

# *Park East Community Development District*

**February 05, 2026  
Agenda Package**

**TEAMS MEETING INFORMATION**

[Join the meeting now](#)

**Meeting ID:** 240 062 334 037 6 **Passcode:** wU2Sy36X

**Dial-in by phone** +1 646-838-1601 **Pin:** 311 963 193#

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



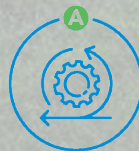
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Park East Community Development District

## Board of Supervisors

Carlos de la Ossa, Chairman  
Nick Dister, Vice Chairperson  
Kyle Smith, Assistant Secretary  
Alberto Viera, Assistant Secretary  
Ryan Motko, Assistant Secretary

## District Staff

Jayna Cooper, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Arturo Gandarilla, Field Manager  
Rollamay Turkoane, District Manager

## Regular Meeting Agenda

Thursday, February 05, 2026 at 2:00 p.m.

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The Regular Meeting of the **Park East Community Development District** will be held **February 05, 2026, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

**Meeting ID:** 240 062 334 037 6 **Passcode:** wU2Sy36X

**Dial-in by phone** +1 646-838-1601 **Pin:** 311 963 193#

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. BUSINESS ITEMS

### 4. CONSENT AGENDA

- A. Approval of Minutes of the January 08, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance December 2025
- C. Acceptance of the Financials and Approval of the Check Register for December 2025
- D. Ratification of Coastal Fence Services Proposal #77 (\$2,700.00)
- E. Ratification of Coastal Fence Services Proposal #82 (\$775.00)
- F. Ratification of Coastal Outdoor Services LLC Proposal #1186 (\$9,860.00)
- G. Ratification of Down to Earth Proposal #139106 (\$4,826.00)
- H. Ratification of Water Use Permit (WUP) Consulting Services Agreement

### 5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Field Inspections Report

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT



- 43 **G. Ratification of Down to Earth Proposal #134433 (\$2,021.85)**
- 44 **H. Ratification of Salva Tree Cutting Service Proposal #2025-66 (\$2,000.00)**

45  
46 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,  
47 the Consent Agenda, was approved. 5-0

48  
49 **FIFTH ORDER OF BUSINESS** **Staff Reports**

- 50 **A. District Counsel**
- 51 **B. District Engineer**  
52 Ms. Stewart is working on the public facilities report.
- 53 **C. District Manager**  
54 There being no reports, the next item followed.

55 **i. Field Inspections Report**  
56 The Field Inspections report was presented, a copy of which was included in the  
57 agenda package. Mr. Gandarilla provided completed items, updates/pending statuses.

58  
59 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**  
60 **Comments**

- 61 • Additional dog stations along the main road will be considered in fiscal year 2027  
62 budget planning.

63  
64 **SEVENTH ORDER OF BUSINESS** **Adjournment**

65 There being no further business,

66  
67 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,  
68 the meeting was adjourned at 2:45 pm. 5-0

69  
70  
71  
72 \_\_\_\_\_  
73 Jayna Cooper/Rollamay Turkoane  
District Manager

72 \_\_\_\_\_  
Carlos de la Ossa  
Chairperson

**PARK EAST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
BLUE LIFE POOL SERVICE LLC	12/1/2025	21448	\$1,000.00			POOL SERVICES
CITY-WIDE CLEANING LLC	11/25/2025	19795	\$475.00			MONTHLY JANITORIAL SERVICES
CITY-WIDE CLEANING LLC	12/22/2025	19843	\$475.00		\$950.00	MONTHLY JANITORIAL SERVICES
DOWN TO EARTH	12/1/2025	160839	\$7,394.50			LANDSCAPE CONTRACT
DOWN TO EARTH	11/26/2025	161347	\$281.00			TRASH CLEAN UP
DOWN TO EARTH	11/26/2025	161367	\$2,296.00		\$9,971.50	FERTILIZER
ECO-LOGIC SERVICES LLC	11/30/2025	6015	\$1,250.00			LAKE MAINTENANCE
INFRAMARK LLC	12/1/2025	165685	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165685	\$458.33			ADMINISTRATIVE SERVICES
INFRAMARK LLC	12/1/2025	165685	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165685	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165685	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	12/1/2025	165685	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	12/1/2025	165685	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	12/1/2025	165685	\$100.00			RENTAL & LEASES
INFRAMARK LLC	12/1/2025	165685	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	12/1/2025	165685	\$200.00	\$6,650.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	11/11/2025	163559	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163559	\$175.00			ACCOUNTING SERVICES-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163559	\$458.33			ADMINISTRATION
INFRAMARK LLC	11/11/2025	163559	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163559	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163559	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	11/11/2025	163559	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	11/11/2025	163559	\$316.67			FINANCIAL & REVENUE COLLECTION-RETRO-BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163559	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	11/11/2025	163559	\$50.00			RENTAL & LEASES -RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163559	\$100.00			RENTAL & LEASES
INFRAMARK LLC	11/11/2025	163559	\$100.00			TECHNOLOGY SERVICES

**PARK EAST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	11/11/2025	163559	\$50.00			TECHNOLOGY/DATA STORAGE-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163559	\$200.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	11/11/2025	163559	\$100.00	\$7,341.67		WEBSITE ADMIN-RETRO BILLING OCTOBER
INFRAMARK LLC	12/22/2025	166716	\$11.66		\$14,003.33	POSTAGE
STANTEC CONSULTING SERVICES	11/20/2025	2488723	\$411.75			ENGINEERING SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$27,586.58</b>			
<b>Utilities</b>						
CHARTER COMMUNICATIONS	11/13/2025	0411968111325	\$199.87			SERVICES
CHARTER COMMUNICATIONS	12/13/2025	0411968121325	\$208.82		\$408.69	SERVICES
<b>Utilities Subtotal</b>			<b>\$408.69</b>			
<b>Regular Services</b>						
ALBERTO VIERA	12/4/2025	AV-120425	\$200.00			BOARD 12/04/25
A-TECH CONSULTING, INC.	11/25/2025	28378	\$750.00			11/25/25-RECONNECTED SERVER IP ADDRESS
CARLOS DE LA OSSA	12/4/2025	CO-120425	\$200.00			BOARD 12/04/25
COASTAL OUTDOOR SERVICES, LLC	12/1/2025	3114	\$3,400.00			INSTALLATION 7 LIGHTS
INFRAMARK LLC	12/3/2025	1163891	\$2,700.00			MAINTENANCE-10 OUTDOOR UMBRELLA'S
KYLE SMITH	12/4/2025	KS-120425	\$200.00			BOARD 12/04/25
NICHOLAS J. DISTER	12/4/2025	ND-120425	\$200.00			BOARD 12/04/25
RYAN MOTKO	12/4/2025	RM-120425	\$200.00			BOARD 12/04/25
<b>Regular Services Subtotal</b>			<b>\$7,850.00</b>			
<b>Additional Services</b>						
BLUE LIFE POOL SERVICE LLC	12/10/2025	21667	\$619.00			POOL SERVICES
DOWN TO EARTH	11/26/2025	161368	\$481.09			IRRIGATION REPAIRS
PARK EAST CDD	11/14/2025	11142025 -749	\$3,603.09			SERIES 2021 FY26 TAX DIST ID 749
PARK EAST CDD	11/21/2025	11142025 -750	\$8,407.18			SERIES 2021 FY26 TAX DIST ID 750
PARK EAST CDD	12/3/2025	12032025-751	\$6,005.13			SERIES 2021 FY26 TAX DIST ID 751
PARK EAST CDD	12/5/2025	12052025-753	\$366,313.18		\$384,328.58	SERIES 2021 FY26 TAX DIST ID 753
<b>Additional Services Subtotal</b>			<b>\$385,428.67</b>			

<b>PARK EAST CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Miscellaneous</b>						
VOID	12/23/2025	122325	\$0.01			Misc. Service Revenue
<b>Miscellaneous Subtotal</b>			<b>\$0.01</b>			
<b>TOTAL</b>			<b>\$421,273.95</b>			

**BLUE LIFE POOL SERVICE**  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 USA  
 +18135975009  
 accounts@bluelifepools.com  
 www.bluelifepools.com

# Invoice



BILL TO
PARK EAST CDD 3930 Northern Key Drive FL, PLANT 3930 UNITED PLANT, FL 33615 Colombia

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21448	12/01/2025	\$1,000.00	12/31/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
<b>CLEANING</b>	REGULAR POOL SERVICE	1	1,000.00	1,000.00

SUBTOTAL	1,000.00
TAX	0.00
TOTAL	1,000.00
<b>BALANCE DUE</b>	<b>\$1,000.00</b>

Pay invoice



**Down to Earth Landscape & Irrigation**

PO Box 72701  
Cleveland, Ohio 44192-0002  
(321) 263-2700



Invoice: #160839

December 2025

**Customer**

Park East CDD  
Inframark Management Services  
2654 Cypress Ridge Blvd, Suite 101

**Property / Project Address**

Park East CDD  
3930 Northern Ky Dr  
Plant City, FL 33565

Wesley Chapel, FL 33544

**Project/Job**

Park East CDD Contract (2025)  
Estimate # 114858

**Invoice Date**

12/1/2025

**Date Due**

12/31/2025

**Terms**

Net 30

**Customer PO #**

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#114858 - Park East CDD Contract (2025) December 2025				\$7,394.50

<p><b><u>Billing Questions</u></b>  <a href="mailto:Theresa.Koglin@Down2earthinc.com">Theresa.Koglin@Down2earthinc.com</a>          (321) 228-5717</p> <p>Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> for all other questions or concerns.</p>	To make payment by <b>ACH (electronic check)</b> or <b>credit card</b> , please click the link below. There is <b>no fee</b> for ACH payments, and a <b>3% processing fee</b> for credit card payments.	Subtotal	\$7,394.50
	<a href="https://huntington.billeriq.com/ebpp/DownToEarth/">https://huntington.billeriq.com/ebpp/DownToEarth/</a>	Sales Tax	\$0.00
		<b>Total</b>	<b>\$7,394.50</b>
		Credits/Payments	(\$0.00)
		<b>Balance Due</b>	<b>\$7,394.50</b>

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

**Down to Earth Landscape & Irrigation**

PO Box 72701  
 Cleveland, Ohio 44192-0002  
 (321) 263-2700



Invoice: #161347  
 November 2025

**Customer**

Park East CDD  
 Inframark Management Services  
 2654 Cypress Ridge Blvd, Suite 101

**Property / Project Address**

Park East CDD  
 3930 Northern Ky Dr  
 Plant City, FL 33565

Wesley Chapel, FL 33544

**Project/Job**

Park East trash clean up  
 Estimate # 132860

**Invoice Date**

11/26/2025

**Date Due**

12/11/2025

**Terms**

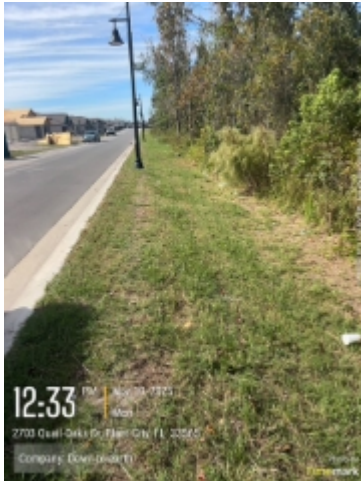
Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
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#132860 - Park East trash clean up				<b>\$281.00</b>
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Trash clean up 2703 Quail Oaks Dr

**Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.**

<b>LCE025: Tree/Plant Installation</b>				<b>\$196.00</b>
Equipment (use for kits only) (Equipment)	Each	1.00	\$1.00	\$1.00
Site Prep, Removal, & Disposal (E) (Labor)				\$195.00
<b>LCE005: Irrigation Installation</b>				<b>\$85.00</b>
Irrigation Labor (Hide) (Labor)				\$85.00

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**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments. [DTELandscape.propertyserviceportal.com](https://DTELandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$281.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$281.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$281.00</b>

**Down to Earth Landscape & Irrigation**

PO Box 72701  
Cleveland, Ohio 44192-0002  
(321) 263-2700



Invoice: #161367

November 2025

**Customer**

Park East CDD  
Inframark Management Services  
2654 Cypress Ridge Blvd, Suite 101

**Property / Project Address**

Park East CDD  
3930 Northern Ky Dr  
Plant City, FL 33565

Wesley Chapel, FL 33544

**Project/Job**

November Fertilizer  
Estimate # 132182

**Invoice Date**

11/26/2025

**Date Due**

12/11/2025

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#132182 - November Fertilizer				<b>\$2,296.00</b>
<ul style="list-style-type: none"> <li>Nov. granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control</li> <li>Extra fertilizer treatment agreed upon contract signing.</li> </ul>				
<b>LCE025: Tree/Plant Installation</b>				
Fert & Pest Application (Sub)	Each	1.00	\$2211.00	\$2211.00
<b>LCE005: Irrigation Installation</b>				
Irrigation Labor (Hide) (Labor)				\$85.00

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
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<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$2,296.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$2,296.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$2,296.00</b>

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



**QUESTION**  
1. ...

**SOLUTION**  
...

**ANSWER**  
...

**Q2**  
...

**SOLUTION**  
...

**ANSWER**  
...

**Q3**  
...

**PROBLEM**

...

...

...

**Q4**  
...

**SOLUTION**  
...

**ANSWER**  
...

- 1. ...
- 2. ...

**PROBLEM**

**Q5**

**SOLUTION**

...

**Q6**

**SOLUTION**

...

**Q7**

**SOLUTION**

...





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

165685

**DATE**

12/1/2025

**BILL TO**

Park East Community Development  
District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2354

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administrative Fees	1	Ea	458.33		458.33
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,500.00		1,500.00
Financial and Revenue Collections	1	Ea	416.67		416.67
Recording Secretary	1	Ea	375.00		375.00
Rental & Leases	1	Ea	100.00		100.00
Technology Services	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	200.00		200.00
<b>Subtotal</b>					<b>6,650.00</b>

<b>Subtotal</b>	\$6,650.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$6,650.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

163559

**DATE**

11/11/2025

**BILL TO**

Park East Community Development  
District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2354

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Accounting Services-Retro-Billing October	1	Ea	175.00		175.00
Administrative Fees	1	Ea	458.33		458.33
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,500.00		1,500.00
Financial and Revenue Collections	1	Ea	416.67		416.67
Financial and Revenue Collections- Retro-Billing October	1	Ea	316.67		316.67
Recording Secretary	1	Ea	375.00		375.00
Rental & Leases	1	Ea	100.00		100.00
Rental & Leases- Retro-Billing October	1	Ea	50.00		50.00
Technology Services	1	Ea	100.00		100.00
Technology Services- Retro Billing October	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Website Maintenance / Admin-Retro Billing October	1	Ea	100.00		100.00
<b>Subtotal</b>					<b>7,341.67</b>

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

163559

**DATE**

11/11/2025

**CUSTOMER ID**

C2354

**NET TERMS**

Due On Receipt

**BILL TO**

Park East Community Development  
District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**PO#****DUE DATE**

11/11/2025

**Services provided for the Month of: November 2025**

<b>Subtotal</b>	\$7,341.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$7,341.67

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*



INVOICE

<b>Invoice Number</b>	2488723
<b>Invoice Date</b>	November 20, 2025
<b>Customer Number</b>	170224
<b>Project Number</b>	238202122

**Bill To**  
 Park East Community  
 Development District  
 Accounts Payable  
 c/o Inframark  
 210 North University Drive,  
 Suite 702, Coral Springs, FL  
 33071,  
 United States

**EFT/ACH Remit To (Preferred)**  
 Stantec Consulting Services Inc. (SCSI)  
 Bank of America  
 ABA No. : 111000012  
 Account No: 3752096026  
 Email Remittance: [eff@stantec.com](mailto:eff@stantec.com)

**Alternative Remit To**  
 Stantec Consulting Services Inc.  
 (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States  
 Federal Tax ID  
 11-2167170

**Project Description:** Park East CDD

<b>Stantec Project Manager:</b>	Stewart, Tonja L
<b>Authorization Amount:</b>	\$26,498.50
<b>Authorization Previously Billed:</b>	\$3,498.00
<b>Authorization Budget Remaining:</b>	\$22,588.75
<b>Authorization Billed to Date:</b>	\$3,909.75
<b>Current Invoice Due:</b>	\$411.75
<b>For Period Ending:</b>	November 20, 2025

**Email Invoice:** [InframarkCMS@payableslockbox.com](mailto:InframarkCMS@payableslockbox.com)  
**CC:** Inframark

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**



Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-09	238202122	2026	NURSE, VANESSA M	0.75	183.00	137.25	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-10-09	238202122	2026	NURSE, VANESSA M	0.50	183.00	91.50	HOUSE BILL 7013 COMPLIANCE	
2025-10-13	238202122	2026	NURSE, VANESSA M	0.50	183.00	91.50	UPDATED EPG PROJECT TASK SUMMARY	
2025-10-21	238202122	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED EPG PROJECT TASK SUMMARY	
2025-10-23	238202122	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
<b>Total subTask 2026</b>				<b>2.25</b>		<b>411.75</b>		
<b>Total Top Task 2026</b>				<b>2.25</b>		<b>411.75</b>		
<b>Total Project 238202122</b>				<b>2.25</b>		<b>411.75</b>		

November 13, 2025  
 Invoice Number: 0411968111325  
 Account Number: **8337 12 001 0411968**  
 Security Code: **7587**  
 Service At: 3930 NORTHERN KEY DR  
 CLUBHSE  
 PLANT CITY FL 33565-6013

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Enjoy multi-line savings on **Business Mobile** with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.



**Summary** *Service from 11/13/25 through 12/12/25 details on following pages*

Previous Balance	408.69
Payments Received -Thank You!	-408.69
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	39.99
Spectrum Business™ Internet	129.99
Spectrum Business™ Voice	19.99
Other Charges	5.00
Taxes, Fees and Charges	4.90
Current Charges	\$199.87
<b>Total Due by 11/30/25</b>	<b>\$199.87</b>

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 13 11142025 NNNNNYNN 01 001024 0005

PARK EAST CDD  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-6008



November 13, 2025

**PARK EAST CDD**

Invoice Number: 0411968111325  
 Account Number: 8337 12 001 0411968  
 Service At: 3930 NORTHERN KEY DR  
 CLUBHSE  
 PLANT CITY FL 33565-6013

**Total Due by 11/30/25** **\$199.87**  
 Amount you are enclosing \$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833712001041196800199877



Invoice Number: 0411968111325  
 Account Number: 8337 12 001 0411968  
 Security Code: 7587

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 13 11142025 NNNNNYNN 01 001024 0005

Charge Details		
Previous Balance		408.69
Check Payment-thank You	10/21	-199.87
Check Payment-thank You	10/29	-208.82
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 11/13/25 will appear on your next bill.  
 Service from 11/13/25 through 12/12/25

Spectrum Business™ TV	
Spectrum Business TV Stream	39.99
	<b>\$39.99</b>
<b>Spectrum Business™ TV Total</b>	<b>\$39.99</b>

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	300.00
Promotional Discount	-80.01
Your promotional price will expire on 06/12/26	
Promotional Discount	-100.00
Your promotional price will expire on 06/12/26	
Business WiFi	10.00
	<b>\$129.99</b>
<b>Spectrum Business™ Internet Total</b>	<b>\$129.99</b>

Spectrum Business™ Voice	
<b>Phone number (813) 730-1091</b>	
Voice Mail	0.00
Spectrum Business Voice	50.00
Promotional Discount	-30.01

Spectrum Business™ Voice Continued	
Your promotional price will expire on 06/12/26	
	<b>\$19.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total** **\$19.99**

Other Charges	
Payment Processing	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>

Taxes, Fees and Charges	
Communications Services Tax	4.90
<b>Taxes, Fees and Charges Total</b>	<b>\$4.90</b>
<b>Current Charges</b>	<b>\$199.87</b>
<b>Total Due by 11/30/25</b>	<b>\$199.87</b>

### Billing Information

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

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

Continued on the next page....

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)

### Simplify your life with Auto Pay!

Spend less time paying your bill  
 and more time doing what you love.

- It's Easy - No more checks, stamps or trips to the post office
- It's Secure - Powerful technology keeps your information safe
- It's Flexible - Use your checking, savings, debit or credit card
- It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**  
 Visit: [spectrumbusiness.net/payment](http://spectrumbusiness.net/payment)  
 (My Account login required)



### Payment Options

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](http://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: December 04, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	ÁGEEÁ
2 Nick Dister	X	ÁGEEÁ
3 Ryan Motko	X	ÁGEEÁ
4 Kyle Smith	X	ÁGEEÁ
5 Alberto Viero	X	ÁGEEÁ

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper  
District Manager Signature

December 04, 2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***



A-TECH Consulting, Inc.  
 3901 W. Osborne Avenue  
 Tampa, Florida 33614

**\*\*\* Invoice \*\*\***

DATE	INVOICE #
11/25/2025	28378
TERMS	DUE DATE
Net 30	12/25/2025

**BILL TO**

Park East

Inframark  
 2005 Pan Am Circle, Ste. 300  
 Tampa, FL 33607

P.O. NUMBER
N/A

Invoice Questions Please Call
813-887-1178

QTY	DESCRIPTION	AMOUNT
	ATECH PROJECT NUMBER: 15560 PROJECT NAME: Park East CDD  Park East CDD  Scope: Reconnected server to updated IP address.	
6	LABOR: 6 hrs @ \$ 125.00/hr  Sales Tax Exemption: 85--8018588464C-7	750.00

Contact: J.D. Wigginton (P) 813-887-1178 ext 30 (Cell) 813-477-1688	<b>Sales Tax (7.5%)</b>	\$0.00
	<b>Total</b>	\$750.00
State of Florida Alarm Contractors License # EG13000338 Subject to standard terms and conditions, available at <a href="http://www.atechtampa.com">www.atechtampa.com</a>	<b>Balance Due</b>	\$750.00

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: December 04, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	ÁGEEÁ
2 Nick Dister	X	ÁGEEÁ
3 Ryan Motko	X	ÁGEEÁ
4 Kyle Smith	X	ÁGEEÁ
5 Alberto Viero	X	ÁGEEÁ

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper  
District Manager Signature

December 04, 2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***



**Coastal Outdoor Services LLC**  
6101 Ike Smith Rd  
Plant City, Florida 33565  
United States

8137756994  
www.coastaloutdoorfl.com

# Invoice

**BILL TO**  
**Inframark- Park East CDD**  
Jayna Cooper  
3930 Northern Key Drive  
Plant City, Florida 33565  
United States

813-340-9022  
jayna.cooper@inframark.com

**Invoice Number:** 3114  
**Invoice Date:** December 1, 2025  
**Payment Due:** December 16, 2025

**Amount Due (USD): \$3,400.00**

[Pay Securely Online](#)

Items	Quantity	Price	Amount
<b>Lighting</b> installation of 7 lights, repair 4 lights and hammer stakes, 60 ft of 12/2 wire. includes labor and connections	1	\$3,400.00	\$3,400.00

**Total:** \$3,400.00

**Amount Due (USD): \$3,400.00**

[Pay Securely Online](#)

[link.waveapps.com/tj38mr-pud7gk](https://link.waveapps.com/tj38mr-pud7gk)

### Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% FEE WILL BE APPLIED TO CREDIT CARDS.

### Clarifications

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.



**Coastal Outdoor Services LLC**  
6101 Ike Smith Rd  
Plant City, Florida 33565  
United States

8137756994  
www.coastaloutdoorfl.com

## Invoice

2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.
3. Trees, sod, and plant material without automated irrigation cannot be warranted. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and/or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).
17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.



## Invoice

18. Additional requests outside the proposal require approved change orders from customers.

### 19. Assumption of Risk:

The Client acknowledges that there are inherent risks associated with the landscaping services, including but not limited to property damage, personal injury, or financial loss. The Client voluntarily assumes all risks and agrees to hold the Coastal outdoor harmless.

### Indemnification:

The Client agrees to indemnify and hold Coastal Outdoor, its employees, agents, and subcontractors harmless from any claims, damages, losses, or expenses arising out of or in connection with the landscaping services, except for claims resulting from the Landscape Contractor's gross negligence or willful misconduct.

### Insurance:

The Landscape Contractor agrees to maintain appropriate liability insurance coverage during the term of the agreement and provide proof of insurance upon request.

### Limitation of Liability:

The Landscape Contractor's liability to the Client shall be limited to the amount paid by the Client for the landscaping services provided. Under no circumstances shall the Landscape Contractor be liable for any consequential, incidental, or indirect damages.

### Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional topsoil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically if inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



**Inframark, LLC**  
**2002 West Grand Parkway North, Suite 100**  
**Katy, Texas 77449**  
**(281) 578-4200**

<b>Client ID Number</b>	
-------------------------	--

<b>Invoice Number</b>	<b>1163891</b>
<b>Invoice Date</b>	<b>12/3/2025</b>
<b>Due Date</b>	<b>1/2/2026</b>

**To: Park East Community Development District**  
**2005 Pan Am Cir Ste 300**

**Tampa, FL 33607-6008**

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$2,700.00</b>

<b>Subtotal</b>	<b>\$2,700.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$2,700.00</b>

**Please Pay This Amount**

**Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778**

**To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply**

**To Pay via ACH or Wire, please refer to our banking information below:**

**Account Name : INFRAMARK, LLC**

**ACH - Bank Routing Number : 111000614 / Account Number 912593196**

**Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196**

**Please include the Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

03 Dec 2025 01:41:35PM CST

DISTRICT : PARK EAST COMMUNITY DEVELOPMENT  
DISTRICT

Go Green! Think before you print.

INVOICE NO. 1163891 - DETAIL

INVOICE DATE: 12/3/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	11/30/2025	4368542	PKECDD District Area	General Maintenance; Supply and Install 10 Beige Outdoor Umbrella's 9'.	\$0.00	\$0.00	\$2,700.00	\$0.00	\$2,700.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: December 04, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	ÁGEEÁ
2 Nick Dister	X	ÁGEEÁ
3 Ryan Motko	X	ÁGEEÁ
4 Kyle Smith	X	ÁGEEÁ
5 Alberto Viero	X	ÁGEEÁ

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper  
District Manager Signature

December 04, 2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: December 04, 2025

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5 Alberto Viero	X	ÁGEEÁ

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Jayna Cooper  
District Manager Signature

December 04, 2025  
Date

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5 Alberto Viero	X	ÁGEEÁ

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper  
District Manager Signature

December 04, 2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

**BLUE LIFE POOL SERVICE**  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 USA  
 +18135975009  
 accounts@bluelifepools.com  
 www.bluelifepools.com

# Invoice



BILL TO
PARK EAST CDD 3930 Northern Key Drive FL, PLANT 3930 UNITED PLANT, FL 33615

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21667	12/10/2025	\$619.00	01/09/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
FEEDER.	NEW CHEMICAL STENNER PUMP.	1	559.00	559.00
LABOR REPAIR.	FULL INSTALLATION	1	60.00	60.00

SUBTOTAL	619.00
TAX	0.00
TOTAL	619.00
BALANCE DUE	<b>\$619.00</b>

Pay invoice

**Down to Earth Landscape & Irrigation**

PO Box 72701  
Cleveland, Ohio 44192-0002  
(321) 263-2700



Invoice: #161368

November 2025

**Customer**

Park East CDD  
Inframark Management Services  
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, FL 33544

**Property / Project Address**

Park East CDD  
3930 Northern Ky Dr  
Plant City, FL 33565

**Project/Job**

November 2025 Irrigation Inspection Repairs  
Estimate # 134148

**Invoice Date**

11/26/2025

**Date Due**

12/11/2025

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#134148 - November 2025 Irrigation Inspection Repairs				<b>\$481.09</b>
---	--	--	--	-----------------

November 2025 irrigation inspection repairs

**Amenity Center Controller**

4 Drip tube fittings and 2 nozzles

**Tropical Oasis and Tahitian Sunrise Controllers**

(11) Hunter Pro C spray heads that appear to have been damaged by vehicles (8 on zone # 11 and 3 on zone #15

(2) 4" Rotors

16 Nozzles

3 feet of drip tube and 7 drip fittings

2 feet of 2" lateral line and 2 couplings

Misc bubblers and funny pipe fittings

Estimates require a 50% deposit to order and schedule any approved work.

**LCE005: Irrigation Installation \$481.09**

10H RAINBIRD PLASTIC NOZZLE. (Material)	Each	18.00	\$2.02	\$36.36
2" CL160 PVC (Material)	Foot	2.00	\$2.55	\$5.10
2" Lateral Line Fitting (Material)	Each	2.00	\$2.17	\$4.34
4" Pop Up Rotor (Material)	EA	2.00	\$38.00	\$75.99
Drip Tube (Material)	Foot	3.00	\$0.84	\$2.52

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Drip Tube Fittings (Material)	Each	11.00	\$0.74	\$8.13
Flex-Funny Pipe (Material)	Per Foot	4.00	\$1.91	\$7.65
Funny Pipe Fittings (Kit)	Each	4.00	\$3.00	\$12.00
Irrigation Labor (Hide) (Labor)				\$297.50
Micro Jet/Brass Mini Spray Replaced (Kit)	Each	3.00	\$10.50	\$31.50

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.  
[DTELandscape.propertyserviceportal.com](https://DTELandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.  
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$481.09
Sales Tax	\$0.00
<b>Total</b>	<b>\$481.09</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$481.09</b>

**PARK EAST CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 11/14/2025

**Payable To** Park East CDD

**Check Amount** \$3,603.09

**Check Description** Series 2021- FY 25 Tax Dist. ID 749

**Special Instructions** Please send check request with bank letter.

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino  
Authorization

**PARK EAST CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 11/21/2025

**Payable To** Park East CDD

**Check Amount** **\$8,407.18**

**Check Description** Series 2021- FY 25 Tax Dist. ID 750

**Special Instructions** Please send check request with bank letter.

(Please attach all supporting documentation: invoices, receipts, etc.)

*Jonathan Sciortino*  
Authorization

# PARK EAST CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	543,085.26	48.22%	48.22%	
Net DS 2021	583,201.94	51.78%	51.78%	3%
Net DS 2024	-	0.00%	0.00%	
Net Total	1,126,287.20	100.00%	100.00%	

200

Date Received	Amount Received	48.22%	51.78%	100.00%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		<b>Raw Numbers</b> Operations Revenue, Occupied Units	<b>Raw Numbers</b> 2021 Debt Service Revenue	<b>Raw Numbers</b> 2024 Debt Service Revenue			
11/14/2025	6,958.33	3,355.24	3,603.09	-	-	749	
11/21/2025	16,236.06	7,828.88	8,407.18	-	-	750	
12/3/2025	\$11,597.19	5,592.06	6,005.13	-	-	751	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	34,791.58	16,776.18	18,015.40	-			
<b>Net Total on Roll</b>	1,126,287.20						
<b>Collection Surplus / (Deficit)</b>	(1,091,495.62)						

**PARK EAST CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 12/3/2025

**Payable To** Park East CDD

**Check Amount** **\$6,005.13**

**Check Description** Series 2021- FY 25 Tax Dist. ID 751

**Special Instructions** Please send check request with bank letter.

(Please attach all supporting documentation: invoices, receipts, etc.)

*Jonathan Sciortino*  
Authorization

# PARK EAST CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	543,085.26	48.22%	48.22%	
Net DS 2021	583,201.94	51.78%	51.78%	3%
Net DS 2024	-	0.00%	0.00%	
Net Total	1,126,287.20	100.00%	100.00%	

200

Date Received	Amount Received	48.22%	51.78%	100.00%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		<b>Raw Numbers</b> Operations Revenue, Occupied Units	<b>Raw Numbers</b> 2021 Debt Service Revenue	<b>Raw Numbers</b> 2024 Debt Service Revenue			
11/14/2025	6,958.33	3,355.24	3,603.09	-	-	749	
11/21/2025	16,236.06	7,828.88	8,407.18	-	-	750	
12/3/2025	\$11,597.19	5,592.06	6,005.13	-	-	751	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	34,791.58	16,776.18	18,015.40	-			
<b>Net Total on Roll</b>	1,126,287.20						
<b>Collection Surplus / (Deficit)</b>	(1,091,495.62)						

**PARK EAST CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 12/5/2025

**Payable To** Park East CDD

**Check Amount** **\$366,313.18**

**Check Description** Series 2021- FY 25 Tax Dist. ID 753

**Special Instructions** Please send check request with bank letter.

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino  
Authorization

# PARK EAST CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	543,085.26	48.22%	48.22%	
Net DS 2021	583,201.94	51.78%	51.78%	66%
Net DS 2024	-	0.00%	0.00%	
Net Total	1,126,287.20	100.00%	100.00%	

200

Date Received	Amount Received	48.22%	51.78%	100.00%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		<b>Raw Numbers Operations Revenue, Occupied Units</b>	<b>Raw Numbers 2021 Debt Service Revenue</b>	<b>Raw Numbers 2024 Debt Service Revenue</b>			
11/14/2025	6,958.33	3,355.24	3,603.09	-	-	749	
11/21/2025	16,236.06	7,828.88	8,407.18	-	-	750	
12/3/2025	\$11,597.19	5,592.06	6,005.13	-	-	751	
12/5/2025	707,428.79	341,115.61	366,313.18	-	-	753	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	742,220.37	357,891.79	384,328.58	-			
<b>Net Total on Roll</b>	1,126,287.20						
<b>Collection Surplus / (Deficit)</b>	(384,066.83)						

*Park East  
Community  
Development  
District*

*Financial Report*

*December 31, 2025*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
							LONG-TERM DEBT ACCOUNT GROUP FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 30,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,710
Cash In Bank	695,254	-	-	-	-	-	-	695,254
Due From Developer	111,378	-	-	-	-	-	-	111,378
Due From Other Funds	-	121,413	69,550	-	-	-	-	190,963
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	366	1,059	-	-	1,425
Prepayment Account	-	85	-	-	-	-	-	85
Reserve Fund	-	143,479	34,772	-	-	-	-	178,251
Revenue Fund	-	485,130	78,350	-	-	-	-	563,480
Utility Deposits - TECO	800	-	-	-	-	-	-	800
Fixed Assets								
Construction Work In Process	-	-	-	-	-	13,716,099	-	13,716,099
Amount To Be Provided	-	-	-	-	-	-	7,542,000	7,542,000
<b>TOTAL ASSETS</b>	<b>\$ 838,142</b>	<b>\$ 750,107</b>	<b>\$ 182,672</b>	<b>\$ 370</b>	<b>\$ 1,059</b>	<b>\$ 13,716,099</b>	<b>\$ 7,542,000</b>	<b>\$ 23,030,449</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 21,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,153
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	7,292,000	7,292,000
Due To Other Funds	190,963	-	-	-	-	-	-	190,963
Deferred Inflow of Resources	49,215	-	-	-	-	-	-	49,215
<b>TOTAL LIABILITIES</b>	<b>261,331</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,542,000</b>	<b>7,803,331</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	750,107	182,672	-	-	-	-	932,779
Capital Projects	-	-	-	370	1,059	-	-	1,429
Unassigned:	576,811	-	-	-	-	13,716,099	-	14,292,910
<b>TOTAL FUND BALANCES</b>	<b>576,811</b>	<b>750,107</b>	<b>182,672</b>	<b>370</b>	<b>1,059</b>	<b>13,716,099</b>	<b>-</b>	<b>15,227,118</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 838,142</b>	<b>\$ 750,107</b>	<b>\$ 182,672</b>	<b>\$ 370</b>	<b>\$ 1,059</b>	<b>\$ 13,716,099</b>	<b>\$ 7,542,000</b>	<b>\$ 23,030,449</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,773	\$ 2,773	0.00%
Special Assmnts- Tax Collector	602,869	536,073	(66,796)	88.92%
Special Assmnts- CDD Collected	-	59,784	59,784	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
<b>TOTAL REVENUES</b>	<b>602,869</b>	<b>598,655</b>	<b>(4,214)</b>	<b>99.30%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	3,000	9,000	25.00%
Dissemination Agent/Reporting	5,000	833	4,167	16.66%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	750	1,650	31.25%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	4,307	2,193	66.26%
Disclosure Report	-	2,000	(2,000)	0.00%
District Counsel	15,000	2,299	12,701	15.33%
District Engineer	12,500	412	12,088	3.30%
Administrative Services	4,500	917	3,583	20.38%
Construction Accounting	9,000	-	9,000	0.00%
District Manager	30,000	4,167	25,833	13.89%
Accounting Services	9,000	2,175	6,825	24.17%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	27	473	5.40%
Rentals & Leases	600	250	350	41.67%
Insurance - General Liability	3,346	2,900	446	86.67%
Public Officials Insurance	3,238	2,805	433	86.63%
Insurance -Property & Casualty	10,293	10,293	-	100.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	394	(194)	197.00%
Financial & Revenue Collections	1,200	1,150	50	95.83%
Meeting Expense	2,800	-	2,800	0.00%
Website Administration	1,200	500	700	41.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Operating Loan Repayment	83,333	7,813	75,520	9.38%
Operating Loan - Interest Expense	17,500	-	17,500	0.00%
<b>Total Administration</b>	<b>246,235</b>	<b>47,417</b>	<b>198,818</b>	<b>19.26%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Utility Services</u></b>				
Clubhouse Internet, TV, Phone	1,800	618	1,182	34.33%
Utility - Water & Waste	19,500	2,985	16,515	15.31%
Utility - Electric	69,000	15,046	53,954	21.81%
<b>Total Utility Services</b>	<b>90,300</b>	<b>18,649</b>	<b>71,651</b>	<b>20.65%</b>
<b><u>Landscape Services</u></b>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	15,000	2,500	12,500	16.67%
Irrigation Repairs & Maintenance	5,000	481	4,519	9.62%
Landscape Maintenance - Contract	88,734	24,480	64,254	27.59%
Plant Replacement Program	5,000	20,671	(15,671)	413.42%
Storm Cleanup	35,000	-	35,000	0.00%
Aquatic Maintenance	5,000	1,250	3,750	25.00%
Pond Bank Improvements	5,000	-	5,000	0.00%
<b>Total Landscape Services</b>	<b>165,134</b>	<b>49,382</b>	<b>115,752</b>	<b>29.90%</b>
<b><u>Other Physical Environment</u></b>				
Field Services	18,000	3,000	15,000	16.67%
Contracts-Janitorial Services	7,200	2,181	5,019	30.29%
Amenity Center Pest Control	1,000	-	1,000	0.00%
R&M - Amenity Center	10,000	4,850	5,150	48.50%
Miscellaneous Maintenance	10,000	9,597	403	95.97%
Pool Maintenance - Contract	18,000	3,100	14,900	17.22%
Pool & Spa Repairs	2,000	619	1,381	30.95%
Access Control Maintenance & Repair	6,000	750	5,250	12.50%
Misc-Access Cards	2,500	-	2,500	0.00%
Community Activities	10,000	-	10,000	0.00%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Pool Permits	500	-	500	0.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
<b>Total Other Physical Environment</b>	<b>91,200</b>	<b>24,097</b>	<b>67,103</b>	<b>26.42%</b>
<b><u>Contingency</u></b>				
Contingency Fund	10,000	-	10,000	0.00%
<b>Total Contingency</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>602,869</b>	<b>139,545</b>	<b>463,324</b>	<b>23.15%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	459,110	459,110	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>117,701</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 576,811</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
Series 2021 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,928	\$ 4,928	0.00%
Special Assmnts- Tax Collector	569,704	575,292	5,588	100.98%
<b>TOTAL REVENUES</b>	<b>569,704</b>	<b>580,220</b>	<b>10,516</b>	<b>101.85%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	235,000	-	235,000	0.00%
Interest Expense	334,704	403,583	(68,879)	120.58%
<b>Total Debt Service</b>	<b>569,704</b>	<b>403,583</b>	<b>166,121</b>	<b>70.84%</b>
<b>TOTAL EXPENDITURES</b>	<b>569,704</b>	<b>403,583</b>	<b>166,121</b>	<b>70.84%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	176,637	176,637	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(69,550)	(69,550)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(69,550)</b>	<b>(69,550)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 107,087</u>	<u>\$ 107,087</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>643,020</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 750,107</u></b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
Series 2024 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 859	\$ 859	0.00%
Special Assmnts- Tax Collector	571,884	-	(571,884)	0.00%
Special Assmnts- CDD Collected	-	69,550	69,550	0.00%
<b>TOTAL REVENUES</b>	<b>571,884</b>	<b>70,409</b>	<b>(501,475)</b>	<b>12.31%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	240,000	-	240,000	0.00%
Interest Expense	331,884	27,039	304,845	8.15%
<b>Total Debt Service</b>	<b>571,884</b>	<b>27,039</b>	<b>544,845</b>	<b>4.73%</b>
<b>TOTAL EXPENDITURES</b>	<b>571,884</b>	<b>27,039</b>	<b>544,845</b>	<b>4.73%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	43,370	43,370	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	69,550	69,550	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>69,550</b>	<b>69,550</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 112,920</u>	<u>\$ 112,920</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>69,752</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 182,672</u></b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
Series 2021 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>3</b>	<b>3</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	3	3	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>367</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 370</u></b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025  
Series 2024 Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 10	\$ 10	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>10</b>	<b>10</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	10	10	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,049</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,059</u></b>		

# Bank Account Statement

Park East CDD

**Bank Account No.** 5629  
**Statement No.** 12-25

**Statement Date** 12/31/2025

<b>G/L Account No. 101001 Balance</b>	30,710.28	<b>Statement Balance</b>	30,710.28
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	30,710.28	<b>Subtotal</b>	30,710.28
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	30,710.28	<b>Ending Balance</b>	30,710.28

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/05/2025		JE000737	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	707,428.79	707,428.79	0.00
12/31/2025		JE000768	Interest - Investments	Interest Income	42.20	42.20	0.00
<b>Total Deposits</b>					707,470.99	707,470.99	0.00
<b>Checks</b>							
							0.00
12/05/2025		JE000738		Tax Revenue Debt Service-	-707,428.79	-707,428.79	0.00
12/22/2025		JE000769	Bank Fees	Bank Fees	-127.80	-127.80	0.00
<b>Total Checks</b>					-707,556.59	-707,556.59	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# Bank Account Statement

Park East CDD

**Bank Account No.** 6700

**Statement No.** 12-25

**Statement Date** 12/31/25

<b>G/L Account No. 101002 Balance at 12/31/25</b>	695,253.56	<b>Statement Balance</b>	695,928.56
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	695,928.56
<b>Subtotal</b>	695,253.56	<b>Outstanding Checks</b>	-675.00
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	695,253.56
<b>Ending G/L Balance</b>	695,253.56		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							0.00
12/02/2025		JE000739	Other Miscellaneous Revenues	Deposit- Keys	25.00	25.00	0.00
12/03/2025		JE000736	Special Assmnts- Tax Collector	Tax Rev Debt Srvc	11,597.19	11,597.19	0.00
12/05/2025		JE000738		Tax Revenue Debt Service-	707,428.79	707,428.79	0.00
12/19/2025		JE000765	Special Assmnts- Tax Collector	Tax Revenue Debt Service	368,791.10	368,791.10	0.00
12/31/2025		JE000767	Interest - Investments	Interest Income	2,173.57	2,173.57	0.00
<b>Total Deposits</b>					1,090,015.65	1,090,015.65	0.00
<b>Checks</b>							0.00
11/10/2025		1093	CITY-WIDE CLEANING LLC	Check for Vendor V00066	-475.00	-475.00	0.00
11/25/2025		1101	CITY OF PLANT CITY	Check for Vendor V00032	-822.89	-822.89	0.00
11/25/2025		1102	COASTAL FENCE SERVICES LLC	Check for Vendor V00067	-4,175.00	-4,175.00	0.00
11/25/2025		1103	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,943.40	-1,943.40	0.00
11/25/2025		1104	TECO	Check for Vendor V00025	-6,626.95	-6,626.95	0.00
12/05/2025		1106	PARK EAST CDD	Payment of Invoice 000835	-3,603.09	-3,603.09	0.00
12/05/2025		1107	PARK EAST CDD	Payment of Invoice 000836	-8,407.18	-8,407.18	0.00
12/05/2025		1108	PARK EAST CDD	Payment of Invoice 000837	-6,005.13	-6,005.13	0.00
12/09/2025		1109	ALBERTO VIERA	Payment of Invoice 000838	-200.00	-200.00	0.00
12/09/2025		1110	CARLOS DE LA OSSA	Payment of Invoice 000842	-200.00	-200.00	0.00
12/09/2025		1111	KYLE SMITH	Payment of Invoice 000839	-200.00	-200.00	0.00
12/09/2025		1112	NICHOLAS J. DISTER	Payment of Invoice 000841	-200.00	-200.00	0.00
12/09/2025		1114	SPEAREM ENTERPRISES, LLC	Payment of Invoice 000800	-1,400.00	-1,400.00	0.00
12/11/2025		1115	A-TECH CONSULTING, INC.	Payment of Invoice 000848	-750.00	-750.00	0.00

# Bank Account Statement

Park East CDD

**Bank Account No.** 6700

**Statement No.** 12-25

**Statement Date** 12/31/25

Date	Check No.	Description	Payment of Invoice	Debit	Credit	Balance
12/11/2025	1116	BLUE LIFE POOL SERVICE LLC	Payment of Invoice 000847	-1,000.00	-1,000.00	0.00
12/11/2025	1117	CHARTER COMMUNICATIONS COASTAL	Payment of Invoice 000843	-199.87	-199.87	0.00
12/11/2025	1119	OUTDOOR SERVICES, LLC	Payment of Invoice 000849	-3,400.00	-3,400.00	0.00
12/11/2025	1120	ECO-LOGIC SERVICES LLC	Payment of Invoice 000846	-1,250.00	-1,250.00	0.00
12/11/2025	1121	STANTEC CONSULTING SERVICES	Payment of Invoice 000844	-411.75	-411.75	0.00
12/16/2025	1122	INFRAMARK LLC	Check for Vendor V00014	-16,691.67	-16,691.67	0.00
12/16/2025	1123	PARK EAST CDD	Check for Vendor V00015	-366,313.18	-366,313.18	0.00
12/17/2025	1124	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-619.00	-619.00	0.00
12/17/2025	1125	DOWN TO EARTH	Check for Vendor V00055	-10,452.59	-10,452.59	0.00
<b>Total Checks</b>				<b>-435,346.70</b>	<b>-435,346.70</b>	<b>0.00</b>

**Outstanding Checks**

12/09/25	Payment	1113	RYAN MOTKO	Payment of Invoice 000840		-200.00
12/11/25	Payment	1118	CITY-WIDE CLEANING LLC	Payment of Invoice 000851		-475.00

**Total Outstanding Checks**

-675.00

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1109	12/09/25	ALBERTO VIERA	AV-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1110	12/09/25	CARLOS DE LA OSSA	CO-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1111	12/09/25	KYLE SMITH	KS-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1112	12/09/25	NICHOLAS J. DISTER	ND-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1113	12/09/25	RYAN MOTKO	RM-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1114	12/09/25	SPEAREM ENTERPRISES, LLC	6269	CLUBHOUSE GUTTER REPAIRS	R&M - Amenity Center	546516-53908	\$1,400.00
001	1115	12/11/25	A-TECH CONSULTING, INC.	28378	11/25/25-RECONNECTED SERVER IP ADDRESS	Access Control Maintenance & Repair	546998-53908	\$750.00
001	1116	12/11/25	BLUE LIFE POOL SERVICE LLC	21448	DEC 25-POOLS SERVICES	POOL SERVICES	546972-53908	\$1,000.00
001	1117	12/11/25	CHARTER COMMUNICATIONS	0411968111325	SERVICES 11/13/25-12/12/25	SERVICES	541036-53150	\$199.87
001	1118	12/11/25	CITY-WIDE CLEANING LLC	19795	NOV 25-JANITORIAL CLEANING	MONTHLY JANITORIAL SERVICES	534026-53908	\$475.00
001	1119	12/11/25	COASTAL OUTDOOR SERVICES, LLC	3114	DEC 25-MAINTENANCE INSTALL 7 LIGHTS	INSTALLATION 7 LIGHTS	546922-53908	\$3,400.00
001	1120	12/11/25	ECO-LOGIC SERVICES LLC	6015	NOV 25-LAKE MAINTENANCE	LAKE MAINTENANCE	546995-53902	\$1,250.00
001	1121	12/11/25	STANTEC CONSULTING SERVICES	2488723	ENGINEERING SVS-ENDING 11/20/25	ENGINEERING SERVICES	531147-51301	\$411.75
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	ADMINISTRATIVE SERVICES	531148-51301	\$458.33
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531122-51301	\$1,500.00
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$375.00
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	RENTAL & LEASES	544025-51301	\$100.00
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$100.00
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$200.00
001	1122	12/16/25	INFRAMARK LLC	1163891	12/3/25-GENERAL MAINTENANCE 10 OUTDOOR UMBRELLA'S	MAINTENANCE-10 OUTDOOR UMBRELLA'S	546516-53908	\$2,700.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES-RETRO BILLING OCTOBER	532001-51301	\$175.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	ADMINISTRATION	531148-51301	\$458.33
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531122-51301	\$1,500.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION-RETRO-BILLING OCTOBER	549150-51301	\$316.67
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$375.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	RENTAL & LEASES -RETRO BILLING OCTOBER	544025-51301	\$50.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	RENTAL & LEASES	544025-51301	\$100.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY SERVICES	531020-51301	\$100.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE-RETRO BILLING OCTOBER	531020-51301	\$50.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$200.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	WEBSITE ADMIN-RETRO BILLING OCTOBER	549936-51301	\$100.00
001	1124	12/17/25	BLUE LIFE POOL SERVICE LLC	21667	DEC 25-POOLS SERVICES	POOL SERVICES	546973-53908	\$619.00
001	1125	12/17/25	DOWN TO EARTH	160839	DEC 25-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	546300-53902	\$7,394.50
001	1125	12/17/25	DOWN TO EARTH	161347	NOV 25-TRASH CLEAN UP	TRASH CLEAN UP	534121-53908	\$281.00
001	1125	12/17/25	DOWN TO EARTH	161368	NOV 25-IRRIGATION REPAIRS	IRRIGATION REPAIRS	546179-53902	\$481.09
001	1125	12/17/25	DOWN TO EARTH	161367	NOV 25-FERTILIZER	FERTILIZER	546300-53902	\$2,296.00
<b>Fund Total</b>								<b>\$37,649.88</b>

**SERIES 2021 DEBT SERVICE FUND - 200**

200	1106	12/05/25	PARK EAST CDD	11142025 -749	SERIES 2021 FY25 TAX DIST ID 749	SERIES 2021 FY26 TAX DIST ID 749	103200	\$3,603.09
200	1107	12/05/25	PARK EAST CDD	11142025 -750	SERIES 2021 FY25 TAX DIST ID 750	SERIES 2021 FY26 TAX DIST ID 750	103200	\$8,407.18
200	1108	12/05/25	PARK EAST CDD	12032025-751	SERIES 2021 FY25 TAX DIST ID 751	SERIES 2021 FY26 TAX DIST ID 751	103200	\$6,005.13
200	1123	12/16/25	PARK EAST CDD	12052025-753	SERIES 2021 FY26 TAX DIST ID 753	Cash in Transit	103200	\$366,313.18
<b>Fund Total</b>								<b>\$384,328.58</b>

<b>Total Checks Paid</b>	<b>\$421,978.46</b>
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# ESTIMATE

**Coastal Fence Services LLC**  
6101 Ike Smith Rd  
Plant City, Florida 33565  
United States

813-394-1444  
www.coastalfence.co

**BILL TO**  
**Inframark- Park East CDD**  
Arturo Gandarilla  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607  
United States

656-245-3775  
agandarilla@inframark.com

**Estimate Number:** 77  
**Customer Ref:** pool area fence  
**Estimate Date:** December 30, 2025  
**Valid Until:** January 29, 2026  
**Grand Total (USD):** **\$2,700.00**

Items	Quantity	Price	Amount
<b>Fence Repair</b> add 12-13 posts to repair panels around pool area Original fence spacing between post fence panel is 2 inches short so extended brackets were used to fill the panel so that those brackets will hold together. Now the solution is adding a post on those panels and removing the brackets that were installed as a shortcut in order to strengthen the panels so they aren't flimsy and about to fall off anymore.	1	\$2,700.00	\$2,700.00

**Grand Total (USD):** **\$2,700.00**



# ESTIMATE

**Coastal Fence Services LLC**  
6101 Ike Smith Rd  
Plant City, Florida 33565  
United States

813-394-1444  
www.coastalfence.co

**BILL TO**  
**Inframark- Park East CDD**  
Arturo Gandarilla  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607  
United States  
  
656-245-3775  
agandarilla@inframark.com

**Estimate Number:** 82  
**Estimate Date:** January 7, 2026  
**Valid Until:** February 6, 2026  
**Grand Total (USD):** **\$775.00**

Items	Quantity	Price	Amount
<b>Hinges Self-Closing</b> Locinox hydraulic self closing hinges heavy duty with extra special bolts to fix a second set of hinges	1	\$525.00	\$525.00
<b>Labor</b>	1	\$250.00	\$250.00
<b>Grand Total (USD):</b>			<b>\$775.00</b>



Coastal Outdoor Services LLC  
6101 Ike Smith Rd  
Plant City, Florida 33565  
United States

8137756994  
www.coastaloutdoorfl.com

Estimate

**BILL TO**  
**Inframark- Park East CDD**  
Jayna Cooper  
3930 Northern Key Drive  
Plant City, Florida 33565  
United States

813-340-9022  
jayna.cooper@inframark.com

**Estimate Number:** 1186  
**Estimate Date:** January 15, 2026  
**Valid Until:** February 14, 2026

**Grand Total (USD): \$9,860.00**

Items	Quantity	Price	Amount
<b>Mulch</b> Brown mulch installed in areas discussed on site visit 12/12/26. Club House and mailbox area. Visible trees along N. Park Rd. (not including pond trees) Various small signage areas.	1	\$9,860.00	\$9,860.00

**Grand Total (USD): \$9,860.00**

Signed by:  
*Kollamay Turkoane* 1/15/2026  
1F3BE9E795D0415...

**Notes / Terms**

Payment Terms: 50% Deposit prior to scheduling  
Remainder due at completion. Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

**Clarifications**

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.



## Estimate

3. Trees, sod, and plant material without automated irrigation cannot be warrantied. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controllor, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and/or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).
17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.
18. Additional requests outside the proposal require approved change orders from customers.

### Exclusions

1. Any work or items not specifically included are excluded.



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Estimate

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- 2 . Finish grade and additional topsoil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



**Down to Earth Landscape & Irrigation**

PO Box 72701  
Cleveland, Ohio 44192-0002  
(321) 263-2700

**Estimate: #139106**

**Customer Address**

Inframark  
Jayna Cooper  
2005 Pan Am Circle Suite 300  
Tampa, Florida 33604  
Jayna.Cooper@inframark.com  
813-608-8242

**Billing Address**

Inframark CCD  
Inframark Management Services  
2654 Cypress Ridge Blvd, Suite 101  
Wesley Chapel, FL 33544

**Physical Job Address**

Park East CDD  
3930 Northern Ky Dr  
Plant City, FL 33565

**Job**

February extra fertilizer

**Estimated Job Start Date**

February 20, 2026

**Proposed By**

Dave Towsley

**Due Date**

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Fertilizer Application</b>				
Fert & Pest Application	Each	1	\$4,826.00	\$4,826.00
			<b>Subtotal</b>	<b>\$4,826.00</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$4,826.00</b>

February granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control

- Shrub fert
- Extra fertilizer treatment agreed upon contract signing.

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Dave Towsley  
Down to Earth

02/02/2026

Date

Agreed & Accepted By:

Signed by:

Rollamay Turkoane  
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2/2/2026

Inframark

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtlandscape.com/terms-and-conditions/>.

## **Water Use Permit (WUP) Consulting Services Agreement**

This Water Use Permit (WUP) Consulting Services Agreement (the “**Agreement**”) is made and entered into as of February 5, 2026, by and between the **Park East Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **PACSCON GeoEnvironmental Inc.**, a Florida for profit corporation (the “**Contractor**”).

### **Background Information:**

The District is responsible for Water Use Permit (WUP) No. 20 020150.005, which was approved by the Southwest Florida Water Management District (SWFWMD) on April 14, 2022, for the use of up to four (4) irrigation supply wells. The District approved the following wells (1) DID-4, (2) DID-5, (3) DID-6, and (4) DID-7. The District desires to retain an independent contractor to conduct an investigation into DID-5 and to formally have the well’s status updated to closed. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor, the parties desire to enter into this Agreement.

### **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and are incorporated by reference herein as a material part of this Agreement.
2. **Contractor’s Representations.**
  - a. Contractor has examined and carefully studied the project site, and has the experience, expertise, and resources to perform all required work.
  - b. Contractor is licensed to provide professional environmental services including review of irrigation supply wells as discussed in this Agreement.
3. **Scope of Services.** The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto and incorporated herein as **Exhibit A** in the location depicted on same.
4. **Manner of Performance and Care of the Property.**
  - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
  - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each workday.
  - c. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor's activities and

work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

- d. **Standard of Care.** Services performed by Contractor under this Agreement will be conducted in a manner consistent to the level of competency presently maintained by other practicing professional scientists under similar conditions in the location where the services are performed, for professional and technical soundness, accuracy, and adequacy of all work and materials furnished under the Agreement. The Contractor makes no other warranty express or implied, including without limitation, any warranty of fitness for a particular purpose.

**5. Compensation.**

- a. The Contractor shall perform the services as described for a one-time fee of Two Thousand Five Hundred Dollars and Zero Cents (**\$2,500.00**).
- b. The District shall pay the Contractor within 30 days of receipt of the invoice.

- 6. Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.

- 7. Term.** The initial term of this Agreement shall be for the services as described in Exhibit A, only.

- 8. Termination.** Either party may terminate this Agreement without cause with 10 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

- 9. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

- 10. Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made

by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

- 11. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- a. Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
  - b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
  - c. Employer’s Liability Coverage with limits of at least \$1,000,000 per accident or disease.
  - d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 12. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from liability, claims, actions, suits, demands and obligations by a person, corporation, or other entity for injuries, death, property damage arising out of, or in connection with the negligent acts, errors, omissions, or willful misconduct of the Contractor in connection with the performance of the work to be completed by Contractor. Obligations shall include the proportionate payment of reasonable settlement, judgment, damage, penalty, forfeiture, back pay, court cost, arbitration and/or mediation cost, litigation expenses, attorney’s fees, and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

- 13. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 14. Personal Liability Immunity.** PURSUANT TO FLORIDA STATUTE 558.0035, NO EMPLOYEE, OFFICER, SHAREHOLDER, MANAGER, DIRECTOR, OR AGENT OF PACSCON SHALL BE INDIVIDUALLY LIABLE TO ENGINEER, CLIENT OR ANY OTHER PERSON FOR ANY NEGLIGENCE, MISCONDUCT, OR WRONGFUL ACTS IN CONNECTION WITH THE PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR OTHERWISE.
- 15. Responsibilities of the District.** The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.
- 16. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- 17. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**18. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-873-7300, BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607**

**19. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

**20. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

- 21. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in in the county in which the District is located.
- 22. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 23. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 24. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 25. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 26. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 27. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 28. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 29. Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

**To the District:**  
c/o Inframark  
2005 Pan Am Circle, Suite 300

**To Contractor:**  
4517 George Road, Suite 220  
Tampa, FL 33634

Tampa, Florida 33607  
Attn: District Manager  
[Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com)

Attn: Christopher Poole, President  
[cpoole@pacscon.com](mailto:cpoole@pacscon.com)  
[info@pacscon.com](mailto:info@pacscon.com)

**30. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written above.

**PACSCON GeoEnvironmental, Inc.**

**Park East  
Community Development District**

DocuSigned by:  
*Chris Poole*  
29784B3CBE18467...te  
Name: \_\_\_\_\_  
Title: President

Signed by:  
*Carlos de la Ossa*  
CC0CB251E795481...  
Name: Carlos de la Ossa  
Title: Chair of the Board of Supervisors

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

**Affidavit for Anti-Human Trafficking**  
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “Affiant”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the \_\_\_\_\_ (Title) of \_\_\_\_\_ (the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the \_\_\_\_\_ Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp



P | (844) 772-2726  
 E | info@pacskon.com

4517 George Road, Suite 220  
 Tampa, Florida 33634

January 8, 2026

Ms. Jayna Cooper, CDM  
 District Manager  
**Inframark Infrastructure Management Services**  
 2654 Cypress Ridge Boulevard, Suite 101  
 Wesley Chapel, Florida 33544

**Subject: Proposal for Water Use Permit (WUP) Consulting Services  
 Park East Residential Development  
 Plant City, Hillsborough County, Florida  
 PACSCON No. 2026-2491**

Dear Ms. Cooper:

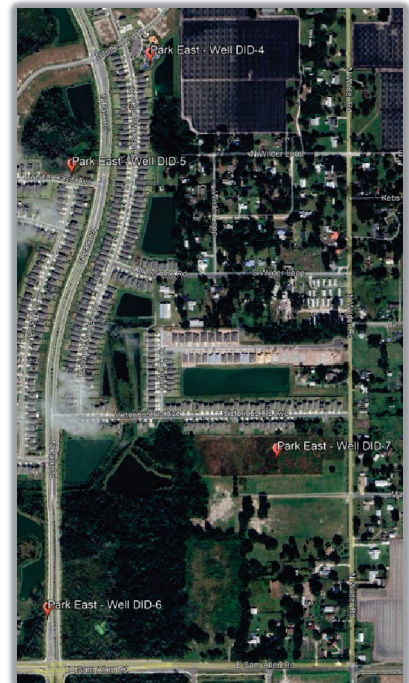
**PACSCON GeoEnvironmental, Inc. (PACSCON)** is pleased to provide this proposal to **Inframark Infrastructure Management Services** (the **Client**) for the completion of professional environmental services at the Subject Property as discussed further herein. The following sections discuss our understanding of the project and provide our proposed scope of services, budget, and schedule.

### PROJECT BACKGROUND & UNDERSTANDING

The Subject Property is generally situated east of North Park Road just to the north of its intersection with East Sam Allen Road within the City of Plant City, Hillsborough County, Florida. Water Use Permit (WUP) No. 20 020150.005 was approved by the Southwest Florida Water Management District (SWFWMD or District) for the Subject Property on April 14, 2022 for the use of up to four irrigation supply wells. The District approved wells under this WUP include the following along with their current status:

- DID-4 – Proposed
- DID-5 – Not in use
- DID-6 – Proposed
- DID-7 – Plugged August 2023

See adjacent image for approximate well locations.



## SCOPE OF SERVICES & SCHEDULE

PACSCON previously completed a site reconnaissance visit to the Subject Property on May 29, 2025 which is the basis of the scope of services proposed herein. Well DID-5 was observed during the site visit and determined to not be in use and deenergized at that time, but it did appear that the drop tube and pump assembly are still deployed in the well. PACSCON is not aware of when the well was taken out of service or the future plans for this well.

Under this scope of services, PACSCON will serve as the Owner's authorized agent on this WUP and coordinate with the District to update the status of well DID-5 to not currently in service to avoid any future compliance requirements under the permit. No meter readings or other permit related compliance activities are proposed at the Subject Property at this time given the status of the onsite wells.

## COMPENSATION & ASSUMPTIONS

PACSCON proposes to complete the scope of services discussed herein on a lump sum basis for a **fee of \$2,500**, which includes the cost of our site reconnaissance activities completed previously. If changed assumptions and/or conditions are encountered at the Subject Property and/or additional work or meetings are authorized by the Client, these activities will be performed on a time and materials basis in accordance with our attached fee schedule. Additionally, our proposal assumes the following:

- All communications and deliverables will be provided to the Client in electronic format.
- The Client will obtain the necessary authorizations to allow us to have ready access to the project site during normal working hours throughout the performance of these services.
- The Client will provide all permits, registrations, notices, reports, data, studies, plans, specifications, documents, and/or other information that relate to the Subject Property, its present and prior uses, or activities at the property that may bear upon our services and not already in PACSCON's possession.



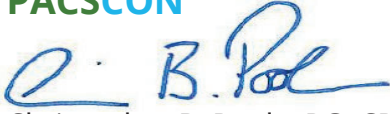
Proposal for WUP Consulting Services  
Park East, Plant City, FL

January 8, 2026  
PACSCON No. 2026-2491

We thank you for the opportunity to provide this proposal and look forward to working with you on this project! Please contact us if you have any questions or if we may be of further service.

Sincerely,

**PACSCON**



Christopher B. Poole, PG, CPG  
President | Founding Principal

CP/ZG/cp

Attachments: Standard Schedule of Fees

Jayna Cooper

**Billing Contact**

2654 Cypress Ridge Blvd., Ste. 101  
Wesley Chapel, FL 33544

**Billing Address**

(813) 608-8242

**Billing Phone Number**

[jayna.cooper@inframark.com](mailto:jayna.cooper@inframark.com)  
[inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)

**Billing E-Mail**

N/A

**Federal EIN**

Jayna Cooper

**Name (Printed)**

District Manager

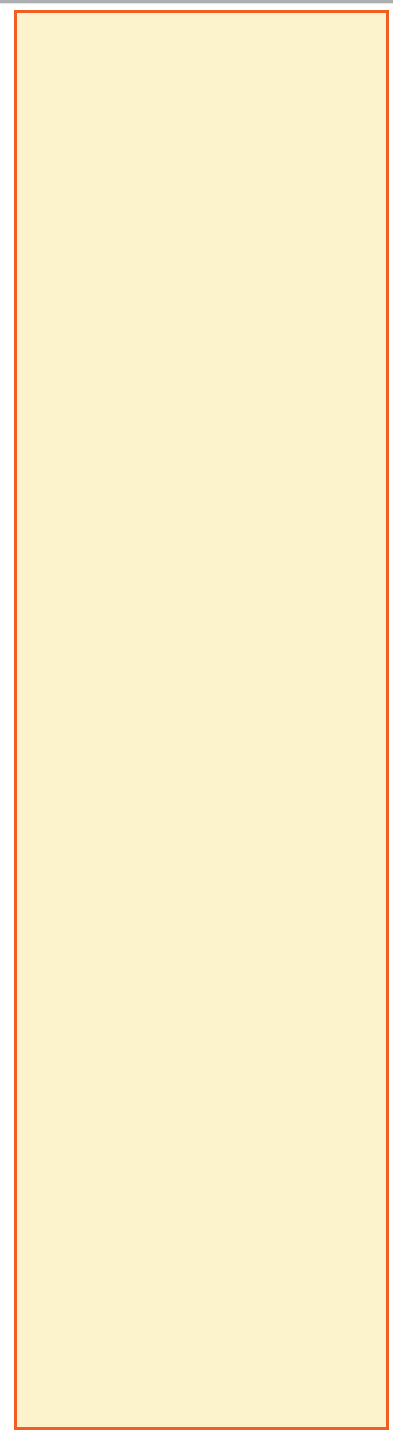
**Title**

Inframark Infrastructure  
Management Services

**Company**

**Date**





## **ATTACHMENTS**

***STANDARD SCHEDULE OF FEES  
GENERAL TERMS & CONDITIONS***



P | (844) 772-2726  
E | info@pacskon.com

4517 George Rd., Suite 220  
Tampa, FL 33634

## STANDARD SCHEDULE OF FEES

POSITION TITLE	UNIT OF MEASURE	BILLING RATE
▪ Environmental Technician – Junior	Per Hour	\$75.00
▪ Environmental Technician – Senior	Per Hour	\$90.00
▪ Clerical/Accounting/Administrative Support	Per Hour	\$60.00
▪ Drafting/CADD/GIS Design Support	Per Hour	\$100.00
▪ Staff Scientist	Per Hour	\$100.00
▪ Project Scientist	Per Hour	\$115.00
▪ Senior Scientist/Project Manager	Per Hour	\$130.00
▪ Principal Scientist/Senior Consultant/Senior Project Manager	Per Hour	\$145.00
▪ Associate Consultant/Senior Engineer/Program Manager	Per Hour	\$170.00
▪ Principal Consultant/Senior Program Manager	Per Hour	\$195.00

### NOTES:

- Subcontractors, Subconsultants, Supplies, Expenses, and Other Direct Costs will be invoiced at cost plus 15%.
- Project related mileage will be billed at the current Standard Mileage Rate for Business as published by the IRS.
- Personnel time expended will be invoiced in ½ hour increments.
- Expert Witness/Testimony will be billed at 2 times normal hourly rates summarized above.



## PARK EAST CDD

JANUARY FIELD INSPECTION- DOWN TO EARTH

Wednesday, January 21, 2026

Prepared For Board Of Supervisors

11 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

**Completed**  
**No response/Not completed**  
**Scheduled/Monitoring**

**Next Fer application is scheduled for February**

**Item 1- N. Park Rd And Victorious Falls St.**

**Due By: Friday, February 6, 2026**

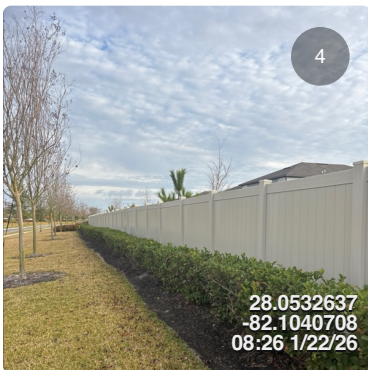
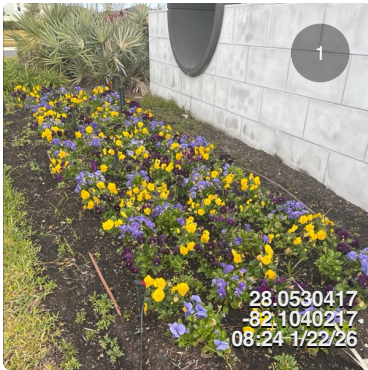
**Assigned To: Down To Earth**

Plant Material – North Park Road & Victorious Falls St.: Plant material is in stable condition overall, with typical seasonal stress observed.

**Flower Beds – Park East Monument: Weed presence noted and should be addressed through selective herbicide applications where appropriate or manual removal as needed.**

**Sidewalks – North Park Road & Victorious Falls St.: Sidewalks are clean and clear, with no landscape material impacting access.**

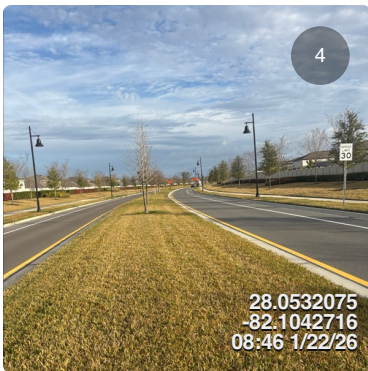
Overall Area Condition – North Park Road & Victorious Falls St.: Area is being maintained at an acceptable standard at the time of inspection.



## Item 2- Turf Conditions

Assigned To: Down To Earth

Turf – North Park Road towards Northern Key: Turf sustained cold damage during recent cold fronts and is showing slow recovery with some yellowing. Next fertilization is scheduled for February, and Down to Earth will continue to monitor turf health.



### Item 3- N. Park Rd And Northern Key Dr.

Due By: Friday, February 6, 2026

Assigned To: Down To Earth

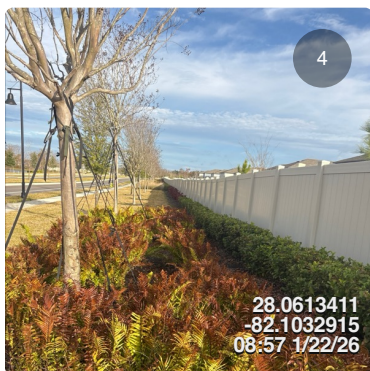
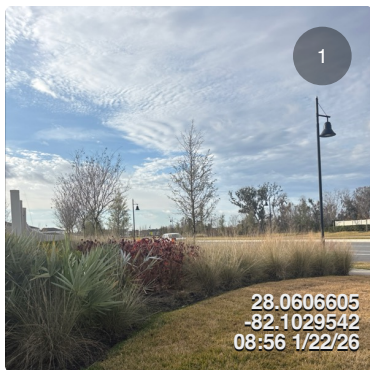
Ornamental Grasses – Northern Key & North Park Road Entrance: Ornamental grasses require seasonal cutback as flowering has ended; some cutbacks have already been completed by Down to Earth.

Cold-Impacted Plant Material: Plants affected by recent cold fronts will be monitored by Down to Earth for potential pruning to support new growth.

Copperleaf – Northern Key Entrance: Copperleaf should be pruned to encourage new growth.

Saw Palmetto Palm – Monument: Dead or brown fronds should be removed.

Flower Beds – Northern Key Entrance: Weeds are present and should be addressed through selective herbicide applications or removal.



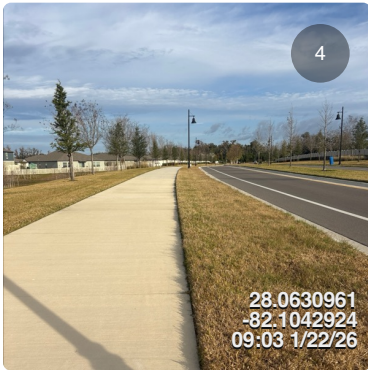
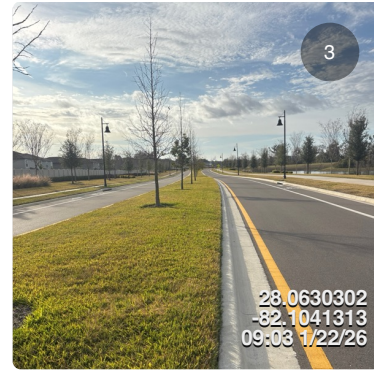
cutbacks for the ornamental grasses have begun any other plant material the were damaged due to the cold front will be monitor

## Item 4- Turf

Due By: Friday, February 6, 2026

Assigned To: Down To Earth

Turf – North Park Road, past Northern Key to Blue Orchid: Turf is showing slow recovery following recent cold front damage, with fertility improvements scheduled for February; Down to Earth will continue to monitor turf health and irrigation coverage.

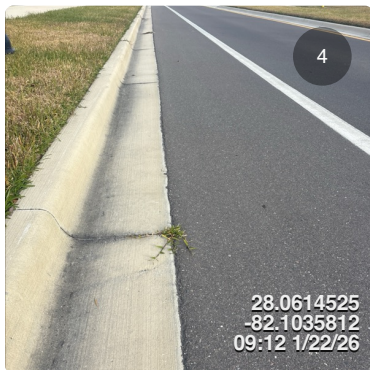
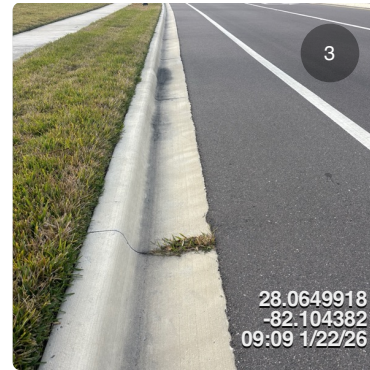
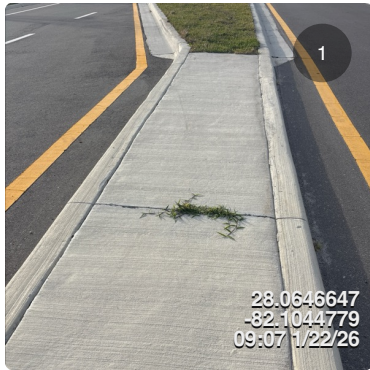


**Item 5- N. Park Rd.**

Due By: Friday, February 6, 2026

Assigned To: Down To Earth

Crack Weeds – North Park Road: Burn down crack weeds and apply selective herbicide along curbs and center islands on both sides of the roadway.

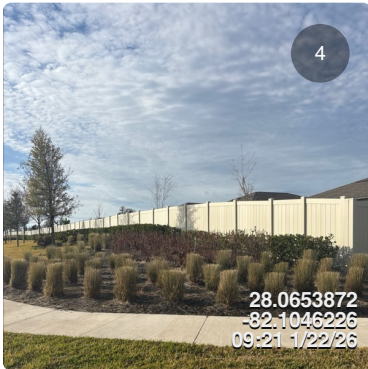
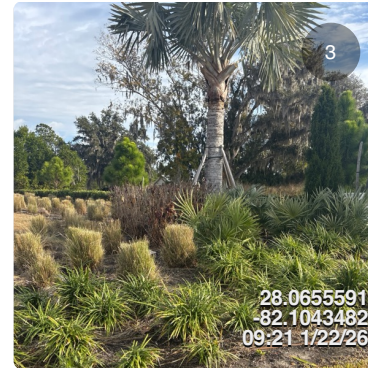
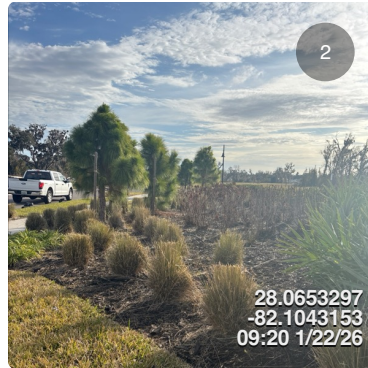


## Item 6- Blue Orchid Ave

Due By: Friday, February 6, 2026

Assigned To: Down To Earth

Plant Material – Park East Monument (North Park Road & Blue Orchid Ave): Plant material is generally green and healthy. Copperleaf sustained some cold front damage and should be be pruned to encourage new growth. Ornamental grasses have been cut back, maintaining proper bed appearance.



## Item 7- Clubhouse

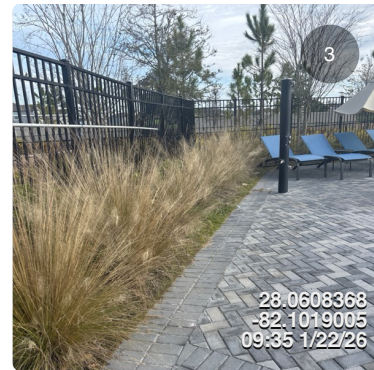
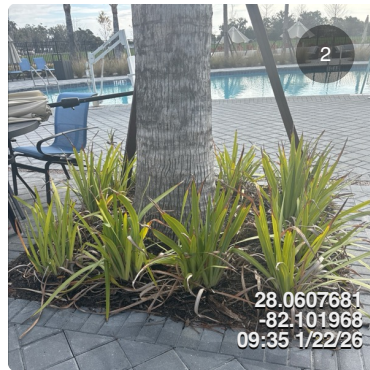
Due By: Friday, February 6, 2026

Assigned To: Down To Earth

Clubhouse Entrance – Plant Material: Remove dead or brown portions of plants to maintain a clean appearance.

Pool Area – Plant Material: Remove dead or brown portions of plants and trim ornamental grasses as needed.

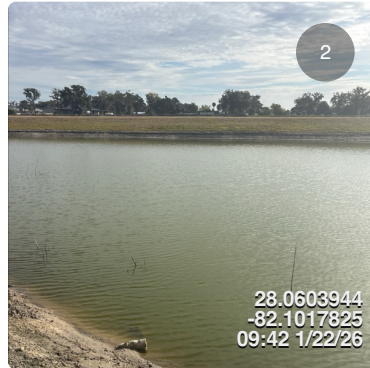
Clubhouse Beds – Weeds: Apply selective herbicide to treat weeds in affected areas of the beds.



### Item 8- Pond 8

Assigned To: Eco Logic

The pond is well maintained.



### Item 9- Pond 10

Due By: Friday, February 6, 2026

Assigned To: Eco Logic

Pond 10 – Water Quality: Filamentous algae is present and needs treatment. Trash along the

water's edge is noticeable at current water levels. Algae should be treated and debris removed to maintain overall pond appearance.



### Item 10- Pond 9

Due By: Friday, February 6, 2026

Assigned To: Eco Logic

Pond is well maintained, however there is trash present that will need to be removed.



### Item 11- Pond 1

Due By: Friday, February 6, 2026

Assigned To: Eco Logic

Duckweed and filamentous algae are present along the water's edge. Trash is also present and should be removed to maintain pond appearance.

