Easton Park
Community Development District

Board of Supervisors’
Regular Meeting
November 6, 2018

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

www.eastonparkcdd.org
EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

District Manager
Christine Perkins, Rizzetta & Company, Inc.

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

Interim Engineer
Tonja Stewart, Stantec Consulting

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

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

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

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

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Easton Park Community Development District will be held on Tuesday, November 6, 2018 at 5:00 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. Administration of Oath of Office to Newly-Appointed Supervisor........................................Tab 1
   B. Consideration of the Minutes of the Board of Supervisors’ Regular Meeting held on October 2, 2018................................Tab 2
   C. Consideration of Operations & Maintenance Expenditures for September 2018...............................Tab 3
4. STAFF REPORTS
   A. Aquatic Maintenance – Aquatic Systems
      1. Presentation of October 2018 Waterway Report.........Tab 4
   B. Landscape & Irrigation Maintenance
      1. Presentation of October 2018 Field Inspection Report, Inclusive of Yellowstone Landscape Response.............................................................................................................Tab 5
      2. Acceptance of Modification of Professional Field Services Agreement........................................Tab 6
   C. District Counsel
   D. District Engineer
   E. District Manager
5. BUSINESS ITEMS
   A. Consideration of Proposal from Securiteam for Equipment Upgrades ..................................................Tab 7
   B. Consideration of Proposal for Entrance Lighting........................................Tab 8
6. SUPERVISOR REQUESTS
7. ADJOURNMENT

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

With Warm Regards,

Christine Perkins

Christine Perkins
District Manager
Tab 1
I, Stephanie Nieto, a citizen of the state of Florida and of the United States of America, and being employed by or an officer of the Easton Park Community Development District and a recipient of public funds as such employee or officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the state of Florida.

____________________________________
Board Supervisor Signature

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this 6th day of November, 2018, before me, personally appeared ___________________________ and is known to me to be the person described herein and who took the aforementioned oath as a Board Member of the Board of Supervisors of Easton Park Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

____________________________________
Notary Public
STATE OF FLORIDA

My commission expires on:
Tab 2
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, October 2, 2018 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
Arnold Sails
Lisa Murphy
Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins
Scott Green
Brian Mahar
Matt Matos
Tonja Stewart
Dan Molloy
Stephanie Nieto
Scott Griffiths
District Manager, Rizzetta & Company, Inc.
Field Services, Rizzetta & Company, Inc.
Yellowstone Landscape
Yellowstone Landscape
District Engineer, Stantec
District Counsel, Molloy & James
Resident
Vice President of Land Development, M.I. Homes

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Christine Morrell’s Resignation

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors accepted the Resignation of Christine Morrell for the Easton Park Community Development District.
FOURTH ORDER OF BUSINESS  Consideration of the Minutes of the Board of Supervisors’ Special Meeting held on August 28, 2018

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ Special meeting held on August 28, 2018 as presented for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS  Consideration of Operations & Maintenance Expenditures for August 2018

Mr. Meier and Mr. Sails both inquired about the TECO invoices.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for August 2018 ($54,935.57) for the Easton Park Community Development District.

SIXTH ORDER OF BUSINESS  Staff Reports

A. District Engineer

Ms. Stewart introduced Mr. Griffiths from M/I Homes, as M/I Homes recently purchased the parcels at the front entrance of Morris Bridge Road and anticipate putting in approximately 110 new 50ft residential home sites. Discussion ensued with the Board as Mr. Griffiths entertained the Board’s questions on the prospective development as it pertained to lighting, the impact on the District’s stormwater management system, the increase of traffic in the area, and the timing of the commencement of construction, which would be the late first quarter of the next year. Mr. Malloy communicated that he would review the District’s property and access rights as it relates to this development plan and its impact on the District. Mr. Meier additionally inquired about the status of removing the large dirt pile, to which Mr. Griffiths provided an update that SWFMD and the City of Tampa have not yet approved the permits, but approval was expected within the next 45 days. Discussion continued about K-Bar Ranch parkway and the connector road tie-ins, and who would be responsible for maintenance within the new development, as the new community would have its own HOA. Grading was also discussed, as Ms. Stewart mentioned that the proposal from M/I to do transitional grading would be of benefit to the District. Ms. Perkins communicated that she would make information available to the Board on ongoing developments in between meetings, and that once timelines are set on the dirt pile removal this information could be added to the District’s website.

B. District Counsel

Mr. Malloy had nothing specific to report.
C. Landscape & Irrigation Maintenance

1. Presentation of September 2018 Field Inspection Report

Mr. Green presented the September 2018 Field Inspection Report to the Board, touching on topics which included: moss clean-up, turf conditions, mulch timing, plant trimming surrounding sidewalk areas, and how the reports detail areas pertaining to recent resident complaints. Mr. Mahar communicated the detail crew would be out at the District the following week, and that a dead tree would be replaced at no cost to the District. Discussion ensued pertaining to the HOA’s lack of mulching consistency, as well as trimming trees in the late fall.

D. Aquatic Maintenance – Aquatic Systems

1. Presentation of September 2018 Waterway Report

Ms. Perkins presented the September 2018 Waterway Report to the Board. Mr. Meier mentioned that the plants on pond #1 appear to be deteriorating or are dead, as well as the bushes in the back. Ms. Murphy remarked that Pond #25 also did not look good and there was visible algae present. Ms. Perkins communicated that she would follow-up with Ms. Melatti on these issues and circulate feedback to the Board.

E. District Manager

Ms. Perkins communicated that the next regular meeting is scheduled for November 6, 2018, at 5:00 p.m.

SEVENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Ms. Perkins communicated that there are 1303 registered voters within the District.

EIGHTH ORDER OF BUSINESS

Presentation of First Addendum to the Contract for Professional District Services

On a Motion by Ms. Murphy, seconded by Mr. Meier, with all in favor, the Board of Supervisors Approved the First Addendum to the Contract for Professional District Services for the Easton Park Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Insurance Renewal Proposal for Fiscal Year 2018-2019

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors Approved the Egis Insurance Renewal Proposal for the Fiscal Year 2018-2019 for the Easton Park Community Development District.
TENTH ORDER OF BUSINESS  Consideration of Proposal from Securiteam for Equipment Upgrades

Ms. Perkins communicated about an issue with Spectrum that stemmed from the HOA calling to make unauthorized changes to the District’s account that had not yet been resolved. Ms. Perkins inquired to the Board for direction on their viewpoint on the current security cameras and the strategy moving forward working with both Spectrum and Securiteam. Ms. Perkins was authorized to find alternative vendors to provide internet for the security cameras. The proposal from Securiteam was tabled.

ELEVENTH ORDER OF BUSINESS  Establish Audit Committee

On a Motion by Mr. Sails seconded by Ms. Murphy, with all in favor, the Board of Supervisors Approved the Establishment of the Audit Committee to be comprised of the current members of the Board of Supervisors for the Easton Park Community Development District.

TWELFTH ORDER OF BUSINESS  Acceptance of Revised Auditor Engagement Letter

On a Motion by Mr. Meier seconded by Mr. Sails, with all in favor, the Board of Supervisors Accepted the Revised Auditor Engagement Letter for the Easton Park Community Development District.

THIRTEENTH ORDER OF BUSINESS  Discussion of Christmas Lighting

Mr. Meier communicated his expectations that the scope should have been more inclusive for the investment over the past several years. The Board expressed their desire to incorporate more lighting for greater impact. Ms. Perkins communicated that she would speak with Mr. Gay and encourage Mr. Meier to discuss concerns with him directly as well.

On a Motion by Ms. Murphy seconded by Mr. Sails, with all in favor, the Board of Supervisors Approved the Illuminations Holiday Lighting Proposal ($24,600), subject to final review by the Chairman for the Easton Park Community Development District.

FOURTEENTH ORDER OF BUSINESS  Supervisor Requests

Mr. Sails inquired about the status of proposals for enhancing the front entrance lighting within the median of Pictorial Park Drive. Ms. Perkins communicated that she had yet to receive recommendations from the electrician, and would revisit this at the next meeting. Ms. Perkins additionally remarked that because of M/I’s forthcoming construction at the entrance, it would be anticipated that additional lighting would be installed throughout the proposed development.

Ms. Murphy inquired about the HOA’s status on reimbursements for Yellowstone’s invoices, to which Ms. Perkins communicated they were up-to-date at that point. Ms. Murphy additionally commented on the depression that is forming within the bricks on the City of Tampa roadway at the entrance. Ms. Perkins recommended reporting this to the City of Tampa, and encouraged residents to do the same.
Discussion ensued regarding Ms. Nieto’s interest in serving on the Board of Supervisors, as she has been a resident of the District the past six years and serves on multiple committees within the community. She additionally volunteers with multiple area organizations and has familiarity with the current Board Supervisors. Mr. Sails expressed that candidates should serve for the betterment of the community in lieu of oneself. The Board’s consensus was that Ms. Nieto would be a great fit for this role with the District.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors Accepted to appoint Stephanie Nieto to the Board of Supervisors Seat #3 for the Easton Park Community Development District.

FIFTEENTH ORDER OF BUSINESS  Adjournment

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors adjourned the meeting at 6:22 p.m. for the Easton Park Community Development District.

Secretary / Assistant Secretary  Chairman / Vice Chairman
Tab 3
Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2018 through September 30, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: $34,696.11

Approval of Expenditures:

__________________________________
______ Chairperson

______ Vice Chairperson

______ Assistant Secretary
## Easton Park Community Development District
### Paid Operation & Maintenance Expenditures
#### September 1, 2018 Through September 30, 2018

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**Report Total**                                                                                   **$ 34,696.11**
# INVOICE

**DATE** 9/1/2018  
**INVOICE #** 0000419705  
**CUST #** 0068091

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

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

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**RECEIVED**

**AUG 30 2018**  
Date Rec'd Rizzetta & Co., Inc.:  
D/M approval **CP**  
Date 9/4/18  
Date entered **AUG 3 1 2018**  
Fund **001** GL **53800** OC **46005**  
Check # **4608** $1325.00  

**TOTAL**  
$3,625.00
EASTON PARK CDD
SUPERVISOR PAY REQUEST

Meeting Date: August 28, 2018

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

Meeting Start Time: 5:31 PM
Meeting End Time: 5:49 PM
Total Meeting Time: 18 Minutes

Time Over ( ) Hours: N/A

Total at $175 per Hour: N/A

DM Signature: Christine Perkins

Date Rec’d Rizzetta & Co., Inc. 
DM approval CP Date 9/25/18
Date entered SEP 25 2018
Fund OC GL 5100 OC 1101
Check # ______________________
**Molloy & James**  
325 S. Boulevard  
Tampa, Florida 33606

Ph: 813 - 254-7157

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

Attention:  
Re: Easton Park CDD

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**Totals**  
4.40  
$1,210.00

**Total Fee & Disbursements**  
$1,210.00

Previous Balance  
440.00

Previous Payments  
440.00

**Balance Now Due**  
$1,210.00

TAX ID Number  
59-2866686

**PAYMENT DETAILS**  
Aug-10-18  
Check No. 1242

Date Rec'd Rizzetta & Co., Inc.  
D/M approval  
Date  
9/14/18

Date entered  
SEP 1 2 2018

Fund  
GL  
SI400 OC 3107  
440.00

**Total Payments**  
Check #  
$440.00
Rizzetta & Company, Inc.
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: $5,123.09

Total: $5,123.09

RECEIVED
AUG 28 2018

Date Rec'd Rizzetta & Co., Inc.: 9/4/18
D/M approval: C
Date entered: AUG 29 2018
Fund: 001 GL 51300 OC
Check # 53900 4617
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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D/M approval  
Date 9/4/18  
Date entered AUG 2 9 2018  
Fund 001 GL 51300 OC 5103  
Check #  

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  
RIVERVIEW FL  33578

**Ship To**

**EASTON PARK CDD**  
MORRIS BRIDGE ROAD  
NEW TAMPA, FL

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**D/M approval**  CP  
**Date entered**  SEP 20 2018  
**Fund**  001  
**GL**  53900  
**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.
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<td>$344.52 Irrigation Wells</td>
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<tr>
<td>53100</td>
<td>4307</td>
<td>$9,483.81 Street Lights</td>
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<tr>
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<td>4309</td>
<td>$496.52 Fountain/Landscape Lighting</td>
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<tr>
<td>53100</td>
<td>4310</td>
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</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td></td>
<td><strong>$10,351.29</strong></td>
</tr>
</tbody>
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**RECEIVED**

Date Received: SEP 2 1 2018

DM Approval: CP 9/21/17

Date Entered: SEP 2 1 2018
Your Account Summary

Previous Amount Due: $203.63
Payment(s) Received Since Last Statement: $203.63
Current Month’s Charges: $175.23
Total Amount Due: $175.23

Date Rec’d Rizzetta & Co., Inc.: SEP 21, 2018
D/M approval: [Blank]
Date: [Blank]
Date entered: [Blank]
Fund: [Blank] GL: [Blank] OC: [Blank]
Check#: [Blank]

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

Stay in the know while you’re on the go!
Our free Power Updates service makes it easy to get restoration updates by text, email or phone.
Learn more at tampaelectric.com/powerupdates.

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

WAYS TO PAY YOUR BILL

Account: 211001815243

Current month’s charges: $175.23
Total amount due: $175.23
Payment Due By: 10/05/2018
Amount Enclosed: $175.23

6155805718062110183152430000000175233
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  
877-598-1010

Energy-Saving Programs  
813-275-3909

Mail Payments to  
TECO  
P.O. Box 31318  
Tampa, FL 33613-3118

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

download tampa electric company emergency response guidebook pdf

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 other poles leased from Tampa Electric, and associated fees and charges.

Budget Billing - Optional plan that covers the high and low 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 purchase, including conservation, environmental and capacity cost recovery charges.

Estimated - If Tampa Electric cannot read your meter, "ESTIMATED" will apply. 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 206 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, regardless of exempt status.

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 privilege of providing electric service. Like taxes, the tax 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 1/2% of the past due amount. For past due amounts of $10 or less, the late payment charge is 1 1/2% 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 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.

Zip Cap Surges - Surge protection for your home or business is separate from a non-energy charge.

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

Your payment options are:

• Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
• Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
• Pay in person at a local authorized payment agent. For a list of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
• Pay by credit or debit card using KUBRA EZ PAY at tampaelectric.com or call 866-689-6469. (A convenience fee will be charged to your bank account or credit card.)

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

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will 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, visit tampaelectric.com or call 1-866-689-6469.
Account: 211001815243  
Statement Date: 09/14/2018  
Current month's charges due 10/05/2018

Details of Charges – Service from 08/10/2018 to 09/11/2018

Service for: 10989 BREAKING ROCKS DR JRR, 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>
</tr>
</thead>
<tbody>
<tr>
<td>B51368</td>
<td>09/11/2018</td>
<td>51,576</td>
<td>50,089</td>
<td>1,487 kWh</td>
<td>1</td>
<td>33 Days</td>
</tr>
</tbody>
</table>

Basic Service Charge: $19.94  
Energy Charge: $93.84 (1,487 kWh @ $0.06311/kWh)  
Fuel Charge: $46.57 (1,487 kWh @ $0.03132/kWh)  
Florida Gross Receipt Tax: $4.11  
Electric Service Cost: $164.46  
Franchise Fee: $10.77

Total Electric Cost, Local Fees and Taxes: $175.23

Total Current Month's Charges: $175.23

Important Messages

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.
Keep your business moving with Zap Cap Systems®

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How does it work?
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Sign up now through Nov. 30, 2018 and receive FREE installation.

Visit tampaelectric.com/zapecap or call toll-free 877-ZCAPBIZ (877-922-7249) to learn more and schedule an appointment.

Zap Cap SYSTEMS®

Coming soon:
A larger network of payment locations

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The change in partners will bring a larger network of payment locations, featuring:
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- Access to more than 50,000 locations throughout the U.S., should you need to pay your bill while traveling.

Western Union will assess a convenience fee of $1.50 for processing all Tampa Electric payments at its locations. Tampa Electric does not receive any part of this fee, and it is non-refundable.

For more information, or to view our new payment locations, visit us at tampaelectric.com/pay-in-person after Oct. 1, 2018.
EASTON PARK CDD
10898 PICTORAL PARK DR IRR
TAMPA, FL 33647-0000

Your Account Summary

Previous Amount Due
$23.01
Payment(s) Received Since Last Statement
-$23.01
Current Month’s Charges
$23.04

Total Amount Due
$23.04

Date Rec’d Rizzetta & Co., Inc. SEP 21 2018
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.

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Ways to Pay Your Bill

mail   phone   online   pay agent

See reverse side for more information

ACCOUNT INVOICE
tampaelectric.com |  
Statement Date: 09/14/2018
Account: 211001815433

Current month’s charges: $23.04
Total amount due: $23.04
Payment Due By: 10/05/2018

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3138

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 spaces 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 about the same amount for your service each month.

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

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

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Por favor, visite tampelectric.com para ver esta información en español.
Details of Charges – Service from 08/10/2018 to 09/11/2018

<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>
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<tr>
<td>B46234</td>
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<td></td>
<td>12 kWh</td>
<td>1</td>
<td>33 Days</td>
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Basic Service Charge  
Energy Charge  
Fuel Charge  
Florida Gross Receipt Tax  
**Electric Service Cost**  
Franchise Fee

Total Electric Cost, Local Fees and Taxes  $23.04

Total Current Month's Charges  $23.04

---

Important Messages  
Important information about your rates

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

Your Account Summary
Previous Amount Due $4,629.24
Payment(s) Received Since Last Statement -$4,629.24
Current Month's Charges $4,629.86
Total Amount Due $4,629.86

Date Rec'd Rizzetta & Co., Inc SEP 21 2018
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.

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Learn more at tampaelectric.com/powerupdates.

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: 211001815649
Current month's charges: $4,629.86
Total amount due: $4,629.86
Payment Due By: 10/05/2018
Amount Enclosed $ 4,629.86

6155805718082110018156490000004629866
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.

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

Florida Gross Receipts Tax - A tax 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 Florida Statute 212.5.

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.

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

tampaelectric.com

Account: 211001815649
Statement Date: 09/14/2018
Current month’s charges due 10/05/2018

Details of Charges – Service from 08/08/2018 to 09/10/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>6414 kWh</td>
<td>$0.03221/kWh</td>
<td>$206.59</td>
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<tr>
<td>Fixture &amp; Maintenance Charge</td>
<td>152 Fixtures</td>
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<td>$1677.12</td>
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<tr>
<td>Lighting Pole / Wire</td>
<td>152 Poles</td>
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<td>$2252.64</td>
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<tr>
<td>Lighting Fuel Charge</td>
<td>6414 kWh</td>
<td>$0.03095/kWh</td>
<td>$198.51</td>
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<tr>
<td>Florida Gross Receipt Tax</td>
<td></td>
<td></td>
<td>$10.39</td>
</tr>
<tr>
<td>Franchise Fee</td>
<td></td>
<td></td>
<td>$284.61</td>
</tr>
</tbody>
</table>

Lighting Charges: $4,629.86

Total Current Month's Charges: $4,629.86

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For more information, or to view our new payment locations, visit us at tampaelectric.com/pay-in-person after Oct. 1, 2018.
ACCOUNT INVOICE
tampaelectric.com  |  face

Statement Date: 09/14/2018
Account: 211001815920

Current month’s charges: $47.06
Total amount due: $47.06
Payment Due By: 10/05/2018

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

Stay in the know while you're on the go!
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WAYS TO PAY YOUR BILL
mail  phone  online  pay agent
See reverse side for more information

Current month’s charges: $47.06
Total amount due: $47.06
Payment Due By: 10/05/2018
Amount Enclosed $ 47.06

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

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519
MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318
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Kilowatt-Hours (KWH) - The basic measurement of electric energy use.

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

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Por favor, visite tampaelectric.com para ver esta información en español.
Details of Charges – Service from 08/10/2018 to 09/11/2018

Service for: 10999 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>
</tr>
</thead>
<tbody>
<tr>
<td>B26137</td>
<td>09/11/2018</td>
<td>48,423</td>
<td>48,178</td>
<td>245 kWh</td>
<td>1</td>
<td>33 Days</td>
</tr>
</tbody>
</table>

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax
Electric Service Cost
Franchise Fee

Total Electric Cost, Local Fees and Taxes $47.06

Total Current Month's Charges $47.06

Important Messages

Important information about your rates
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Nearly 2,000 commercial businesses rely on Zap Cap Systems® to protect electro-mechanical and motor-driven equipment – even lighting and HVAC systems.
- Minimize downtime and lost revenue due to equipment shut downs and restarts
- Reduce maintenance costs for equipment and site electrical systems
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Choose protection against transient voltage surges carried by power lines to your facility, battery back-up to ride through momentary power outages, or both. The complete system is designed to reduce unwanted, detrimental surges to a safe level and includes commercial-grade surge protection, uninterruptible power supply (UPS), installation and maintenance.
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- More than 2,000 locations, including Publix grocery stores
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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 serviced 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 months of 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 estimated 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 203 of the Florida Statutes.

Florida State Tax: A privilege tax imposed on everyone 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.

Mail Payments to:
TECO
P.O. Box 31318
Tampa, FL 33611-3138

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

tampaelectric.com

Fuel Charge: Cost of fuel used to produce electricity you purchased. Fuel costs are passed through 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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Details of Charges – Service from 08/10/2018 to 09/11/2018

Service for: 11098 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>
</tr>
</thead>
<tbody>
<tr>
<td>D03491</td>
<td>09/11/2018</td>
<td>33,914</td>
<td>33,164</td>
<td>750 kWh</td>
<td>1</td>
<td>33 Days</td>
</tr>
</tbody>
</table>

Basic Service Charge
Energy Charge 750 kWh @ $0.06311/kWh $19.94
Fuel Charge 750 kWh @ $0.03132/kWh $23.49
Florida Gross Receipt Tax $2.33
Electric Service Cost $93.09
Franchise Fee $6.10
Total Electric Cost, Local Fees and Taxes $99.19

Total Current Month's Charges $99.19

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Your Account Summary

Previous Amount Due: $2,557.74
Payment(s) Received Since Last Statement: -$2,557.74
Current Month's Charges: $2,569.71

Total Amount Due: $2,569.71

Date Rec'd Rizzetta & Co., Inc.: SEP 21 2018
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.

Stay in the know while you're on the go!
Our free Power Updates service makes it easy to get restoration updates by text, email or phone.
Learn more at tampaelectric.com/powerupdates.

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 | tw | g | ln

Statement Date: 09/14/2018
Account: 211001816720

Current month's charges: $2,569.71
Total amount due: $2,569.71
Payment Due By: 10/05/2018

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

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

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

61558057181021100181672000000002569712
Contact Information

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

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO
P.O. Box 31318
Tampa, FL 33613-3118

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

Understanding Your Electric Charges

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Per favor, visite tampaelectric.com para ver esta informacion en espanol.
Account: 211001816720  
Statement Date: 09/14/2018  
Current month’s charges due: 10/05/2018

Details of Charges – Service from 08/08/2018 to 09/10/2018

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

Rate Schedule: Lighting Service

<table>
<thead>
<tr>
<th>Lighting Service Items LS-1 (Bright Choices) for 34 days</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>3125 kWh @ $0.03221/kWh</td>
</tr>
<tr>
<td>Fixture &amp; Maintenance Charge</td>
<td>76 Fixtures</td>
</tr>
<tr>
<td>Lighting Pole / Wire</td>
<td>76 Poles</td>
</tr>
<tr>
<td>Lighting Fuel Charge</td>
<td>3125 kWh @ $0.03095/kWh</td>
</tr>
<tr>
<td>Florida Gross Receipt Tax</td>
<td></td>
</tr>
<tr>
<td>Franchise Fee</td>
<td></td>
</tr>
<tr>
<td>Municipal Public Service Tax</td>
<td></td>
</tr>
</tbody>
</table>

| Lighting Charges                                       | $2,569.71 |

| Total Current Month's Charges                          | $2,569.71 |

Important Messages

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

Your Account Summary
Previous Amount Due $1,187.56
Payment(s) Received Since Last Statement -$1,187.56
Current Month’s Charges
Total Amount Due $1,187.57

Date Rec’d Rizzetta & Co., Inc. SEP 21 2018
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.

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

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

ACCOUNT INVOICE
tampaelectric.com | f twg in
Statement Date: 09/14/2018
Account: 211001816928

Current month’s charges: $1,187.57
Total amount due: $1,187.57
Payment Due By: 10/05/2018

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

WAYS TO PAY YOUR BILL
mail phone online pay agent

Account: 211001816928

Current month’s charges: $1,187.57
Total amount due: $1,187.57
Payment Due By: 10/05/2018
Amount Enclosed $1,187.57
615680571811

Page 1 of 4
Contact Information

Residential Customer Care
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863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
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Hearing Impaired/TTY
711

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

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

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

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Details of Charges – Service from 08/08/2018 to 09/10/2018

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 34 days</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>1528 kWh @ $0.03221/kWh</td>
<td>$49.22</td>
</tr>
<tr>
<td>Fixture &amp; Maintenance Charge</td>
<td>39 Fixtures</td>
<td>$43.61</td>
</tr>
<tr>
<td>Lighting Pole / Wire</td>
<td>39 Poles</td>
<td>$577.98</td>
</tr>
<tr>
<td>Lighting Fuel Charge</td>
<td>1528 kWh @ $0.03095/kWh</td>
<td>$47.29</td>
</tr>
<tr>
<td>Florida Gross Receipt Tax</td>
<td></td>
<td>$2.47</td>
</tr>
<tr>
<td>Franchisee Fee</td>
<td></td>
<td>$73.00</td>
</tr>
<tr>
<td><strong>Lighting Charges</strong></td>
<td></td>
<td><strong>$1,187.57</strong></td>
</tr>
</tbody>
</table>

| Total Current Month's Charges                            |   | **$1,187.57** |

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Zap Cap
SYSTEMS®

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Your Account Summary

Previous Amount Due: $1,095.42
Payment(s) Received Since Last Statement: -$1,096.42
Current Month's Charges: $1,096.67
Total Amount Due: $1,096.67

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

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

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

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

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.

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

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

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

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

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

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Por favor, visite tampaelectric.com para ver esta información en español.
## Details of Charges – Service from 08/08/2018 to 09/10/2018

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

<table>
<thead>
<tr>
<th>Charge Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>1584 kWh</td>
<td>$0.03221/kWh</td>
<td>$51.02</td>
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<tr>
<td>Fixture &amp; Maintenance Charge</td>
<td>36 Fixtures</td>
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<td>$393.12</td>
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<tr>
<td>Lighting Pole / Wire</td>
<td>36 Poles</td>
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<td>$533.52</td>
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<td>Lighting Fuel Charge</td>
<td>1584 kWh</td>
<td>$0.03055/kWh</td>
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<tr>
<td>Florida Gross Receipts Tax</td>
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<td>$2.57</td>
</tr>
<tr>
<td>Franchise Fee</td>
<td></td>
<td></td>
<td>$67.42</td>
</tr>
</tbody>
</table>

**Total Lighting Charges** $1,096.67

**Total Current Month’s Charges** $1,096.67

---

**Important Messages**

**Important information about your rates**

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Nearly 2,000 commercial businesses rely on Zap Cap Systems® to protect electro-mechanical and motor-driven equipment – even lighting and HVAC systems.
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• Access to more than 50,000 locations throughout the U.S., should you need to pay your bill while traveling.

Western Union will assess a convenience fee of $1.50 for processing all Tampa Electric payments at its locations. Tampa Electric does not receive any part of this fee, and it is non-refundable.

For more information, or to view our new payment locations, visit us at tampaelectric.com/pay-in-person after Oct. 1, 2018.
Your Account Summary

Previous Amount Due: $25.75
Payment(s) Received Since Last Statement: -$25.75
Current Month's Charges: $26.34
Total Amount Due: $26.34

Date Rec'd: Rizzetta & Co., Inc., SEP 21, 2018
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.

Stay in the know while you're on the go!
Our free Power Updates service makes it easy to get restoration updates by text, email or phone.
Learn more at tampaelectric.com/powerupdates.

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

Current month's charges: $26.34
Total amount due: $26.34
Payment Due By: 10/05/2018

Mail Payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3138

Account: 211001817561

61558057181421100181756100000000026342 Page 1 of 4
Contact Information

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

Commercial Customer Care
866-832-6249

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TECO
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tampaelectric.com

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

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Details of Charges – Service from 08/10/2018 to 09/11/2018

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>= Total Used</th>
<th>Multiplier</th>
<th>Billing Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>K84422</td>
<td>09/11/2018</td>
<td>1,503</td>
<td>1,459</td>
<td>44 kWh</td>
<td>1</td>
<td>33 Days</td>
</tr>
</tbody>
</table>

Basic Service Charge $19.94
Energy Charge 44 kWh @ $0.06311/kWh $2.78
Fuel Charge 44 kWh @ $0.03132/kWh $1.38
Florida Gross Receipt Tax $0.62

Electric Service Cost $24.72
Franchise Fee $1.02

Total Electric Cost, Local Fees and Taxes $26.34

Total Current Month's Charges $26.34

Important Messages

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Zap Cap
SYSTEMS®

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For more information, or to view our new payment locations, visit us at tampaelectric.com/pay-in-person after Oct. 1, 2018.
EASTON PARK CDD
10623 PICTORIAL PARK DR
TAMPA, FL 33647-2548

Your Account Summary

Previous Amount Due: $485.00
Payment(s) Received Since Last Statement: -$485.00
Current Month's Charges: $496.62
Total Amount Due: $496.62

Date Rec’d Rizzetta & Co., Inc.: SEP 21, 2018
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.

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

WAYS TO PAY YOUR BILL

mail phone online pay agent
See reverse side for more information

ACCOUNT INVOICE

tampaelectric.com f y G S in

Statement Date: 09/14/2018
Account: 211001817355

Current month’s charges: $496.62
Total amount due: $496.62
Payment Due By: 10/05/2018

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

TECO
TAMPA ELECTRIC
AN EMERIA COMPANY

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33613-3131

6155805718132110018173550000000496627
Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
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Details of Charges – Service from 08/07/2018 to 09/06/2018

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

Meter Location: PUMPLIFT 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>
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<tbody>
<tr>
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<td>44,820</td>
<td>5,355 kWh</td>
<td>1</td>
<td>31 Days</td>
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<td>H99710</td>
<td>09/06/2018</td>
<td>11.96</td>
<td>0</td>
<td>11.96 kW</td>
<td>1</td>
<td>31 Days</td>
</tr>
</tbody>
</table>

Basic Service Charge  
Demand Charge: 12 kW @ $10.7000/kW $128.40  
Energy Charge: 5,365 kWh @ $0.01754/kWh $93.93  
Fuel Charge: 5,365 kWh @ $0.03132/kWh $167.72  
Capacity Charge: 12 kW @ $0.200000/kW $2.40  
Energy Conservation Charge: 12 kW @ $0.87000/kWh $10.44  
Environmental Cost Recovery: 5,365 kWh @ $0.033342/kWh $16.21  
Florida Gross Receipt Tax $11.66  
Electric Service Cost $466.09  
Franchise Fee $30.53  
Total Electric Cost, Local Fees and Taxes $496.62

Total Current Month’s Charges $496.62

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Invoice

Invoice: INV-0000227051
Invoice Date: September 1, 2018

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

Account: 11922
PO Number:

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

Invoice Due Date: October 1, 2018
Invoice Amount: $11,905.24
Month of Service: September 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Amount</th>
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<tbody>
<tr>
<td>Monthly Landscape Maintenance</td>
<td>11,905.24</td>
</tr>
</tbody>
</table>

Invoice Total 11,905.24

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 24 2018
D/M approval CP Date 9/4/18
Date entered AUG 29 2018
Fund COI GL 539000 OC 4604
Check # ___________________________

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

Invoice: INV-0000227052
Invoice Date: September 1, 2018

Bill To:
Easton Park HOA
c/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Account: 11766
PO Number:

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

Invoice Due Date: October 1, 2018
Invoice Amount: $1,386.49
Month of Service: September 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Amount</th>
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</thead>
<tbody>
<tr>
<td>Monthly Landscape Maintenance</td>
<td>1,386.49</td>
</tr>
</tbody>
</table>

Invoice Total 1,386.49

RECEIVED
AUG 29 2018

Date Rec'd Rizzetta & Co., Inc.:
D/M approval CP Date 9/4/18
Date entered AUG 31 2018
Fund 001 GL 13104 OC
Check # __________________________

Should you have any questions or inquiries please call (386) 437-6211.
Tab 4
Easton Park CDD
Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 10/22/2018

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

Prepared by:
Morgan Melatti, Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302
Like site #33, site #34 also had limited access that has been restored. Treatments are in progress for shoreline grasses, submersed Slender Spikerush and filamentous algae, with the most recent treatment occurring on 10/19/18. Results can typically be seen 10-14 days after a treatment.
Comments: Site looks good
Torpedograss, Alligator Weed and Slender Spikerush was targeted in site #1 on 10/5/18. Arrowhead plants were seen in good condition and shoreline grasses showed positive signs of treatment. Turbidity was noted during the site visit and will be

Comments: Site looks good
The installation of Pickerelweed within the littoral shelf of site #38 was very successful as plants are healthy and spreading across the majority of the shelf. The plants will continue to be promoted by careful treatment of invasive grasses.
Comments: Site looks good
Site #2 is in good condition. High water clarity, well kept shorelines and no new algae growth was seen during the site inspection. Buffer areas were seen on either side of the site with treated vegetation.

Comments: Site looks good
Site #3 is in good condition. No issues were noted during the site visit.
Easton Park CDD Waterway Inspection Report  10/22/2018

**Site:** 25, 5

**Comments:**
Site #25 (above and top right) was seen with minor growth of filamentous algae, which will be targeted. Hydrilla treatments are showing good progress, with the submersed plant seen in various stages of decomposition throughout the site. Site #5 pictured.

**Site:** 10

**Comments:** Site looks good
Site #10 was seen in good condition during the site visit. Pickerelweed plants that established well can be seen with new growth and in good condition. Monitoring and maintenance will continue as scheduled.
Site: Buffer maintenance

Comments: Site looks good
Buffer maintenance throughout the community has been quite effective. Woody material from initial treatments are visible in buffer zones but monthly maintenance can be seen in the brown vegetation that attempts to grow in the buffer area like Peruvian Primrose. Buffer maintenance - Continue Routine Maintenance. - Plant Installations in Sites #1, #4 and #11 for Spring 2019.

Management Summary
The waterway inspection report for Easton Park CDD was performed on October 22nd, 2018 for ten sites in the community. The majority of sites were seen in good condition and several sites were included in the inspection report in order to document ongoing treatments. Site #25 is a great example of a site that is receiving an effective water-body treatment to target the submersed plant, Hydrilla. The treatment method works to block photosynthetic processes in the plant and treatments results can be seen months after the first application. Currently, the site is mid-treatment. Hydrilla is beginning to decompose in many areas and no new growth can be seen. A minor amount of algae was noted on the water’s surface, which will be targeted during regular maintenance. Monthly inspections will continue to document the site and provide treatment updates.
Mitigation buffer areas in the community were featured in this inspection report. Though they are not waterways, they do receive monthly maintenance in order to target Category I Invasive Exotic plant species, such as Peruvian Primrose that was dominating these areas previously. Buffer areas were treated during the maintenance visit on 10/19/18 and browning vegetation can be seen as a result. Woody material is present from the initial treatment of buffer zone overgrowth. A physical removal proposal for the dead brush has been made and itemized by site; a physical removal is as great option to clear the buffer zones of debris for enhanced aesthetics.

Recommendations/Action Items
- Continue Routine Maintenance.
- Plant Installations in Sites #1, #4 and #11 for Spring 2019.

Thank You For Choosing Aquatic Systems, Inc.
Tab 5
EASTON PARK

FIELD INSPECTION REPORT

October 10th, 2018
Rizzetta & Company
L. Scott Green – Field Services Manager
The following are action items for Yellowstone Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. Bold Red text indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation.

1. **Reference Pic (1)** Located in center median island landscape bed annuals have been replaced and appear to have good color and are in good health.

2. **Reference Pic (2)** Natural area growing over needs to be trimmed back some as it appears to be causing a hazard for service workers mowing in the area.
3. Reference Pic (3) Large Ligustrum tree located at the front entrance needs to be trimmed and shaped. Juniper behind Ligustrum also needs to be trimmed.

4. Reference Pic (4) Located along main Blvd. right hand side outbound lane Split Leaf Philodendron needs to be trimmed as it is growing into the hedge row behind it.

5. Reference Pic (5) Another view of Split Leaf Philodendron along main Blvd. that needs to be trimmed.

6. Reference Pic (5) Hedge row behind Philodendron also need to be trimmed as it is growing tall and out of shape.
7. Reference Pic (6) Located at the amenities center landscape beds have now been treated with herbicide for weed control and weeds are dead and brown. Landscape beds still need mulch installed as bed are bare and have no ground cover.

8. Reference Pic (7) Another photo of landscape beds at amenities center that have now be treated with herbicide for weed control and are now weed free.

9. All landscape beds at amenities center need to be mulched as they are bare and have no ground cover.

10. Reference Pic (8) Large Ligustrum tree at amenities center needs to have the moss removed from under it.

11. Reference Pic (8) Tree rings have now been edged and shaped, but still mulch installed.
12. Reference Pic (09) Located at park large field has been mowed and sidewalks have been edged. Turf will begin to turn off color due to change in the season.

13. Reference Pic (10) Located at amenities Magnolia leaves need to cleaned out of the landscape bed.

14. Reference Pic (11) Located at amenities center Ornamental grasses need to be trimmed back off the curb.
DATE: October 1, 2018

BETWEEN: RIZZETTA & COMPANY, INC.
3434 Colwell Avenue
Suite 200
Tampa, Florida  33614

(Hereinafter referred to as "Consultant")

AND:

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT
9428 Camden Field Parkway
Riverview, Florida  33578

(Hereinafter referred to as "District," and together with Consultant, the "Parties.")

PURPOSE; SCOPE OF SERVICES:

I. The purpose of this contract for professional field management services (hereinafter referred to as "Contract") is for the Consultant to provide professional field services to the District pursuant to industry standards and best practices. A detailed description of these services is provided below.

A. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

i. Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District’s landscape maintenance and irrigation contracts – should the District desire additional inspections, the Parties agree to negotiate a fee for such additional services in good faith and such additional fee(s) shall be reduced to writing and executed by both Parties;

ii. Provide the District with one (1) monthly landscape maintenance inspection report, which shall be provided in the District’s agenda package and include, among other things, recommended action items;

iii. Upon request of the District, attend monthly District meetings in person or via phone to review landscape maintenance inspection report;
iv. Notify landscape maintenance contractors about deficiencies in service or need for additional care;

v. Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District, which may be amended from time to time;

vi. Provide input for preparation of the District’s annual budget;

vii. Upon request, prepare and develop a scope of services for landscape maintenance proposals and oversee bidding process. This service is only to be provided once per fiscal year at no additional charge to the District. Additional requests for this service will require a proposal be presented to the Board and approval by the District prior to conducting such additional services; and

viii. Obtain landscape maintenance proposals as requested by the District and provide them to the District Manager.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, or necessary to carry out the Services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to, attendance at additional meetings, District presentations, and vendor responses. If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

III. LITIGATION SUPPORT SERVICES. Upon the District’s request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.

IV. TERM. The Consultant’s services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District’s written consent. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
V. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

i. A schedule of fees for the services described in Sections I, II, and III of this Contract is shown in Exhibit A to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in Exhibit A. For purposes of the Consultant’s compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant’s services as soon as may be practicable in advance of each month and in the amounts set forth in Exhibit A. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.

ii. Fees for the Standard On-Going Services in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District’s adoption of the General Fund Budget shall not constitute the District’s consent for payment of any expenses.

iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in Exhibit A. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding.

v. Fees for services to be billed on an hourly basis will be billed at the Consultant’s current hourly rates at the time of the execution of this Contract, as set forth in Exhibit A. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this
Contract and in advance of such proposed change. Consultant’s current hourly rates are shown in Exhibit A to this Contract. Any proposed change shall indicate the new hourly fee for such services.

B. PAYMENT TERMS.

i. Standard On-Going Services. Standard-On Going Services will be billed monthly as a fixed fee pursuant to the schedule shown in Exhibit A.

ii. Additional Services. Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant’s current hourly rate as shown in Exhibit A.

iii. Litigation Support Services. Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant’s current hourly rate as shown in Exhibit A.

iv. Out-of-Pocket expenses. Out-of-Pocket expenses of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

VI. SUSPENSION OF SERVICES FOR NON-PAYMENT. The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant’s invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

VII. NON-CONTINGENCY. The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

VIII. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.

IX. RESPONSIBILITIES.

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor
or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

X. DISAGREEMENTS BETWEEN DISTRICT AND LANDSCAPE CONTRACTOR.
Consultant shall, as necessary, render a written opinion on all claims of District and the landscape contractor relating to the acceptability of the landscape contractor’s work or the interpretation of the requirements of the landscape and irrigation contract documents pertaining to the progress of landscape contractor’s work.

XI. TERMINATION. This Contract may be terminated as follows:

A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for “good cause” shall be effected by written notice to Consultant at the address noted herein.

B. By the Consultant for “good cause”, immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, misfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for “good cause” shall be effected by written notice to District at the address noted herein.

C. By the Consultant or District, for any reason, upon provision of a minimum of thirty (30) days written notice of termination to the address noted herein.

D. Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

A. All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney’s fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.

E. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.

D. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.

E. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant’s activities and work pursuant to the Contract within twenty-four hours (24) hours.

F. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.
B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to limit the District’s sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. INSURANCE.

A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars ($1,000,000.00) throughout the term of this Contract.

B. The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:

i. Worker’s Compensation Insurance in accordance with the laws of the State of Florida.

ii. General Liability Insurance with the limit of One Million Dollars ($1,000,000.00) per each occurrence.

iii. Professional Liability Insurance with limit of no less than One Million Dollars ($1,000,000.00) per each occurrence.

iv. Employment Practices Liability Insurance with limit of Two Million Dollars ($2,000,000.00) per each occurrence.

v. Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant’s staff, whether owned or hired, with a combined single limit of One Million Dollars ($1,000,000.00).

C. Except with respect to Professional Liability and Worker’s Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.
XV. ASSIGNMENT. Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

XVI. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

XVII. NOTICES. All notices, requests, consents and other communications under this Contract (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Easton Park Community
Development District
9428 Camden Field Parkway
Riverview, FL 33578
Attn: District Manager
With a copy to: Molloy James Isenbergh  
325 South Boulevard  
Tampa, FL 33606  
Attn: District Counsel

If to the Consultant: Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

XVIII. EFFECTIVE DATE. This Contract shall become effective upon execution by both the District and the Consultant, and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.

XIX. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.

XX. AGREEMENT; CONFLICTS. This instrument, together with accompanying Exhibit A, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and Exhibit A, this instrument shall control.

XXI. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District’s right to protect its rights from interference by a third party to this Contract.

XXII. THIRD PARTY BENEFICIARIES. This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and
their respective representatives, successors, and assigns.

XXIII. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.

XXIV. **ARM’S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm’s length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

XXV. **COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

*(Remainder of this page is left blank intentionally)*
Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

EXHIBIT A – Schedule of Fees
**EXHIBIT A**

**Schedule of Fees**

**Standard On-Going Services** will be billed monthly in advance pursuant to the following schedule:

<table>
<thead>
<tr>
<th>MONTHLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>$625.00</td>
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</tbody>
</table>

**ADDITIONAL AND LITIGATION SUPPORT SERVICES:**

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

<table>
<thead>
<tr>
<th>JOB TITLE:</th>
<th>HOURLY RATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal</td>
<td>$300.00</td>
</tr>
<tr>
<td>Vice President</td>
<td>$250.00</td>
</tr>
<tr>
<td>Chief Financial Officer</td>
<td>$250.00</td>
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<tr>
<td>Director</td>
<td>$225.00</td>
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<tr>
<td>Regional District Manager</td>
<td>$200.00</td>
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<tr>
<td>Financial Services Manager</td>
<td>$200.00</td>
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<tr>
<td>Accounting Manager</td>
<td>$200.00</td>
</tr>
<tr>
<td>District Manager</td>
<td>$175.00</td>
</tr>
<tr>
<td>Amenity Services Manager</td>
<td>$175.00</td>
</tr>
<tr>
<td>Supervisor, Field Services</td>
<td>$175.00</td>
</tr>
<tr>
<td>Clubhouse Manager</td>
<td>$175.00</td>
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<tr>
<td>Financial Analyst</td>
<td>$150.00</td>
</tr>
<tr>
<td>Senior Field Services Manager</td>
<td>$150.00</td>
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<tr>
<td>Senior Accountant</td>
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<tr>
<td>Field Services Manager</td>
<td>$125.00</td>
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<td>Financial Associate</td>
<td>$100.00</td>
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<tr>
<td>Staff Accountant</td>
<td>$100.00</td>
</tr>
<tr>
<td>Accounting Clerk</td>
<td>$ 85.00</td>
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<tr>
<td>Administrative Assistant</td>
<td>$ 85.00</td>
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</tbody>
</table>
Tab 7
### Estimate

**P.O. No.** | **Date** | **Estimate #**
--- | --- | ---
 | 9/6/2018 | 3658

**Billing Address**

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

**Install Address**

Easton Park Community Entrance  
10851 Pictoral Park Road  
(T 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>1</td>
<td>LTS 8 Camera (4IP+4TVI) Hybrid HD DVR with 2TB Hard driver</td>
<td>350.00</td>
<td>350.00</td>
</tr>
<tr>
<td>4</td>
<td>LTS HD-TVI LPR Cameras</td>
<td>338.00</td>
<td>1,352.00</td>
</tr>
<tr>
<td>1</td>
<td>System Installation, configuration and testing (integrate (2) overview cameras</td>
<td>600.00</td>
<td>600.00</td>
</tr>
</tbody>
</table>

Subtotal **$2,302.00**  
Sales Tax (0.0%) **$0.00**  
Total **$2,302.00**
Tab 8
## Address

<table>
<thead>
<tr>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Easton Park</td>
</tr>
<tr>
<td>Easton Park CDD</td>
</tr>
<tr>
<td>9428 Camden Field Parkway</td>
</tr>
<tr>
<td>Riverview, FL 33578</td>
</tr>
</tbody>
</table>

## Estimate Information

<table>
<thead>
<tr>
<th>ESTIMATE #</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1116</td>
<td>10/25/2018</td>
</tr>
</tbody>
</table>

Please detach top portion and return with your payment.

### Activity Details

<table>
<thead>
<tr>
<th>DATE</th>
<th>ACTIVITY</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/25/2018</td>
<td><strong>16 Electrical &amp; Lighting</strong></td>
<td>1</td>
<td>6,366.58</td>
<td>6,366.58</td>
</tr>
<tr>
<td></td>
<td>Provide and install Grandville II LED light fixture See attached cut sheet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Provide and install Black aluminum Pole Fixture height 12 ft.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Using existing power and controls. Plus the cost of shipping. Please note due to upcoming holidays the lead times may (probably) will extend out past the 14 weeks.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Authorized Signature: 

**TOTAL** $6,366.58

Accepted By

Accepted Date

Thank you for allowing us to be of service.