Easton Park
Community Development District

Board of Supervisors’ Meeting
May 7, 2019

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

www.eastonparkcdd.org
EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA

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

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

District Manager
Joseph Roethke Rizzetta & Company, Inc.

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

Interim Engineer
Tonja Stewart Stantec Consulting

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

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

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

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
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, May 7, 2019 at 4:30 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, FL 33647. The following is the agenda for this meeting:

**BOARD OF SUPERVISORS MEETING:**

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
   A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on April 2, 2019 ...........................................Tab 1
   B. Consideration of Operations & Maintenance Expenditures for March 2019 .................................................................Tab 2
4. **STAFF REPORTS**
   A. District Engineer
   B. District Counsel
   C. Landscape & Irrigation Maintenance
      1. Presentation of April 2019 Field Inspection Report ..........Tab 3
      2. Presentation of April 2019 Yellowstone Response ...........Tab 4
      3. Consideration of Landscape Enhancement Proposals .....Tab 5
      4. Presentation of Landscape Renderings ............................Tab 6
   D. Aquatic Maintenance – Aquatic Systems
      1. Presentation of April 2019 Waterway Report ....................Tab 7
      2. Presentation of Annual Renewal .....................................Tab 8
   E. District Manager
5. **BUSINESS ITEMS**
   A. Presentation of Proposed Budget for Fiscal Year 2019/2020 ........................................................................................Tab 9
      1. Consideration of Resolution 2019-01, Approving Proposed Budget and Setting Public Hearing .................................Tab 10
   B. Consideration of Proposal for Monument Lighting ..........Tab 11
   C. Discussion of Installing an American Flag Pole .................Tab 12
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**
We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Joseph Roethke

Joseph Roethke
District Manager
Tab 1
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of Easton Park Community Development District was held on Tuesday, April 2, 2019 at 4:30 p.m. at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida, 33647.

Present and constituting a quorum:

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

Also present were:

Christine Perkins  
District Manager, Rizzetta & Company, Inc.
Joe Roethke  
Regional District Manager, Rizzetta & Company, Inc.
Dan Molloy  
District Counsel, Molloy & James
Morgan Melatti  
Aquatic Systems
Patrick Brophy  
Aquatic Systems
Matt Matos  
Yellowstone Landscape

FIRST ORDER OF BUSINESS  
Call to Order

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

SECOND ORDER OF BUSINESS  
Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS  
Consideration of the Minutes of the Board of Supervisors’ Regular Meeting held on March 5, 2019

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ Regular meeting held on March 5, 2019 as presented for the Easton Park Community Development District.
On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for February 2019 ($53,908.34) for the Easton Park Community Development District.

A. District Engineer

Ms. Stewart was not present.

B. Landscape & Irrigation Maintenance Update:

1. Presentation of March 2019 Field Inspection Report

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

2. Consideration of Landscape Enhancement Proposals

3. Presentation of Landscape Renderings

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

C. Aquatic Maintenance – Aquatic Systems

1. Presentation of March 2019 Waterway Report

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

2. Consideration of Aquatic Systems Revised Planting Proposal

Ms. Melatti presented the planting proposal for areas that had remained from the previous fiscal year. Ms. Perkins communicated to the Board that they had budgeted for these plantings and thus could accommodate moving forward on the remaining three sites that were recommended as the next priorities from Aquatic Systems.
On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Aquatic Systems revised planting proposal for pond #1, #4, and #11 in the amount of ($9,597.00) for the Easton Park Community Development District.

D. District Manager

1. Update on TECO Street Lighting

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

E. District Counsel

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

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

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

SIXTH ORDER OF BUSINESS

Discussion of Installing an American Flag Pole

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

SEVENTH ORDER OF BUSINESS

Supervisor Requests

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

EIGHTH ORDER OF BUSINESS

Adjournment

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

EXHIBIT TO 04-02-19 MINUTES:

Ex. A – Agreement with MI Homes
AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

WHEREAS, this Agreement and each party’s right and obligations hereunder are contingent upon M/I’s acquisition of the Development Tracts as more particularly set forth below.
NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

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

2. CONVEYANCE OF LANDSCAPE TRACTS.

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

B. Upon acquiring title to the Landscape Tracts, M/I shall continue to hold that portion of the Landscape Tracts which is shown on Exhibit “B”, attached hereto as the access right “Access Right of Way”, to each of the Development Tracts (together, the “Access Parcels”). After the Access Parcels are platted, when the Access Parcels are dedicated to the City of Tampa as public right of way, M/I shall hold

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

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

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

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

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

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

4. **FURTHER OBLIGATIONS OF DISTRICT.**

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

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

   C. C. — District shall maintain the District Landscape Tracts under community standards determined by its Board of Supervisors. After the Access Parcels are platted, the District shall maintain the Access Parcels under the same community standards. Any costs attributable to maintenance of the portion of the Landscape Tracts Access Parcels which consists of the entry monumentation for landscape and irrigation, and drainage improvements serving the Development Parcel Tracts shall be billed by the District to M/I and paid by M/I as periodically reasonably determined by the District. M/I may assign this obligation to a community association and shall be relieved of further payment obligations after such assignment. At the request of M/I or a successor community association, District will grant an easement over the portion of the Landscape Access Tracts consisting of the entry monumentation and landscaping of the Development Tracts, for purpose of access and maintenance.
5. **APPROVAL OF IMPROVEMENTS ON DISTRICT LAND.** Prior to the commencement of construction of any improvements or modifications to the District Land Tracts or other District lands by M/I, M/I shall submit plans for such improvements to the District’s engineer for review. M/I shall cooperate in the resolution of any reasonable issues raised by the District’s engineer.

6. **INDENMINICATION AND INDEMNIFICATION.**

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

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

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

   **To:**
   
   Distric: [TBD]
   
   with a copy to: [TBD]
   
   **To M/I:**
   
   M/I Homes of Tampa, LLC
   Attn: Mark Spada, Division President Land
   
   **Compiled by:** [TBD]
   
   **Reviewed by:** [TBD]
4343 Anchor Plaza Parkway, Suite 200
Tampa, FL 33634
Email: MSpada@mihomes.com

With a copy to:

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

And to:

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

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

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

9. DEFAULT. In the event that either party hereof fails to comply with any of the terms hereof, after fifteen (15) days’ written notice, both parties shall be entitled, to all available legal remedies terminate this Agreement or to seek specific performance.

10. MISCELLANEOUS.

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

B. Headings. Captions of the Sections of this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.
C. **Modification/Revision of Legal Description.** The legal descriptions included in Exhibits attached hereto shall be subject to modification by mutual agreement of the parties upon receipt of any final legal descriptions and sketches prepared by the parties for this purpose.

D. **Assignability.** With subject to the exception terms of the temporary easements created herein, the easements granted in accordance with this Agreement shall be perpetual. This Agreement shall be binding upon and shall inure to the benefit of the parties herein, their successors and assigns, and shall run with the land.

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

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

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

H. **Authorization.** Each party hereto represents to the other that such party has authority under all applicable laws to enter into an Agreement containing such covenants and provisions as are contained herein, that all of the procedural requirements imposed by law upon such party for the approval and authorization of this Agreement have been properly completed, and that the persons who have executed this Agreement on behalf of each party are authorized and empowered to do so.
I. Attachments—Exhibits. All Attachments/Exhibits attached to this Agreement are incorporated herein by reference and made a part of this Agreement as if fully set forth in the text hereof.

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

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

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

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

{Signatures on following page}
IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: ____________________________

By: ____________________________

Name: ____________________________

Title: ____________________________

M/I HOMES OF FLORIDA,

a Florida limited liability company

STATE OF ____________________________

COUNTY OF ____________________________

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

Print Name: ____________________________

Notary Public

My Commission Expires: ____________________________

(Notarial Seal)

Signature (continued on following page)
Signed, sealed and delivered in the presence of:

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government

in Florida

By: 

Print Name: Paul Meier,

Title: Chair, Board of Supervisors

STATE OF __________________________

COUNTY OF __________________________

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

Print Name: __________________________
Notary Public

My Commission Expires: __________________________

(Notarial Seal)
[Note: exhibit pages to be updated]

EXHIBIT “A”

Sketch and Legal of Landscape Tracts
EXHIBIT “B”

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

The total items being presented: $28,911.48

Approval of Expenditures:

______________________________

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary
## Easton Park Community Development District
### Paid Operation & Maintenance Expenditures
March 1, 2019 Through March 31, 2019

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<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
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<td>Stephanie T Nieto</td>
<td>001348</td>
<td>SN030519</td>
<td>Board of Supervisors Meeting 03/05/19</td>
<td>$ 200.00</td>
</tr>
<tr>
<td>Tampa Electric Company</td>
<td>001356</td>
<td>TECO Summary 02/19</td>
<td>Repair Fountain Timer</td>
<td>$ 108.75</td>
</tr>
<tr>
<td>Vertex Water Features Inc</td>
<td>001351</td>
<td>I3476</td>
<td>Repair Fountain Timer</td>
<td>$ 108.75</td>
</tr>
<tr>
<td>Yellowstone Landscape</td>
<td>001357</td>
<td>INV-0000234693</td>
<td>Irrigation Repairs 10/18</td>
<td>$ 343.20</td>
</tr>
<tr>
<td>Yellowstone Landscape</td>
<td>001357</td>
<td>INV-0000243467</td>
<td>Irrigation Repairs 12/18</td>
<td>$ 366.97</td>
</tr>
<tr>
<td>Yellowstone Landscape</td>
<td>001357</td>
<td>TM 4799</td>
<td>Brush Removal</td>
<td>$ 588.00</td>
</tr>
</tbody>
</table>

**Report Total** $ 28,911.48
**Aquatic Systems, Inc.**
2100 NW 33rd Street
Pompano Beach, FL 33069
954-977-7736

---

**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

---

<table>
<thead>
<tr>
<th>P.O. NUMBER</th>
<th>TERMS</th>
<th>SALES PERSON</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NET 30</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>QUAN</th>
<th>DESCRIPTION</th>
<th>PRICE EACH</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.00</td>
<td>Monthly Lake and Wetland Services - March</td>
<td>3,735.00</td>
<td>3,735.00</td>
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**TOTAL**

$3,735.00
EASTON PARK CDD
SUPERVISOR PAY REQUEST

Meeting Date: March 5, 2019

<table>
<thead>
<tr>
<th>Name of Board Supervisor</th>
<th>Check if present</th>
<th>Check if paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arnold Sails</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Paul Meier</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Lisa Murphy</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Stephanie Nieto</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

EXTENDED MEETING TIMECARD

| Meeting Start Time:      | 4:30 PM          |
| Meeting End Time:        | 5:08 PM          |
| Total Meeting Time:      | 38 Minutes       |

Time Over _____ () Hours: N/A

Total at $175 per Hour: N/A

DM Signature: Christine Perkins
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.
Charge Details

Previous Balance: 333.58
Payments Received - Thank You: 02/24 -330.87
Payments received after 03/16/19 will appear on your next bill.

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

Past Due Balance - Due Now: $7.70

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

Spectrum Business™ Internet
Spectrum Business Internet: 99.99
Static IP: 43.99
Promo Discount: -40.00
Spectrum Business™ Internet Total: $74.98

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

Billing Information

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

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

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

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

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

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

Enrolling is easy, just go to Enterprise.Spectrum.com. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.
• Debit Card - Credit Card - Electronic Funds Transfer
• Receive a quick summary of your account at any time
• Access up to 6 months of statements

Payment Options

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

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

For questions or concerns, please call 1-877-824-6249.
Spectrum Business keeps your small business running with reliable business phone service that keeps you connected to your customers with unlimited local and long distance calling, plus over 35 business features.

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

Keep your business running at its best with Spectrum Business

Call 1-866-266-6153 or visit Business.Spectrum.com

BUSINESS VOICE
FOR ONLY $29.99/mo. for one year*

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

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

Limited-time offer, subject to change. Offer valid for new and existing Spectrum Business customers only. Must not have subscribed to applicable services or in the last 30 days & have no outstanding obligations to Charter. **$29.99 Voice offer is for 12 mos. & incl. one business phone line w/ unlimited local & long distance calls in the U.S., Puerto Rico & Canada. Taxes, fees & surcharges included. Other Phone services may have applicable taxes & fees. 99.99% reliability based on weekly reliability, Dec 2017 - Mar 2018. 3Contract Buyout offer is paid up to $500. Visit Business Spectrum.com/contractbuyout for details. Standard pricing applies after promo period. Services subject to all applicable service terms & conditions, which are subject to change. Services & prices offering not available in all areas. Installation & other equipment taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business Spectrum.com/stop. © 2019 Charter Communications, Inc.
Spectrum Business keeps your small business running with over 45 channels of great TV entertainment that you can rely on in any weather—at the best value.

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

Keep your business running at its best with Spectrum Business

Call 1-833-422-1716
or visit Business.Spectrum.com
Gladiator Pressure Cleaning, Inc.
P.O. Box 26574
Tampa, FL 33623
Ph: (800) 270-9411 - Fax: (813) 607-6625
www.gladiatorpressurecleaning.com
Email: service@gladiatorpc.com

<table>
<thead>
<tr>
<th>Item</th>
<th>Service Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalk and ...</td>
<td>2/11/2019</td>
<td>Pressure cleaned approximately 8500 ft of 4' wide sidewalks, islands,</td>
</tr>
<tr>
<td>Other Areas</td>
<td>2/11/2019</td>
<td>street gutter and curbing throughout community listed above per map</td>
</tr>
<tr>
<td></td>
<td></td>
<td>provided. In addition to the main sidewalks on Pictorial Park Drive,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gladiator also completed the below scope as requested by the Board.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.- Cul de Sac on Ancient Futures Drive (approximately 34 ft)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.- Preserve area on two sides of Ravens End (approximately 205 ft on</td>
</tr>
<tr>
<td></td>
<td></td>
<td>the North Side; 217 ft on the South Side)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.- Preserve area on Nature’s Corner (approximately 481 ft)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4.- Corner of Breaking Rocks Drive &amp; Ravens End (approximately 223 ft)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5.- Lot on Pictorial Park Drive (approximately 73 ft)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6.- The Preserve area on Pictorial Park Drive at the back half of the</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Community (approximately 211 ft from 10762-10774 and 550 ft from 10778</td>
</tr>
<tr>
<td></td>
<td></td>
<td>to the Street Stub Out)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7.- End of Nature’s Spirit Drive (approximately 61.5 ft on the North Side;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>and 89 ft on the South Side)</td>
</tr>
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</table>

Work done from 02/11/2019 and 02/20/2019

<table>
<thead>
<tr>
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<th>Rate</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>4,200.00</td>
<td>4,200.00</td>
</tr>
<tr>
<td>1</td>
<td>595.00</td>
<td>595.00</td>
</tr>
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</table>

Total $4,795.00

Thank you for your continued business.
**Molloy & James**  
325 S. Boulevard  
Tampa, Florida 33606

Ph: 813 - 254-7157

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

February 27, 2019

**Attention:**  
Re: Easton Park CDD

<table>
<thead>
<tr>
<th>DATE</th>
<th>DESCRIPTION</th>
<th>HOURS</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan-16-19</td>
<td>Audit letter.</td>
<td>1.00</td>
<td>275.00</td>
</tr>
<tr>
<td>Jan-21-19</td>
<td>Review email, telephone conference with district engineer.</td>
<td>1.10</td>
<td>302.50</td>
</tr>
<tr>
<td></td>
<td><strong>Totals</strong></td>
<td>2.10</td>
<td><strong>$577.50</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th><strong>Total Fee &amp; Disbursements</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Previous Balance</strong></td>
<td>137.50</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Previous Payments</strong></td>
<td>137.50</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Balance Now Due</strong></td>
<td><strong>$577.50</strong></td>
<td></td>
</tr>
</tbody>
</table>

TAX ID Number 59-2866686

**PAYMENT DETAILS**

Feb-14-19  
Check No. 1330  

<table>
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<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>137.50</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>$137.50</strong></td>
<td></td>
</tr>
</tbody>
</table>

Inv #: 16928
**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

<table>
<thead>
<tr>
<th>DATE</th>
<th>DESCRIPTION</th>
<th>HOURS</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feb-05-19</td>
<td>Attend meeting.</td>
<td>1.50</td>
<td>412.50</td>
</tr>
<tr>
<td>Feb-07-19</td>
<td>Memos on MI status, meeting.</td>
<td>0.20</td>
<td>55.00</td>
</tr>
<tr>
<td></td>
<td>Memos on improvements.</td>
<td>0.20</td>
<td>55.00</td>
</tr>
<tr>
<td>Feb-08-19</td>
<td>Memo on meeting.</td>
<td>0.50</td>
<td>137.50</td>
</tr>
<tr>
<td>Feb-11-19</td>
<td>Prepare for and meet with Mark Spada and Lee Nelson.</td>
<td>2.50</td>
<td>687.50</td>
</tr>
<tr>
<td>Feb-25-19</td>
<td>Review agenda and item for MI.</td>
<td>0.20</td>
<td>55.00</td>
</tr>
</tbody>
</table>

**Totals**  
5.10  
$1,402.50

**Total Fee & Disbursements**  
$1,402.50

**Previous Balance**  
577.50

**Balance Now Due**  
$1,980.00

TAX ID Number  
59-2866686
Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Management Services</td>
<td>1.00</td>
<td>$2,208.92</td>
<td>$2,208.92</td>
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<tr>
<td>Administrative Services</td>
<td>1.00</td>
<td>$393.75</td>
<td>$393.75</td>
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<tr>
<td>Accounting Services</td>
<td>1.00</td>
<td>$1,478.75</td>
<td>$1,478.75</td>
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<tr>
<td>Financial &amp; Revenue Collections</td>
<td>1.00</td>
<td>$416.67</td>
<td>$416.67</td>
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<tr>
<td>Field Services</td>
<td>1.00</td>
<td>$625.00</td>
<td>$625.00</td>
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Subtotal: $5,123.09

Total: $5,123.09
# Rizzetta Technology Services

**3434 Colwell Avenue**  
**Suite 200**  
**Tampa FL  33614**

---

**Invoice**

<table>
<thead>
<tr>
<th>Date</th>
<th>Invoice #</th>
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<tbody>
<tr>
<td>3/1/2019</td>
<td>INV0000004167</td>
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**Bill To:**

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

---

## Services for the month of March

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>EMail Hosting</td>
<td>0</td>
<td>$15.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Website Hosting Services</td>
<td>1</td>
<td>$100.00</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

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**Subtotal**  
$100.00

**Total**  
$100.00
**RUST-OFF, LLC**  
PO Box 470730  
Lake Monroe, FL 32747  
Phone # 800-992-3111  
E-mail therustoff@bellsouth.net

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>RX 10: CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (DATE OF SERVICE) LAST INVOICE DATE TO CURRENT INVOICE DATE)</td>
<td>1</td>
<td>595.00</td>
<td>595.00</td>
</tr>
</tbody>
</table>

Date Rec'd Rizzetta & Co., Inc: MAR 15 2019  
D/M approval: CP Date: 3/22/19  
Date entered: MAR 21 2019  
Fund: 011 GL 53900 OC 4618  
Check#:

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

N INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.
INVOICE

Invoice Number: 1481259
Invoice Date: March 5, 2019
Purchase Order: 215613144
Customer Number: 136819
Project Number: 215613144

Bill To:
Easton Park CDD
Accounts Payable
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578
United States

Please Remit To:
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago, IL 60693
United States

Project: Easton Park CDD
Current Invoice Total (USD): 170.00
For Period Ending: February 22, 2019

Top Task: 219
2019 FY General Consulting

Professional Services

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

Top Task Subtotal: 2019 FY General Consulting: 170.00

Total Fees & Disbursements:
INVOICE TOTAL (USD): 170.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.
Phone: (239) 985 - 5515  E-mail: Summer.Fillinger@Stantec.com
** PLEASE SEND AN INVOICE # WITH PAYMENT **
Thank you.

Date Rec'd Rizzetta & Co., Inc.: MAR 12, 2019
D/M approval: 3/15/19
Date entered: MAR 14, 2019
Fund: 001 GL 513000 GC 5103
Check #:
## TECO

for Easton Park CDD

### Invoice #
Summary Electric 02/19

<table>
<thead>
<tr>
<th>Account #</th>
<th>Inv Date</th>
<th>Amount</th>
<th>Due Date</th>
<th>Service Address</th>
<th>Object Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>211001815243</td>
<td>3/14/2019</td>
<td>$112.46</td>
<td>4/4/2019</td>
<td>10989 Breaking Rocks Dr Irr</td>
<td>4314</td>
</tr>
<tr>
<td>211001815433</td>
<td>3/14/2019</td>
<td>$22.02</td>
<td>4/4/2019</td>
<td>10898 Pictoral Park Dr Irr</td>
<td>4314</td>
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<tr>
<td>211001815920</td>
<td>3/14/2019</td>
<td>$41.59</td>
<td>4/4/2019</td>
<td>10999 Pictoral Park Dr Irr</td>
<td>4314</td>
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<tr>
<td>211001816464</td>
<td>3/14/2019</td>
<td>$72.29</td>
<td>4/4/2019</td>
<td>11098 Pictoral Park Dr Irr</td>
<td>4314</td>
</tr>
<tr>
<td>211001816928</td>
<td>3/14/2019</td>
<td>$1,176.54</td>
<td>4/4/2019</td>
<td>Easton Park Phase 3</td>
<td>4307</td>
</tr>
<tr>
<td>211001817124</td>
<td>3/14/2019</td>
<td>$1,084.64</td>
<td>4/4/2019</td>
<td>Morris Bridge Rd Phase 2</td>
<td>4307</td>
</tr>
<tr>
<td>211001817561</td>
<td>3/14/2019</td>
<td>$25.74</td>
<td>4/4/2019</td>
<td>10900 Pictoral Park Dr</td>
<td>4310</td>
</tr>
<tr>
<td>211001817355</td>
<td>3/14/2019</td>
<td>$443.32</td>
<td>4/4/2019</td>
<td>10623 Pictoral Park Dr Pmp</td>
<td>4309</td>
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**Total** $10,128.78

<table>
<thead>
<tr>
<th>GL CODE</th>
<th>Object Codes</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>53100</td>
<td>4314</td>
<td>$248.36</td>
<td>Irrigation Wells</td>
</tr>
<tr>
<td>53100</td>
<td>4307</td>
<td>$9,411.36</td>
<td>Street Lights</td>
</tr>
<tr>
<td>53100</td>
<td>4309</td>
<td>$443.32</td>
<td>Fountain/Landscape Lighting</td>
</tr>
<tr>
<td>53100</td>
<td>4310</td>
<td>$25.74</td>
<td>Roundabout</td>
</tr>
</tbody>
</table>

**Grand Total** $10,128.78

Date Received: MAR 20 2019

DM Approval: CP 3/22/19

Date Entered: 3/22/19
EASTON PARK CDD
10989 BREAKING ROCKS DR IRR
TAMPA, FL 33647-0000

ACCOUNT INVOICE
tampaelectric.com |  
Statement Date: 03/14/2019
Account: 211001815243

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

Your Account Summary
Previous Amount Due $138.89
Payment(s) Received Since Last Statement $138.89
Current Month's Charges $112.46
Total Amount Due $112.46

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

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

Beware of scams targeting utility customers
Follow these tips to avoid being a victim:
• We will never call to ask for credit card or debit card numbers.
• Be wary of anyone demanding payment over the phone.
• Know what you owe. Reference your most recent bill or log into your online account.

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

WAYS TO PAY YOUR BILL

TECO
TAMPA ELECTRIC
AN EMECA COMPANY

Account: 211001815243

Current month's charges: $112.46
Total amount due: $112.46
Payment Due By: 04/04/2019
Amount Enclosed $620518933801

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

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

6205189338012110018152430000000112464
Understanding Your Electric Charges

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

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

Bright Choices - The number of light fixtures and/or poles leased from Tampa Electric and associated fees and charges.

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

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

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

Florida Gross Receipts Tax - A tax imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Section 220.30 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

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

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

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

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

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

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

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Para saber más sobre esta información en español, visite tampaelectric.com.
ACCOUNT INVOICE
tampaelectric.com  Facebook  Twitter  Pinterest  LinkedIn

Details of Charges – Service from 02/09/2019 to 03/12/2019
Service for: 10989 BREAKING ROCKS DR IRR, TAMPA, FL 33647-0000
Rate Schedule: General Service - Non Demand

<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>
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</thead>
<tbody>
<tr>
<td>B51368</td>
<td>03/12/2019</td>
<td>59,494</td>
<td>58,523</td>
<td>971 kWh</td>
<td>1</td>
<td>32 Days</td>
</tr>
</tbody>
</table>

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

Total Current Month's Charges $112.46

Important Messages
Important Rate Information for Lighting Customers

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ACCOUNT INVOICE

tampaelectric.com | facebook | twitter | youtube | linkedin

Statement Date: 03/14/2019
Account: 211001815433

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

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

Your Account Summary

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

Date Rec'd Razzetta & Co., MAR 19 2019
D/M approval_______Date_______
Date entered_____________________
Fund________GL________OC_______
Check#_________________________

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

Beware of scams targeting utility customers
Follow these tips to avoid being a victim:
• We will never call to ask for credit card or debit card numbers.
• Be wary of anyone demanding payment over the phone.
• Know what you owe. Reference your most recent bill or log into your online account.

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

WAYS TO PAY YOUR BILL

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

mail | phone | online | pay agent
See reverse side for more information

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

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

62051893380221100181543300000000022023
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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Por favor, visite tampaelectric.com para ver esta información en español.
ACCOUNT INVOICE
tampaelectric.com | f t p g i n

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

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

Service for: 10896 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>=</th>
<th>Total Used</th>
<th>Multiplier</th>
<th>Billing Period</th>
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<tbody>
<tr>
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<td>03/12/2019</td>
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<td>58,447</td>
<td></td>
<td>23 kWh</td>
<td>1</td>
<td>32 Days</td>
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</table>

Basic Service Charge
Energy Charge 23 kWh @ $0.06011/kWh $1.38
Fuel Charge 23 kWh @ $0.02719/kWh $0.63
Florida Gross Receipt Tax
Electric Service Cost
Franchise Fee

Total Electric Cost, Local Fees and Taxes $20.67 $1.35 $22.02

Total Current Month's Charges $22.02

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

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<th>Month</th>
<th>Usage</th>
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<tbody>
<tr>
<td>Jan</td>
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<tr>
<td>Feb</td>
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<td>Mar</td>
<td>0.4</td>
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<td>Apr</td>
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<tr>
<td>Nov</td>
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<tr>
<td>Dec</td>
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</tbody>
</table>

Important Messages
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Polk County (863) 299-0800
All other counties and out-of-state (888) 223-0800

**Effective April 2019**

**Standard General Service, Demand (GSD)**
- **Basic Service Charge:** $30.24 per month
- **Demand Charge:** $10.59 per kW
- **Energy Charge:** 1.596¢ per kWh
- **Fuel Charge:** 3.227¢ per kWh
- **Capacity Charge:** $0.007¢ per kW
- **Energy Conservation Charge:** $1.17 per kW
- **Environmental Charge:** 0.22¢ per kWh

**Optional General Service, Demand (GSD-option)**
- **Basic Service Charge:** $30.24 per month
- **Energy Charge:** 6.494¢ per kWh
- **Fuel Charge:** 3.272¢ per kWh
- **Capacity Charge:** $0.007¢ per kW
- **Energy Conservation Charge:** 0.27¢ per kWh
- **Environmental Charge:** 0.20¢ per kWh

**Time-of-Day General Service, Demand (GSDT)**
- **Basic Service Charge:** $30.24 per month
- **Demand Charge:** $3.57 per kW of billing demand
- **Energy Charge:** $7.02 per kW of peak billing demand
  - On-Peak: 2.92¢ (per kWh)
  - Off-Peak: 1.054¢ (per kWh)
- **Fuel Charge:** 3.141¢ (per kWh)
- **Capacity Charge:** $0.003¢ per kW
- **Energy Conservation Charge:** 0.17¢ per kW
- **Environmental Charge:** 0.22¢ (per kWh)

**Interruptible Service (IS) - Closed to new customers**
- **Basic Service Charge:** $626.90 per month
- **Demand Charge:** $3.11 per kW
- **Energy Charge:** 2.524¢ per kWh
- **Fuel Charge:** 3.195¢ per kWh
- **Capacity Charge:** $0.003¢ per kW
- **Energy Conservation Charge:** 0.93¢ per kW
- **Environmental Charge:** 0.21¢ per kWh

**Interruptible Service Time-of-Day (IST)-Closed to new customers**
- **Basic Service Charge:** $626.90 per month
- **Demand Charge:** $3.11 per kW of billing demand
  - On-Peak: 2.524¢ (per kWh)
  - Off-Peak: 2.524¢ (per kWh)
- **Energy Charge:** 3.377¢ (per kWh)
- **Fuel Charge:** 3.118¢ (per kWh)
- **Capacity Charge:** $0.003¢ per kW
- **Energy Conservation Charge:** 0.93¢ per kW
- **Environmental Charge:** 0.21¢ (per kWh)

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

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

tampaelectric.com  |  

Statement Date: 03/14/2019 
Account: 211001815649

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

Your Account Summary

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

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

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

Account: 211001815649

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

Amount Enclosed $62051893803

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

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

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.

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ACCOUNT INVOICE

tampaelectric.com 

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

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

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

Rate Schedule: Lighting Service

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>5963 kWh</td>
<td>@ $0.02930/kWh</td>
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<tr>
<td>Fixture &amp; Maintenance Charge</td>
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<td>$1705.37</td>
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<tr>
<td>Lighting Pole / Wire</td>
<td>152 Poles</td>
<td></td>
<td>$2252.64</td>
</tr>
<tr>
<td>Lighting Fuel Charge</td>
<td>5963 kWh</td>
<td>@ $0.02691/kWh</td>
<td>$160.46</td>
</tr>
<tr>
<td>Florida Gross Receipt Tax</td>
<td></td>
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</tr>
<tr>
<td>Franchise Fee</td>
<td></td>
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<tr>
<td><strong>Lighting Charges</strong></td>
<td></td>
<td></td>
<td><strong>$4,583.55</strong></td>
</tr>
</tbody>
</table>

Total Current Month’s Charges  $4,583.55

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**Effective April 2019**

<table>
<thead>
<tr>
<th>Standard General Service, Demand (GSD)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Service Charge:</td>
<td>$30.24 per month</td>
</tr>
<tr>
<td>Demand Charge:</td>
<td>$10.59 per kW</td>
</tr>
<tr>
<td>Energy Charge:</td>
<td>1.596¢ per kWh</td>
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<tr>
<td>Fuel Charge:</td>
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</tr>
<tr>
<td>Demand Charge:</td>
<td>$3.57¢ per kW of billing demand</td>
</tr>
<tr>
<td>On-Peak</td>
<td>2.92¢ per kW</td>
</tr>
<tr>
<td>Off-Peak</td>
<td>3.149¢ per kW</td>
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<td>Energy Charge:</td>
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The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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

Statement Date: 03/14/2019
Account: 211001815920

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

Your Account Summary

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

Total Amount Due $41.59

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

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

Beware of scams targeting utility customers
Follow these tips to avoid being a victim:
• We will never call to ask for credit card or debit card numbers.
• Be wary of anyone demanding payment over the phone.
• Know what you owe. Reference your most recent bill or log into your online account.

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

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

Account: 211001815920

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

Amount Enclosed

620518933804

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

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519
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 air or space fans leased from Tampa Electric, and associated fees and charges.

Budget Billing — Optional plan that makes the high and low out of monthly electric bills. This "leveling" billing plan averages your last 12-month billing periods so you can pay about the same amount for your service each month.

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

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

Florida Gross Receipts Tax — A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 261 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

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

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

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

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

Late Payment Charge — For late- or past-due payments, a 10% late payment charge is imposed. For past due amounts of $50 or less, the late payment charge is $5. For past due amounts of $50 or less, the late payment charge is 5% of the past due amount.

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

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

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

Renewable Energy Fee — The amount of electricity purchased from renewable sources.

Share — A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly electric contribution will be added to 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 due date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCES. It is important that you pay your bill before this date in order to avoid interruption of service.

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

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

Your payment options include:
• Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
• Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
• Pay in person at a local authorized payment agent. For a listing of authorized payment agents, please 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 release the risk that this unauthorized party will relay the payment to Tampa Electric and cash 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 in your account or service disconnection.

Por favor, visite tampaelectric.com para ver esta información en español.
Details of Charges – Service from 02/09/2019 to 03/12/2019

<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>03/12/2019</td>
<td>50,918</td>
<td>50,890</td>
<td>228 kWh</td>
<td>1</td>
<td>32 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

Total Current Month’s Charges

$41.59

Important Messages

Important Rate Information for Lighting Customers

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

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select Customer Communications. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select Option 5 to make a request.
Vintage rates continue in 2019

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

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

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

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

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

- Hillsborough County (813) 228-1010
- Polk County (863) 299-0800
- All other counties and out-of-state (888) 223-0800

Effective April 2019

<table>
<thead>
<tr>
<th>Standard General Service, Demand (GSD)</th>
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<tbody>
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<td>Basic Service Charge: $30.24 per month</td>
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<td>Demand Charge: $10.59 per kW</td>
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The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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

tampaelectric.com | Facebook | Twitter | Pinterest | LinkedIn

Statement Date: 03/14/2019
Account: 211001816464

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

Your Account Summary

Previous Amount Due
Payment(s) Received Since Last Statement
$80.79
-80.79

Current Month’s Charges
$72.29

Total Amount Due
$72.29

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

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

Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

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

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

WAYS TO PAY YOUR BILL

Account: 211001816464

Current month’s charges: $72.29
Total amount due: $72.29
Payment Due By: 04/04/2019
Amount Enclosed $62051833805

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

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

62051833805211001816464000000072298

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

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

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

Late Payment Charge - For past due amounts more than $10, the late payment charge is the greater of 5% or 1.5% of the past due amount. For past due amounts of $10 or less, the late payment charge is 1% of the past due amount.

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

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

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

Renewable Energy - 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 electric bill 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 disconnection of service.

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

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Your payment options are:
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  (A convenience fee will be charged to your bank account or credit card.)

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Por favor, visite tampaelectric.com para ver más información en español.
**Details of Charges – Service from 02/09/2019 to 03/12/2019**

Service for: 11098 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000  
Rate Schedule: General Service - Non Demand

<table>
<thead>
<tr>
<th>Meter Number</th>
<th>Road 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>03/12/2019</td>
<td>36,660</td>
<td>38,110</td>
<td>550 kWh</td>
<td>1</td>
<td>32 Days</td>
</tr>
</tbody>
</table>

- **Basic Service Charge**:  $18.14  
- **Energy Charge**:  $33.06, 550 kWh  
  @ $0.06011/kWh  
- **Fuel Charge**:  $14.95, 550 kWh  
  @ $0.02719/kWh  
- **Florida Gross Receipt Tax**:  $1.70  
- **Electric Service Cost**:  $57.85  
- **Franchise Fee**:  $4.44

**Total Electric Cost, Local Fees and Taxes**:  $72.29

**Total Current Month's Charges**:  $72.29

---

**Important Messages**

**Important Rate Information for Lighting Customers**

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

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select Customer Communications. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select Option 5 to make a request.
Can you think of anything you purchase today that’s the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on usage, even when the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

- Hillsborough County (813) 228-1010
- Polk County (863) 299-0800
- All other counties and out-of-state (888) 223-0800

### Effective April 2019

#### Standard General Service, Demand (GSD)
- Basic Service Charge: $30.24 per month
- Demand Charge: $10.59 per kW
- Energy Charge: 1.596¢ per kWh
- Fuel Charge: 3.227¢ per kWh
- Capacity Charge: $ (0.03) per kW
- Energy Conservation Charge: $ 1.17 per kW
- Environmental Charge: 0.220¢ per kWh

#### Optional General Service, Demand (GSD-option)
- Basic Service Charge: $30.24 per month
- Energy Charge: 6.494¢ per kWh
- Fuel Charge: 3.227¢ per kWh
- Capacity Charge: (0.007)¢ per kWh
- Energy Conservation Charge: 0.272¢ per kWh
- Environmental Charge: 0.220¢ per kWh

#### Time-of-Day General Service, Demand (GSDT)
- Basic Service Charge: $30.24 per month
- Demand Charge: $ 3.57 per kW of billing demand
- $ 7.02 per kW of peak billing demand
- Energy Charge: 2.921 (¢ per kWh) 1.054 (¢ per kWh)
- Fuel Charge: 3.411 (¢ per kWh)
- Capacity Charge: $ (0.03) per kW
- Energy Conservation Charge: $ 1.17 per kW
- Environmental Charge: 0.220¢ per kWh

#### Interruptible Service (IS) - Closed to new customers
- Basic Service Charge: $626.90 per month
- Demand Charge: $ 3.11 per kW
- Energy Charge: 2.524 (¢ per kWh)
- Fuel Charge: 3.195 (¢ per kWh)
- Capacity Charge: $ (0.03) per kW
- Energy Conservation Charge: $ 0.93 per kW
- Environmental Charge: 0.214¢ per kWh

#### Interruptible Service Time-of-Day (IST)-Closed to new customers
- Basic Service Charge: $626.90 per month
- Demand Charge: $ 3.11 per kW of billing demand
- Energy Charge: 2.524 (¢ per kWh)
- Fuel Charge: 3.177 (¢ per kWh)
- Capacity Charge: $ (0.03) per kW
- Energy Conservation Charge: $ 0.93 per kW
- Environmental Charge: 0.214¢ per kWh

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

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

tampaelectric.com | f y p in

Statement Date: 03/14/2019
Account: 211001816720

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

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

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

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

Beware of scams targeting utility customers
Follow these tips to avoid being a victim:
• We will never call to ask for credit card or debit card numbers.
• Be wary of anyone demanding payment over the phone.
• Know what you owe. Reference your most recent bill or log into your online account.

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

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

Account: 211001816720
Current month’s charges: $2,566.63
Total amount due: $2,566.63
Payment Due By: 04/04/2019
Amount Enclosed $ _______

620518933806

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

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

620518933806
Understanding Your Electric Charges

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

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

Bright Choices™ - The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan 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.

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

Estimated – If Tampa Electric was unable to read your meter “ESTIMATED” will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimated 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 226 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

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

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

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

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

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

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

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

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

Renewable Energy Fee – The amount of electricity purchased from renewable sources.

Share – A portion of the cost of delivering electric service is collected by Tampa Electric as a “Share.” This charge is used to provide capital for essential capital improvements to the electric system.

Total Amount Due – This month’s charges will be past due after the due date shown. This date does not extend the due 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 System™ – Surge protection for your home or business, sold separately as a non-energy charge.

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

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

For more information in Spanish, visit tampaelectric.com para ver esta informacion en español.
Details of Charges – Service from 02/08/2019 to 03/08/2019

<table>
<thead>
<tr>
<th>Details</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Service Items LS-1 (\text{Bright Choices}) for 29 days</td>
<td></td>
</tr>
<tr>
<td>Lighting Energy Charge</td>
<td>2864 kWh (\times $0.02930/\text{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>2864 kWh (\times $0.02691/\text{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>
<tr>
<td><strong>Total Lighting Charges</strong></td>
<td></td>
</tr>
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<td><strong>Total Current Month’s Charges</strong></td>
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Important Messages

Important Rate Information for Lighting Customers

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

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select Customer Communications. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select Option 5 to make a request.
Can you think of anything you purchase today that’s the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even when the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

More about your bill
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- Hillsborough County (813) 228-1010
- Polk County (863) 299-0800
- All other counties and out-of-state (888) 223-0800

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Your Account Summary

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

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

D/M approval Date
Date entered
Fund GL OC
Check#

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

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

Rate Schedule: Lighting Service

<table>
<thead>
<tr>
<th>Lighting Service Items LS-1 (Bright Choices) for 29 days</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge 1441 kWh @ $0.02930/kWh</td>
</tr>
<tr>
<td>Fixture &amp; Maintenance Charge 39 Fixtures</td>
</tr>
<tr>
<td>Lighting Pole / Wire 39 Poles</td>
</tr>
<tr>
<td>Lighting Fuel Charge 1441 kWh @ $0.02691/kWh</td>
</tr>
<tr>
<td>Florida Gross Receipt Tax</td>
</tr>
<tr>
<td>Franchise Fee</td>
</tr>
<tr>
<td><strong>Lighting Charges</strong></td>
</tr>
</tbody>
</table>

**Total Current Month's Charges**

**$1,176.54**

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**More about your bill**

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**We're here for you**

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

- Hillsborough County (813) 228-1010
- Polk County (863) 299-0800
- All other counties and out-of-state (888) 223-0800

---

**Effective April 2019**

**Standard General Service, Demand (GSD)**

<table>
<thead>
<tr>
<th>Component</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Service Charge</td>
<td>$30.24 per month</td>
</tr>
<tr>
<td>Demand Charge</td>
<td>$10.59 per kW</td>
</tr>
<tr>
<td>Energy Charge</td>
<td>1.596¢ per kWh</td>
</tr>
<tr>
<td>Fuel Charge</td>
<td>3.227¢ per kWh</td>
</tr>
<tr>
<td>Capacity Charge</td>
<td>($0.03) per kW</td>
</tr>
<tr>
<td>Energy Conservation Charge</td>
<td>$1.17 per kW</td>
</tr>
<tr>
<td>Environmental Charge</td>
<td>0.220¢ per kWh</td>
</tr>
</tbody>
</table>

**Optional General Service, Demand (GSD-option)**

<table>
<thead>
<tr>
<th>Component</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Service Charge</td>
<td>$30.24 per month</td>
</tr>
<tr>
<td>Energy Charge</td>
<td>6.494¢ per kWh</td>
</tr>
<tr>
<td>Fuel Charge</td>
<td>3.227¢ per kWh</td>
</tr>
<tr>
<td>Capacity Charge</td>
<td>($0.007) per kW</td>
</tr>
<tr>
<td>Energy Conservation Charge</td>
<td>0.272¢ per kW</td>
</tr>
<tr>
<td>Environmental Charge</td>
<td>0.220¢ per kWh</td>
</tr>
</tbody>
</table>

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

<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Basic Service Charge</td>
<td>$30.24 per month</td>
</tr>
<tr>
<td>Demand Charge</td>
<td>$3.57 per kW of billing demand</td>
</tr>
<tr>
<td>Off-Peak Energy Charge</td>
<td>$7.02 per kW of peak billing demand</td>
</tr>
<tr>
<td>Energy Charge</td>
<td>On-Peak: 2.921¢ per kWh, Off-Peak: 1.054¢ per kWh</td>
</tr>
<tr>
<td>Fuel Charge</td>
<td>On-Peak: 3.411¢ per kWh, Off-Peak: 3.149¢ per kWh</td>
</tr>
<tr>
<td>Capacity Charge</td>
<td>($0.03) per kW</td>
</tr>
<tr>
<td>Energy Conservation Charge</td>
<td>$1.17 per kW</td>
</tr>
<tr>
<td>Environmental Charge</td>
<td>0.220¢ per kWh</td>
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</table>

**Interruptible Service (IS) - Closed to new customers.**

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<td>3.195¢ per kWh</td>
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<td>Capacity Charge</td>
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<td>0.214¢ per kWh</td>
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**Interruptible Service Time-of-Day (IST) - Closed to new customers.**

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<td>Off-Peak Energy Charge</td>
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<tr>
<td>Energy Charge</td>
<td>On-Peak: 3.377¢ per kWh, Off-Peak: 3.118¢ per kWh</td>
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ACCOUNT INVOICE

tampaebill.com |
facebook twitter googleplus linkedin

Statement Date: 03/14/2019
Account: 211001817124

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

Zap Cap SYSTEMS®
A TAMPA ELECTRIC PROGRAM

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

Receive free installation now through April 30, 2019.

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

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- Be wary of anyone demanding payment over the phone.
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WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211001817124

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

Amount Enclosed $620518933808

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

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

62051893380821100181712400000001084640
Understanding Your Electric Charges

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tampaelectric.com

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

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

Service for: MORRIS BRIDGE RD PH-2, TAMPA, FL 33647-0000
Rate Schedule: Lighting Service

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>1564 kWh</td>
<td>@ $0.02930/kWh</td>
<td>$46.41</td>
</tr>
<tr>
<td>Fixture &amp; Maintenance Charge</td>
<td>36 Fixtures</td>
<td></td>
<td>$393.12</td>
</tr>
<tr>
<td>Lighting Pole / Wire</td>
<td>36 Poles</td>
<td></td>
<td>$533.52</td>
</tr>
<tr>
<td>Lighting Fuel Charge</td>
<td>1564 kWh</td>
<td>@ $0.02691/kWh</td>
<td>$42.63</td>
</tr>
<tr>
<td>Florida Gross Receipt Tax</td>
<td></td>
<td></td>
<td>$2.28</td>
</tr>
<tr>
<td>Franchise Fee</td>
<td></td>
<td></td>
<td>$66.68</td>
</tr>
<tr>
<td><strong>Lighting Charges</strong></td>
<td></td>
<td></td>
<td>$1,084.64</td>
</tr>
</tbody>
</table>

Total Current Month's Charges: $1,084.64

Important Messages

Important Rate Information for Lighting Customers

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

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select Customer Communications. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select Option 5 to make a request.
Can you think of anything you purchase today that’s the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even when the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

More about your bill
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Visit tecoaccount.com to view your bill online.

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

Hillsborough County (813) 228-1010
Polk County (863) 299-0800
All other counties and out-of-state (888) 223-0800

Effective April 2019

Standard General Service, Demand (GSD)
Basic Service Charge: $30.24 per month
Demand Charge: $10.59 per kW
Energy Charge: $1.5966 per kWh
Fuel Charge: 3.227¢ per kWh
Capacity Charge: $0.003 per kW
Energy Conservation Charge: $1.17 per kW
Environmental Charge: 0.220¢ per kWh

Optional General Service, Demand (GSD-option)
Basic Service Charge: $30.24 per month
Energy Charge: 6.494¢ per kWh
Fuel Charge: 3.227¢ per kWh
Capacity Charge: 0.007¢ per kWh
Energy Conservation Charge: 0.272¢ per kWh
Environmental Charge: 0.220¢ per kWh

Time-of-Day General Service, Demand (GSDT)
Basic Service Charge: $30.24 per month
Demand Charge: $3.57 per kW of billing demand
Energy Charge: $7.02 per kW of peak billing demand
Fuel Charge: 2.921¢ (c per kWh)
Capacity Charge: 3.149¢ (c per kWh)
Energy Conservation Charge: 1.17 per kW
Environmental Charge: 0.220¢ per kWh

Interruptible Service (IS) - Closed to new customers
Basic Service Charge: $626.90 per month
Demand Charge: $3.11 per kW
Energy Charge: 2.524¢ per kWh
Fuel Charge: $3.195¢ per kWh
Capacity Charge: $0.003 per kW
Energy Conservation Charge: $0.93 per kW
Environmental Charge: 0.214¢ per kWh

Interruptible Service Time-of-Day (IST) - Closed to new customers
Basic Service Charge: $626.90 per month
Demand Charge: $3.11 per kW of billing demand
Energy Charge: $2.524¢ per kWh
Fuel Charge: $3.195¢ per kWh
Capacity Charge: $0.003 per kW
Energy Conservation Charge: $0.93 per kW
Environmental Charge: 0.214¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.
Rate schedules are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.
ACCOUNT INVOICE
tampaelectric.com  |  f  y  p  g  in

Statement Date: 03/14/2019
Account: 211001817561

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

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

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

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

Beware of scams targeting utility customers
Follow these tips to avoid being a victim:
• We will never call to ask for credit card or debit card numbers.
• Be wary of anyone demanding payment over the phone.
• Know what you owe. Reference your most recent bill or log into your online account.

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

WAYS TO PAY YOUR BILL
Account: 211001817561
Current month's charges: $25.74
Total amount due: $25.74
Payment Due By: 04/04/2019
Amount Enclosed $620518933810

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

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

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 lights, fixtures, and/or poles 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.

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

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

Florida Gross Receipts Tax - A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida in accordance with Chapter 212 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

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

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

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

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

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

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

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

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

Renewable Energy Tax - 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 electric 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 BILL. It is important that you pay your bill before this date in order to avoid disconnection.

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

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Your payment options are:

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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 the failure to delinquent or delinquent the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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

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

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

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

Rate Schedule: General Service - Non Demand

<table>
<thead>
<tr>
<th>Meter Number</th>
<th>Read Date</th>
<th>Current Reading</th>
<th>Previous Reading</th>
<th>Total Used</th>
<th>Multiplier</th>
<th>Billing Period</th>
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</thead>
<tbody>
<tr>
<td>K84422</td>
<td>03/12/2019</td>
<td>2.255</td>
<td>2.193</td>
<td>62 kWh</td>
<td>1</td>
<td>32 Days</td>
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</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

$25.74

Total Current Month's Charges

$25.74

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

<table>
<thead>
<tr>
<th>Month</th>
<th>Avg KWH Per Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAR</td>
<td>2</td>
</tr>
<tr>
<td>FEB</td>
<td>2</td>
</tr>
<tr>
<td>MAR</td>
<td>9</td>
</tr>
<tr>
<td>APR</td>
<td>2</td>
</tr>
<tr>
<td>MAY</td>
<td>2</td>
</tr>
</tbody>
</table>

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Polk County (863) 299-0800
All other counties and out-of-state (888) 223-0800

Effective April 2019

<table>
<thead>
<tr>
<th>Standard General Service, Demand (GSD)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Service Charge:</td>
<td>$30.24 per month</td>
</tr>
<tr>
<td>Demand Charge:</td>
<td>$10.59 per kW</td>
</tr>
<tr>
<td>Energy Charge:</td>
<td>$1.596 per kWh</td>
</tr>
<tr>
<td>Fuel Charge:</td>
<td>$3.227 per kWh</td>
</tr>
<tr>
<td>Capacity Charge:</td>
<td>$0.003 per kW</td>
</tr>
<tr>
<td>Energy Conservation Charge:</td>
<td>$0.421 per kW</td>
</tr>
<tr>
<td>Environmental Charge:</td>
<td>$0.220 per kWh</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Optional General Service, Demand (GSD-option)</th>
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<tbody>
<tr>
<td>Basic Service Charge:</td>
<td>$30.24 per month</td>
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<tr>
<td>Energy Charge:</td>
<td>$6.494 per kWh</td>
</tr>
<tr>
<td>Fuel Charge:</td>
<td>$3.227 per kWh</td>
</tr>
<tr>
<td>Capacity Charge:</td>
<td>$0.003 per kW</td>
</tr>
<tr>
<td>Energy Conservation Charge:</td>
<td>$0.272 per kWh</td>
</tr>
<tr>
<td>Environmental Charge:</td>
<td>$0.220 per kWh</td>
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</table>

<table>
<thead>
<tr>
<th>Time-of-Day General Service, Demand (GSDT)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Basic Service Charge:</td>
<td>$30.24 per month</td>
</tr>
<tr>
<td>Energy Charge: On-Peak:</td>
<td>$2.921 per kWh</td>
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<tr>
<td>Energy Charge: Off-Peak:</td>
<td>$3.411 per kWh</td>
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<tr>
<td>Capacity Charge:</td>
<td>$0.053 per kW</td>
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<tr>
<td>Energy Conservation Charge:</td>
<td>$0.117 per kW</td>
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<td>Environmental Charge:</td>
<td>$0.220 per kWh</td>
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</table>

<table>
<thead>
<tr>
<th>Interruptible Service (IS) - Closed to new customers</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Service Charge:</td>
<td>$629.90 per month</td>
</tr>
<tr>
<td>Demand Charge:</td>
<td>$3.11 per kW</td>
</tr>
<tr>
<td>Energy Charge:</td>
<td>$2.524 per kWh</td>
</tr>
<tr>
<td>Fuel Charge:</td>
<td>$3.195 per kWh</td>
</tr>
<tr>
<td>Capacity Charge:</td>
<td>$0.063 per kW</td>
</tr>
<tr>
<td>Energy Conservation Charge:</td>
<td>$0.093 per kW</td>
</tr>
<tr>
<td>Environmental Charge:</td>
<td>$0.214 per kWh</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interruptible Service Time-of-Day (IST)-Closed to new customers</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Service Charge:</td>
<td>$629.90 per month</td>
</tr>
<tr>
<td>Demand Charge: On-Peak:</td>
<td>$3.11 per kW of billing demand</td>
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<td>$3.177 per kWh</td>
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<td>$3.118 per kWh</td>
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</tr>
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</table>

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Your Account Summary

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

Date Rec'd Rizzetta & Co., Inc. MAR 19 2019
D/M approval __________ Date __________
Date entered __________
Fund ________GL ________OC ________
Check# __________

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

Beware of scams targeting utility customers
Follow these tips to avoid being a victim:
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- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.

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

WAYS TO PAY YOUR BILL

Account: 211001817355

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

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

6205189338092110018173550000000443326
Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-298-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-548-1010

Energy-Saving Programs
813-275-3900

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

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

Understanding Your Electric Charges

Average kWh per day - The average amount of electricity purchased per day.
Basic Service Charge - A fixed monthly amount to cover the cost of providing service to your location.
Bright Choices - The number of light fixtures and incandescent bulbs included in your monthly electric bill. This "buying" billing plan averages your last 12 monthly billing periods so you can pay the same amount for your service each month.
Energy Charge - The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.
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Kilowatt-Hours (kWh) - The basic measurement of electric energy use.
Late Payment Charge - For past due amounts more than $10, the late payment charge is the greater of $5 or 1.5% of the past due amount. For past due amounts less than $10, the late payment charge is 1.5% of the past due amount.
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Rate Schedule - The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.
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. This program is a one-time contribution that 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 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 System - Surge protector for your home or business sold separately as a non-energy charge.

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For more information about your bill, please visit tampaelectric.com.
Details of Charges – Service from 02/07/2019 to 03/06/2019

Rate Schedule: General Service Demand - Standard

<table>
<thead>
<tr>
<th>Meter Location: PUMP/LIFT STATION</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Meter Number</th>
<th>Read Date</th>
<th>Current Reading</th>
<th>Previous Reading</th>
<th>Total Used</th>
</tr>
</thead>
<tbody>
<tr>
<td>H99710</td>
<td>03/06/2019</td>
<td>81,790</td>
<td>76,708</td>
<td>5,082 kWh</td>
</tr>
<tr>
<td>H99710</td>
<td>03/06/2019</td>
<td>12.2</td>
<td>0</td>
<td>12.2 kW</td>
</tr>
</tbody>
</table>

Basic Service Charge: $30.24
Demand Charge: 12 kW @ $10.5900/kW = $127.08
Energy Charge: 5,082 kWh @ $0.01596/kWh = $81.11
Fuel Charge: 5,082 kWh @ $0.02719/kWh = $138.18
Capacity Charge: 12 kW @ $0.32000/kW = $3.84
Energy Conservation Charge: 12 kW @ $1.17000/kWh = $14.04
Environmental Cost Recovery: 5,082 kWh @ $0.00220/kWh = $11.18
Florida Gross Receipt Tax: $10.40
Electric Service Cost: $416.07
Franchise Fee: $27.25

Total Electric Cost, Local Fees and Taxes: $443.32

Total Current Month’s Charges: $443.32

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

Billable Demand (Kilowatts)

Load Factor
(Percentage)
Important Messages

Important Rate Information for Lighting Customers

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

To view the adjusted lighting rates, please visit tampaelectric.com/rates, and select Customer Communications. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select Option 5 to make a request.
Can you think of anything you purchase today that's the same price as six years ago? Starting in January 2019, your energy costs dropped compared to your 2018 bill, depending on usage. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even when the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

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

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

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

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

Hillsborough County (813) 228-1010
Polk County (863) 299-0800
All other counties and out-of-state (888) 223-0800

Effective April 2019

Standard General Service, Demand (GSD)
Basic Service Charge: $30.24 per month
Demand Charge: $10.59 per kW
Energy Charge: 1.596¢ per kWh
Fuel Charge: 3.227¢ per kWh
Capacity Charge: $0.003¢ per kW
Energy Conservation Charge: $1.17 per kW
Environmental Charge: 0.220¢ per kWh

Optional General Service, Demand (GSD-option)
Basic Service Charge: $30.24 per month
Energy Charge: $6.494¢ per kWh
Fuel Charge: 3.227¢ per kWh
Capacity Charge: $0.007¢ per kW
Energy Conservation Charge: $0.272¢ per kWh
Environmental Charge: 0.220¢ per kWh

Time-of-Day General Service, Demand (GSĐT)
Basic Service Charge: $30.24 per month
Demand Charge: $3.57 per kW of billing demand
Energy Charge: $7.02 per kW of peak billing demand
On-Peak: 2.921¢ per kWh
Off-Peak: 1.054¢ per kWh
Fuel Charge: 3.419¢ per kWh
Capacity Charge: $0.039¢ per kW
Energy Conservation Charge: $1.17 per kW
Environmental Charge: 0.220¢ per kWh

Interruptible Service (IS) - Closed to new customers
Basic Service Charge: $626.90 per month
Demand Charge: $3.11 per kW
Energy Charge: 2.524¢ per kWh
Fuel Charge: 3.195¢ per kWh
Capacity Charge: $0.031¢ per kW
Energy Conservation Charge: 0.93 per kW
Environmental Charge: 0.214¢ per kWh

Interruptible Service Time-of-Day (IST)-Closed to new customers
Basic Service Charge: $626.90 per month
Demand Charge: $3.11 per kW of billing demand
On-Peak: 2.524¢ per kWh
Off-Peak: 2.524¢ per kWh
Fuel Charge: 3.377¢ per kWh
Capacity Charge: $0.031¢ per kW
Energy Conservation Charge: 0.93 per kW
Environmental Charge: 0.214¢ per kWh

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

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

TECO2019-Comm
Bill To
Easton Park CDD 108488
c/o Rizzetta & Company
5844 Old Pasco Road #100
Wesley Chapel FL 33544

Transaction Date: 2/25/2019
Terms: Net 30

Invoice I3476

<table>
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<tr>
<th>Manufacturer</th>
<th>Model</th>
<th>Name</th>
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<tbody>
<tr>
<td>AFI (Architectural Fountains Inc.)</td>
<td>10Hp TwoTier</td>
<td>Site #1</td>
</tr>
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**Description**
Fountain Repair- Adjusted timer that was 5 hours off. Keeping time properly. Might have had a power outage. Inspected timer and circuits and all running properly at departure.

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<tr>
<th>Subtotal:</th>
<th>$108.75</th>
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<td><strong>Total:</strong></td>
<td><strong>$108.75</strong></td>
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Bill To
Easton Park CDD 108488
c/o Rizzetta & Company
5844 Old Pasco Road #100
Wesley Chapel FL 33544

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

Work Order #: 4716
Assigned Tech: Dan J. (DEJ)

Completion Date: 2/21/2019

Equipment Type: Floating Fountain
Name: Site #1

Manufacturer: AFI (Architectural Floats Inc.)
Model: 10Hp TwoTier
Install Date: 
Parts Warranty Expiration: 
Labor Warranty Expiration: 

System Type
1. Fountain - Single phase

Readings (before/after)
3. System Voltage 239
4. System Amperage / Leakage 44
5. System Pressure (psi) (aeration only) Na
6. System Vacuum (in Hg) (aeration only) Na

Customer Contact Method
7. ✔ Email

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

**Invoice:** INV-0000234693  
**Invoice Date:** October 31, 2018  
**Account:** 11922  
**PO Number:**

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

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

**Terms:** NET 30  
**Project Number:** 10141021.201.99999  
**Project Name:** Easton Park CDD Irr. Rep  
Easton Park CDD Casuals  
**Invoice Due Date:** November 30, 2018  
**Invoice Amount:** $343.20

<table>
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<th>Description</th>
<th>Quantity</th>
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<td>1.00</td>
<td>343.20</td>
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**Invoice Total**  
$343.20

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

IRRIGATION WORK PROPOSAL AUTHORIZATION

**DATE:** 10/4/2018  
**IRR TECH:** James Reed

<table>
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<tr>
<th>District</th>
<th>Tampa</th>
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<tbody>
<tr>
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<td>MAIN LINE REPAIR</td>
</tr>
<tr>
<td>Project #</td>
<td>10141021.201.99999</td>
</tr>
<tr>
<td>Project</td>
<td>Easton Park CDD</td>
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| Bill To | Easton Park CDD  
3434 Colwell Avenue Suite 200  
Tampa, FL 33614 |
| Contact Ph# | 813-994-1001 |

<table>
<thead>
<tr>
<th>Part Type</th>
<th>Description of Parts and Services</th>
<th>Zone(s)</th>
<th>Qty</th>
<th>Unit Price</th>
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</tr>
</thead>
<tbody>
<tr>
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<tr>
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<td>Fitting</td>
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<td>Pipe</td>
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| Labor     | Technician Labor Charge per Hour  |         | 5   | $55.00     | $275.00   |
| Labor     | Assistant Technician Charge per Hour |   |     | $35.00      |           |

**Comments:** Repaired mainline at valves located at entrance side near Morris bridge rd.

**Proposal Total:** $343.20  
**Deposit/Credit:**  
**Balance Due:** $343.20

**Company Authorizations**

Prepared By: Richard Whitcomb  
Date: 10/4/2018

Branch Manager:  
Date: 10/5/18  

**Work Completed Date:** 10/3/2018  
**Billing Fiscal:**

Creating premier properties, Building lasting relationships.  
www.yellowstonelandscape.com
## Invoice

**Invoice:** INV-000243467  
**Invoice Date:** December 31, 2018

**Account:** 11922  
**PO Number:**

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

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

**Terms:** NET 30  
**Project Number:** 10141021.201.099999  
**Project Name:** Easton Park CDD Irr. Rep  
Easton Park CDD Casuals

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

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Should you have any questions or inquiries please call (386) 437-6211.
**YELLOWSTONE LANDSCAPE**
IRRIGATION WORK PROPOSAL AUTHORIZATION

**DATE:** 12/6/2018  
**IRR TECH:** James Reed

<table>
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<tr>
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<tbody>
<tr>
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<td>Project #</td>
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<tr>
<td>Bill To</td>
<td>Easton Park CDD</td>
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<tr>
<td></td>
<td>3434 Colwell Avenue Suite 200</td>
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<tr>
<td></td>
<td>Tampa, FL 33614</td>
</tr>
<tr>
<td>Contact Ph#</td>
<td>813-994-1001</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Part Type</th>
<th>Description of Parts and Services</th>
<th>Zone(s)</th>
<th>Qty</th>
<th>Unit Price</th>
<th>Extension</th>
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<tr>
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<td>Fitting</td>
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<td>$31.89</td>
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<td>Fitting</td>
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<td>Assistant Technician Charge per Hour</td>
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<td></td>
<td>$35.00</td>
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</table>

- **Comments:** Repaired mainline at valve for zone #77 Exit side Near Morris Bridge rd.

- **Proposal Total:** $366.97
- **Deposit/Credit:**
- **Balance Due:** $366.97

**Thank you**

<table>
<thead>
<tr>
<th>Prepared By:</th>
<th>Date:</th>
<th>Work Completed Date:</th>
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<tbody>
<tr>
<td>Richard Whitcomb</td>
<td>12/6/18</td>
<td>12/5/2018</td>
</tr>
</tbody>
</table>

Billing Fiscal

Creating premier properties. Building lasting relationships.  
www.yellowstonelandscape.com
Excellence in Commercial Landscaping  
Post Office Box 849 || Bunnell FL 32110  
Tel 386.437.6211 || Fax 386.586.1286

---

**Invoice**

- **Invoice:** TM 4799
- **Invoice Date:** February 28, 2019

**Bill To:**

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

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

**Remit To:**

- Yellowstone Landscape  
  PO Box 101017  
  Atlanta, GA 30392-1017

- **Invoice Due Date:** March 30, 2019
- **Invoice Amount:** $588.00

---

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Amount</th>
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<tbody>
<tr>
<td>Easton Park CDD Brush Removal County ROW</td>
<td></td>
</tr>
<tr>
<td>Proposal for Brush Removal on the west side of Morris Bridge on the out bond side of Pictorial Dr.</td>
<td></td>
</tr>
<tr>
<td>Price includes: labor (cutback), clean up, and dump fees.</td>
<td></td>
</tr>
<tr>
<td>Labor</td>
<td>$588.00</td>
</tr>
</tbody>
</table>

- **Invoice Total** $588.00

---

Should you have any questions or inquiries please call (386) 437-6211.
Tab 3
EASTON PARK

FIELD INSPECTION REPORT

April 19, 2019
Rizzetta & Company
Patrick Bell – Field Services Manager
General Updates, Recent & Upcoming Maintenance Events.

Continue ant control throughout the community

Dates on Fertilization in the community

Dates for the annuals to be changed out

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

1. When the crew is finished the pruning they need to clean up there mess.

2. The Ligustrum in the parking lot of the Amenity Center along the sidewalk on the eastside needs to be pruned back off the sidewalk. (photo 2)

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

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

5. In both parks there is a great deal of Clover and that is a sign of a lack of Nitrogen.

6. The hedge row around the well in the park along Pictorial Park Dr needs to be pruned and cleaned up.

7. On the back side of the park at the Amenity Center prune up the Bottle Brush trees so they don’t grow over the Variegated Pittosporum.

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

9. At the end of the parking lot of the Amenity Center prune the Ligustrum's back behind the curb.

10. Edge the sidewalk at the park and play ground on Ancient Futures Dr.
11. The Juniper at the entrance of the Community needs to have the dead limbs cut out of them. (photo 11)

12. The Ligustrum’s at the entrance need to be punned and kept in shape.

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

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

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

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

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

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

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

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

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

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

23. The Flax Lilies in the traffic circle and in the median need to be cut back and treated for Spider Mites, Fungus and fertilize.
Tab 4
General Updates, Recent & Upcoming Maintenance Events.

Continue ant control throughout the community

Dates on Fertilization in the community

Dates for the annuals to be changed out

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1. When the crew is finished the pruning they need to clean up there mess.

2. The Ligustrum in the parking lot of the Amenity Center along the sidewalk on the eastside needs to be pruned back off the sidewalk. (photo 2)

3. Tell the crew to be careful of the over spray along the walkway around the park.

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

5. In both parks there is a great deal of Clover and that is a sign of a lack of Nitrogen

6. The hedge row around the well in the park along Pictorial Park Dr needs to be pruned and cleaned up.

7. On the back side of the park at the Amenity Center prune up the Bottle Brush trees so they don’t grow over the Variegated Pittosporum

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

9. At the end of the parking lot of the Amenity Center prune the Ligustrum's back behind the curb.

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

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

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

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

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

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

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

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

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

23. The Flax Lilies in the traffic circle and in the median need to be cut back and treated for Spider Mites, Fungus and fertilize.
Tab 5
Proposal For

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

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

Easton Park SPRING Annual Mix

<table>
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<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
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<tr>
<td>Spring Mix Flowers</td>
<td>3006.00</td>
<td>$1.40</td>
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<td>Annual Bed Potting Soil</td>
<td>6.00</td>
<td>$14.75</td>
<td>$88.50</td>
</tr>
</tbody>
</table>

Client Notes

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

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

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

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

Contact

Print Name: __________________________

Title: ________________________________

Date: ________________________________

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com

SUBTOTAL $4,296.90

SALES TAX $0.00

TOTAL $4,296.90
Proposal For

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

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

Terms: Net 30

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

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

Client Notes

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

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

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

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

Signature

x

**Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.**
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<thead>
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<th>Assigned To</th>
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<tr>
<td>Print Name: ____________</td>
<td>Matthew Matos</td>
</tr>
<tr>
<td>Title: ________________</td>
<td>Office:</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:mmatos@yellowstonelandscape.com">mmatos@yellowstonelandscape.com</a></td>
</tr>
<tr>
<td>Date: ________________</td>
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Proposal #8656
Date: 03/24/2019
From: Matthew Matos

Proposal For

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

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC1 Main Entry Median Remodel

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<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
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<td>St. Augustine Sod</td>
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<td>$1.20</td>
<td>$5,280.00</td>
</tr>
</tbody>
</table>

Client Notes

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

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

<table>
<thead>
<tr>
<th></th>
<th>SUBTOTAL</th>
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<th>TOTAL</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>$8,752.50</td>
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</tr>
</tbody>
</table>

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

Print Name: ______________________
Title: ____________________________
Date: ____________________________

Assigned To

Matthew Matos
Office:
mmatos@yellowstonelandscape.com
Proposal For
Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Location
10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC2 Inbound Side Sod Fill In

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Labor Rate</td>
<td>1.00</td>
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<tr>
<td>St. Augustine Sod</td>
<td>800.00</td>
<td>$1.20</td>
<td>$960.00</td>
</tr>
</tbody>
</table>

Client Notes

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

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

SUBTOTAL $1,600.00
SALES TAX $0.00
TOTAL $1,600.00

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

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

Contact
Print Name: ______________________________
Title: ______________________________
Date: ______________________________

Assigned To
Matthew Matos
Office: mmatos@yellowstonelandscape.com
Proposal For

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

Property Name: Easton Park CDD

Location

10776 Pictoral Park Dr
Tampa, FL 33674

From: Matthew Matos

Proposal Date: 03/24/2019
Proposal #8658

Terms: Net 30

<table>
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<th>QUANTITY</th>
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</thead>
<tbody>
<tr>
<td>General Labor Rate</td>
<td>1.00</td>
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<tr>
<td>Loropetalum (Ruby Red 3 Gallon)</td>
<td>64.00</td>
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<td>Juniper (Parsoni 3 Gallon)</td>
<td>32.00</td>
<td>$11.25</td>
<td>$360.00</td>
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</table>

Client Notes

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

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

Signature

x

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Proposal For

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

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC4 Juniper Bed Fill In (Outbound Side)

Terms: Net 30

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Labor Rate</td>
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<tr>
<td>Juniper (Parsoni 3 Gallon)</td>
<td>48.00</td>
<td>$11.25</td>
<td>$540.00</td>
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</tbody>
</table>

Client Notes

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

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

SUBTOTAL $834.00

SALES TAX $0.00

TOTAL $834.00

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Contact

Print Name: __________________________
Title: ________________________________
Date: ________________________________

Assigned To

Matthew Matos
Office: mmatos@yellowstonelandscape.com
Proposal For

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

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC5 Sod Fill In (Outbound Side Berm)

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
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</thead>
<tbody>
<tr>
<td>General Labor Rate</td>
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</tr>
<tr>
<td>St. Augustine Sod</td>
<td>800.00</td>
<td>$1.20</td>
<td>$960.00</td>
</tr>
</tbody>
</table>

Client Notes

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

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

<table>
<thead>
<tr>
<th></th>
<th>SUBTOTAL</th>
<th>SALES TAX</th>
<th>TOTAL</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>$1,600.00</td>
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</table>

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

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

Contact

Print Name: __________________________
Title: _________________________________
Date: ________________________________

Assigned To

Matthew Matos
Office: mmatos@yellowstonelandscape.com
Proposal For
Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Location
10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC6 Sod Fill In (Outbound Side) Entrance

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
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</thead>
<tbody>
<tr>
<td>General Labor Rate</td>
<td>1.00</td>
<td>$1,600.00</td>
<td>$1,600.00</td>
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<td>St. Augustine Sod</td>
<td>2000.00</td>
<td>$1.20</td>
<td>$2,400.00</td>
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</table>

Client Notes

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

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

<p>| | | |</p>
<table>
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<tr>
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</tr>
<tr>
<td>TOTAL</td>
<td>$4,000.00</td>
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</tr>
</tbody>
</table>

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

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape’s control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.
Proposal For: PIC7 and 8 Sod Fill In (Blvd Median)

<table>
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<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
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</tr>
</thead>
<tbody>
<tr>
<td>General Labor Rate</td>
<td>1.00</td>
<td>$1,600.00</td>
<td>$1,600.00</td>
</tr>
<tr>
<td>St Augustine Sod</td>
<td>2000.00</td>
<td>$1.20</td>
<td>$2,400.00</td>
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</tbody>
</table>

Client Notes

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

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

SUBTOTAL: $4,000.00

SALES TAX: $0.00

TOTAL: $4,000.00

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

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

Print Name: ______________________

Title: ___________________________

Date: ___________________________

Assigned To

Matthew Matos
Office:
mmatos@yellowstonelandscape.com
Proposal For

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

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC9 Loropetalum Fill In (Inbound Side)

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Labor Rate</td>
<td>1.00</td>
<td>$294.00</td>
<td>$294.00</td>
</tr>
<tr>
<td>Loropetalum (Ruby Red 3 Gallon)</td>
<td>48.00</td>
<td>$13.75</td>
<td>$660.00</td>
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</tbody>
</table>

Client Notes

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

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

SUBTOTAL $954.00

SALES TAX $0.00

TOTAL $954.00

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Contact

Print Name: ____________________________
Title: ____________________________
Date: ____________________________

Assigned To

Matthew Matos
Office: mmatos@yellowstonelandscape.com
Proposal For

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

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC10 Sod Fill In (Inbound Side Berm)

Terms: Net 30

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
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</thead>
<tbody>
<tr>
<td>General Labor Rate</td>
<td>19.60</td>
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<tr>
<td>St Augustine Sod</td>
<td>1200.00</td>
<td>$1.20</td>
<td>$1,440.00</td>
</tr>
</tbody>
</table>

Client Notes

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

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

| SUBTOTAL                        | $2,400.00|
| SALES TAX                       | $0.00     |
| TOTAL                           | $2,400.00|

Signature

x

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

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

Contact

Print Name: ____________________________

Title: _________________________________

Date: _________________________________

Assigned To

Matthew Matos
Office:
mmatos@yellowstonelandscape.com
Proposal For

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

Location
10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC11 Loropetalum and Juniper Fill In (Inbound side)

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
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</thead>
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<tr>
<td>General Labor Rate</td>
<td>1.00</td>
<td>$1,176.00</td>
<td>$1,176.00</td>
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<tr>
<td>Loropetalum (Ruby Red 3 Gallon)</td>
<td>96.00</td>
<td>$13.75</td>
<td>$1,320.00</td>
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<tr>
<td>Juniper (Parsoni 3 Gallon)</td>
<td>96.00</td>
<td>$11.25</td>
<td>$1,080.00</td>
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</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>SUBTOTAL</th>
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Proposal For

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

Property Name: Easton Park CDD

PIC12 Viburnum and Sod Fill In (Inbound Side)

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
</tr>
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<tbody>
<tr>
<td>General Labor Rate</td>
<td>1.00</td>
<td>$1,176.00</td>
<td>$1,176.00</td>
</tr>
<tr>
<td>Viburnum (Sweet 3 Gallon)</td>
<td>64.00</td>
<td>$13.75</td>
<td>$880.00</td>
</tr>
<tr>
<td>St Augustine Sod</td>
<td>1200.00</td>
<td>$1.20</td>
<td>$1,440.00</td>
</tr>
</tbody>
</table>

Client Notes

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

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

<table>
<thead>
<tr>
<th></th>
<th>SUBTOTAL</th>
<th>SALES TAX</th>
<th>TOTAL</th>
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<td></td>
<td>$3,496.00</td>
<td>$0.00</td>
<td>$3,496.00</td>
</tr>
</tbody>
</table>

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Proposal For

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

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC13 Viburnum and Sod Fill In (Inbound Side)

<table>
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<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
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</tr>
</thead>
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<tr>
<td>General Labor Rate</td>
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<td>$1,176.00</td>
</tr>
<tr>
<td>Viburnum (Sweet 3 Gallon)</td>
<td>64.00</td>
<td>$13.75</td>
<td>$880.00</td>
</tr>
<tr>
<td>St. Augustine Sod</td>
<td>1200.00</td>
<td>$1.20</td>
<td>$1,440.00</td>
</tr>
</tbody>
</table>

Client Notes

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

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

Signature

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>SUBTOTAL</td>
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<tr>
<td>$3,496.00</td>
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<tr>
<td>SALES TAX</td>
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</tr>
<tr>
<td>TOTAL</td>
</tr>
<tr>
<td>$3,496.00</td>
</tr>
</tbody>
</table>

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Proposal For

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

Location

10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC15 Sod Fill and Plant Removal (Blvd Median)

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
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</thead>
<tbody>
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<td>General Labor Rate</td>
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<td>St Augustine Sod</td>
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<td>$1.20</td>
<td>$2,880.00</td>
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Client Notes

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

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

<table>
<thead>
<tr>
<th></th>
<th>SUBTOTAL</th>
<th>SALES TAX</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$4,800.00</td>
<td>$0.00</td>
<td>$4,800.00</td>
</tr>
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Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.
Proposal For

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

Location
10776 Pictoral Park Dr
Tampa, FL 33467

Property Name: Easton Park CDD

PIC14 Loropetalum Fill In (Inbound Side)

<table>
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<tr>
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<tr>
<td>General Labor Rate</td>
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<tr>
<td>Loropetalum (Ruby 3 Gallon)</td>
<td>64.00</td>
<td>$13.75</td>
<td>$880.00</td>
</tr>
</tbody>
</table>

Client Notes

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

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

---

SUBTOTAL                      $1,272.00
SALES TAX                     $0.00
TOTAL                         $1,272.00

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

Contact
Print Name:________________________
Title:______________________________
Date:______________________________

Assigned To
Matthew Matos
Office: mmatos@yellowstonelandscape.com
Tab 6
Easton Park
Tampa, FL

Existing

Landscape Design Suggestions

Loropetalum
Sod

Potential

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

Existing

Landscape Design Suggestions
Sod

Potential

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

**Conceptual Rendering - Plants Depicted At Mature Stage**

**Existing**

**Landscape Design Suggestions**

* Loropetalum  
  * Juniper

**Potential**

![Existing Landscape](image1.jpg)

![Potential Landscape](image2.jpg)
Easton Park
Tampa, FL

Conceptual Rendering—Plants Depicted At Mature Stage

Existing

Landscape Design Suggestions

Juniper

Potential
Easton Park
Tampa, FL

Existing

Landscape Design Suggestions
Sod

Potential

Conceptual Rendering-Plants Depicted At Mature Stage
Landscape Design Suggestions

Sod

Potential
Existing

Landscape Design Suggestions

Sod

Potential
Easton Park
Tampa, FL

Existing

Landscape Design Suggestions
Sod

Potential

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

Existing

Landscape Design Suggestions
Loropetalum

Potential

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

Existing

Landscape Design Suggestions
Sod

Potential

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

Existing

Landscape Design Suggestions

Loropetalum
Juniper

Potential

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

Existing

Landscape Design Suggestions

Viburnum
Sod

Potential

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

Existing

Landscape Design Suggestions

Viburnum
Sod

Potential

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

Existing

Landscape Design Suggestions
Loropetalum

Potential

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

Existing

Landscape Design Suggestions

- Sod
- Removal of Ligustrums

Potential

Conceptual Rendering-Plants Depicted At Mature Stage
Tab 7
Easton Park CDD  
Waterway Inspection Report  

Reason for Inspection: Routine Scheduled

Inspection Date: 4/19/2019

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

Prepared by:
Morgan Melatti, Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office  
Corporate Headquarters  
2100 N.W. 33rd Street, Pompano Beach, FL 33069  
1-800-432-4302
**Comments:**
The littoral shelf of site #46 is being prepared for an installation of the native plant, Pickerelweed. Woody debris from invasive vegetation formerly occupying the shelf is brittle and should not impede the planting (bottom right). Filamentous algae and invasive grasses will be targeted just before the installation as treatments will be put on hold during the acclimation period.

**Site:** 10

**Comments:** Treatment in progress
Another large filamentous algae bloom has occurred within site #10. Remnants of filamentous algae from the last bloom treatment can be seen (bottom right) with a white hue. The filamentous algae bloom was targeted during the maintenance visit on 4/19/19, the same day as the pictured inspection. This is quite persistent growth and will be monitored.
Comments: Site looks good
Site #11 was seen in good condition during the site visit. The littoral shelf at the back of the site has been approved for an installation of native plants. The perimeter was noted with juvenile Arrowhead plants, which will be promoted.

Site: 12, 19

Comments: Site looks good
Site #12 (above) was seen in good condition with well kept shorelines and no surface algae growth. Site #19 (top and bottom right) was seen with turbid water, which may be a result of clay sediments and the recent rainfall.
**Site: 13**

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

---

**Site: 16**

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

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

**Comments:** Normal growth observed

Site #38 was seen in good condition with minor filamentous algae growth (above). Site #24 (top and bottom right) is managed for Southern Watergrass, which was seen within acceptable growth levels.
Site: 20, 21

**Comments:** Site looks good

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

**Management Summary**

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

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

**Recommendations/Action Items**

- Continue Routine Maintenance.

- Monitor Excessive and Recurring Algae Blooms.

- A Native Plant Installation is Scheduled for May 2019.

Thank You For Choosing Aquatic Systems, Inc.
April 2019

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

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

VIA EMAIL: JROETHKE@RIZZETTA.COM

Dear Joe:

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

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

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

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

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

Sincerely,

Jimmy E. Taylor  
Wesley Chapel Sales Manager  
JET/gu

cc: Doug Agnew, General Manager/Senior Consultant
Tab 9
Easton Park
Community Development District

eastonparkcdd.org

Proposed Budget for Fiscal Year 2019/2020

Presented by: Rizzetta & Company, Inc.

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

rizzetta.com
<table>
<thead>
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<td>General Fund Budget Account Category Descriptions</td>
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<td>Debt Service Fund Budget Account Category Descriptions</td>
<td>8</td>
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<tr>
<td>General Fund Budget for Fiscal Year 2019/2020</td>
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<tr>
<td>Debt Service Fund Budget for Fiscal Year 2019/2020</td>
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<tr>
<td>Assessments Charts for Fiscal Year 2019/2020</td>
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GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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

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

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond
proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

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

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

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

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

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

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

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

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

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**EXPENDITURES - FIELD OPERATIONS:**

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

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

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

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District’s boundaries.
Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Facility Supplies: The District may have facilities that required various supplies to operate.
**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

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

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

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

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

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

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

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

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

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

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

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

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

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.
RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.
DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.
### Easton Park Community Development District
#### General Fund
#### Fiscal Year 2019/2020

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<td>31 Dues, Licenses &amp; Fees</td>
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<td>32 Tax Collector/Property Appraiser Fees</td>
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<td>33 Website Hosting, Maintenance, Backup (and)</td>
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<td>$1,200</td>
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<td>$3,304</td>
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<td>$1,686</td>
<td>$4,000</td>
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<td>51 Stormwater Control</td>
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<td>52 Aquatic Maintenance</td>
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<td>$1,726</td>
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<td>$2,500</td>
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<td>56 Stormwater System Maintenance</td>
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<td>$-</td>
<td>$1,000</td>
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<td>57 Stormwater Control</td>
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<td>61 Entry &amp; Walls Maintenance</td>
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<td>$1,000</td>
<td>$1,000</td>
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<td>62 Other Physical Environment</td>
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*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>66 Landscape Maintenance</td>
<td>$72,019</td>
<td>$144,038</td>
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<td>67 Ornamental Lighting &amp; Maintenance</td>
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<td>$2,500</td>
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<td>68 Holiday Decorations</td>
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<td>$24,600</td>
<td>-</td>
<td>$24,600</td>
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<td>69 Irrigation Repairs</td>
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<td>$6,040</td>
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<td>$1,460</td>
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<td>70 Landscape - Mulch</td>
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<td>$10,000</td>
<td>$10,000</td>
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<td>72 Annuals</td>
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<td>$7,800</td>
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<td>74 Road &amp; Street Facilities</td>
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<td>75 Sidewalk Repair &amp; Maintenance</td>
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<td>76 Contingency</td>
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<td>77 Miscellaneous Contingency</td>
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<td>$-</td>
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<td>$5,544</td>
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<td>78 Capital Outlay</td>
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<td>$-</td>
<td>$-</td>
<td>$-</td>
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<td>79</td>
<td></td>
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<td>80 Field Operations Subtotal</td>
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<td>$435,037</td>
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<td>81</td>
<td></td>
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<td>82 Contingency for County TRIM Notice</td>
<td></td>
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<td></td>
<td></td>
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<td></td>
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<tr>
<td>84 TOTAL EXPENDITURES</td>
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<td>$474,290</td>
<td>$536,850</td>
<td>$62,560</td>
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<td>85</td>
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<td>86 EXCESS OF REVENUES OVER</td>
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<td>$-</td>
<td>$67,719</td>
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<td>87</td>
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# Budget Template

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

<table>
<thead>
<tr>
<th>Chart of Accounts Classification</th>
<th>Series 2017</th>
<th>Budget for 2019/2020</th>
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<tr>
<td><strong>REVENUES</strong></td>
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<tr>
<td>Special Assessments</td>
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<tr>
<td>Net Special Assessments</td>
<td>$413,001.41</td>
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<td><strong>TOTAL REVENUES</strong></td>
<td>$413,001.41</td>
<td>$413,001.41</td>
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<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative</td>
<td></td>
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<tr>
<td>Financial &amp; Administrative</td>
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<tr>
<td>Debt Service Obligation</td>
<td>$413,001.41</td>
<td>$413,001.41</td>
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<tr>
<td>Administrative Subtotal</td>
<td>$413,001.41</td>
<td>$413,001.41</td>
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<tr>
<td><strong>TOTAL EXPENDITURES</strong></td>
<td>$413,001.41</td>
<td>$413,001.41</td>
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<tr>
<td><strong>EXCESS OF REVENUES OVER EXP</strong></td>
<td>$0.00</td>
<td>$0.00</td>
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</table>

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

Gross assessments $438,989.59

**Notes:**

6.0% of Tax Roll.. Budgeted net of tax roll assessments. See Assessment Table.
## FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Debt Service - Single Family 50'</td>
<td>$689.56</td>
<td>$689.56</td>
<td>$0.00</td>
</tr>
<tr>
<td>Operations/Maintenance - Single Family 50'</td>
<td>$893.77</td>
<td>$893.77</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$1,583.33</td>
<td>$1,583.33</td>
<td>$0.00</td>
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<tr>
<td>Debt Service - Single Family 65'</td>
<td>$775.75</td>
<td>$775.75</td>
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<tr>
<td>Operations/Maintenance - Single Family 65'</td>
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<tr>
<td><strong>Total</strong></td>
<td>$1,781.24</td>
<td>$1,781.24</td>
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<tr>
<td>Debt Service - Single Family 75'</td>
<td>$861.94</td>
<td>$861.94</td>
<td>$0.00</td>
</tr>
<tr>
<td>Operations/Maintenance - Single Family 75'</td>
<td>$1,117.21</td>
<td>$1,117.21</td>
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<tr>
<td><strong>Total</strong></td>
<td>$1,979.15</td>
<td>$1,979.15</td>
<td>$0.00</td>
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</tbody>
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---

**Easton Park Community Development District**

**2019/2020 O&M Budget**

- Collection Cost @ 2%: $11,422.34
- Early Payment Discount @ 4%: $22,844.68

**2019/2020 Total:**

$571,117.02

**Total Difference:**

$0.00

---

**Easton Park Community Development District**

**2018/2019 O&M Budget**

$536,850.00

**2019/2020 O&M Budget**

$536,850.00

---

**PER UNIT ANNUAL ASSESSMENT**

Proposed Increase / Decrease

<table>
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<tr>
<th></th>
<th>2018/2019</th>
<th>2019/2020</th>
<th>$</th>
<th>%</th>
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</thead>
<tbody>
<tr>
<td>Debt Service - Single Family 50'</td>
<td>$689.56</td>
<td>$689.56</td>
<td>$0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>Operations/Maintenance - Single Family 50'</td>
<td>$893.77</td>
<td>$893.77</td>
<td>$0.00</td>
<td>0.00%</td>
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<tr>
<td><strong>Total</strong></td>
<td>$1,583.33</td>
<td>$1,583.33</td>
<td>$0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>Debt Service - Single Family 65'</td>
<td>$775.75</td>
<td>$775.75</td>
<td>$0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>Operations/Maintenance - Single Family 65'</td>
<td>$1,005.49</td>
<td>$1,005.49</td>
<td>$0.00</td>
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<tr>
<td><strong>Total</strong></td>
<td>$1,781.24</td>
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<td>Debt Service - Single Family 75'</td>
<td>$861.94</td>
<td>$861.94</td>
<td>$0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>Operations/Maintenance - Single Family 75'</td>
<td>$1,117.21</td>
<td>$1,117.21</td>
<td>$0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$1,979.15</td>
<td>$1,979.15</td>
<td>$0.00</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

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**Easton Park Community Development District**

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

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

<table>
<thead>
<tr>
<th>TOTAL O&amp;M BUDGET</th>
<th>$536,850.00</th>
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</thead>
<tbody>
<tr>
<td>COLLECTION COSTS @ 2.0%</td>
<td>$11,422.34</td>
</tr>
<tr>
<td>EARLY PAYMENT DISCOUNT @ 4.0%</td>
<td>$22,844.68</td>
</tr>
<tr>
<td>TOTAL O&amp;M ASSESSMENT</td>
<td>$571,117.02</td>
</tr>
</tbody>
</table>

### UNITS ASSESSED

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<tr>
<th>SERIES 2017 DEBT SERVICE</th>
<th>EAU FACTOR</th>
<th>TOTAL EAU's</th>
<th>% TOTAL EAU's</th>
<th>TOTAL O&amp;M BUDGET</th>
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</thead>
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<tr>
<td>Lot Size</td>
<td>O&amp;M</td>
<td>SERVICE</td>
<td>EAU</td>
<td>TOTAL</td>
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<td>0.80</td>
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<tr>
<td>Single Family 65'</td>
<td>168</td>
<td>167</td>
<td>0.90</td>
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<td>72</td>
<td>71</td>
<td>1.00</td>
<td>72.00</td>
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<tr>
<td>Total</td>
<td>600</td>
<td>598</td>
<td>511.20</td>
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</table>

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

Net Revenue to be Collected $536,850.00

---

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

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

(3) Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.
(4) Annual assessment that will appear on November 2019 Hillsborough County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early)
Tab 10
RESOLUTION 2019-01

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

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

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

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

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

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

   DATE: _____________________________, 2019
   HOUR: ____________________________
   LOCATION: ________________________
   ____________________________

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.
5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

**ATTEST:**

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

____________________________  By: ____________________________
Assistant Secretary  Its: ____________________________

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

Approved Proposed Budgets for Fiscal Year 2019/2020
Tab 11
** Estimate **

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

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

---

** ESTIMATE # **
1126

** DATE **
04/22/2019

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

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

** Authorized Signature:**

** TOTAL **

$1,250.00

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** Accepted By **

** Accepted Date **

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Thank you for allowing us to be of service.
Tab 12
Head's Flags Inc.
3815 Henderson Blvd.
Tampa, Fl 33629
Phone 1-813-248-5019
Fax 1-813-636-0051

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

<table>
<thead>
<tr>
<th>P.O. NO.</th>
<th>TERMS</th>
<th>PROJECT</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Net 30</td>
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<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
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</thead>
<tbody>
<tr>
<td>complete below grade installation of one ECX20 satin finish with 4x6&quot; nylon US flag</td>
<td>1,290.00</td>
<td>1,290.00</td>
<td></td>
</tr>
<tr>
<td>Sales Tax</td>
<td></td>
<td>7.00%</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Total: $1,290.00

"If you needed flags yesterday, See Head's Flags you will only be one day late. " and that's your fault"
5" - 14 gauge spun aluminum ball
gold anodized

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

2 Bronze swivel snaps with covers
per halyard

1 Set of halyard: #10 poly

1 - 9" Cast aluminum cleat

Aluminum flash collar

3000 PSI concrete

Hardwood wedges
(supplied by others)

Dry sand tightly tamped
after aligning pole

Foundation sleeve -16 ga
hot dip galvanized steel

Steel centering wedges

1/4" Steel base plate

1/4" Steel support plate
welded to grounding spike

20000 PSI concrete

Foundation sleeve -16 ga
hot dip galvanized steel

Steel centering wedges

1/4" Steel base plate

1/4" Steel support plate
welded to grounding spike

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

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

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

Filename: ECX20 single sheave_revolving truck.ai

Project: EDER FLAG MANUFACTURING COMPANY
Location: 1000 W. Rawson Avenue
Architect: Oak Creek, WI 53154
Contractor: Job:
Customer: Finish: 100 grit polish

Ground set tapered aluminum flagpole: ALLOY: 6063T6
Exposed height: 20'-0"
Overall height: 23'-0"
Butt diameter: 5"
Top diameter: 3"
Wall thickness: .125
Date: Revision:

Model ECX20

Truck Detail

Aluminum body
Stainless steel ball bearings
Aluminum sheave
Cast aluminum spindle

Overall length: 23'-0"
Exposed height: 20'-0"
Tapered portion: 11'-8"
Straight portion: 11'-4"
Cleat height: 5'-0"
Easton Park
Tampa, FL

Existing

Landscape Design Suggestions

Flag Pole
Annuals

Potential

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

Existing

Landscape Design Suggestions
Flag Pole
Lantana

Potential

Conceptual Rendering - Plants Depicted At Mature Stage