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EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

District Manager
Justin Croom Rizzetta & Company, Inc.

District Attorney
Dan Molloy Molloy & James, P.A.

Interim Engineer
Tonja Stewart Stantec Consulting

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

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

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

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
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AGENDA

Dear Board Members:

The Special meeting of the Board of Supervisors of the Easton Park Community Development District will be held on Thursday, June 20, 2019 at 4:30 p.m. at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, FL 33647. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING:

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS ON AGENDA ITEMS
3. BUSINESS ADMINISTRATION
   A. Consideration of the Minutes of the Board of Supervisors’ Regular Meeting held on May 7, 2019 ................................Tab 1
   B. Consideration of Operations & Maintenance Expenditures for April 2019..........................................................Tab 2
4. STAFF REPORTS
   A. District Engineer
   B. District Counsel
   C. Landscape & Irrigation Maintenance
      1. Presentation of May 2019 Field Inspection Report ........Tab 3
      2. Presentation of May 2019 Yellowstone Field Inspection Response.................................................................Tab 4
   3. Consideration of Landscape Enhancement Proposal ....Tab 5
   D. Aquatic Maintenance – Aquatic Systems
      1. Presentation of May 2019 Waterway Report ..................Tab 6
   E. District Manager
5. BUSINESS ITEMS
   A. Consideration of Resolution 2019-02, Appointing Assistant Secretary .................................................................Tab 7
   B. Presentation of Fiscal Year 2017-2018 Audit ..................Tab 8
   C. Consideration of Proposal for Monument Lighting ..........Tab 9
   D. Discussion of Installing an American Flag Pole ...............Tab 10
   E. Consideration of Proposals for Entry Camera Repair ......Tab 11
   F. Presentation of Registered Voter Count ........................Tab 12
   G. Discussion Regarding No Trespassing Signage ..............Tab 13
   H. Discussion Regarding Upcoming Construction Adjacent to the District
6. SUPERVISOR REQUESTS
7. ADJOURNMENT

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

Sincerely,

Justin Croom
Justin Croom
District Manager
Tab 1
Blank Tab
EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

May 7, 2019 Minutes of Meeting

Page 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, May 7, 2019 at 4:30 p.m. at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida, 33647.

Present and constituting a quorum:

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

Also present were:

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

FIRST ORDER OF BUSINESS  Call to Order

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

SECOND ORDER OF BUSINESS  Audience Comments

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

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

Mr. Meier provided responses to these questions.

THIRD ORDER OF BUSINESS  Consideration of the Minutes of the Board of Supervisors’ Regular Meeting held on April 2, 2019

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

Consideration of Operations & Maintenance Expenditures for March 2019

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Ms. Stewart was not present.

B. District Counsel

Mr. Molloy was not present.

C. Landscape & Irrigation Maintenance Update

1. Presentation of April 2019 Field Inspection Report

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

2. Presentation of April 2019 Yellowstone Response

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

3. Consideration of Landscape Enhancement Proposals

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

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

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

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

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

D. Aquatic Maintenance – Aquatic Systems

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

2. Presentation of Annual Renewal

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

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

E. District Manager

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

1. Update on TECO Street Lighting

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

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

SIXTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2019/2020


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

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

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Monument Lighting

Mr. Roethke presented a proposal for lighting installation at a potential flagpole location.
EIGHTH ORDER OF BUSINESS  Discussion of Installing an American Flag Pole

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

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

NINTH ORDER OF BUSINESS  Supervisor Requests

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

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

Ms. Nieto asked about monument lighting at front entrance.

Ms. Nieto asked about security cameras.

TENTH ORDER OF BUSINESS  Adjournment

On a Motion by Mr. Sails, seconded by Ms. Nieto, with all in favor, the Board of Supervisors adjourned the meeting at 5:55 p.m. for the Easton Park Community Development District.

_____________________________  ________________________________
Secretary / Assistant Secretary  Chairman / Vice Chairman
Tab 2
Blank Tab
Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2019 through April 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: $38,007.30

Approval of Expenditures:

__________________________________
_____Chairperson

_____Vice Chairperson

_____Assistant Secretary
# Easton Park Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

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# Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069
954-977-7736

## INVOICE

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## 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

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TOTAL $3,735.00

[Handwritten notes: Approval CP Date 3/29/19]
# EASTON PARK CDD
## SUPERVISOR PAY REQUEST

**Meeting Date:** April 2, 2019

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<td>Paul Meier</td>
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<td>Lisa Murphy</td>
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<tr>
<td>Stephanie Nieto</td>
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## EXTENDED MEETING TIMECARD

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<td>Total at $175 per Hour:</td>
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DM Signature: **Christine Perkins**
**Molloy & James**  
325 S. Boulevard  
Tampa, Florida 33606

Ph: 813 - 254-7157

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

March 27, 2019

Inv #: 16968

**Attention:**

**Re:** Easton Park CDD

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Total Fee & Disbursements $1,430.00

Previous Balance 1,980.00

Previous Payments 1,980.00

Balance Now Due $1,430.00

TAX ID Number 59-2866686

**PAYMENT DETAILS**

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Molloy & James  
325 S. Boulevard  
Tampa, Florida 33606  

Ph: 813 - 254-7157  

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

April 12, 2019  

Attention:  
Re: Easton Park CDD  

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Total Fee & Disbursements  
$2,282.50

Previous Balance  
1,430.00

Previous Payments  
1,430.00

Balance Now Due  
$2,282.50

TAX ID Number  
59-2866686

PAYMENT DETAILS
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Total Payments

$1,430.00
Bill To:

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

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Subtotal                           |     |           | $5,123.09|

Total                              |     |           | $5,123.09|
# Invoice

**Rizzetta Technology Services**  
3434 Colwell Avenue  
Suite 200  
Tampa FL  33614

**Bill To:**  
EASTON PARK CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL  33614

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**Subtotal**  
$100.00

**Total**  
$100.00
# Invoice

**RUST-OFF, LLC**  
PO Box 470730  
Lake Monroe, FL 32747  
Phone #: 800-992-3111  
E-mail: therustoff@bellsouth.net

**Bill To**

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

**Ship To**

EASTON PARK CDD  
MORRIS BRIDGE ROAD  
NEW TAMPA, FL

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**Date Rec'd Rizzetta & Co., Inc.**  
**Date M approval Joseph Roethle Date 4/24**  
**Date entered APR 19 2019**  
**Fund GL 53400 OC 4618**  
**Check#**

Subtotal: $595.00  
Sales Tax (7.0%): $0.00  
Payments/Credits: $0.00  
Balance Due: $595.00

An increase in watering schedule will result in additional charges.
TECO
for Easton Park CDD
Summary Electric 03/19

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<td>4/12/2019</td>
<td>$32.22</td>
<td>5/3/2019</td>
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<td>4314</td>
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<td>$74.17</td>
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<td>211001816928</td>
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<tr>
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<table>
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<td>Irrigation Wells</td>
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<td>53100</td>
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<td>Street Lights</td>
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<td>53100</td>
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<td>Fountain/Landscape Lighting</td>
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<tr>
<td>53100</td>
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<td>$24.62</td>
<td>Roundabout</td>
</tr>
</tbody>
</table>

Grand Total: **$10,248.42**

**Date Received:**

**DM Approval:**

**Date Entered:** APR 18 2019
ACCOUNT INVOICE
tampalectric.com |  
Statement Date: 04/12/2019  
Account: 211001815243

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

Go paperless for perks!

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

Learn more and sign up: tampalectric.com/paperless

---

Your Account Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Previous Amount Due</td>
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<tr>
<td>Payment(s) Received Since Last Statement</td>
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</tr>
<tr>
<td>Current Month's Charges</td>
<td>$122.44</td>
</tr>
<tr>
<td><strong>Total Amount Due</strong></td>
<td><strong>$122.44</strong></td>
</tr>
</tbody>
</table>

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

D/M approval __________________ Date ____________

Date entered __________________

Fund _______ GL _______ OC _______

Check# ________________________

---

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

---

Yard project?
Avoid damage and fines

CALL 811
WAIT two business days
Start DIGGING!

Learn more at tampalectric.com/811

---

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

WAYS TO PAY YOUR BILL

<table>
<thead>
<tr>
<th>Method</th>
<th>Phone</th>
<th>Online</th>
<th>Pay Agent</th>
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</thead>
<tbody>
<tr>
<td>mail</td>
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<tr>
<td>phone</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>online</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See reverse side for more information

---

Account: 211001815243

Current month's charges: $122.44
Total amount due: $122.44
Payment Due By: 05/03/2019
Amount Enclosed $0

---

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

---

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

---

631630051293211001815243000000000122444
Page 1 of 4
Contact Information

Residential Customer Care
813-223-6000 (Hillsborough County)
863-299-6000 (Polk County)
866-223-0600 (All other counties)

Commercial Customer Care
866-B332-6249

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 33633-3118

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.

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

Bright Choices - The number of light fixtures and other poles leased from TECO Electric and associated tax and charges.

Budget Billing - Options 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.

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

Florida Gross Receipts Tax - A tax imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Section 263 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and return 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.

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

Your payment options are:
- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery
- Pay in person at a local authorized payment agent. For a list of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by check or debit card using KUERA EZ-PAY at tampaelectric.com or call 866-689-6469

(A convenience fee will be charged to your bank account or credit card.)

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

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will delay 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.

For more information or to pay your bill online, please visit tampaelectric.com.
ACCOUNT INVOICE
tampaelectric.com | [Social Media Icons]

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

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

Service for: 10989 BREAKING ROCKS DR IRR, TAMPA, FL 33647-0000
Rate Schedule: General Service - Non Demand

<table>
<thead>
<tr>
<th>Meter Number</th>
<th>Read Date</th>
<th>Current Reading</th>
<th>Previous Reading</th>
<th>= Total Used</th>
<th>Multiplier</th>
<th>Billing Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>B51366</td>
<td>04/01/2019</td>
<td>60,220</td>
<td>59,494</td>
<td>726 kWh</td>
<td>1</td>
<td>20 Days</td>
</tr>
<tr>
<td>1000157740</td>
<td>04/08/2019</td>
<td>301</td>
<td>0</td>
<td>301 kWh</td>
<td>1</td>
<td>7 Days</td>
</tr>
</tbody>
</table>

Basic Service Charge
Energy Charge 1,027 kWh @ $0.05916/kWh $60.76
Fuel Charge 1,027 kWh @ $0.03227/kWh $33.14
Florida Gross Receipt Tax
Electric Service Cost
Franchise Fee $7.53

Total Electric Cost, Local Fees and Taxes $114.91

Total Current Month’s Charges $122.44

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

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

If you choose our Comprehensive Energy Audit (minimum cost $75), we'll sub-meter and monitor* up to two pieces of equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we'll recommend steps you can take to maximize your energy efficiency.

You'll earn rebates if you qualify for these programs:
- Add or replace cooling equipment at your facility.
- Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at tampaelectric.com/bizsave. To speak with an energy expert, call 813-275-3909 on weekdays from 8 a.m. to 5 p.m.

*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOU®

TECO TAMPANELEC TRIC
AN EMECA COMPANY
## ACCOUNT INVOICE

tampaelectric.com |  

Statement Date: 04/12/2019  
Account: 211001815433  

| Current month's charges: | $22.02  
| Total amount due: | $22.02  
| Payment Due By: | 05/03/2019  

---

### Your Account Summary

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

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

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

---

### Go paperless for perks!

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---

### Yard project?  
Avoid damage and fines  
Learn more at tampaelectric.com/811

---

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

---

### TECO  
TAMPA ELECTRIC  
AN EMERA COMPANY  

**Ways to pay your bill**  
- mail  
- phone  
- online  
- pay agent  
See reverse side for more information  

---

**PAYMENT INFORMATION**  

| Account: 211001815433  
| Current month's charges: | $22.02  
| Total amount due: | $22.02  
| Payment Due By: | 05/03/2019  
| **Amount Enclosed** | $  

---

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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631630051294211001815433000000000022029  
Page 1 of 4
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 Choices® – 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 purchase, 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 imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 204 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 $20, the late payment charge is greater of 5% or 1.5% of the past due amount. For past due amounts of $20 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 Energy Fee – The amount of electricity purchased from renewable sources.

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

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

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

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Por favor visite tampaelectric.com para ver esta información en español.
## ACCOUNT INVOICE

tampaelectric.com | [Social Media Icons]

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

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

Service for: 10898 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000  
Rate Schedule: General Service - Non Demand

<table>
<thead>
<tr>
<th>Meter Number</th>
<th>Read Date</th>
<th>Current Reading</th>
<th>Previous Reading</th>
<th>Total Used</th>
<th>Multiplier</th>
<th>Billing Period</th>
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<tbody>
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<td>B46234</td>
<td>03/25/2019</td>
<td>58,462</td>
<td>58,470</td>
<td>12 kWh</td>
<td>1</td>
<td>13 Days</td>
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<td>1000086309</td>
<td>04/08/2019</td>
<td>10</td>
<td>0</td>
<td>10 kWh</td>
<td>1</td>
<td>14 Days</td>
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**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)

- Apr 0.8
- May 0.7
- Jun 0.6
- Jul 0.6
- Aug 0.6
- Sep 0.6
- Oct 0.6
- Nov 0.6
- Dec 0.6

**Total Electric Cost, Local Fees and Taxes**  
$22.02

**Total Current Month's Charges**  
$22.02

---

**Important Messages**

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If you choose our Comprehensive Energy Audit (minimum cost $75), we’ll sub-meter and monitor* up to two pieces of equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we’ll recommend steps you can take to maximize your energy efficiency.

You’ll earn rebates if you qualify for these programs:
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• Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
• Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at tampaelectric.com/ bizsave. To speak with an energy expert, call 813-275-3909 on weekdays from 8 a.m. to 5 p.m.

*Available on equipment or panels ≤ 480 volts.
ACCOUNT INVOICE

tampaelectric.com |  

Statement Date: 04/12/2019
Account: 211001815649

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

Go paperless for perks!
Goodbye clutter. Hello convenience.
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Yard project?
Avoid damage and fines
Learn more at tampaelectric.com/B11

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

WAYS TO PAY YOUR BILL

Ways to pay: mail phone online pay agent
See reverse side for more information

Account: 211001815649

Current month's charges: $4,614.58
Total amount due: $4,614.58
Payment Due By: 05/03/2019
Amount Enclosed $631630051295

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

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

63163005129521100181564900000004614589
Page 1 of 4
Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-239-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-688-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO
P.O. Box 31318
Tampa, FL 33633-3118

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

tampaelectric.com

Understanding Your Electric Charges

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Budget Billing – Optional plan that helps to level out 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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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 $6 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. This 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 Energy Fee – The amount of electricity purchased from renewable sources.

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

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

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

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Account: 211001815649  
Statement Date: 04/12/2019  
Current month's charges due: 05/03/2019

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

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

<table>
<thead>
<tr>
<th>Lighting Service Items LS-1 (Bright Choices) for 31 days</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>5951 kWh @ $0.02904/kWh</td>
</tr>
<tr>
<td>Fixture &amp; Maintenance Charge</td>
<td>152 Fixtures</td>
</tr>
<tr>
<td>Lighting Pole / Wire</td>
<td>152 Poles</td>
</tr>
<tr>
<td>Lighting Fuel Charge</td>
<td>5951 kWh @ $0.03194/kWh</td>
</tr>
<tr>
<td>Florida Gross Receipt Tax</td>
<td></td>
</tr>
<tr>
<td>Franchise Fee</td>
<td></td>
</tr>
</tbody>
</table>

**Lighting Charges**  

$4,614.58

**Total Current Month's Charges**  

$4,614.58
HERE'S HOW YOUR BUSINESS CAN SAVE.

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*Available on equipment or panels ≤ 480 volts.
ACCOUNT INVOICE
tampaelectric.com | f 9 8 5 in

Statement Date: 04/12/2019
Account: 211001815920

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

Go paperless for perks!
Goodbye clutter. Hello convenience.
Paperless Billing is free, secure and a good way to help the environment.

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

Yard project?
Avoid damage and fines
Learn more at tampaelectric.com/B11

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

WAYS TO PAY YOUR BILL

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

631630051296211001815920000000032227
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 Choices® – The number of light fixtures and other devices leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan that 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 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 charged accordingly.

Florida Gross Receipts Tax – A tax levied on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 263 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

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

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

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

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

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

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

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

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For more information in español, please visit tampaelectric.com.
Details of Charges – Service from 03/13/2019 to 04/08/2019

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

<table>
<thead>
<tr>
<th>Meter Number</th>
<th>Read Date</th>
<th>Current Reading</th>
<th>Previous Reading</th>
<th>Total Used</th>
<th>Multiplier</th>
<th>Billing Period</th>
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</thead>
<tbody>
<tr>
<td>B26137</td>
<td>03/25/2019</td>
<td>50,984</td>
<td>50,918</td>
<td>66 kWh</td>
<td>1</td>
<td>13 Days</td>
</tr>
<tr>
<td>1000086312</td>
<td>04/08/2019</td>
<td>58</td>
<td>0</td>
<td>58 kWh</td>
<td>1</td>
<td>14 Days</td>
</tr>
</tbody>
</table>

Basic Service Charge                       $18.14
Energy Charge                              $7.34
Fuel Charge                                $4.00
Florida Gross Receipt Tax                  $0.76
Electric Service Cost                      $30.24
Franchise Fee                              $1.98

Total Electric Cost, Local Fees and Taxes  $32.22

Total Current Month’s Charges  $32.22

Important Messages

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

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

If you choose our Comprehensive Energy Audit (minimum cost $75), we'll sub-meter and monitor* up to two pieces of equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we'll recommend steps you can take to maximize your energy efficiency.

You'll earn rebates if you qualify for these programs:
- Add or replace cooling equipment at your facility.
- Replace existing incandescent lamps with high-efficiency compact fluorescent lamps or light-emitting diode lamps within conditioned or non-conditioned space.
- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at tampaelectric.com/blzsave. To speak with an energy expert, call 813-275-3909 on weekdays from 8 a.m. to 5 p.m.

*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOU℠

EEE092618

TECO.
TAMPA ELECTRIC
AN ENERA COMPANY
Your Account Summary

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

Date Rec'd Rizzetta & Co., Inc.  APR 17 2019
D/M approval________________Date________________
Date entered________________
Fund________________GL________OC
Check#______________________________

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

Yard project?
Avoid damage and fines

CALL 811 WAIT two business days Start DIGGING!

Learn more at tampaelectric.com/811

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

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

ACCOUNT INVOICE
tampaelectric.com | f 9 g in

Statement Date: 04/12/2019
Account: 211001816464

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

Go paperless for perks!

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

Learn more and sign up at tampaelectric.com/paperless

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

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

63163005129721100181646400000000074175

Page 1 of 4
Understanding Your Electric Charges

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

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

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

Rate Schedule: General Service - Non Demand

<table>
<thead>
<tr>
<th>Meter Number</th>
<th>Read Date</th>
<th>Current Reading</th>
<th>Previous Reading</th>
<th>Total Used</th>
<th>Multiplier</th>
<th>Billing Period</th>
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<tbody>
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<td>03/28/2019</td>
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<td>16 Days</td>
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<tr>
<td>1000149889</td>
<td>04/08/2019</td>
<td>175</td>
<td>0</td>
<td>175 kWh</td>
<td>1</td>
<td>11 Days</td>
</tr>
</tbody>
</table>

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

Total Electric Cost, Local Fees and Taxes $74.17

Total Current Month’s Charges $74.17

Important Messages
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- Add or replace cooling equipment at your facility.
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*Available on equipment or panels ≤ 460 volts.

MORE POWER TO YOU℠

TECO
TAMPA ELECTRIC
AN EMIERG COMPANY
Your Account Summary
Previous Amount Due $2,566.63
Payment(s) Received Since Last Statement -$2,566.63
Current Month's Charges $2,581.58
Total Amount Due $2,581.58

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

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

Yard project? Avoid damage and fines
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WAYS TO PAY YOUR BILL
mail phone online pay agent
See reverse side for more information

TECO - TAMPA ELECTRIC
AN EMDRA COMPANY

Account: 211001816720

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

Amount Enclosed $631630051298

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
613-223-0800 (Hillsborough County)
863-229-0800 (Polk County)
863-223-0900 (All other counties)

Commercial Customer Care
866-632-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO
P.O. Box 31316
Tampa, FL 33631-3136

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

tampaelectric.com

Understanding Your Electric Charges

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

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

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

<table>
<thead>
<tr>
<th>Rate Schedule: Lighting Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Service Items LS-1 (Bright Choices) for 31 days</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>2864 kWh</td>
<td>@ $0.02904/kWh</td>
<td>$83.17</td>
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<tr>
<td>Fixture &amp; Maintenance Charge</td>
<td>76 Fixtures</td>
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<td>$1106.48</td>
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<tr>
<td>Lighting Pole / Wire</td>
<td>76 Poles</td>
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<td>$1126.32</td>
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<td>Lighting Fuel Charge</td>
<td>2864 kWh</td>
<td>@ $0.03194/kWh</td>
<td>$91.48</td>
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<tr>
<td>Florida Gross Receipt Tax</td>
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<tr>
<td>Franchise Fee</td>
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<td>$157.98</td>
</tr>
<tr>
<td>Municipal Public Service Tax</td>
<td></td>
<td></td>
<td>$11.67</td>
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<tr>
<td><strong>Lighting Charges</strong></td>
<td></td>
<td></td>
<td>$2,581.58</td>
</tr>
</tbody>
</table>

**Total Current Month's Charges**

$2,581.58
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MORE POWER TO YOU™

TAMPA ELECTRIC
AN EMERIA COMPANY
Your Account Summary

Previous Amount Due $1,176.54
Payment(s) Received Since Last Statement -$1,176.54
Current Month's Charges $1,184.05

Total Amount Due $1,184.05

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

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See terms of service at tampaelectric.com.
Details of Charges – Service from 03/09/2019 to 04/08/2019

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

Rate Schedule: Lighting Service

<table>
<thead>
<tr>
<th>Lighting Service Items LS-1 (Bright Choices) for 31 days</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>1441 kWh @ $0.02904/kWh</td>
</tr>
<tr>
<td></td>
<td>$41.85</td>
</tr>
<tr>
<td>Fixture &amp; Maintenance Charge</td>
<td>39 Fixtures</td>
</tr>
<tr>
<td></td>
<td>$443.15</td>
</tr>
<tr>
<td>Lighting Pole / Wire</td>
<td>39 Poles</td>
</tr>
<tr>
<td></td>
<td>$577.98</td>
</tr>
<tr>
<td>Lighting Fuel Charge</td>
<td>1441 kWh @ $0.03194/kWh</td>
</tr>
<tr>
<td></td>
<td>$46.03</td>
</tr>
<tr>
<td>Florida Gross Receipt Tax</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$2.25</td>
</tr>
<tr>
<td>Franchise Fee</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$72.79</td>
</tr>
<tr>
<td><strong>Lighting Charges</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$1,184.05</td>
</tr>
</tbody>
</table>

**Total Current Month’s Charges**

|                       |        |
|                       | $1,184.05 |
HERE'S HOW YOUR BUSINESS CAN SAVE.

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Learn more about our energy-saving programs at tampaelectric.com/bizsaves. To speak with an energy expert, call 813-275-3909 on weekdays from 8 a.m. to 5 p.m.

MORE POWER TO YOU®

EEEO92618
ACCOUNT INVOICE
tampalectric.com | Twitter | Facebook | Flickr | LinkedIn

Statement Date: 04/12/2019
Account: 211001817124

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

Go paperless for perks!
Goodbye clutter. Hello convenience.
Paperless Billing is free, secure and a good way to help the environment.

Learn more and sign up at tampalectric.com/paperless

Yard project?
Avoid damage and fines
Learn more at tampalectric.com/811

CALL 811
WAIT two business days
Start DIGGING!

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

WAYS TO PAY YOUR BILL
mail phone online pay agent
See reverse side for more information

Account: 211001817124

Current month's charges: $1,092.89
Total amount due: $1,092.89
Payment Due By: 05/03/2019
Amount Enclosed $631630051300

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

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

63163005130021100181712400000001092896
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
877-566-1010

Energy-Saving Programs
613-275-3909

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

tampaelectric.com

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 Choices - 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 differences between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax - A tax imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 263 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 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 $10 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 past due charge for 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 Energy - The amount of electricity purchased from renewable sources.

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

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

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

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- Pay in person at a local authorized payment agent. For a list of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using FULFA, FULFA-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.
Details of Charges – Service from 03/09/2019 to 04/08/2019

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

<table>
<thead>
<tr>
<th>Lighting Service Items LS-1 (Bright Choices) for 31 days</th>
<th>Rate Schedule: Lighting Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge 1584 kWh @ $0.02904/kWh</td>
<td>$46.00</td>
</tr>
<tr>
<td>Fixture &amp; Maintenance Charge 36 Fixtures</td>
<td>$393.12</td>
</tr>
<tr>
<td>Lighting Pole / Wire 36 Poles</td>
<td>$533.52</td>
</tr>
<tr>
<td>Lighting Fuel Charge 1584 kWh @ $0.03194/kWh</td>
<td>$50.59</td>
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<tr>
<td>Florida Gross Receipt Tax</td>
<td>$2.48</td>
</tr>
<tr>
<td>Franchise Fee</td>
<td>$67.18</td>
</tr>
</tbody>
</table>

**Lighting Charges** $1,092.89

**Total Current Month’s Charges** $1,092.89
HERE’S HOW YOUR BUSINESS CAN SAVE.

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- Implement conservation measures that primarily reduce power consumption during peak-demand periods.

Learn more about our energy-saving programs at tampaelectric.com/bizsave. To speak with an energy expert, call 813-275-3909 on weekdays from 8 a.m. to 5 p.m.

*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOU℠
ACCOUNT INVOICE
tampaelectric.com |  
Statement Date: 04/12/2019  
Account: 211001817561

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

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

Learn more and sign up > tampaelectric.com/paperless

Yard project?  
Avoid damage and fines
Learn more at tampaelectric.com/811

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

WAYS TO PAY YOUR BILL

Current month's charges: $24.62  
Total amount due: $24.62  
Payment Due By: 05/03/2019  
Amount Enclosed $  
631630051302

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

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318
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 Choices - 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 Energy - The amount of electricity purchased from renewable sources.

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

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

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

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   (A convenience fee will be charged to your bank account or credit card.)

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

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

Rate Schedule: General Service - Non Demand

<table>
<thead>
<tr>
<th>Meter Number</th>
<th>Read Date</th>
<th>Current Reading</th>
<th>Previous Reading</th>
<th>=</th>
<th>Total Used</th>
<th>Multiplier</th>
<th>Billing Period</th>
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</thead>
<tbody>
<tr>
<td>KB4422</td>
<td>03/28/2019</td>
<td>2,287</td>
<td>2,255</td>
<td></td>
<td>32 kWh</td>
<td>1</td>
<td>16 Days</td>
</tr>
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<td>1000149943</td>
<td>04/08/2019</td>
<td>16</td>
<td>0</td>
<td></td>
<td>16 kWh</td>
<td>1</td>
<td>11 Days</td>
</tr>
</tbody>
</table>

Basic Service Charge
Energy Charge 48 kWh @ $0.05916/kWh $2.84
Fuel Charge 48 kWh @ $0.03227/kWh $0.58
Florida Gross Receipt Tax
Electric Service Cost $23.11
Franchise Fee $1.51

Total Electric Cost, Local Fees and Taxes $24.62

Total Current Month's Charges $24.62

Important Messages
The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.
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*Available on equipment or panels ≤ 480 volts.

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

ACCOUNT INVOICE
tampaelectric.com | 

Statement Date: 04/12/2019
Account: 211001817355

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

Go paperless for perks!
Goodbye clutter. Hello convenience.
Paperless Billing is free, secure and a good way to help the environment.

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

Yard project?
Avoid damage and fines
Learn more at tampaelectric.com/811

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

WAYS TO PAY YOUR BILL

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

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

6316300513012110018173550000000499850
Understanding Your Electric Charges

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

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

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- Pay by credit or debit card using KUBRA E-CASH at tampaelectric.com or call 866-689-6469.

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

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

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

Service for: 10523 PICTORIAL PARK DR, TAMPA, FL 33647-2548
Rate Schedule: General Service Demand - Standard

Meter Location: PUMP/LIFT STATION

<table>
<thead>
<tr>
<th>Meter Number</th>
<th>Read Date</th>
<th>Current Reading</th>
<th>Previous Reading</th>
<th>= Total Used</th>
<th>Multiplier</th>
<th>Billing Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>H99710</td>
<td>04/06/2019</td>
<td>87,469</td>
<td>81,790</td>
<td>5,679 kWh</td>
<td>1</td>
<td>31 Days</td>
</tr>
<tr>
<td>H99710</td>
<td>04/06/2019</td>
<td>12.18</td>
<td>0</td>
<td>12.18 kW</td>
<td>1</td>
<td>31 Days</td>
</tr>
</tbody>
</table>

Basic Service Charge
Demand Charge 12 kW @ $10.59000/kW $127.08
Energy Charge 5,679 kWh @ $0.01596/kWh $90.64
Fuel Charge 5,679 kWh @ $0.03227/kWh $183.26
Capacity Charge 12 kW @ -$0.03000/kWh -$0.36
Energy Conservation Charge 12 kW @ $1.17000/kWh $14.04
Environmental Cost Recovery 5,679 kWh @ $0.00220/kWh $12.49
Florida Gross Receipt Tax $11.73

Electric Service Cost $469.12
Franchise Fee $30.73

Total Electric Cost, Local Fees and Taxes $499.85

Total Current Month’s Charges $499.85

Tampa Electric Usage History
Kilowatt-Hours Per Day (Average)

Billing Demand (Kilowatts)
Load Factor (Percentage)

Page 3 of 4
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*Available on equipment or panels ≤ 460 volts.

MORE POWER TO YOU℠
# Invoice

**Invoice:** TM 10067  
**Invoice Date:** March 31, 2019  
**Bill To:**  
Easton Park CDD  
c/o Rizzetta & Company, Inc.  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614  
**Property Name:** Easton Park CDD  
**Terms:** Net 30  
**PO Number:**  
**Remit To:**  
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017  
**Invoice Due Date:** April 30, 2019  
**Invoice Amount:** $215.59

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Amount</th>
</tr>
</thead>
</table>
| Service Repair  
Repaired main line in 1st center island on entrance side at valve. Irrigation Repairs | $215.59 |

**Invoice Total** $215.59

---

Should you have any questions or inquiries please call (386) 437-6211.
Excellence in Commercial Landscaping
Post Office Box 849 || Bunnell FL 32110
Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 10352
Invoice Date: March 31, 2019

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

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Easton Park CDD
Terms: Net 30

PO Number:

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Amount</th>
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</thead>
<tbody>
<tr>
<td>March Irrigation Inspection Repair</td>
<td></td>
</tr>
<tr>
<td>Wet check system found 1 bad 2 station decoder and changed out.(Warranty)</td>
<td>$65.88</td>
</tr>
<tr>
<td>Irrigation Repairs</td>
<td></td>
</tr>
</tbody>
</table>

Invoice Total $65.88

Should you have any questions or inquiries please call (386) 437-6211.
Excellence in Commercial Landscaping
Post Office Box 849 || Bunnell FL 32110
Tel 386.437.6211 || Fax 386.586.1286

Invoice

Invoice: TM 12902
Invoice Date: March 31, 2019

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

Property Name: Easton Park CDD

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: Net 30

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

<table>
<thead>
<tr>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Main Line Repair</td>
<td></td>
</tr>
<tr>
<td>Dig Up and expose mainline under driveway and sidewalk at entrance to pool</td>
<td>$720.00</td>
</tr>
<tr>
<td>found cracked bell end inside of Sleeve. Finish repair and back fill on</td>
<td></td>
</tr>
<tr>
<td>Irrigation Repairs</td>
<td></td>
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</table>

Invoice Total $720.00

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

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

**Invoice**  
**PO Number:**  
**Remit To:**  
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Date:** March 31, 2019  
**Invoice Due Date:** April 30, 2019  
**Invoice Amount:** $786.58

## Description

**Property Name:** Easton Park CDD  
**Terms:** Net 30

**Easton Park CDD Damage**

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

**Price includes:**

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

**Sod Replacement** $786.58

**Invoice Total** $786.58

---

Should you have any questions or inquiries please call (386) 437-6211.
Excellence in Commercial Landscaping  
Post Office Box 849 || Bunnell FL 32110  
Tel 386.437.6211 || Fax 386.586.1286

**Invoice**

- **Invoice:** TM 8840  
- **Invoice Date:** March 15, 2019

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

**Property Name:** Easton Park CDD  
**Terms:** Net 30

**Remit To:**  
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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<td>Monthly Landscape Maintenance March 2019</td>
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**Invoice Total** $11,905.24

---

Should you have any questions or inquiries please call (386) 437-6211.
Tab 3
General Updates, Recent & Upcoming Maintenance Events.

Continue ant control throughout the community

Dates on Fertilization in the community

Check the times on the irrigation and a wet check

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

1. The tree rings in the Pictorial park are becoming oblong lets try to get them back to round.

2. Tell the crew to get the moss off of the Magnolia in the park along Pictorial Park Cir.

3. Tell the crew to be careful of the overspray along the walkway around the Pictorial park.

4. There are three maybe a fourth dead Pine tree in both parks that need to be removed, give a proposal with stump grinding.

5. In both parks there is a great deal of Clover and that is a sign of a lack of Nitrogen lets see if we can up the number of applications.

6. Prune the dead out of the Ilex Schillings along the sidewalk in the middle of the park.

7. Check the drip line in the landscape beds as some have been cut just west of the picnic shelter.

8. The new Juniper that was planted near the parking lot of the Amenity Center is dying from being dry and they need to be replaced. (photo 8)

9. Start cutting back the Ornamental Grass and treat for Spider Mites.

10. Give a proposal to remove the drip line where the dead two Pine trees were and resod the areas.

11. Limb up the Oak trees that line the sidewalk on the backside of Pictorial Park.

---

[Images of trees and landscaping projects]
12. There is an irrigation problem along the sidewalk going west from the entrance check the time of this area. (photo 12)

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

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

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

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

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

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

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

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

21. In the center island along Pictorial Park Dr close to the round about the Jasmine has Bermuda grass coming through and should be taken care of before it gets worse. (photo 21)
Blank Tab
Tab 4
Blank Tab
May 17, 2019
Rizzetta & Company
Patrick Bell – Field Services Manager
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.

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Tab 5
Blank Tab
Easton Park CDD
Waterway Inspection Report
Reason for Inspection: Routine Scheduled

Inspection Date: 5/15/2019

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

Prepared by:
Patrick Brophy, Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302
An abundance of healthy Gulf Spikerush in Site #5 continues to spread throughout the shallow littoral regions of waterbody (above). Nuisance perimeter vegetation has been appropriately maintained to the high water mark. Point source erosion on the bank was noted (top right).

**Comments:** Site looks good

Minor filamentous algae was observed in Site #46 during inspection. While on-site for the inspection, the installation of Pickerelweed in the littoral shelf was taking place (top right) and will continue to be documented during monthly picture reports.
<table>
<thead>
<tr>
<th>Site: 10</th>
<th>Site: 38</th>
</tr>
</thead>
</table>

**Comments:** Site looks good

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

**Comments:** Normal growth observed

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

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

Comments: Site looks good

Site #1 was observed in good condition during our May inspection. Recent rainfall could have likely contributed to the increased turbidity pictured. Native Pickerelweed was installed around the perimeter of the waterway prior to inspection photos (right).
Traces of filamentous algae and perimeter grasses were present in Site #16 (above/top right) during the time of inspection. Site #17 (bottom right) was tannic but overall in good condition.

**Comments:** Normal growth observed

**Site:** 16, 17

---

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

**Comments:** Site looks good

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

**Site:** 25
**Easton Park CDD Waterway Inspection Report**  
5/15/2019

**Site:** 20

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

**Management Summary**

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

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

**Recommendations/Action Items**

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

Thank You For Choosing Aquatic Systems, Inc.!
Tab 6
Blank Tab
Proposal For

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

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

Knockout Rose Replacement

Terms: Net 30

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<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
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<tr>
<td>Delivery/Pick Up, Labor, and Disposal (ROUNDABOUT)</td>
<td>1.00</td>
<td>$1,372.00</td>
<td>$1,372.00</td>
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<tr>
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<td>220.00</td>
<td>$16.00</td>
<td>$3,520.00</td>
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<tr>
<td>OLEANDER BUSH (3 Gallon)</td>
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<td>$13.00</td>
<td>$2,860.00</td>
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<td>Delivery/Pick Up, Labor, and Disposal (BLVD MEDIANS)</td>
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<td>$4,320.00</td>
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<tr>
<td>OLEANDER BUSH (3 Gallon)</td>
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<td>Delivery/Pick Up, Labor, and Disposal (COMMUNITY MONUMENTS)</td>
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<td>DWARF FIREBUSH (3 Gallon)</td>
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<td>$4,800.00</td>
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<tr>
<td>OLEANDER BUSH (3 Gallon)</td>
<td>300.00</td>
<td>$13.00</td>
<td>$3,900.00</td>
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</tbody>
</table>

Client Notes

Proposal to replace the Knock Out Roses in Easton Park.

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

THE TOTAL PRICE IS NOT AN ACCURATE AMOUNT TO DO THE ENTIRE COMMUNITY. THE ACCURATE PRICING WOULD BE LABOR + WHATEVER PLANTS YOU DECIDED TO GO WITH***
Price includes: Pick up/ Delivery of all plant material, disposal of the old plant material, labor (installation and removal).

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

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

Contact

Print Name: __________________________

Title: __________________________

Date: __________________________

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com

<p>| | |</p>
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<tr>
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<td>SUBTOTAL</td>
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<td>TOTAL</td>
<td>$27,565.00</td>
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Tab 7
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RESOLUTION 2019-02

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

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

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

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

Section 1. Justin Croom is appointed an Assistant Secretary.

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

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

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

ASSISTANT SECRETARY
Tab 8
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Easton Park Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2018
# Easton Park Community Development District

## ANNUAL FINANCIAL REPORT

### September 30, 2018

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<td>MANAGEMENT’S DISCUSSION AND ANALYSIS</td>
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<td>Government-wide Financial Statements Statement of Net Position</td>
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<td>Statement of Activities</td>
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<td>Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds</td>
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<tr>
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<td>Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities</td>
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<td>15</td>
<td>Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund</td>
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<td>INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS</td>
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<td>29-30</td>
<td>MANAGEMENT LETTER</td>
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<td>31</td>
<td>INDEPENDENT ACCOUNTANT’S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES</td>
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Report of Independent Auditors

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

Report on the Financial Statements

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

Management’s Responsibility for the Financial Statements

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

Auditor’s Responsibility

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

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.
To the Board of Supervisors  
Easton Park Community Development District

Opinion

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

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

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

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

May 13, 2019
Management’s discussion and analysis of Easton Park Community Development District’s (the “District”) financial performance provides an objective and easily readable analysis of the District’s financial activities for the fiscal year ended September 30, 2018. The analysis provides summary financial information for the District and should be read in conjunction with the District’s financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

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

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

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

Financial Highlights

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

- The District’s total assets and deferred outflows of resources were exceeded by total liabilities by $(880,664) (net position). Unrestricted net position for Governmental Activities was $(2,463,420). Net investment in capital assets was $1,545,286 and restricted net position was $37,470.

- Governmental activities revenues totaled $961,521 while governmental activities expenses totaled $1,018,241.
OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

<table>
<thead>
<tr>
<th></th>
<th>Governmental Activities</th>
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<tbody>
<tr>
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<td>2017</td>
<td></td>
</tr>
<tr>
<td>Current assets</td>
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<td>$ 184,099</td>
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<tr>
<td>Restricted assets</td>
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<td>Capital assets</td>
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<td>Total Assets</td>
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<tr>
<td>Deferred amount on refunding</td>
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<td>163,940</td>
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<tr>
<td>Current liabilities</td>
<td>308,757</td>
<td>330,682</td>
<td></td>
</tr>
<tr>
<td>Non-current liabilities</td>
<td>5,480,000</td>
<td>5,695,000</td>
<td></td>
</tr>
<tr>
<td>Total Liabilities</td>
<td>5,788,757</td>
<td>6,025,682</td>
<td></td>
</tr>
<tr>
<td>Net Position</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net investment in capital assets</td>
<td>1,545,286</td>
<td>1,747,237</td>
<td></td>
</tr>
<tr>
<td>Restricted</td>
<td>37,470</td>
<td>31,369</td>
<td></td>
</tr>
<tr>
<td>Unrestricted</td>
<td>(2,463,420)</td>
<td>(2,602,550)</td>
<td></td>
</tr>
<tr>
<td>Total Net Position</td>
<td>($ 880,664)</td>
<td>($ 823,944)</td>
<td></td>
</tr>
</tbody>
</table>

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

The decrease in long-term liabilities is related to the bond principal payments in the current year.
OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

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

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

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

The decrease in interest on long-term debt is related to the refunding of the bond in the prior year.
OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

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

<table>
<thead>
<tr>
<th>Description</th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure</td>
<td>$7,532,206</td>
<td>$7,532,206</td>
</tr>
<tr>
<td>Equipment</td>
<td>14,230</td>
<td>14,230</td>
</tr>
<tr>
<td>Accumulated depreciation</td>
<td>(3,225,091)</td>
<td>(2,920,957)</td>
</tr>
<tr>
<td><strong>Total Capital Assets (Net)</strong></td>
<td><strong>$4,321,345</strong></td>
<td><strong>$4,625,479</strong></td>
</tr>
</tbody>
</table>

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

General Fund Budgetary Highlights

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

The September 30, 2018 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

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

Economic Factors and Next Year’s Budget

The District does not anticipate any major changes for 2019.

Request for Information

The financial report is designed to provide a general overview of Easton Park Community Development District’s finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Easton Park Community Development District, 12750 Citrus Park Lane, Ste 115, Tampa, Fl 33625.
# Easton Park Community Development District
## STATEMENT OF NET POSITION
### September 30, 2018

### ASSETS
**Current Assets**
- **Cash** $177,821
- **Accounts receivable** 4,159
- **Prepaid expenses** 2,042
- **Deposits** 2,735
  - **Total Current Assets** 186,757

**Non-current Assets**
- **Restricted assets**
  - **Investments** 244,422
- **Capital Assets, Being Depreciated**
  - **Infrastructure** 7,532,206
  - **Equipment** 14,230
  - **Less: accumulated depreciation** (3,225,091)
  - **Total Non-current Assets** 4,565,767
- **Total Assets** 4,752,524

### DEFERRED OUTFLOWS OF RESOURCES
- **Deferred amount on refunding, net** 155,569

### LIABILITIES
**Current Liabilities**
- **Accounts payable and accrued expenses** 10,705
- **Accrued interest** 83,052
- **Bonds payable - current portion** 215,000
  - **Total Current Liabilities** 308,757

**Non-current Liabilities**
- **Bonds payable** 5,480,000
  - **Total Liabilities** 5,788,757

### NET POSITION
- **Net investment in capital assets** 1,545,286
- **Restricted for debt service** 37,470
- **Unrestricted** (2,463,420)
  - **Total Net Position** $(880,664)

---

*See accompanying notes to financial statements.*
## Easton Park Community Development District
### STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2018

<table>
<thead>
<tr>
<th>Functions/Programs</th>
<th>Expenses</th>
<th>Program Revenues</th>
<th>Charges for Services</th>
<th>Net (Expense) Revenues and Changes in Net Position</th>
<th>Governmental Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Governmental Activities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General government</td>
<td>$ (82,026)</td>
<td>$ 88,255</td>
<td>$ 6,229</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Physical environment</td>
<td>(724,232)</td>
<td>451,999</td>
<td>(272,233)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest on long-term debt</td>
<td>(211,983)</td>
<td>415,619</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Governmental Activities</strong></td>
<td>$ (1,018,241)</td>
<td>$ 955,873</td>
<td></td>
<td></td>
<td>(62,368)</td>
</tr>
</tbody>
</table>

**General revenues:**
- Investment earnings 5,648

**Change in Net Position**
- (56,720)

**Net Position - Beginning of Year**
- (823,944)

**Net Position - End of Year**
- $ (880,664)

*See accompanying notes to financial statements.*
## Easton Park Community Development District
### BALANCE SHEET
#### GOVERNMENTAL FUNDS
#### September 30, 2018

### ASSETS

<table>
<thead>
<tr>
<th></th>
<th>General</th>
<th>Debt Service</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$177,821</td>
<td>$-</td>
<td>$177,821</td>
</tr>
<tr>
<td>Accounts receivable</td>
<td>4,159</td>
<td>-</td>
<td>4,159</td>
</tr>
<tr>
<td>Prepaid items</td>
<td>2,042</td>
<td>-</td>
<td>2,042</td>
</tr>
<tr>
<td>Deposits</td>
<td>2,735</td>
<td>-</td>
<td>2,735</td>
</tr>
<tr>
<td>Restricted assets</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Investments, at fair value</td>
<td>-</td>
<td>244,422</td>
<td>244,422</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td>$186,757</td>
<td>$244,422</td>
<td>$431,179</td>
</tr>
</tbody>
</table>

### LIABILITIES AND FUND BALANCES

### LIABILITIES

<table>
<thead>
<tr>
<th>Fund Balances</th>
<th>General</th>
<th>Debt Service</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable and accrued expenses</td>
<td>$10,705</td>
<td>$-</td>
<td>$10,705</td>
</tr>
</tbody>
</table>

### FUND BALANCES

#### Nonspendable

<table>
<thead>
<tr>
<th>Fund Balances</th>
<th>General</th>
<th>Debt Service</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepays/deposits</td>
<td>4,777</td>
<td>-</td>
<td>4,777</td>
</tr>
</tbody>
</table>

#### Restricted

<table>
<thead>
<tr>
<th>Fund Balances</th>
<th>General</th>
<th>Debt Service</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debt service</td>
<td>-</td>
<td>244,422</td>
<td>244,422</td>
</tr>
</tbody>
</table>

#### Assigned

<table>
<thead>
<tr>
<th>Fund Balances</th>
<th>General</th>
<th>Debt Service</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating reserve</td>
<td>125,393</td>
<td>-</td>
<td>125,393</td>
</tr>
<tr>
<td>Unassigned</td>
<td>45,882</td>
<td>-</td>
<td>45,882</td>
</tr>
<tr>
<td><strong>Total Fund Balances</strong></td>
<td>176,052</td>
<td>244,422</td>
<td>420,474</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fund Balances</th>
<th>General</th>
<th>Debt Service</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Liabilities and Fund Balances</strong></td>
<td>$186,757</td>
<td>$244,422</td>
<td>$431,179</td>
</tr>
</tbody>
</table>

See accompanying notes to financial statements.
Easton Park Community Development District

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES

September 30, 2018

Total Governmental Fund Balances $ 420,474

Amounts reported for governmental activities in the Statement of Net Position are different because:

   Capital assets being depreciated, infrastructure, $7,532,206, and equipment, $14,230, net of accumulated depreciation, $(3,225,091), used in governmental activities are not financial resources and; therefore, are not reported in the funds. 4,321,345

   Deferred outflows of resources for refunding debt, $170,219 net of accumulated amortization, $(14,650), are not current financial resources and therefore, are recognized at the government-wide level. 155,569

   Long-term liabilities, bonds payable, are not payable in the current period and therefore, are not reported at the fund level. (5,695,000)

   Accrued interest expense for long-term debt is not a financial use, and therefore, is not reported in the funds. (83,052)

Net Position of Governmental Activities $ (880,664)

See accompanying notes to financial statements.
Easton Park Community Development District

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the Year Ended September 30, 2018

<table>
<thead>
<tr>
<th>Revenues</th>
<th>General</th>
<th>Debt Service</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special assessments</td>
<td>$ 540,254</td>
<td>$ 415,619</td>
<td>$ 955,873</td>
</tr>
<tr>
<td>Investment earnings</td>
<td>1,463</td>
<td>4,185</td>
<td>5,648</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>541,717</td>
<td>419,804</td>
<td>961,521</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenditures</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General government</td>
<td>82,026</td>
<td>-</td>
<td>82,026</td>
</tr>
<tr>
<td>Physical environment</td>
<td>420,098</td>
<td>-</td>
<td>420,098</td>
</tr>
<tr>
<td>Debt service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal</td>
<td>-</td>
<td>210,000</td>
<td>210,000</td>
</tr>
<tr>
<td>Interest</td>
<td>-</td>
<td>206,675</td>
<td>206,675</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td>502,124</td>
<td>416,675</td>
<td>918,799</td>
</tr>
</tbody>
</table>

| Excess/(deficiency) of revenues   |         |              |                          |
| over/(under) expenditures        | 39,593  | 3,129        | 42,722                   |

Fund Balances - Beginning of Year  | 136,459 | 241,293      | 377,752                  |

Fund Balances - End of Year       | $ 176,052 | $ 244,422    | $ 420,474                |

See accompanying notes to financial statements.
Net Change in Fund Balances - Total Governmental Funds $ 42,722

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures, however in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period. (304,134)

Deferred outflows of resources for refunding debt is recognized as other debt service costs at the fund level. At the government-wide level it is a deferred outflow of resources and is amortized as interest expense. This is the net amount of change in the current year. (8,371)

Repayment of long-term debt is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. 210,000

In the Statement of Activities, interest is accrued on outstanding bonds, whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals. 3,063

Change in Net Position of Governmental Activities $ (56,720)

See accompanying notes to financial statements.
Easton Park Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended September 30, 2018

<table>
<thead>
<tr>
<th></th>
<th>Original Budget</th>
<th>Final Budget</th>
<th>Actual</th>
<th>Variance with Final Budget Positive (Negative)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special assessments</td>
<td>$ 536,850</td>
<td>$ 536,850</td>
<td>$ 540,254</td>
<td>$ 3,404</td>
</tr>
<tr>
<td>Investment earnings</td>
<td>-</td>
<td>-</td>
<td>1,463</td>
<td>1,463</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>536,850</td>
<td>536,850</td>
<td>541,717</td>
<td>4,867</td>
</tr>
</tbody>
</table>

| **Expenditures**     |                 |              |         |                                               |
| Current              |                 |              |         |                                               |
| General government   | 99,170          | 99,170       | 82,026  | 17,144                                        |
| Physical environment | 437,680         | 437,680      | 420,098 | 17,582                                        |
| **Total Expenditures** | 536,850   | 536,850      | 502,124 | 34,726                                        |

**Excess/(deficiency) of revenues over/(under) expenditures**

- 39,593

**Fund Balances - Beginning of Year**

- 136,459

**Fund Balances - End of Year**

$ 176,052

*See accompanying notes to financial statements.*
NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements
NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

Fund financial statements for the primary government’s governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.
NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

**Governmental Funds**

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

The District has various policies governing the fund balance classifications.

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

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

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

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

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.
NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

a. Governmental Major Funds (Continued)

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

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

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

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

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

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.
NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

b. Receivables and Payables

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

c. Restricted Net Position

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

d. Capital Assets

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

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

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

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

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

- Infrastructure and improvements: 25 years
- Equipment: 5 years
NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

   e. Deferred Outflows of Resources

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

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

   f. Budgets

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

NOTE B – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

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

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

<table>
<thead>
<tr>
<th>Investment</th>
<th>Maturities</th>
<th>Fair Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federated Government Obligation</td>
<td>23 days*</td>
<td>$ 244,422</td>
</tr>
</tbody>
</table>

*Maturity is a weighted maturity.

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

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

The investment listed above is a level 1 asset.

Interest Rate Risk

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

Credit Risk

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

Concentration of Credit Risk

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

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

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

NOTE D – CAPITAL ASSETS

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

<table>
<thead>
<tr>
<th>Governmental Activities:</th>
<th>October 1, 2017</th>
<th>Additions</th>
<th>Disposals</th>
<th>September 30, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital assets, being depreciated:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infrastructure</td>
<td>$ 7,532,206</td>
<td>$ -</td>
<td>$ -</td>
<td>$ 7,532,206</td>
</tr>
<tr>
<td>Equipment</td>
<td>14,230</td>
<td>-</td>
<td>-</td>
<td>14,230</td>
</tr>
<tr>
<td>Total Capital Assets Depreciated</td>
<td>7,546,436</td>
<td>-</td>
<td>-</td>
<td>7,546,436</td>
</tr>
</tbody>
</table>

Less accumulated depreciation for:

| Governmental Activities: | | | | |
|--------------------------| | | | |
| Infrastructure | (2,913,130) | (301,288) | - | (3,214,418) |
| Equipment | (7,827) | (2,846) | - | (10,673) |
| Total Accumulated Depreciation | (2,920,957) | (304,134) | - | (3,225,091) |

Governmental Activities Capital Assets $ 4,625,479 $(304,134) $ - $ 4,321,345

Depreciation of $304,134 was charged to physical environment.
NOTE E – LONG-TERM DEBT

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

<table>
<thead>
<tr>
<th>Capital Improvement Revenue Refunding Bond, Series 2017</th>
<th>Balance October 1, 2017</th>
<th>Additions</th>
<th>Deletions</th>
<th>Balance September 30, 2018</th>
<th>Due Within One Year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ 5,905,000</td>
<td>$ -</td>
<td>$(210,000)</td>
<td>$ 5,695,000</td>
<td>$ 215,000</td>
</tr>
</tbody>
</table>

Long-term debt is comprised of the following:

**Capital Improvement Revenue Refunding Bonds**

$5,905,000 Series 2017 Capital Improvement Revenue Refunding Bonds due in annual principal installments beginning May 2018, maturing in May 2037. Interest at a rate of 3.5% is due May 1 and November 1 beginning May 2018. $ 5,695,000

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

<table>
<thead>
<tr>
<th>Year Ending September 30,</th>
<th>Principal</th>
<th>Interest</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$ 215,000</td>
<td>$ 199,325</td>
<td>$ 414,325</td>
</tr>
<tr>
<td>2020</td>
<td>220,000</td>
<td>191,800</td>
<td>411,800</td>
</tr>
<tr>
<td>2021</td>
<td>230,000</td>
<td>184,100</td>
<td>414,100</td>
</tr>
<tr>
<td>2022</td>
<td>240,000</td>
<td>176,050</td>
<td>416,050</td>
</tr>
<tr>
<td>2023</td>
<td>245,000</td>
<td>167,650</td>
<td>412,650</td>
</tr>
<tr>
<td>2024-2028</td>
<td>1,375,000</td>
<td>702,625</td>
<td>2,077,625</td>
</tr>
<tr>
<td>2029-2033</td>
<td>1,635,000</td>
<td>444,325</td>
<td>2,079,325</td>
</tr>
<tr>
<td>2034-2037</td>
<td>1,535,000</td>
<td>136,675</td>
<td>1,671,675</td>
</tr>
<tr>
<td>Totals</td>
<td>$ 5,695,000</td>
<td>$ 2,202,550</td>
<td>$ 7,897,550</td>
</tr>
</tbody>
</table>
NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

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

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

<table>
<thead>
<tr>
<th>Reserve Balance</th>
<th>Reserve Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series 2017</td>
<td>$ 123,900</td>
</tr>
<tr>
<td></td>
<td>$ 123,701</td>
</tr>
</tbody>
</table>

NOTE F – MANAGEMENT COMPANY

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

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District filed one claim of approximately $17,223 under their commercial coverage during the last three years.
INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

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

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

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

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

May 13, 2019
To the Board of Supervisors  
Easton Park Community Development District  
Tampa, Florida  

Report on the Financial Statements

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

Auditor’s Responsibility

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

Other Reporting Requirements

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

Prior Audit Findings

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

Financial Condition and Management

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

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

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

Additional Matters

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

Purpose of this Letter

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

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

May 13, 2019
INDEPENDENT ACCOUNTANT’S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

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

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

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

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida
May 13, 2019
Blank Tab
Tab 9
Blank Tab
**ADDRESS**
Easton Park  
Easton Park CDD  
9428 Camden Field Parkway  
Riverview, FL 33578

<table>
<thead>
<tr>
<th>ESTIMATE #</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1126</td>
<td>04/22/2019</td>
</tr>
</tbody>
</table>

**PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.**

<table>
<thead>
<tr>
<th>DATE</th>
<th>ACTIVITY</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/22/2019</td>
<td>16 Electrical &amp; Lighting:16 Electrical &amp; Lighting</td>
<td>1</td>
<td>1,250.00</td>
<td>1,250.00</td>
</tr>
</tbody>
</table>

Provide and install three RAB LLED flood lights at proposed flag pole location. Use power from the existing flood lights. Up to 50 feet of conduit allotted from existing power to Pole location.

**Authorized Signature:**

**TOTAL**

$1,250.00

Accepted By

Accepted Date

Thank you for allowing us to be of service.
Blank Tab
Tab 10
3815 Henderson Blvd.
Tampa, Fl 33629
Phone 1-813-248-5019
Fax 1-813-636-0051

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

<table>
<thead>
<tr>
<th>P.O. NO.</th>
<th>TERMS</th>
<th>PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Net 30</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>complete below grade installation of one ECX20 satin finish with 4x6&quot; nylon US flag</td>
<td>1,290.00</td>
<td>1,290.00</td>
<td></td>
</tr>
<tr>
<td>Sales Tax</td>
<td></td>
<td>7.00%</td>
<td>0.00</td>
</tr>
</tbody>
</table>

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

Total $1,290.00
5" - 14 gauge spun aluminum ball
gold anodized

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

2 Bronze swivel snaps with covers
per halyard

1 Set of halyard: #10 poly

1 - 9" Cast aluminum cleat

Aluminum flash collar

3000 PSI concrete

Hardwood wedges
(supplied by others)

Dry sand tightly tamped
after aligning pole

Foundation sleeve -16 ga
hot dip galvanized steel

Steel centering wedges

1/4" Steel base plate

1/4" Steel support plate
welded to grounding spike

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

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

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

Exposed height: 20'-0"
Overall length: 23'-0"
Tapered portion: 11'-8"

Cleat height: 5'-0"
Straight portion: 11'-4"

Tapered portion: 11'-8"
Overall length: 23'-0"
Exposed height: 20'-0"

Model ECX20

Aluminum body
Stainless steel ball bearings
Aluminum sheave
Cast aluminum spindle

Project: EDER FLAG
Location: MANUFACTURING COMPANY
Architect: 1000 W. Rawson Avenue
Contractor: Oak Creek, WI 53154
Customer: Job:

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

Filename: ECX20 single sheave_revolving truck.ai
Easton Park
Tampa, FL

Existing

Landscape Design Suggestions

- Flag Pole
- Annuals

Potential

Conceptual Rendering-Plants Depicted At Mature Stage
Easton Park
Tampa, FL

Existing

Landscape Design Suggestions
Flag Pole
Lantana

Potential

Conceptual Rendering-Plants Depicted At Mature Stage
Tab 11
**Estimate**

<table>
<thead>
<tr>
<th>P.O. No.</th>
<th>Date</th>
<th>Estimate #</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5/7/2019</td>
<td>4259</td>
</tr>
</tbody>
</table>

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

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

**Install Address**  
Easton Park Community Entrance  
10851 Pictoral Park Road  
(Corner Pictoral Park Rd & Morris Bridge  
Tampa, FL

<table>
<thead>
<tr>
<th>Qty</th>
<th>Description</th>
<th>Each</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Proposal to upgrade current system with qty 4 IP LPR cameras and upgrade DVR to NVR. Video management software and smartphone app is included.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>LTS 8 Channel POE NVR w/ 2TB HDD (4K Compatible)</td>
<td>678.00</td>
<td>678.00</td>
</tr>
<tr>
<td>1</td>
<td>Video Management Software &amp; Smartphone App</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>4</td>
<td>HD-IP License Plate Recognition Camera</td>
<td>718.00</td>
<td>2,872.00</td>
</tr>
<tr>
<td>1</td>
<td>CAT6 Cable, supplies and hardware</td>
<td>125.00</td>
<td>125.00</td>
</tr>
<tr>
<td>1</td>
<td>CCTV Installation</td>
<td>1,200.00</td>
<td>1,200.00</td>
</tr>
<tr>
<td></td>
<td>Subtotal $4875.00</td>
<td></td>
<td>4,875.00</td>
</tr>
<tr>
<td>1</td>
<td>Trade In for Upgrade -$975.00</td>
<td>-975.00</td>
<td>-975.00</td>
</tr>
</tbody>
</table>

**Subtotal** $3,900.00

**Sales Tax (0.0%)** $0.00

**Total** $3,900.00

Signature of Acceptance X ____________________________
<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement LPR camera for camera 4 that was vandalized.</td>
<td>1</td>
</tr>
<tr>
<td>Analog LPR Camera</td>
<td>1</td>
</tr>
<tr>
<td>CCTV Installation</td>
<td>1</td>
</tr>
</tbody>
</table>

*Possible issue with compatibility of LPR due to no longer manufactured and supported DVR

<table>
<thead>
<tr>
<th>Project</th>
<th>Date</th>
<th>Proposal #</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5/7/2019</td>
<td>4260</td>
</tr>
</tbody>
</table>

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 Pictoral Park Rd & Morris Bridge)
Tampa, FL 33578-0519

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement LPR camera for camera 4 that was vandalized.</td>
<td>1</td>
</tr>
<tr>
<td>Analog LPR Camera</td>
<td>1</td>
</tr>
<tr>
<td>CCTV Installation</td>
<td>1</td>
</tr>
</tbody>
</table>

*Possible issue with compatibility of LPR due to no longer manufactured and supported DVR

<table>
<thead>
<tr>
<th>Subtotal</th>
<th>$1,280.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales Tax (0.0%)</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Total $1,280.00
Blank Tab
Blank Tab
April 19, 2019

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

Dear Christine Perkins,

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

<table>
<thead>
<tr>
<th>Community Development District</th>
<th>Number of Registered Electors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Easton Park CDD</td>
<td>1202</td>
</tr>
</tbody>
</table>

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

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

Respectfully,

Enjoli White
Candidate Services Liaison
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Tab 13
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Dear Easton Park CDD Supervisors,

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

The current Easton Park fishing policy states that only Easton Park residents and their guests may fish in the ponds, but the reality is that Easton Park residents are NOT the ones fishing. The fishers are trespassers who do not reside in Easton Park, who do not care or follow the guidelines/policies set forth. These signs clearly state no trespassing and no fishing, but they also encourage safety as there are alligators in each pond.

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

Best regards,
Shaunette Butcher
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