conference with Lee Nelson and Mark Spada and preparation.	1.00	275.00
Apr-08-19	Review contract revisions.	1.50	412.50
Apr-10-19	Review final documents and new exhibits.	0.50	137.50
Apr-15-19	Review executed documents.	0.30	82.50
	Totals	8.60	<u>\$2,365.00</u>

Total Fee & Disbursements

\$2,365.00

Previous Balance

2,282.50

Balance Now Due

\$4,647.50

TAX ID Number 59-2866686

APPROVAL JR Date 5/3
DATE ENTERED MAY 02 2019
IND 001 IS 51400 OC 3107

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

RECEIVED
MAY 23 2019

BY:

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

May 21, 2019

Attention:

Inv #: 17032

Re: Easton Park CDD

DATE	DESCRIPTION	HOURS	AMOUNT
May-10-19	Review audit and memo.	1.00	275.00
May-15-19	Memo on audit.	0.40	110.00
	Totals	1.40	<u>\$385.00</u>

Total Fee & Disbursements

\$385.00

Previous Balance

4,647.50

Previous Payments

4,647.50

Balance Now Due

\$385.00

TAX ID Number 59-2866686

PAYMENT DETAILS

Apr-30-19	Check No. 1367	2,282.50
May-13-19	Check No. 1374	2,365.00
	Total Payments	<u>\$4,647.50</u>

Approval jc Date 5/28/2019

Entered MAY 24 2019

nd 001 51400 003107

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

Invoice

Date	Invoice #
5/1/2019	INV0000040286

Bill To:

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

Services for the month of		Terms	Client Number
May		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 -3111	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 Joseph Roethke Date 5/1
Entered APR 25 2019
Invoice # 00151300 OC *

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
5/1/2019	INV0000004339

Bill To:

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

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

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
5/15/2019	21253

Bill To

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

Ship To

EASTON PARK CDD
MORRIS BRIDGE ROAD
NEW TAMPA, FL

P.O. No.

Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (DATE OF SERVICE) LAST INVOICE DATE TO CURRENT INVOICE DATE) (Date Rec'd Rizzetta & Co., Inc. <u>MAY 16 2019</u> D/M approval <u>RL</u> Date <u>5/21/19</u> Date entered <u>MAY 17 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 04/19

Account #	Inv Date	Amount	Due Date	Service Address	Object Code
211001815243	5/14/2019	\$175.90	6/4/2019	10989 Breaking Rocks Dr Irr	4314
211001815433	5/14/2019	\$21.13	6/4/2019	10898 Pictorial Park Dr Irr	4314
211001815649	5/14/2019	\$4,614.64	6/4/2019	Morris Bridge Phase I	4307
211001815920	5/14/2019	\$34.42	6/4/2019	10999 Pictorial Park Dr Irr	4314
211001816464	5/14/2019	\$77.88	6/4/2019	11098 Pictorial Park Dr Irr	4314
211001816720	5/14/2019	\$2,581.58	6/4/2019	Easton Park Blvd LTS	4307
211001816928	5/14/2019	\$1,184.08	6/4/2019	Easton Park Phase 3	4307
211001817124	5/14/2019	\$1,092.89	6/4/2019	Morris Bridge Rd Phase 2	4307
211001817561	5/14/2019	\$24.92	6/4/2019	10900 Pictorial Park Dr	4310
211001817355	5/14/2019	\$505.84	6/4/2019	10623 Pictorial Park Dr Pmp	4309
Total		<u>\$10,313.28</u>			

GL CODE	Object Codes	Amount
53100	* 4314	\$309.33 Irrigation Wells
53100	4307	\$9,473.19 Street Lights
53100	4309	\$505.84 Fountain/Landscape Lighting
53100	4310	\$24.92 Roundabout
Grand Total		<u>\$10,313.28</u>

Date Received: _____

DM Approval: _____

Date Entered: _____

Approval: jc Date: 5/28/2019
Entered: MAY 23 2019
and 001 GL 53100 *



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/14/2019
Account: 211001815243

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



Current month's charges:	\$175.90
Total amount due:	\$175.90
Payment Due By:	06/04/2019

Your Account Summary

Previous Amount Due	\$122.44
Payment(s) Received Since Last Statement	-\$122.44
Current Month's Charges	\$175.90
Total Amount Due	\$175.90

Date Rec'd Rizzetta & Co., Inc. MAY 21 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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



Account: 211001815243

Current month's charges:	\$175.90
Total amount due:	\$175.90
Payment Due By:	06/04/2019
Amount Enclosed	\$ _____

642741171367

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-line contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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

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

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

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- Pay by credit or debit card using KURRA FZ-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: 05/14/2019
Current month's charges due 06/04/2019



Details of Charges – Service from 04/09/2019 to 05/08/2019

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

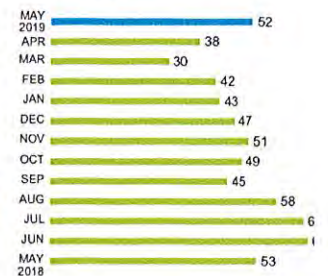
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000157740	05/08/2019	1,863		301		1,562 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	1,562 kWh @ \$0.05916/kWh	\$92.41
Fuel Charge	1,562 kWh @ \$0.03227/kWh	\$50.41
Florida Gross Receipt Tax		\$4.13
Electric Service Cost		\$165.09
Franchise Fee		\$10.81
Total Electric Cost, Local Fees and Taxes		\$175.90
Total Current Month's Charges		\$175.90

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Fuel sources we use to serve you

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*Oil makes up less than 1%

You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit tampaelectric.com/stormsafety for more.

Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on **tecoaccount.com** to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at **tecoaccount.com**. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to **tecoaccount.com/communication** and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at **tampaelectric.com/outagemap**. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

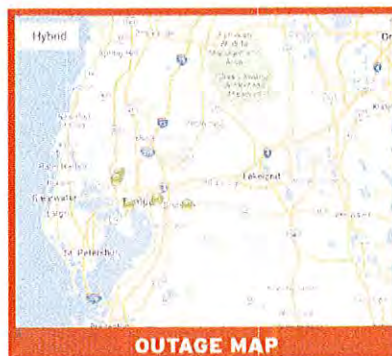
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Report a power outage

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- Visit **tampaelectric.com/outage** and report your outage. You'll need your meter or account number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

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Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
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TECO4221



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/14/2019

Account: 211001815433

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



Current month's charges:	\$21.13
Total amount due:	\$21.13
Payment Due By:	06/04/2019

Your Account Summary

Previous Amount Due	\$22.02
Payment(s) Received Since Last Statement	-\$22.02
Current Month's Charges	\$21.13
Total Amount Due	\$21.13

MAY 21 2019

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

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001815433

Current month's charges:	\$21.13
Total amount due:	\$21.13
Payment Due By:	06/04/2019

Amount Enclosed \$ _____

642741171368

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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888-223-0800 (All other counties)

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Hearing Impaired/TTY
711

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Account: 211001815433
Statement Date: 05/14/2019
Current month's charges due 06/04/2019



Details of Charges – Service from 04/09/2019 to 05/08/2019

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

Rate Schedule: General Service - Non Demand

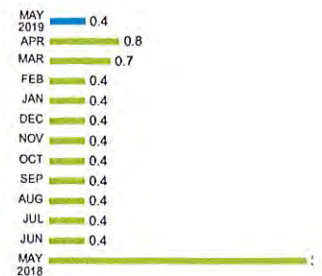
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000086309	05/08/2019	23		10		13 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	13 kWh @ \$0.05916/kWh	\$0.77
Fuel Charge	13 kWh @ \$0.03227/kWh	\$0.42
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.83
Franchise Fee		\$1.30
Total Electric Cost, Local Fees and Taxes		\$21.13

Total Current Month's Charges

\$21.13

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


00000015-0000355-Page 33 of 42

Important Messages

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- Go to **tecoaccount.com/communication** and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
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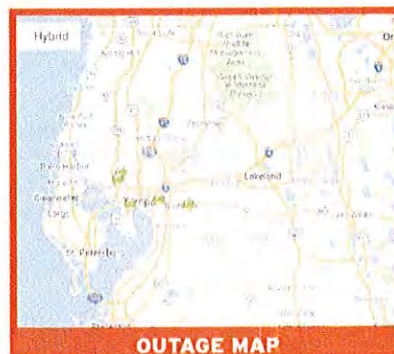
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- *Text **OUT** to **35069**; or
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TECO4221



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/14/2019
Account: 211001815649

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



Current month's charges:	\$4,614.64
Total amount due:	\$4,614.64
Payment Due By:	06/04/2019

Your Account Summary

Previous Amount Due	\$4,614.58
Payment(s) Received Since Last Statement	-\$4,614.58
Current Month's Charges	\$4,614.64
Total Amount Due	\$4,614.64

Date Rec'd Rizzetta & Co., Inc. MAY 21 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: 211001815649

Current month's charges:	\$4,614.64
Total amount due:	\$4,614.64
Payment Due By:	06/04/2019

Amount Enclosed \$ _____

642741171369

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

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

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863-299-0800 (Polk County)
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Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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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.

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

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

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

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

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

Account: 211001815649
Statement Date: 05/14/2019
Current month's charges due 06/04/2019



Details of Charges – Service from 04/09/2019 to 05/08/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	5938 kWh @ \$0.02904/kWh	\$172.44
Fixture & Maintenance Charge	152 Fixtures	\$1706.94
Lighting Pole / Wire	152 Poles	\$2252.64
Lighting Fuel Charge	5938 kWh @ \$0.03194/kWh	\$189.66
Florida Gross Receipt Tax		\$9.28
Franchise Fee		\$283.68
Lighting Charges		\$4,614.64

Total Current Month's Charges

\$4,614.64

00000015-0000345-Page 13 of 42

Important Messages

Fuel sources we use to serve you

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**Oil makes up less than 1%*

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TECO4221

Statement Date: 05/14/2019

Account: 211001815920

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



Current month's charges:	\$34.42
Total amount due:	\$34.42
Payment Due By:	06/04/2019

Your Account Summary

Previous Amount Due	\$32.22
Payment(s) Received Since Last Statement	-\$32.22
Current Month's Charges	\$34.42
Total Amount Due	\$34.42

Date Rec'd Rizzetta & Co., Inc. MAY 21 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:	\$34.42
Total amount due:	\$34.42
Payment Due By:	06/04/2019
Amount Enclosed	\$ _____

642741171370

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

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Account: 211001815920
Statement Date: 05/14/2019
Current month's charges due 06/04/2019


Details of Charges – Service from 04/09/2019 to 05/08/2019

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
1000086312	05/08/2019	204		58		146 kWh	1	30 Days

Basic Service Charge

\$18.14

Energy Charge

146 kWh @ \$0.05916/kWh

\$8.64

Fuel Charge

146 kWh @ \$0.03227/kWh

\$4.71

Florida Gross Receipt Tax

\$0.81

Electric Service Cost
\$32.30

Franchise Fee

\$2.12

Total Electric Cost, Local Fees and Taxes
\$34.42
Total Current Month's Charges
\$34.42
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


00000015-0000349-Page 21 of 42

Important Messages
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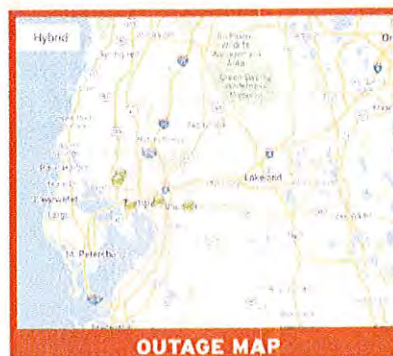
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TECO422



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/14/2019
Account: 211001816464

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



Current month's charges:	\$77.88
Total amount due:	\$77.88
Payment Due By:	06/04/2019

Your Account Summary

Previous Amount Due	\$74.17
Payment(s) Received Since Last Statement	-\$74.17
Current Month's Charges	\$77.88
Total Amount Due	\$77.88

Date Rec'd Rizzetta & Co., Inc. MAY 21 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: 211001816464

Current month's charges:	\$77.88
Total amount due:	\$77.88
Payment Due By:	06/04/2019

Amount Enclosed \$ _____

642741171371

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: 211001816464
Statement Date: 05/14/2019
Current month's charges due 06/04/2019


Details of Charges – Service from 04/09/2019 to 05/08/2019

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
1000149889	05/08/2019	756		175		581 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	581 kWh @ \$0.05916/kWh	\$34.37
Fuel Charge	581 kWh @ \$0.03227/kWh	\$18.75
Florida Gross Receipt Tax		\$1.83
Electric Service Cost		\$73.09
Franchise Fee		\$4.79
Total Electric Cost, Local Fees and Taxes		\$77.88

Total Current Month's Charges
\$77.88
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

Important Messages
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TECO422

Statement Date: 05/14/2019

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:	06/04/2019

Your Account Summary

Previous Amount Due	\$2,581.58
Payment(s) Received Since Last Statement	-\$2,581.58
Current Month's Charges	<u>\$2,581.58</u>
Total Amount Due	\$2,581.58

MAY 21 2019

Date Rec'd Rizzetta & Co., Inc. _____
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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Visit tampaelectric.com/solar to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

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: 211001816720

Current month's charges:	\$2,581.58
Total amount due:	\$2,581.58
Payment Due By:	06/04/2019

Amount Enclosed \$ _____

642741171372

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.

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

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

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

Account: 211001816720
Statement Date: 05/14/2019
Current month's charges due 06/04/2019



Details of Charges – Service from 04/09/2019 to 05/08/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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

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Important Messages

Fuel sources we use to serve you

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**Oil makes up less than 1%*

You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit tampaelectric.com/stormsafety for more.

Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on tecoaccount.com to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

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Report a power outage

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- Visit tampaelectric.com/outage and report your outage. You'll need your meter or account number (found on your billing statement); or
- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

** If the phone number you enter is not recognized in our system, you may text OUT followed by your account number or meter number.*



Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- **Use portable generators safely.** DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
- **Register for special needs assistance** for those who require a shelter with more skilled medical care by contacting your county's emergency management agency.
- **Determine your flood zone** by visiting your county's emergency management website to see if you live in an area expected to experience heavy flooding in the event of severe weather.



Visit our storm safety page

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TECO4221

Statement Date: 05/14/2019

Account: 211001816928

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



Current month's charges:	\$1,184.08
Total amount due:	\$1,184.08
Payment Due By:	06/04/2019

Your Account Summary

Previous Amount Due	\$1,184.05
Payment(s) Received Since Last Statement	-\$1,184.05
Current Month's Charges	<u>\$1,184.08</u>
Total Amount Due	\$1,184.08

Date Rec'd Rizzetta & Co., Inc. MAY 21 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:	\$1,184.08
Total amount due:	\$1,184.08
Payment Due By:	06/04/2019
Amount Enclosed	\$ _____

642741171373

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
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Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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Account: 211001816928
Statement Date: 05/14/2019
Current month's charges due 06/04/2019



Details of Charges – Service from 04/09/2019 to 05/08/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1429 kWh @ \$0.02904/kWh	\$41.50
Fixture & Maintenance Charge	39 Fixtures	\$443.94
Lighting Pole / Wire	39 Poles	\$577.98
Lighting Fuel Charge	1429 kWh @ \$0.03194/kWh	\$45.64
Florida Gross Receipt Tax		\$2.23
Franchise Fee		\$72.79
Lighting Charges		\$1,184.08

Total Current Month's Charges

\$1,184.08

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Important Messages

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- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
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- *Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

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Safety & preparedness tips

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TECO4220



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/14/2019

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:	06/04/2019

Your Account Summary

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

Date Rec'd Rizzetta & Co., Inc. MAY 21 2019
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001817124

Current month's charges:	\$1,092.89
Total amount due:	\$1,092.89
Payment Due By:	06/04/2019

Amount Enclosed \$ _____

642741171374

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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711

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Tampa, FL 33601-0111

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Account: 211001817124
Statement Date: 05/14/2019
Current month's charges due 06/04/2019



Details of Charges – Service from 04/09/2019 to 05/08/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 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

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Important Messages

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TECO4221

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

Account: 211001817561
Statement Date: 05/14/2019
Current month's charges due 06/04/2019



Details of Charges – Service from 04/09/2019 to 05/08/2019

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
1000149943	05/08/2019	67		16		51 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	51 kWh @ \$0.05916/kWh	\$3.02
Fuel Charge	51 kWh @ \$0.03227/kWh	\$1.65
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.39
Franchise Fee		\$1.53

Total Electric Cost, Local Fees and Taxes

\$24.92

Total Current Month's Charges

\$24.92

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida. We have reached the half-way point on constructing of 6 million solar panels – enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending March 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 79%, Coal 15%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

You're a priority on our bucket list.



Your safety and reliable service – and our fast restoration for you after severe weather – are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit tampaelectric.com/stormsafety for more.

Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on tecoaccount.com to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at tecoaccount.com. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to tecoaccount.com/communication and sign up for free Power Updates*. Once enrolled, you'll be able to receive updates on the status of your service as you wish – text, email and/or phone calls.
- Bookmark our Outage Map page at tampaelectric.com/outagemap. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

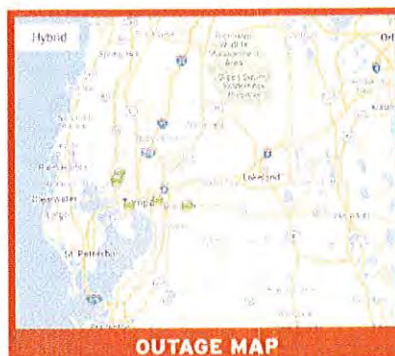
* Message and data rates may apply.

Report a power outage

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Safety & preparedness tips

- Stay a safe distance away from downed power lines and avoid floodwaters. Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- Use portable generators safely. DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
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TECO422

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Account: 211001817355
Statement Date: 05/14/2019
Current month's charges due 06/04/2019



Details of Charges – Service from 04/07/2019 to 05/06/2019

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

Rate Schedule: General Service Demand - Standard

Meter Location: PUMP/LIFT STATION

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H99710	05/06/2019	93,024		87,469		5,555 kWh	1	30 Days
H99710	05/06/2019	13.13		0		13.13 kW	1	30 Days

Basic Service Charge		\$30.24
Demand Charge	13 kW @ \$10.59000/kW	\$137.67
Energy Charge	5,555 kWh @ \$0.01596/kWh	\$88.66
Fuel Charge	5,555 kWh @ \$0.03227/kWh	\$179.26
Capacity Charge	13 kW @ -\$0.03000/kW	-\$0.39
Energy Conservation Charge	13 kW @ \$1.17000/kW	\$15.21
Environmental Cost Recovery	5,555 kWh @ \$0.00220/kWh	\$12.22
Florida Gross Receipt Tax		\$11.87
Electric Service Cost		\$474.74
Franchise Fee		\$31.10

Total Electric Cost, Local Fees and Taxes

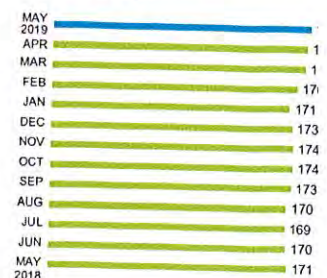
\$505.84

Total Current Month's Charges

\$505.84

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

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TECO4



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

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

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

Transaction Date: 4/19/2019

Terms: Net 30

Invoice I4407

Description

Fountain Repair- Dried out all fixtures and changed 4 bad bulbs during Fountain Cleaning. All operating properly at departure.
Adjusted fixtures so that the lights would be projecting upwards.

Subtotal:	\$280.20
Tax:	\$0.00
Total:	\$280.20

APPROVAL Joseph Roethlis DATE 5/1
DATE ENTERED APR 25 2019
IND 601 GL 53800 OC 4601
CHECK # _____



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www.vertexwaterfeatures.com

APR 18 2019

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

Transaction Date: 4/19/2019

Terms: Net 30

Invoice I4447

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

Description
Fountain Cleaning Agreement

Subtotal: \$173.00

Tax: \$0.00

Total: \$173.00

Approval *Joseph Routhke* Date 5/1
APR 25 2019
ite enterer
and OU 53800 OC 4601



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

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

Work Order #: 5776 Assigned Tech: Dan J. (DEJ)

Completion Date: 4/18/2019

Equipment Type: Floating Fountain Name: Site #1

Manufacturer: AFI (Architectural Model: 10Hp TwoTier
Fountains Inc.)

Install Date: Parts Warranty Expiration: Labor Warranty Expiration:

Service Comments

- | | | | |
|----|---|----|-----------------------------------|
| 1. | Cleaned moderate algae from components. | 2. | All circuits normal at departure. |
| 3. | | | |

Services Performed

- | | |
|----|--|
| 4. | <input checked="" type="checkbox"/> Test Motor GFCI circuit |
| | <input checked="" type="checkbox"/> Test Light GFCI circuit |
| | <input checked="" type="checkbox"/> Clean Intake Screen |
| | <input checked="" type="checkbox"/> Clean Light & Lenses |
| | <input checked="" type="checkbox"/> Clean Float |
| | <input checked="" type="checkbox"/> Clean Display Head/Ring & Jets |
| | <input checked="" type="checkbox"/> Reset Timers |

Readings



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5. Motor Voltage		6. Motor Amperage / Leakage	
7. Lighting Voltage		8. Lighting Amperage / Leakage	
9. Timer Settings			

Customer Contact Method

10. ☒ Call After



INVOICE

INVOICE #	INVOICE DATE
TM 16605	4/15/2019
TERMS	PO NUMBER
Net 30	

Bill To:

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

APR 16 2019

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Easton Park CDD

Invoice Due Date: May 15, 2019

Invoice Amount: \$11,905.24

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

Approval *Joseph Roethke* Date 4/24
APR 18 2019
001 53400 06 4604

Invoice Total **\$11,905.24**

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

Tab 3

EASTON PARK

FIELD INSPECTION REPORT



June 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 getting inundated with weeds and need to be sprayed.
2. **Tell the crew to get the moss off of the Magnolia in the park along Pictorial Park Cir.**
3. **Under the tree-form Ligustrum at the entrance of the pool parking lot, there is a broken drip line and irrigation parts. (pic 3)**
4. In Pictorial Park, there is a big dead spot on the pool side close to Pictorial Park Dr and the entrance of the pool parking lot.(pic 4)
5. **In both parks, there is a great deal of Clover and that is a sign of a lack of Nitrogen. 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 two dead Pine trees were and resod the areas.**

11. **Remove the dead and dying back Ilex Schillings at the park on Ancient Futures Dr along the sidewalk to the play set.**



Easton Park CDD

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

13. There are a lot of weeds in the annual beds throughout the community and this needs to be taken care of.

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. Remove any dead plant material on the berm that line Pictorial Park Dr.(photo 15)



20. Remove all the sucker growth off of the Crepe Myrtles in the center island along Pictorial Park Dr.

21. In the center island along Pictorial Park Dr at the end by the round about the crew is mowing over the Ornamental grass - this needs to stop.(photo 21)

22. Around the ponds, the natural area is starting to encroach the mowing areas and this needs to be cut back.

23. At the last center island on Pictorial Park Dr, there are vines growing through the Loropetalum and this needs to be removed.



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

17. Remind the crew to not blow grass clippings in the plant beds.

18. In the center island at the entrance in the Juniper bed, there is torpedo grass growing throughout the bed.

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



Tab 4

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, shrub and tree pruning, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine and Bahia grass at a height of three and one half (3 1/2) to four (4) inches. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the CONTRACTOR. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within forty-eight hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the CDD Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands plantings due to mowing/line trimming or fertilizer overspread. Weekend work is permitted when necessary upon prior written approval.

1A) POND MOWING - All pond banks identified as such on the overall CDD Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge during each mowing event. Line trimming to water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as or slightly higher than mowing height. Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. It is preferred mulch type mowers be used around pond banks. Regardless, mowers must blow all clippings away from pond banks. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event. Condition of turf is to be determined by the DISTRICT, or its assigns, at their sole discretion.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged every mow event and soft-edged areas (tree rings,

shrub and groundcover bed lines shall be edged a minimum of every other week during the growing period, but at every mowing event during the dormant period. All edging shall be performed to the sole satisfaction of the DISTRICT. Line trimming shall be performed with each mowing event. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

CONTRACTOR IS REQUESTED IN BID FORM TO PROVIDE A PER APPLICATION COST AND A STATEMENT AS TO ITS ABILITY TO PROVIDE FREEZE PROTECTION TO COLD-SENSITIVE PLANT MATERIAL TO BE IDENTIFIED BY THE CONTRACTOR. DISTRICT DOES OWN ITS OWN FREEZE PROTECTION MATERIAL.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Crossing and/or rubbing branches are to be removed. Branches shall be pruned just outside the branch collar. Contractor is responsible for the removal of all branches up to 4” in diameter and up to 15’ in height to keep them from encroaching onto buildings, including roofs, signage structures, fences & walls, pruned to prevent street lights and traffic signage from being blocked, and pruned over sidewalks, streets, boardwalk nature trails and parking lots so as not to interfere with pedestrians or cars. All trees are to meet DOT requirements. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree.) All hanging moss (including all ball moss) shall be removed up to a height of 15’ from all trees on an as-needed basis. During the dormant season, ALL Crape Myrtle trees shall have ALL mosses removed from the entire tree, regardless of height. Crape Myrtles are not to be “hat raked” at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement. All tree pruning shall be performed by or directly supervised by an ISA Certified Arborist. The Certified Arborist must be on site during all tree pruning activities. If Contractor does not have a certified arborist on staff, Contractor shall subcontract the pruning to an individual or entity that meets these requirements. In the alternative, District reserves the right to subcontract out any and all tree pruning.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current

Aesthetics of . The Contractor agrees that pruning is an art that must be performed under the supervision of a highly trained foreman and shall make provision for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site and visibility triangles is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance (perhaps due to permanent existing grades), then another solution will need to be proposed and executed.

Palms: All palms, regardless of location, species or height shall receive pruning as often as necessary to appear neat and clean at all times. This includes brown and/or broken leaves and inflorescence. Removal of green or even yellowing leaves is unnecessary and pruning palms above the nine o'clock to three o'clock line is prohibited. Leaves should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are contacting buildings or other structures or are encroaching on other non-palm plantings. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to pool decks. Contractor shall be responsible for the removal of all palm fruit stains. **Contractor shall sterilize all pruning equipment prior to pruning the next palm as described in Exhibit "E".**

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre and post emergent herbicides alone and NOT as part of fertilizer mixtures. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED. NON-SELECTIVE, POST-EMERGENT HERBICIDES (Round-Up) SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) LINE TRIMMING OF THESE STRUCTURES MUST BE FACTORED IN WHEN PREPARING BID.**

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AND TRAIL AREAS – All paved and trail areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in

height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Tree and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) **If Contractor misses a service due to inclement weather or any other reason, Contractor is required to make up service the same week. If this is not possible, the Contractor shall provide the District a credit for future services or add a mowing event to be provided at a later date. The District shall determine whether the credit or extra mowing shall be used.** Saturday work is permitted after prior, written approval from District Representative.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in the RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY for CHAPTER 1-15

“FERTILIZER USE AND LANDSCAPE MANAGEMENT”. It is the Contractor’s responsibility to become familiar with all rules and requirements of the Ordinance. Copies of all training certificates shall be provided to District representative with submission of bids.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf (per BMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line between Tampa & Vero Beach.

All Bahia Areas: (Make adjustments as necessary per ordinance)

February	A complete fertilizer based on soil tests + Pre M
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests

All St. Augustine Sod: (Make adjustments as necessary per ordinance)

February	A complete fertilizer based on soil tests + PreM
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November/December	A complete fertilizer based on soil tests

All Zoysia Areas: (Make adjustments as necessary per ordinance)

February	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests

The contractor shall submit a fertilizer label to resident project representative no less than 5 days prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor between each year to determine the presence of Phosphorus and whether changes in the fertilizer, pH, or formulations are required. Soil sample test results are to be submitted to district management representative before March 15th each year. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER**

APPLICATION. Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants nor contain any pre or post emergent herbicides. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO THEIR NEGLIGENCE.**

PALM FERTILIZATION:

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized and provide one label for each fertilizer mix to be applied. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification. Contractor agrees to meet with a CDD representative or other designated representative on site prior to beginning fertilizer application in order to verify formula and quantity. **After application, CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity.** Payment will not be made until correct quantity and formulation has been verified a

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms, some preventable and some where no known treatment exists. Contractor will be fully responsible for the diagnosis and treatment of preventable afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price, and not included in the total Pest Control price. Contractor is to identify those species of palms on the property susceptible and supply a list of species and quantities with their proposal. Each susceptible palm shall receive a quarterly injection(s) (quantity to be determined by the size of the palm). Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in either the Pest Control price or the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all Finished Landscape Areas as shown on the Maintenance Exhibit. This is to include only those maintained and irrigated turf areas along roadways and sidewalks, and all other maintained areas frequented by pedestrians and animals (playgrounds, clubhouse, tennis/basketball courts, etc.). This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems of approximately ____ zones operated by __ controllers at __ pump/well stations.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; Inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations
5. Map of irrigation system with valve locations and areas serviced by zone.

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. **Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.**

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum

clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign. Emergency service requests require a 4 hour response and repairs completed as soon as possible.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped areas as shown on the maintenance map located within the community with Grade "A" Medium Pine Bark Mulch for ornamental beds and tree rings once per year during the month of October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches.

Contractor is responsible for all necessary clean up related to this procedure including removal of all Pine Straw strings.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf and/or concrete shall also be trenched to a depth of 3" & beveled to reduce mulch washout. The labor for trenching MUST be included in the proposal for mulch installation. This practice has not been followed in the past and trenching will not be considered as an extra. Any and all mulch above the root flare of trees must be removed prior to installing new mulch. The labor for mulch removal MUST be included in the proposal for mulch installation. Mulch is to be installed up to 2" from tree trunks but no closer. Any mulch installed against tree trunks will be required to be pulled 2"-3" away from the trunks. This practice has not been followed in the past and removing mulch from tree trunks will not be considered as an extra. Mulch shall not be piled around the bases of any plants, but kept at least 1" away from stems/trunks. Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per year (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately _____ annuals in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be thoroughly drenched with a fungicide at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and ~~monthly~~**slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches. All this shall be provided at no additional cost to the District.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

Tab 5



Easton Park CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 6/17/2019

Prepared for:

Justin Croom, District Manager
Rizzetta & Company

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

Easton Park CDD Waterway Inspection Report

6/17/2019

Site: 1



Comments: Site looks good

Recently installed Pickerelweed around in the Southwest cove of Site #1 appears to be establishing well and will continue to be monitored during future visits. The overall condition of the waterbody was considered to be excellent with no filamentous algae observed and only minor shoreline grasses present.

Site: 6, 4



Comments: Site looks good

Recently installed Pickerelweed in the shelf of Sites #6 and #4 has begun to establish and break the surface of the water, monitoring will continue with future visits and inspection reports. High water clarity was noted with the presence of the submersed weed, Baby Tears considered to be a contributing factor.

Site: 5



Comments: Normal growth observed

Desirable, native Gulf Spikerush continues to establish in the shallows of Site #5 which will continue to be encouraged for it's ability to help filter and outcompete unsightly algae and vegetation. Minor perimeter vegetation requires treatment (bottom right).

Site: 10



Comments: Normal growth observed

Minor filamentous algae was present in Site #10, windblown in the northwestern cove (bottom right). The Site received a treatment for filamentous algae three days after the date of this inspection on 6/20, results are expected 10-14 days from treatment.

Easton Park CDD Waterway Inspection Report 6/17/2019

Site: 20



Comments: Normal growth observed

Filamentous algae and submersed weeds in Site #20 received treatment on 6/7, positive results were noted during the time of inspection. Condition of the site will continue to be monitored.

Site: 33



Comments: Treatment in progress

Site #33 received a treatment on 6/14, three days prior to inspection, for submersed weeds and filamentous algae. Positive results were already apparent, full results are typically expected 10-14 days after.

Easton Park CDD Waterway Inspection Report 6/17/2019

Site: 34



Comments: Treatment in progress

Site #34 received a treatment on 6/14, three days prior to inspection, for submersed weeds and filamentous algae. Positive results were already apparent, full results are typically expected 10-14 days after.

Site: 30, 26



Comments: Treatment in progress

Shoreline grasses in Site #30 received treatment on 6/7, positive results were noted and vegetation is in the process of decomposing (above/top right). Grass growth in Site #26 was considered to be minor, with the open water in excellent condition.

Easton Park CDD Waterway Inspection Report 6/17/2019

Site: 26, 27



Comments: Site looks good

Sites #26 (above) and #27 (right) were both considered to be in excellent condition at the time of inspection.

Management Summary

The waterway inspection report for Easton Park CDD was performed on June 17th, 2019 for ten sites on monthly waterway maintenance. The overall condition of the inspected sites within the community was considered to be good. Water levels across the region are on the rise from their previous low levels with the recent onset of the rainy season. Rising water levels can help with the aesthetics of a pond initially as they begin to reach their intended high water mark, as designed by the stormwater engineer. It is important to remember that the increased rainfall which comes with summer in Florida can also be a prime source for the introduction of increased nutrients such as nitrogen and phosphorous from fertilizers which can fuel rapid algal development.

The condition of the native plant installation in Sites #1 and Site #4/6, performed on 5/15, was pictured in this months report and will continue to be pictured in monthly reports to document the progress and establishment of Pickerelweed. During regular maintenance visits, the areas where Pickerelweed has been installed will be avoided for treatments of filamentous algae and invasive vegetation in order to allow for the plants to properly acclimatize to their new surroundings which will be crucial to their success and survival. 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. Oftentimes, a littoral shelf is a required part of a waterway design.

Recommendations/Action Items

- Continue Routine Maintenance.
- Monitor Excessive and Recurring Algae Blooms.
- Continue to Monitor Native Plant Installations in Sites #1, #11, and #46.

Thank You For Choosing Aquatic Systems, Inc.!

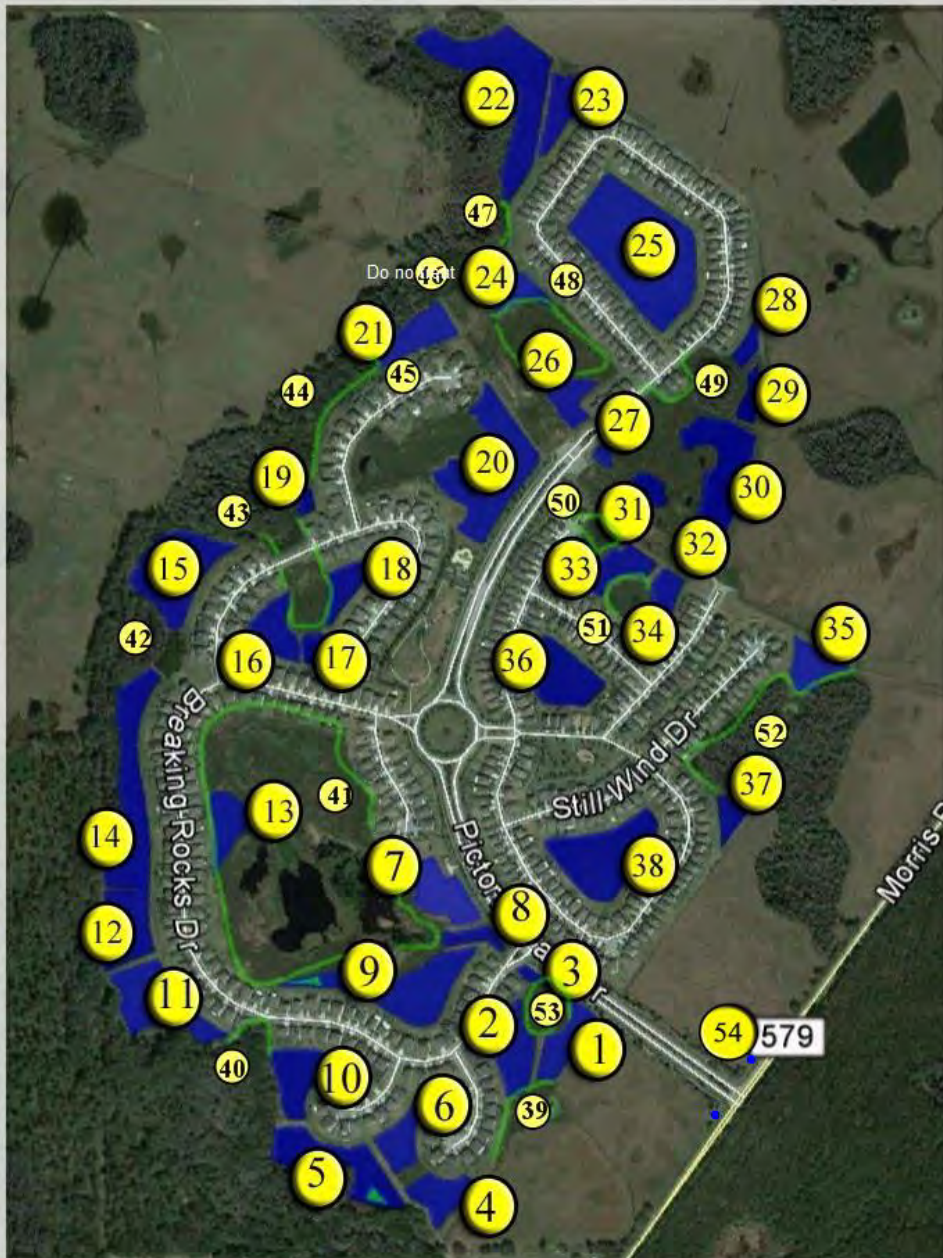


Easton Park CDD #0680-9

Wesley Chapel, FL

1-800-432-4302

REV 04/2018



Tab 6



Rizzetta & Company

Easton Park Community Development District

eastonparkcdd.org

Approved Proposed Budget for Fiscal Year 2019/2020

Presented by: Rizzetta & Company, Inc.

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

rizzetta.com

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

Hillsborough County Collection Costs (2%) and E	6.0%
Gross assessments	\$438,989.59

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

Easton Park Community Development District

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

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

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

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

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

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

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

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

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

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

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

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

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

Tab 7

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

Project	Date	Proposal #
	5/7/2019	4260

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

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]