

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 02, 2025

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

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

Regular Meeting Agenda

Thursday, October 02, 2025 at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held **October 02, 2025, 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

A. Consideration of Resolution 2026-01; Designation of Officers

B. Consideration of Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement

C. Consideration of Resolution 2026-03; Parking and Towing Policy

4. CONSENT AGENDA

A. Approval of Minutes of the September 04, 2025, Regular Meeting

B. Consideration of Operation and Maintenance August 2025

C. Acceptance of the Financials and Approval of the Check Register for August 2025

D. Ratification of Down to Earth Proposal #127523 (\$2,480.00)

E. Ratification of Down to Earth Proposal #127027 (\$5,893.48)

F. Ratification of Egis Proposal of Insurance Coverage

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

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. District Officers. The District officers are as follows:

- _____ is appointed Chairperson.
- _____ is appointed Vice-Chairperson.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Secretary.
- _____ is appointed Treasurer.
- _____ is appointed Assistant Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Adopted this 2nd day of October, 2025.

Attest:

Park East Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Park East Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District owns, maintains, and operates certain recreational facilities;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations for its amenity facilities;

WHEREAS, the Board held a public hearing on Thursday, October 2, 2025, to receive public comment on its proposed Clubhouse Gathering Room Reservation Policies and Usage Agreement (the “**Reservation Policies and Usage Agreement**”);

WHEREAS, the proposed Reservation Policies and Usage Agreement are meant to provide for efficient and effective District operations, and for the safety and security of the District and its members; and

WHEREAS, after hearing and considering public comment, the Board has determined that the proposed Reservation Policies and Usage Agreement should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. **Adoption**. The Board hereby adopts the Clubhouse Gathering Room Reservation Policies and Usage Agreement for the Recreational Facilities as finalized in the form attached hereto as **Exhibit A**.
3. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. **Effective Date.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED on October 2, 2025.

Attest:

**Park East
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

EXHIBIT A

**Park East
Community Development District**

Clubhouse Gathering Room Reservation Policies and Usage Agreement

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES REGARDING DISTRICT ROAD PARKING AND TOWING; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains the District-owned roads (the “**District Roads**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District Roads if the notice and procedures requirements of Section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on the District Roads may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Hillsborough County, Florida, to tow unauthorized vehicles from District Roads;

WHEREAS, the Board held a public meeting to receive public comment on its proposed District Road Parking Policy and District Towing Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Road Parking and Towing Policies**. The Board hereby adopts the District Road Parking Policy and District Towing Policy attached hereto as **Exhibit “A”**.
3. **Authorizing the Engagement of an Approved Towing Operator**.
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Hillsborough County regulations, and the District Road Parking Policy and District Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Roads in the manner required by applicable laws and

regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on this 2nd day of October, 2025

Attest:

**Park East
Community Development District**

Name: _____
Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit “A”

Park East Community Development District

District Road Parking Policy and District Towing Policy

The Park East Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District roads throughout the District boundary (the “**District Roads**”).

The term District Roads includes all District-owned roads located within the District’s boundary. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Parking Policies:

1. There shall be no parking of vessels on any District-owned Roads.
2. There shall be no parking of vehicles on District Roads except during permitted hours in accordance with this Policy. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park on District Roads. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
3. The District does not provide any security or monitoring for the District Roads and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
4. No overnight (between 11:00 pm and 6:00 am) parking is permitted.
5. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
6. Unauthorized parking may result in being towed or reported to the local authorities for trespassing
7. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District Roads in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District’s parking restrictions.

3. The District shall maintain a list of representatives that have the authority to contact the towing operator for the purpose of initiating the towing of a vehicle or vessel from District Roads.
4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from District parking areas in accordance with said agreement.
5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel.
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

These policies were adopted by Resolution No. 2026-____ on October 2, 2025.

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

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections report was presented, a copy of which was included in the agenda package. Mr. Young mentioned landscaping issues.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Mr. Motko commented on the dog parks.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the meeting was adjourned at 3:08 pm. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	8/1/2025	19908	\$1,000.00	\$1,000.00	POOL SERVICE AUGUST 2025
DOWN TO EARTH	8/1/2025	149125	\$7,394.50	\$7,394.50	LANDSCAPE CONTRACT
ECO-LOGIC SERVICES LLC	8/1/2025	5543	\$1,250.00	\$1,250.00	LAKE MAINTENANCE JULY 2025
INFRAMARK LLC	8/1/2025	155243	\$100.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	8/1/2025	155243	\$2,500.00		DISTRICT MANAGEMENT
INFRAMARK LLC	8/1/2025	155243	\$2,254.00		FIELD MANAGEMENT
INFRAMARK LLC	8/1/2025	155243	\$350.00		DISSEMINATION SERVICES
INFRAMARK LLC	8/1/2025	155243	\$750.00	\$5,954.00	ACCOUNTING SERVICES
NEPTUNE SERVICES	8/5/2025	0053919	\$600.00	\$600.00	JANITORIAL SERVICES
NEPTUNE SERVICES	8/5/2025	0053920	\$600.00	\$600.00	JANITORIAL SERVICES
NEPTUNE SERVICES	8/5/2025	0053921	\$600.00	\$600.00	JANITORIAL SERVICES
Monthly Contract Subtotal			\$17,398.50	\$17,398.50	
Variable Contract					
STRALEY ROBIN VERICKER	8/15/2025	26965	\$929.50	\$929.50	DISTRICT COUNSEL
Variable Contract Subtotal			\$929.50	\$929.50	
Utilities					
CHARTER COMMUNICATIONS	8/13/2025	0411968081325	\$199.87	\$199.87	INTERNET
CITY OF PLANT CITY	8/7/2025	1579287	\$1,825.90	\$1,825.90	WATER
TECO	7/15/2025	221009540230 071525	\$424.66	\$424.66	ELECTRIC SVC
TECO	8/13/2025	081325-221009131659	\$4,820.33	\$4,820.33	ELECTRIC
TECO	8/13/2025	081325-221009336381	\$938.31	\$938.31	ELECTRIC
TECO	8/14/2025	081425-221009540230	\$673.61	\$673.61	ELECTRIC
TECO	8/13/2025	081325-221009059413	\$292.88	\$292.88	ELECTRIC
TECO	8/13/2025	081325-221009462716	\$23.22	\$23.22	ELECTRIC
Utilities Subtotal			\$9,198.78	\$9,198.78	

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
ALBERTO VIERA	8/7/2025	AV-080725	\$200.00	\$200.00	BOARD 8/7/25
BLUE LIFE POOL SERVICE LLC	8/4/2025	20118	\$102.00	\$102.00	RULES SIGN
CARLOS DE LA OSSA	8/7/2025	CO-080725	\$200.00	\$200.00	BOARD 8/7/25
DOWN TO EARTH	8/18/2025	151176	\$81.50	\$81.50	IRRIGATION REPAIRS
KYLE SMITH	8/7/2025	KS-080725	\$200.00	\$200.00	BOARD 8/7/25
NICHOLAS J. DISTER	8/7/2025	ND-080725	\$200.00	\$200.00	BOARD 8/7/25
RYAN MOTKO	8/7/2025	RM-080725	\$200.00	\$200.00	BOARD 8/7/25
STANTEC CONSULTING SERVICES	8/14/2025	2442475	\$425.75	\$425.75	ENGINEERING SERVICES
US BANK	7/25/2025	245631000	\$4,256.13	\$4,256.13	TRUSTE FEES
Regular Services Subtotal			\$5,865.38	\$5,865.38	
Additional Services					
COASTAL OUTDOOR SERVICES, LLC	7/9/2025	2669	\$10,754.00	\$10,754.00	REMULCH THE PLAYGROUND AREA
COASTAL OUTDOOR SERVICES, LLC	8/14/2025	2776	\$3,300.00	\$3,300.00	REPAIRS AND MAINTENANCE
DOWN TO EARTH	7/29/2025	149713	\$4,995.00	\$4,995.00	JULY FERTILIZER
DOWN TO EARTH	7/29/2025	149714	\$3,072.97	\$3,072.97	SEASONAL FLOWER CHANGE
ECO-LOGIC SERVICES LLC	8/1/2025	5544	\$12,450.00	\$12,450.00	CLEANUP FLOODPLAIN AREAS
Additional Services Subtotal			\$34,571.97	\$34,571.97	
TOTAL			\$67,964.13		

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19908	08/01/2025	\$1,000.00	08/31/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,000.00	1,000.00

SUBTOTAL	1,000.00
TAX	0.00
TOTAL	1,000.00
BALANCE DUE	\$1,000.00

Pay invoice

Down to Earth

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



Invoice: #149125
August 2025

Customer

Park East CDD

2005 Pan Am Circle STE 300
Tampa , FL 33607

Property / Project Address

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

Project/Job

Park East CDD Contract (2025)

Estimate # 114858

Invoice Date

8/1/2025

Date Due

8/31/2025

Terms

Net 30

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114858 - Park East CDD Contract (2025) August 2025				\$7,394.50

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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	\$7,394.50
Sales Tax	\$0.00
Total	\$7,394.50
Credits/Payments	(\$0.00)
Balance Due	\$7,394.50

Eco-Logic Services LLC

PO Box 18204
Sarasota, FL 34276

Invoice

Date	Invoice #
8/1/2025	5543

Bill To

Park East CDD
c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Park East CDD

Description	Amount
Lake Maintenance Services for July 2025	1,250.00
Total	
	\$1,250.00

Phone # 941-312-1764

Pete@Eco-Logic-Services.com

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Park East CDD
Inframark
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

August 15, 2025

Client: 001544

Matter: 000001

Invoice #: 26965

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/3/2025	KCH	REVIEW AGEND PACKAGE.	0.4	\$150.00
7/8/2025	WAS	DRAFT NO FISHING POLICY AND RESOLUTION ADOPTING NO FISHING POLICY.	0.8	\$268.00
7/9/2025	JMV	REVIEW AGENDA PACKE AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
7/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
7/10/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
Total Professional Services			2.5	\$929.50

August 15, 2025
Client: 001544
Matter: 000001
Invoice #: 26965

Page: 2

Total Services	\$929.50	
Total Disbursements	\$0.00	
Total Current Charges		\$929.50
Previous Balance		\$3,648.00
<i>Less Payments</i>		<i>(\$3,648.00)</i>
PAY THIS AMOUNT		\$929.50

Please Include Invoice Number on all Correspondence



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

155243

DATE

8/1/2025

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**

8/1/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	100.00		100.00
District Management	1	Ea	2,500.00		2,500.00
Field Management	1	Ea	2,254.00		2,254.00
Dissemination Services	1	Ea	350.00		350.00
Accounting Services	1	Ea	750.00		750.00
Subtotal					5,954.00

Subtotal	\$5,954.00
Tax	\$0.00
Total Due	\$5,954.00

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.



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053919
Date: 08/05/2025
Terms: NET 14
Due Date: 08/19/2025

Bill To: Park East CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial Services May 2025	1	\$600.00	\$600.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$600.00
TAX 0%	\$0.00
Total	\$600.00
Paid	\$0.00

Balance Due \$600.00





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053920
Date: 08/05/2025
Terms: NET 14
Due Date: 08/19/2025

Bill To: Park East CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial Services June 2025	1	\$600.00	\$600.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$600.00
TAX 0%	\$0.00
Total	\$600.00
Paid	\$0.00

Balance Due \$600.00





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053921
Date: 08/05/2025
Terms: NET 14
Due Date: 08/19/2025

Bill To: Park East CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial services July 2025	1	\$600.00	\$600.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$600.00
TAX 0%	\$0.00
Total	\$600.00
Paid	\$0.00

Balance Due \$600.00



Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Park East CDD
Inframark
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

August 15, 2025

Client: 001544

Matter: 000001

Invoice #: 26965

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/3/2025	KCH	REVIEW AGEND PACKAGE.	0.4	\$150.00
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7/9/2025	JMV	REVIEW AGENDA PACKE AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
7/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
7/10/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
Total Professional Services			2.5	\$929.50

August 15, 2025
Client: 001544
Matter: 000001
Invoice #: 26965

Page: 2

Total Services	\$929.50	
Total Disbursements	\$0.00	
Total Current Charges		\$929.50
Previous Balance		\$3,648.00
<i>Less Payments</i>		<i>(\$3,648.00)</i>
PAY THIS AMOUNT		\$929.50

Please Include Invoice Number on all Correspondence

August 13, 2025
 Invoice Number: 0411968081325
 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
 Or, call us at **855-252-0675**

Summary *Service from 08/13/25 through 09/12/25
 details on following pages*

Previous Balance	199.87
Payments Received -Thank You!	-199.87
Remaining Balance	\$0.00
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
Total Due by 08/30/25	\$199.87

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.

IMPORTANT PHONE UPDATE

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.



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 08142025 NNNNNYNN 01 000998 0004

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



August 13, 2025
PARK EAST CDD
 Invoice Number: 0411968081325
 Account Number: 8337 12 001 0411968
 Service At: 3930 NORTHERN KEY DR
 CLUBHSE
 PLANT CITY FL 33565-6013

Total Due by 08/30/25 **\$199.87**
 Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712001041196800199877



Invoice Number: 0411968081325
Account Number: 8337 12 001 0411968
Security Code: 7587

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

8633 2390 DY RP 13 08142025 NNNNNYNN 01 000998 0004

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (199.87), Check Payment-thank You (07/30, -199.87), and Remaining Balance (\$0.00).

Payments received after 08/13/25 will appear on your next bill.

Service from 08/13/25 through 09/12/25

Spectrum Business™ TV

Table with 2 columns: Description, Amount. Row: Spectrum Business TV Stream (39.99), Total (\$39.99).

Spectrum Business™ TV Total \$39.99

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include 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

Table with 2 columns: Description, Amount. Row: Business WiFi (10.00), Total (\$129.99).

Spectrum Business™ Internet Total \$129.99

Spectrum Business™ Voice

Table with 2 columns: Description, Amount. Rows include Phone number (813) 730-1091, Voice Mail (0.00), Spectrum Business Voice (50.00), Promotional Discount (-30.01).

Your promotional price will expire on 06/12/26

Spectrum Business™ Voice Continued

\$19.99

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$19.99

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (5.00), Other Charges Total (\$5.00).

Taxes, Fees and Charges

Table with 2 columns: Description, Amount. Rows include Communications Services Tax (4.90), Taxes, Fees and Charges Total (\$4.90).

Current Charges \$199.87
Total Due by 08/30/25 \$199.87

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.).

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis.

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

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Continued on the next page...

Visit Spectrum.com/stores for store locations. For questions or concerns, visit 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

(My Account login required)



Payment Options

Pay Online - Visit us at 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.





City of Plant City
 UTILITY BILLING DEPARTMENT
 PO BOX C
 PLANT CITY FL 33564-9003

UTILITY BILL

Office hours for questions regarding your bill:
 Monday - Friday 8:00 AM - 4:45 PM
 Phone (813) 659-4222 Fax (813) 659-4236
 Solid Waste pickup questions (813) 757-9208
 After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
PARK EAST COMMUNITY DEVELOPMENT	636330	1008701860	3930 NORTHERN KEY DR

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1579287	08/07/2025	07/08/2025 - 08/07/2025	08/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL CONSUMPTION	24014108	07/01/25	08/01/25	3878	3950	72	72.97
WATER					RATE	USAGE	
					2.790000	72	200.88
WATER RECLAIM COMI CONSUMPTION	24232401	07/01/25	08/01/25	508	913	405	37.07
RECLAIM					RATE	USAGE	
					1.410000	20	28.20
RECLAIM					1.950000	385	750.75
UTILITY TAX 10%							27.39
SEWER COMMERCIAL CONSUMPTION					RATE	USAGE	157.63
SEWER					6.790000	72	488.88

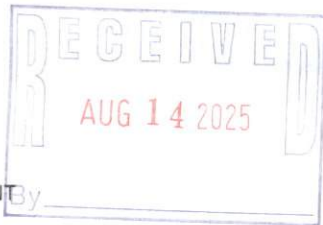
Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date. Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE		
07/25	31	03/25	94	11/24	186	Previous Balance	\$1,345.63
05/25	383	02/25	172	10/24	117	Total Current Billing	\$1,825.90
04/25	447	01/25	312	09/24	103	Adjustments	\$0.00
04/25	167	12/24	177	08/24	155	Less Payments Received	-\$1,345.63
						Penalties	\$0.00
						Total Amount Due	\$1,825.90

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees



City of Plant City
 UTILITY BILLING DEPARTMENT
 PO BOX C
 PLANT CITY FL 33564-9003



010027



*AUTO**ALL FOR AADC 335 10027 T31:39 10027 1 AB 0.636

PARK EAST COMMUNITY DEVELOPMENT
 DISTRICT
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3930 NORTHERN KEY DR	D	1008701860	636330
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1579287	08/28/2025	\$1,825.90	

Remit and make checks in US funds payable to:



CITY OF PLANT CITY D
 PO BOX C
 PLANT CITY FL 33564-9003

00006042025501579287200001825900



City of Plant City
 UTILITY BILLING DEPARTMENT
 PO BOX C
 PLANT CITY FL 33564-9003

UTILITY BILL

Office hours for questions regarding your bill:
 Monday - Friday 8:00 AM - 4:45 PM
 Phone (813) 659-4222 Fax (813) 659-4236
 Solid Waste pickup questions (813) 757-9208
 After hours Water or Sewer **Emergency** (813) 757-9172

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
SOLID WASTE COMMERCIAL							52.19
STORMWATER COMMERCIAL							9.94

Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.
 Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE		
07/25	31	03/25	94	11/24	186	Previous Balance	\$1,345.63
05/25	383	02/25	172	10/24	117	Total Current Billing	\$1,825.90
04/25	447	01/25	312	09/24	103	Adjustments	\$0.00
04/25	167	12/24	177	08/24	155	Less Payments Received	-\$1,345.63
						Penalties	\$0.00
Total Amount Due							\$1,825.90

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees

UTILITY BILL

REMIT PORTION

Please write your Account Number on your check.



City of Plant City
 UTILITY BILLING DEPARTMENT
 PO BOX C
 PLANT CITY FL 33564-9003

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3930 NORTHERN KEY DR	D	1008701860	636330
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1579287	08/28/2025	\$1,825.90	





PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 PARK EAST CDD PH 5
 PLANT CITY, FL 33565


Statement Date: July 15, 2025

Amount Due:	\$424.66
Due Date:	August 05, 2025
Account #:	221009540230

Account Summary

Current Service Period: June 23, 2025 - July 09, 2025	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$424.66
Amount Due by August 05, 2025	\$424.66

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



Scan here to view your account online.



STOP POWER SURGES!
50% OFF install plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap SYSTEMS | **TECO**
 TAMPA ELECTRIC AN EMERA COMPANY

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009540230
Due Date: August 05, 2025

 **Pay your bill online at TampaElectric.com**
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$424.66
Payment Amount:	\$ _____

645211562905

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 PARK EAST CDD PH 5
 PLANT CITY, FL 33565

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6452115629052210095402300000000424661



Service For:
 PARK EAST CDD PH 5
 PLANT CITY, FL 33565

Account #: 221009540230
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 23, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 17 days		
Lighting Energy Charge	119 kWh @ \$0.03412/kWh	\$4.06
Monthly Charge		\$384.44
Lighting Fuel Charge	119 kWh @ \$0.03363/kWh	\$4.00
Storm Protection Charge	119 kWh @ \$0.00559/kWh	\$0.67
Clean Energy Transition Mechanism	119 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	119 kWh @ \$0.01230/kWh	\$1.46
Florida Gross Receipt Tax		\$0.26
State Tax		\$29.72
Lighting Charges		\$424.66

Total Current Month's Charges \$424.66

Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 SAM ALLEN ROAD, LIGHTS
 PLANT CITY, FL 33565

Statement Date: August 13, 2025

Amount Due: \$4,820.33

Due Date: September 03, 2025
Account #: 221009131659

Account Summary

Previous Amount Due	\$4,820.33
Payment(s) Received Since Last Statement	-\$4,820.33
Current Month's Charges	\$4,820.33

Amount Due by September 03, 2025 \$4,820.33

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



Scan here to view your account online.

Let's be honest. You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

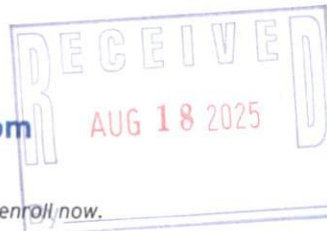


To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009131659
Due Date: September 03, 2025

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$4,820.33

Payment Amount: \$ _____

689655777211

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607-6008

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6896557772112210091316590000004820330

00000039-0000415-Page 3 of 24



Service For:
 SAM ALLEN ROAD
 LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	90 kWh @ \$0.03412/kWh	\$3.07
Monthly Charge		\$262.60
Lighting Fuel Charge	90 kWh @ \$0.03363/kWh	\$3.03
Storm Protection Charge	90 kWh @ \$0.00559/kWh	\$0.50
Clean Energy Transition Mechanism	90 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	90 kWh @ \$0.01230/kWh	\$1.11
Florida Gross Receipt Tax		\$0.20
Lighting Charges		\$270.55

Billing information continues on next page →

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For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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Service For:
 SAM ALLEN ROAD
 LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	435 kWh @ \$0.03412/kWh	\$14.84
Monthly Charge		\$1269.23
Lighting Fuel Charge	435 kWh @ \$0.03363/kWh	\$14.63
Storm Protection Charge	435 kWh @ \$0.00559/kWh	\$2.43
Clean Energy Transition Mechanism	435 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	435 kWh @ \$0.01230/kWh	\$5.35
Florida Gross Receipt Tax		\$0.96

Lighting Charges **\$1,307.63**

Billing information continues on next page →

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Service For:
 SAM ALLEN ROAD
 LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	180 kWh @ \$0.03412/kWh	\$6.14
Monthly Charge		\$525.20
Lighting Fuel Charge	180 kWh @ \$0.03363/kWh	\$6.05
Storm Protection Charge	180 kWh @ \$0.00559/kWh	\$1.01
Clean Energy Transition Mechanism	180 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	180 kWh @ \$0.01230/kWh	\$2.21
Florida Gross Receipt Tax		\$0.40
Lighting Charges		\$541.09

Billing information continues on next page →

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Service For:
SAM ALLEN ROAD
LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	255 kWh @ \$0.03412/kWh	\$8.70
Monthly Charge		\$744.03
Lighting Fuel Charge	255 kWh @ \$0.03363/kWh	\$8.58
Storm Protection Charge	255 kWh @ \$0.00559/kWh	\$1.43
Clean Energy Transition Mechanism	255 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	255 kWh @ \$0.01230/kWh	\$3.14
Florida Gross Receipt Tax		\$0.56

Lighting Charges **\$766.55**

Billing information continues on next page →

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Service For:
SAM ALLEN ROAD
LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	225 kWh @ \$0.03412/kWh	\$7.68
Monthly Charge		\$656.50
Lighting Fuel Charge	225 kWh @ \$0.03363/kWh	\$7.57
Storm Protection Charge	225 kWh @ \$0.00559/kWh	\$1.26
Clean Energy Transition Mechanism	225 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	225 kWh @ \$0.01230/kWh	\$2.77
Florida Gross Receipt Tax		\$0.50
Lighting Charges		\$676.38

Billing information continues on next page →

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Service For:
SAM ALLEN ROAD
LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	392 kWh @ \$0.03412/kWh	\$13.38
Monthly Charge		\$1223.52
Lighting Fuel Charge	392 kWh @ \$0.03363/kWh	\$13.18
Storm Protection Charge	392 kWh @ \$0.00559/kWh	\$2.19
Clean Energy Transition Mechanism	392 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	392 kWh @ \$0.01230/kWh	\$4.82
Florida Gross Receipt Tax		\$0.87

Lighting Charges **\$1,258.13**

Total Current Month's Charges **\$4,820.33**

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Service For:
SAM ALLEN ROAD
LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

00000039-0000418-Page 10 of 24



PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 3930 NORTHERN KEY DR, CLBHSE
 PLANT CITY, FL 33565-6013

Statement Date: August 13, 2025

Amount Due: \$938.31

Due Date: September 03, 2025
 Account #: 221009336381

Account Summary

Current Service Period: July 10, 2025 - August 07, 2025	
Previous Amount Due	\$890.08
Payment(s) Received Since Last Statement	-\$890.08
Current Month's Charges	\$938.31

Amount Due by September 03, 2025 \$938.31

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

Your Energy Insight

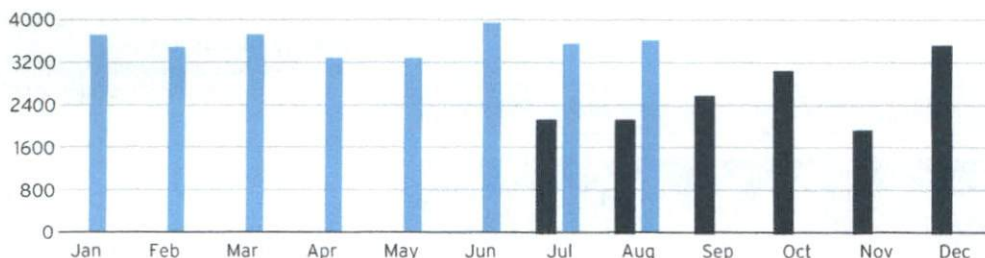
Your average daily kWh used was **73.61% higher** than the same period last year.

Your average daily kWh used was **5.93% higher** than it was in your previous period.



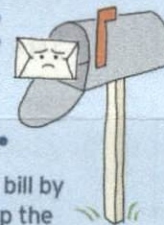
Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Let's be honest. You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009336381
 Due Date: September 03, 2025

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$938.31

Payment Amount: \$ _____

652618939551

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

652618939551221009336381000000938317

00000039-0000424-Page 21 of 24





Service For:
 3930 NORTHERN KEY DR
 CLBHSE, PLANT CITY, FL 33565-6013

Account #: 221009336381
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Meter Read

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000906161	08/07/2025	43,735	40,119	3,616 kWh	1	29 Days

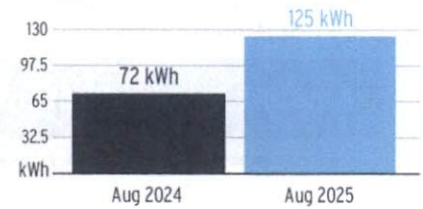
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,616 kWh @ \$0.08641/kWh	\$312.46
Fuel Charge	3,616 kWh @ \$0.03391/kWh	\$122.62
Storm Protection Charge	3,616 kWh @ \$0.00577/kWh	\$20.86
Clean Energy Transition Mechanism	3,616 kWh @ \$0.00418/kWh	\$15.11
Storm Surcharge	3,616 kWh @ \$0.02121/kWh	\$76.70
Florida Gross Receipt Tax		\$14.51
Electric Service Cost		\$580.53
Franchise Fee		\$38.02
Municipal Public Service Tax		\$51.76
Total Electric Cost, Local Fees and Taxes		\$670.31

Other Fees and Charges	
Electric Security Deposit	\$268.00
Total Other Fees and Charges	\$268.00

Total Current Month's Charges \$938.31

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
 Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

0000039-0000424-Page 22 of 24

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 PARK EAST CDD PH 5
 PLANT CITY, FL 33565

Statement Date: August 14, 2025

Amount Due: \$673.61

Due Date: September 04, 2025

Account #: 221009540230

Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	\$424.66
Payment(s) Received Since Last Statement	-\$424.66
Miscellaneous Credits	-\$29.72
Credit balance after payments and credits	-\$29.72
Current Month's Charges	\$703.33

Amount Due by September 04, 2025 \$673.61

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



Scan here to view your account online.

Let's be honest. You don't need me anymore.



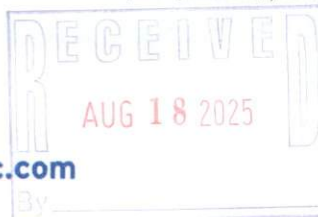
You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221009540230

Due Date: September 04, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$673.61

Payment Amount: \$ _____

600000787560

00004342 FTECO108152501101410 00000 02 01000000 11070 002

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607-6008

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

60000078756022100954023000000000673616

00004342-0010671-Page 1 of 4



Service For:
 PARK EAST CDD PH 5
 PLANT CITY, FL 33565

Account #: 221009540230
 Statement Date: August 14, 2025
 Charges Due: September 04, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	210 kWh @ \$0.03412/kWh	\$7.17
Monthly Charge		\$678.43
Lighting Fuel Charge	210 kWh @ \$0.03363/kWh	\$7.06
Storm Protection Charge	210 kWh @ \$0.00559/kWh	\$1.17
Clean Energy Transition Mechanism	210 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	210 kWh @ \$0.01230/kWh	\$2.58
Florida Gross Receipt Tax		\$0.46
Lighting Charges		\$696.96

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 Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source
 Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Other Fees and Charges	
Lighting Late Payment Fee	\$6.37
Total Other Fees and Charges	\$6.37

Total Current Month's Charges \$703.33

Miscellaneous Credits	
Sales Tax Credit	-\$29.72
Total Current Month's Credits	-\$29.72

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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
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 P.O. Box 111
 Tampa, FL 33601-0111

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 Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY: 7-1-1
- Power Outage: 877-588-1010
- Energy-Saving Programs: 813-275-3909

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00004342-0010671-Page 2 of 4



PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 3515 N WILDER RD, PUMP 2
 PLANT CITY, FL 33565-2679

Statement Date: August 13, 2025

Amount Due: \$292.88

Due Date: September 03, 2025

Account #: 221009059413

Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	\$295.45
Payment(s) Received Since Last Statement	-\$295.45
Miscellaneous Credits	-\$2.16
Credit balance after payments and credits	-\$2.16
Current Month's Charges	\$295.04

Amount Due by September 03, 2025 \$292.88

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

Your Energy Insight

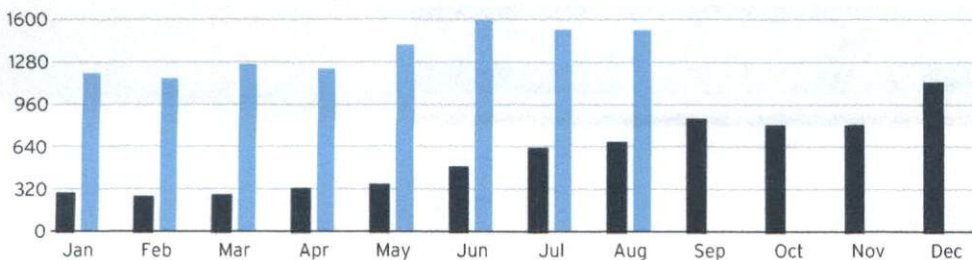
Your average daily kWh used was **130.43% higher** than the same period last year.

Your average daily kWh used was **3.92% higher** than it was in your previous period.



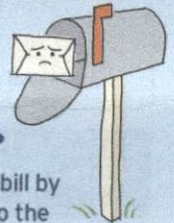
Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Let's be honest. You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009059413

Due Date: September 03, 2025

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$292.88

Payment Amount: \$ _____

689655777210

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6896557772102210090594130000000292882

00000039-0000420-Page 13 of 24



PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 2031 W BLUE ORCHID AVE
 PLANT CITY, FL 33565

Statement Date: August 13, 2025

Amount Due: \$23.22

Due Date: September 03, 2025

Account #: 221009462716

Account Summary

Current Service Period: July 10, 2025 - August 07, 2025


Previous Amount Due	\$23.97
Payment(s) Received Since Last Statement	-\$23.97

Current Month's Charges **\$23.22**

Amount Due by September 03, 2025 **\$23.22**

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

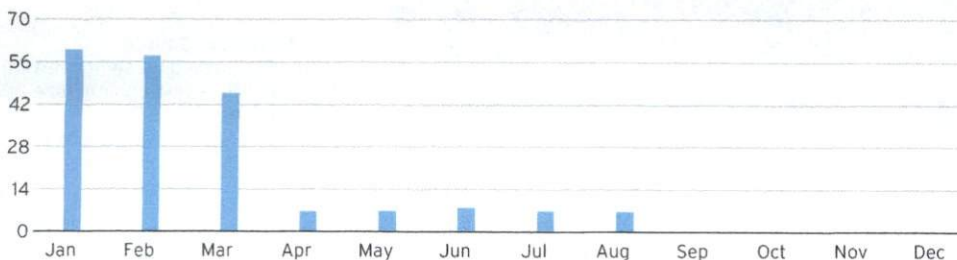
Your Energy Insight

 Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Let's be honest. You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

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To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221009462716

Due Date: September 03, 2025

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$23.22

Payment Amount: \$ _____

647680706020

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6476807060202210094627160000000023225

00000039-0000422-Page 17 of 24



Service For:
 2031 W BLUE ORCHID AVE
 PLANT CITY, FL 33565

Account #: 221009462716
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Meter Read

Service Period: Jul 10, 2025 - Aug 07, 2025

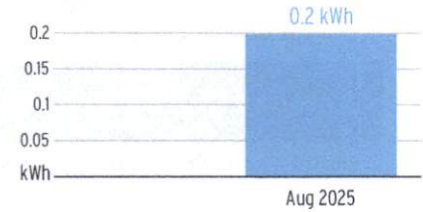
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000938048	08/07/2025	200	193	7 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.83
Franchise Fee		\$1.30
Municipal Public Service Tax		\$2.09
Total Electric Cost, Local Fees and Taxes		\$23.22

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source

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Total Current Month's Charges \$23.22

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Kyle Smith	X	\$200
5	Alberto Viero	X	\$200

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

Approved for payment:

Jayna Cooper

08/07/2025

District Manager Signature

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20118	08/04/2025	\$102.00	09/03/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	RULES SING	Rules Sing	1	102.00	102.00

SUBTOTAL	102.00
TAX	0.00
TOTAL	102.00
BALANCE DUE	\$102.00

Pay invoice

POOL RULES

1. NO FOOD OR BEVERAGES IN THE POOL OR ON POOL WET DECK. COMMERCIALY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL WET DECK FOR POOL PATRON HYDRATION.
2. NO GLASS OR ANIMALS IN THE FENCED POOL AREA (OR 50 FEET (15 240 MM) FROM UNFENCED POOL).
3. BATHING LOAD: _____ PERSONS.
4. POOL HOURS: DAWN A.M. TO DUSK P.M.
5. SHOWER BEFORE ENTERING.
6. DO NOT SWALLOW THE POOL WATER.

POOL MAXIMUM DEPTH:
____ FEET ____ INCHES

NO DIVING

2438PL

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: August 07, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister		X
3 Ryan Motko	X	\$200
4 Kyle Smith	X	\$200
5 Alberto Viero	X	\$200

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

Approved for payment:

Jayna Cooper

08/07/2025

District Manager Signature

Date

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

Down to Earth

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



Invoice: #151176
 August 2025

Customer

Park East CDD
 2005 Pan Am Circle STE 300
 Tampa, FL 33607

Property / Project Address

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

Project/Job

Invoice Irrigation Form 07.24.2025
 Estimate # 124475

Invoice Date

8/18/2025

Date Due

9/2/2025

Terms

Net 15

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#124475 - Invoice Irrigation Form 07.24.2025				\$81.50
LCE006: Irrigation Repairs				\$81.50
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	1.00	\$40.00	\$40.00
Drip Line Fittings (Kit)	Each	5.00	\$3.00	\$15.00
Drip Line Repair (Kit)	Foot	1.00	\$2.50	\$2.50
Standard Irrigation Nozzle Replaced (Kit)	Each	3.00	\$8.00	\$24.00

Billing Questions
Francine.Martinez@Down2Earthinc.com
 (352) 523-4954
 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.
[DTE Landscape property service portal.com](https://dtelandscape.com/property-service-portal)
 To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$81.50
Sales Tax	\$0.00
Total	\$81.50
Credits/Payments	(\$0.00)
Balance Due	\$81.50

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/>.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Kyle Smith	X	\$200
5	Alberto Viero	X	\$200

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

Approved for payment:

Jayna Cooper

08/07/2025

District Manager Signature

Date

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

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for
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
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3	Ryan Motko	X	\$200
4	Kyle Smith	X	\$200
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08/07/2025

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Approved for payment:

Jayna Cooper

08/07/2025

District Manager Signature

Date

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



INVOICE

Invoice Number 2442475
Invoice Date August 14, 2025
Customer Number 170224
Project Number 238202122

Bill To

Park East Community
 Development District
 Accounts Payable
 c/o Meritus Districts
 2005 Pan Am Circle Suite 300
 Tampa FL 33607
 United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eft@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

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$13,998.50
Authorization Previously Billed:	\$376.75
Authorization Budget Remaining:	\$13,196.00
Authorization Billed to Date:	\$802.50
Current Invoice Due:	\$425.75
For Period Ending:	August 8, 2025

Email Invoice: InframarkCMS@payableslockbox.com
CC: michael.perez@inframark.com

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

INVOICE

Invoice Number

2442475

Project Number

238202122

Top Task 2025

FY 2025 Districct Engineering Task

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-07-23	0.25	183.00	45.75
		0.25		45.75
Level 10				
Waag, R Tyson (Tyson)	2025-06-05	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-07-10	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-08-06	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-08-07	0.50	190.00	95.00
		2.00		380.00
Professional Services Subtotal		2.25		425.75

Top Task 2025 Total

425.75

Total Fees & Disbursements

\$425.75

INVOICE TOTAL (USD)

\$425.75

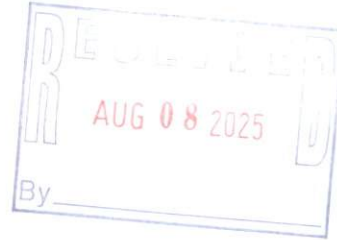
Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-07-23	238202122	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	PROJECT MANAGER SUPPORT	
2025-06-05	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-07-10	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE VIA TEAMS	
2025-08-06	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY BOARD MEETING PREPARATION.	
2025-08-07	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING ATTENDANCE (BUDGET MEETING AND REGULAR AGENDA).	
Total Project 238202122					2.25		\$425.75		



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7833837
Account Number: 245631000
Invoice Date: 07/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807



Park East Community Development District
Attn c/o District Manager
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

United States
Park East Community Development District Special Assessment Bonds, Series 2024 (Series 2024 Project)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Park East Community Development District Special Assessment Bonds, Series 2024 (Series 2024 Project)

Invoice Number: 7833837
Account Number: 245631000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 245631000
Invoice # 7833837
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7833837
 Invoice Date: 07/25/2025
 Account Number: 245631000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

Park East Community Development District Special
 Assessment Bonds, Series 2024 (Series 2024
 Project)

Accounts Included 245631000 245631001 245631002 245631003 245631004 245631005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$3,950.00
Incidental Expenses 07/01/2025 to 06/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





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: 2669
P.O./S.O. Number: 3930 Northern Ky Dr
Clubhouse
Invoice Date: July 9, 2025
Payment Due: July 24, 2025
Amount Due (USD): **\$10,754.00**

[Pay Securely Online](#)

Items	Quantity	Price	Amount
Playground remulch the playground area to provide a fresh layer of new playground grade mulch	1	\$10,754.00	\$10,754.00

Total: \$10,754.00

Amount Due (USD): **\$10,754.00**

[Pay Securely Online](#)

link.waveapps.com/rfv2uw-eyar7g

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.



Coastal Outdoor Services LLC
6101 Ike Smith Rd
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United States

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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.



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Invoice

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

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 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.



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

8137756994
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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: 2776
Invoice Date: August 14, 2025
Payment Due: August 29, 2025

Amount Due (USD): \$3,300.00

[Pay Securely Online](#)

Items	Quantity	Price	Amount
Labor and Materials Remove old umbrellas and install new ones, pressure was aluminum furniture around pool, diagnose and repair low voltage lighting system 2 transformers, bulbs, light housing and photocell	1	\$3,300.00	\$3,300.00

Total: \$3,300.00

Amount Due (USD): \$3,300.00

[Pay Securely Online](#)



link.waveapps.com/kxngz7-5z8vra

Notes / Terms

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Invoice

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Invoice

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7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

Down to Earth

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



Invoice: #149713
July 2025

Customer

Park East CDD

2005 Pan Am Circle STE 300
Tampa , FL 33607

Property / Project Address

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

Project/Job

July fertilizer

Invoice Date

7/29/2025

Date Due

8/13/2025

Terms

Net 15

Customer PO #

Estimate # 122606

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#122606 - July fertilizer				\$4,995.00
<ul style="list-style-type: none"> July fertilizer extra program. Turf, Shrubs, and palms 				

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.

LCE025: Tree/Plant Installation				\$4,825.00
Subcontractor - Fert & Pest Application (Sub)	Each	1.00	\$4825.00	\$4825.00
LCE006: Irrigation Repairs				\$170.00
Irrigation Labor (Hide) (Labor)				\$170.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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.billeri.com/ebpp/DownToEarth/>

Subtotal	\$4,995.00
Sales Tax	\$0.00
Total	\$4,995.00
Credits/Payments	(\$0.00)
Balance Due	\$4,995.00



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

Estimate: #122606

Customer Address

Michael Perez
 2005 Pan Am Circle STE 300
 Tampa, Florida 33607
 michael.perez@inframark.com

Billing Address

Michael Perez
 2005 Pan Am Circle STE 300
 Tampa, FL 33607

Physical Job Address

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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
July fertilizer	July 1, 2025	Dave Towsley	

<u>Estimate Details</u>					
Description of Services & Materials	Unit	Quantity	Rate	Amount	
Tree/Plant Installation					
Subcontractor - Fert & Pest Application	Each	1	\$4,825.00	\$4,825.00	
Irrigation Repairs					
Irrigation Labor (Hide)				\$170.00	
			Subtotal	\$4,995.00	
			Estimated Tax	\$0.00	
			Job Total	\$4,995.00	

- July fertilizer extra program. Turf, Shrubs, and palms

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.

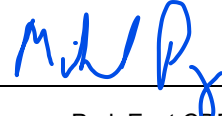
Proposed By:

Dave Towsley
 Down to Earth

07/01/2025

Date

Agreed & Accepted By:



Park East CDD

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://dtelandscape.com/terms-and-conditions/>.

Down to Earth

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



Invoice: #149714

July 2025

Customer

Park East CDD

2005 Pan Am Circle STE 300
Tampa , FL 33607

Property / Project Address

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

Project/Job

Seasonal flower change.

Invoice Date

7/29/2025

Date Due

8/13/2025

Terms

Net 15

Customer PO #

Estimate # 122839

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#122839 - Seasonal flower change.				\$3,072.97
<ul style="list-style-type: none"> Remove seasonal flowers and install new seasonal flowers Adjust Irrigation as needed for new flowers. Micro nutrient fertilizer and Snap shot for weed growth 				

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.

LCE025: Tree/Plant Installation				\$2,817.97
Annuals - Deluxe (Sub)	4"	1188.00	\$2.12	\$2517.97
Site Prep, Removal, & Disposal (E) (Labor)				\$300.00
LCE006: Irrigation Repairs				\$255.00
Irrigation Labor (Hide) (Labor)				\$255.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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.billeri.com/ebpp/DownToEarth/>

Subtotal	\$3,072.97
Sales Tax	\$0.00
Total	\$3,072.97
Credits/Payments	(\$0.00)
Balance Due	\$3,072.97

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/>.

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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 LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 16,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,262
Cash In Bank	91,146	-	-	-	-	-	-	91,146
Due From Developer	42,503	-	-	-	-	-	-	42,503
Due From Other Funds	-	143,550	-	-	-	-	-	143,550
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	361	1,045	-	-	1,406
Prepayment Account	-	14	-	-	-	-	-	14
Reserve Fund	-	143,550	34,772	-	-	-	-	178,322
Revenue Fund	-	493,317	34,749	-	-	-	-	528,066
Utility Deposits - TECO	800	-	-	-	-	-	-	800
Fixed Assets								
Construction Work In Process	-	-	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	-	-	10,932,000	10,932,000
TOTAL ASSETS	\$ 150,711	\$ 780,431	\$ 69,521	\$ 365	\$ 1,045	\$ 4,934,636	\$ 10,932,000	\$ 16,868,709
LIABILITIES								
Accounts Payable	\$ 16,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,389
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	10,682,000	10,682,000
Due To Other Funds	-	-	-	143,550	-	-	-	143,550
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	6,903
TOTAL LIABILITIES	23,292	-	-	143,550	-	-	10,932,000	11,098,842
FUND BALANCES								
Restricted for:								
Debt Service	-	780,431	69,521	-	-	-	-	849,952
Capital Projects	-	-	-	-	1,045	-	-	1,045
Unassigned:	127,419	-	-	(143,185)	-	4,934,636	-	4,918,870
TOTAL FUND BALANCES	127,419	780,431	69,521	(143,185)	1,045	4,934,636	-	5,769,867
TOTAL LIABILITIES & FUND BALANCES	\$ 150,711	\$ 780,431	\$ 69,521	\$ 365	\$ 1,045	\$ 4,934,636	\$ 10,932,000	\$ 16,868,709

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,269	\$ 5,269	0.00%
Interest - Tax Collector	-	1,283	1,283	0.00%
Rental Income	-	150	150	0.00%
Special Assmnts- Tax Collector	383,725	349,016	(34,709)	90.95%
Special Assmnts- CDD Collected	-	40,774	40,774	0.00%
Developer Contribution	-	26,564	26,564	0.00%
Other Miscellaneous Revenues	-	100	100	0.00%
TOTAL REVENUES	383,725	423,156	39,431	110.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	11,000	1,000	91.67%
Dissemination Agent/Reporting	5,000	3,850	1,150	77.00%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	8,697	(2,197)	133.80%
District Counsel	9,500	20,061	(10,561)	211.17%
District Engineer	9,500	9,669	(169)	101.78%
Administrative Services	4,500	-	4,500	0.00%
Construction Accounting	9,000	-	9,000	0.00%
District Manager	25,000	27,500	(2,500)	110.00%
Accounting Services	9,000	8,250	750	91.67%
Auditing Services	6,000	7,200	(1,200)	120.00%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	1,622	(1,122)	324.40%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	5,000	-	100.00%
Legal Advertising	3,500	1,489	2,011	42.54%
Bank Fees	200	531	(331)	265.50%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,579	(379)	131.58%
Miscellaneous Expenses	250	25	225	10.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	117,525	108,171	9,354	92.04%
<u>Utility Services</u>				
Utility - Water & Waste	10,000	22,839	(12,839)	228.39%
Utility - Electric	10,000	66,348	(56,348)	663.48%
Total Utility Services	20,000	89,187	(69,187)	445.94%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Field Services	27,000	24,794	2,206	91.83%
Contracts-Janitorial Services	9,000	2,434	6,566	27.04%
Contracts-Aquatic Control	38,000	27,700	10,300	72.89%
Contracts-Trash & Debris Removal	9,000	1,650	7,350	18.33%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Clubhouse Internet, TV, Phone	1,800	370	1,430	20.56%
Insurance - General Liability	5,000	9,939	(4,939)	198.78%
Irrigation Repairs & Maintenance	5,000	3,087	1,913	61.74%
Landscape Maintenance - Contract	52,000	149,075	(97,075)	286.68%
Plant Replacement Program	5,000	17,521	(12,521)	350.42%
R&M - Amenity Center	10,000	1,902	8,098	19.02%
Miscellaneous Maintenance	10,000	12,356	(2,356)	123.56%
Pool Maintenance - Contract	20,000	11,357	8,643	56.79%
Pool & Spa Repairs	2,000	-	2,000	0.00%
Aquatic Maintenance	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	6,000	-	6,000	0.00%
Misc-Access Cards	2,500	2,622	(122)	104.88%
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	275	225	55.00%
Pond Bank Improvements	5,000	-	5,000	0.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	236,200	265,082	(28,882)	112.23%
<u>Contingency</u>				
Contingency Fund	10,000	4,520	5,480	45.20%
Total Contingency	10,000	4,520	5,480	45.20%
<u>Debt Service</u>				
Interest Expense	-	3,689	(3,689)	0.00%
Total Debt Service	-	3,689	(3,689)	0.00%
TOTAL EXPENDITURES	383,725	470,649	(86,924)	122.65%

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues Over (under) expenditures	-	(47,493)	(47,493)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Loan/Note Proceeds	-	243,737	243,737	0.00%
TOTAL FINANCING SOURCES (USES)	-	243,737	243,737	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 196,244</u>	<u>\$ 196,244</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(68,825)		
FUND BALANCE, ENDING		<u>\$ 127,419</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25,802	\$ 25,802	0.00%
Special Assmnts- Tax Collector	572,524	583,987	11,463	102.00%
Special Assmnts- CDD Collected	-	69,550	69,550	0.00%
TOTAL REVENUES	572,524	679,339	106,815	118.66%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	235,000	-	100.00%
Interest Expense	337,524	340,176	(2,652)	100.79%
Total Debt Service	572,524	575,176	(2,652)	100.46%
TOTAL EXPENDITURES	572,524	575,176	(2,652)	100.46%
Excess (deficiency) of revenues Over (under) expenditures	-	104,163	104,163	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(69,550)	(69,550)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(69,550)	(69,550)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 34,613</u>	<u>\$ 34,613</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		<u>\$ 780,431</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,143	\$ 2,143	0.00%
TOTAL REVENUES	-	2,143	2,143	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	15,000	(15,000)	0.00%
Interest Expense	-	46,109	(46,109)	0.00%
Total Debt Service	-	61,109	(61,109)	0.00%
TOTAL EXPENDITURES	-	61,109	(61,109)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(58,966)	(58,966)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	69,550	69,550	0.00%
TOTAL FINANCING SOURCES (USES)	-	69,550	69,550	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 10,584</u>	<u>\$ 10,584</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		<u>\$ 69,521</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 435	\$ 435	0.00%
TOTAL REVENUES	-	435	435	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	147,680	(147,680)	0.00%
Total Construction In Progress	-	147,680	(147,680)	0.00%
TOTAL EXPENDITURES	-	147,680	(147,680)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(147,245)	(147,245)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ (143,185)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 236	\$ 236	0.00%
TOTAL REVENUES	-	236	236	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
District Counsel	-	20,500	(20,500)	0.00%
District Engineer	-	7,000	(7,000)	0.00%
Total Administration	-	27,500	(27,500)	0.00%
TOTAL EXPENDITURES	-	27,500	(27,500)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(27,264)	(27,264)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		\$ 1,045		

Bank Account Statement

Park East CDD

Bank Account No. 6700
Statement No. 08-25

Statement Date 08/31/2025

G/L Account No. 101002 Balance	91,145.85	Statement Balance	97,499.85
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	97,499.85
Subtotal	91,145.85	Outstanding Checks	-6,354.00
Negative Adjustments	0.00	Ending Balance	91,145.85
Ending G/L Balance	91,145.85		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/04/2025		JE000674	Rental Income	Deposit	50.00	50.00	0.00
08/31/2025		JE000675	Interest - Investments	Intear earned for the month of 07/25	452.48	452.48	0.00
Total Deposits					502.48	502.48	0.00
Checks							
							0.00
07/22/2025	Payment	1022	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
07/24/2025	Payment	1023	BUSINESS OBSERVER, INC.	Check for Vendor V00061	-293.13	-293.13	0.00
07/30/2025	Payment	1028	TECO	Check for Vendor V00025	-6,029.83	-6,029.83	0.00
08/06/2025	Payment	1029	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-1,000.00	-1,000.00	0.00
08/06/2025	Payment	1030	DOWN TO EARTH	Check for Vendor V00055	-12,389.50	-12,389.50	0.00
08/06/2025	Payment	1031	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-13,700.00	-13,700.00	0.00
07/30/2025	Payment	1032	DOWN TO EARTH	Check for Vendor V00055	-3,072.97	-3,072.97	0.00
07/30/2025	Payment	1033	TECO	Check for Vendor V00025	-424.66	-424.66	0.00
08/12/2025	Payment	1034	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
08/12/2025	Payment	1035	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
08/12/2025	Payment	1036	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
08/13/2025	Payment	1038	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
08/14/2025	Payment	1039	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-102.00	-102.00	0.00
08/14/2025	Payment	1041	NEPTUNE SERVICES	Check for Vendor V00063	-1,800.00	-1,800.00	0.00
08/20/2025	Payment	1042	TECO	Check for Vendor V00025	-6,748.35	-6,748.35	0.00
08/21/2025	Payment	1043	CITY OF PLANT CITY	Check for Vendor V00032	-1,825.90	-1,825.90	0.00
08/21/2025	Payment	1044	STRALEY ROBIN VERICKER	Check for Vendor V00006	-929.50	-929.50	0.00
08/21/2025	Payment	1045	US BANK	Check for Vendor V00018	-4,256.13	-4,256.13	0.00
Total Checks					-53,571.97	-53,571.97	0.00

Bank Account Statement

Park East CDD

Bank Account No. 6700
Statement No. 08-25

Statement Date 08/31/2025

Adjustments

Total Adjustments

Outstanding Checks

07/14/2025	Payment	1019	RYAN MOTKO	Check for Vendor V00016	-200.00
08/12/2025	Payment	1037	RYAN MOTKO	Check for Vendor V00016	-200.00
08/14/2025	Payment	1040	INFRAMARK LLC	Check for Vendor V00014	-5,954.00
Total Outstanding Checks					-6,354.00

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Park East CDD

Bank Account No. 5629
Statement No. 08-25

Statement Date 08/31/2025

G/L Account No. 101001 Balance	16,261.60	Statement Balance	16,261.60
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	16,261.60	Subtotal	16,261.60
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	16,261.60	Ending Balance	16,261.60

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/29/2025		JE000673	Interest - Investments	Interest Income	0.02	0.02	0.00
Total Deposits					0.02	0.02	0.00
Checks							
							0.00
06/11/2025	Payment	1361	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
08/25/2025		JE000653	Bank Fees	Bank Fees	-531.23	-531.23	0.00
Total Checks					-731.23	-731.23	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1029	08/06/25	BLUE LIFE POOL SERVICE LLC	19908	POOL SERVICE AUGUST 2025	Pool Maintenance - Contract	546972-53908	\$1,000.00
001	1030	08/06/25	DOWN TO EARTH	149713	JULY FERTILIZER	Plant Replacement Program	546468-53908	\$4,995.00
001	1030	08/06/25	DOWN TO EARTH	149125	LANDSCAPE CONTRACT AUGUST 2025	LANDSCAPE CONTRACT	534171-53908	\$7,394.50
001	1031	08/06/25	ECO-LOGIC SERVICES LLC	5544	CLEANUP FLOODPLAIN AREAS	Contracts-Aquatic Control	534067-53908	\$12,450.00
001	1031	08/06/25	ECO-LOGIC SERVICES LLC	5543	LAKE MAINTENANCE JULY 2025	Contracts-Aquatic Control	534067-53908	\$1,250.00
001	1034	08/12/25	ALBERTO VIERA	AV-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1035	08/12/25	CARLOS DE LA OSSA	CO-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1036	08/12/25	KYLE SMITH	KS-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1037	08/12/25	RYAN MOTKO	RM-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1038	08/13/25	NICHOLAS J. DISTER	ND-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1039	08/14/25	BLUE LIFE POOL SERVICE LLC	20118	RULES SIGN	R&M - Amenity Center	546516-53908	\$102.00
001	1040	08/14/25	INFRAMARK LLC	155243	DISTRICT MANAGEMENT AUGUST 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1040	08/14/25	INFRAMARK LLC	155243	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT	531150-51301	\$2,500.00
001	1040	08/14/25	INFRAMARK LLC	155243	DISTRICT MANAGEMENT AUGUST 2025	FIELD MANAGEMENT	531122-53908	\$2,254.00
001	1040	08/14/25	INFRAMARK LLC	155243	DISTRICT MANAGEMENT AUGUST 2025	DISSEMINATION SERVICES	531012-51301	\$350.00
001	1040	08/14/25	INFRAMARK LLC	155243	DISTRICT MANAGEMENT AUGUST 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1041	08/14/25	NEPTUNE SERVICES	0053919	JANITORIAL SERVICES MAY 2025	JANITORIAL SERVICES	546516-53908	\$600.00
001	1041	08/14/25	NEPTUNE SERVICES	0053920	JANITORIAL SERVICES JUNE 2025	JANITORIAL SERVICES	546516-53908	\$600.00
001	1041	08/14/25	NEPTUNE SERVICES	0053921	JANITORIAL SERVICES JULY 2025	JANITORIAL SERVICES	546516-53908	\$600.00
001	1042	08/20/25	TECO	081325-221009131659	ELECTRIC 07/10/25-08/07/25	ELECTRIC	543041-53150	\$4,820.33
001	1042	08/20/25	TECO	081325-221009336381	ELECTRIC 07/10/25-08/07/25	ELECTRIC	543041-53150	\$938.31
001	1042	08/20/25	TECO	081425-221009540230	ELECTRIC 07/10/25-08/07/25	ELECTRIC	543041-53150	\$673.61
001	1042	08/20/25	TECO	081325-221009059413	ELECTRIC 07/10/25-08/07/25	ELECTRIC	543041-53150	\$292.88
001	1042	08/20/25	TECO	081325-221009462716	ELECTRIC 07/10/25-08/07/25	ELECTRIC	543041-53150	\$23.22
001	1043	08/21/25	CITY OF PLANT CITY	1579287	WATER 07/01/25-08/01/25	WATER	543021-53150	\$1,825.90
001	1044	08/21/25	STRALEY ROBIN VERICKER	26965	DISTRICT COUNSEL THROUGH 07/31/25	DISTRICT COUNSEL	531146-51401	\$929.50
001	1045	08/21/25	US BANK	245631000	TRUSTEE FEES 07/01/25-06/30/26	TRUSTEE FEES	531045-51301	\$4,256.13
Fund Total								\$49,705.38

Total Checks Paid	\$49,705.38
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Down to Earth
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700

Estimate: #127523

Customer Address

Michael Perez
 2005 Pan Am Circle STE 300
 Tampa, Florida 33607
 michael.perez@inframark.com

Billing Address

Michael Perez
 2005 Pan Am Circle STE 300
 Tampa, FL 33607

Physical Job Address

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

Job

September Fertilizer

Estimated Job Start Date

September 26, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Fert & Pest Application	Each	1	\$2,310.00	\$2,310.00
Irrigation Installation				
Irrigation Labor (Hide)				\$170.00
			Subtotal	\$2,480.00
			Estimated Tax	\$0.00
			Job Total	\$2,480.00

- Sept. granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control
- 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

09/03/2025
 Date

Agreed & Accepted By:

Jayna Cooper

Park East CDD

9-9-25
 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://dtelandscape.com/terms-and-conditions/>.



Down to Earth Landscape & Irrigation
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700

Estimate: #127027

Customer Address

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

Billing Address

Jayna Cooper
 Inframark
 2005 Pan Am Circle Suite 300
 Tampa, FL 33604

Physical Job Address

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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Seasonal flower change.	October 3, 2025	Brent T Franklin	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$300.00
Annuals - Deluxe	4"	1188	\$3.96	\$4,704.48
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES)	Each	2	\$267.00	\$534.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$255.00
Miscellaneous Irrigation Parts	Each	1	\$100.00	\$100.00
			Subtotal	\$5,893.48
			Estimated Tax	\$0.00
			Job Total	\$5,893.48

- Remove seasonal flowers and install new seasonal flowers
- Adjust Irrigation as needed for new flowers.
- Micro nutrient fertilizer and Snap shot for weed growth

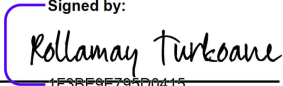
Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Brent T Franklin
 Down to Earth

 09/02/2025
 Date

Agreed & Accepted By:

Signed by:


 1F38E9E795D0415...
 Inframark

 9/23/2025
 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://dtelandscape.com/terms-and-conditions/>.



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Park East Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Park East Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125958

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,028,075
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:		
	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$9,766

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	
Property Damage	\$1,000,000	
Crisis Management Services	\$250,000	

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
 Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
 Network Security Liability
 Privacy Liability
 First Party Extortion Threat
 First Party Crisis Management
 First Party Business Interruption
 Limit: \$100,000 each claim/annual aggregate
 Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Park East Community Development District
 c/o Inframark
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125958

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$9,766
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,152
Public Officials and Employment Practices Liability	\$2,580
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$15,998

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Park East Community Development District

 (Name of Local Governmental Entity)
 Signed by:
 By: Carlos de la Ossa
 CC0CB251E795481...
 Signature

 Carlos de la Ossa
 Print Name

DocuSigned by:
 Witness By: Jayna Cooper
 D2AA837090BA417
 Signature

 Jayna Cooper
 Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

Park East Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- Building and Content TIV \$1,028,075 As per schedule attached
Inland Marine Not Included
Auto Physical Damage Not Included

Signed by: Carlos de la Ossa
Signature: CC0CB251E795481... Date: 9/26/2025

Name: Carlos de la Ossa

Title: District Manager



Property Schedule
Park East Community Development District

Policy No.: 100125958
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
1	Amenity Building		2024	10/01/2025	\$307,500		\$338,250
	3930 Northern Key Dr. Plant City FL 33565		Joisted masonry	10/01/2026	\$30,750		
2	Fencing Around Amenity Building		2024	10/01/2025	\$25,625		\$25,625
	3930 Northern Key Dr. Plant City FL 33565		Non combustible	10/01/2026			
3	Pool		2024	10/01/2025	\$333,125		\$333,125
	3930 Northern Key Dr. Plant City FL 33565		Non combustible	10/01/2026			
4	Pool Equipment		2024	10/01/2025	\$76,875		\$76,875
	3930 Northern Key Dr. Plant City FL 33565		Non combustible	10/01/2026			
5	Playground		2024	10/01/2025	\$128,125		\$128,125
	3930 Northern Key Dr. Plant City FL 33565		Non combustible	10/01/2026			
6	Shade Structure and Benches		2024	10/01/2025	\$8,200		\$8,200
	3930 Northern Key Dr. Plant City FL 33565		Non combustible	10/01/2026			
7	Basketball Court		2024	10/01/2025	\$41,000		\$41,000
	3930 Northern Key Dr. Plant City FL 33565		Non combustible	10/01/2026			

Sign: _____ Print Name: _____ Date: _____



Property Schedule

Park East Community Development District

Policy No.: 100125958
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address	Roof Shape	Const Type	Term Date	Contents Value		
		Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
8	Monument		2024	10/01/2025	\$76,875		\$76,875
	3930 Northern Key Dr. Plant City FL 33565		Non combustible	10/01/2026			
			Total:	Building Value \$997,325	Contents Value \$30,750	Insured Value \$1,028,075	

Sign: _____

Print Name: _____

Date: _____



PARK EAST CDD

Field inspection- Down To Earth

Tuesday, September 16, 2025

Prepared For Board Of Supervisors

15 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

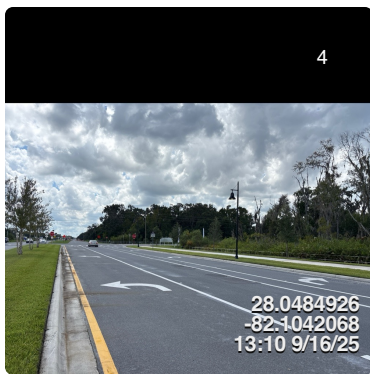
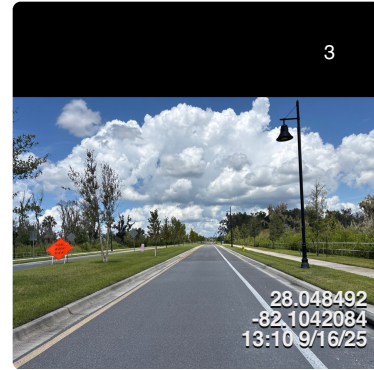
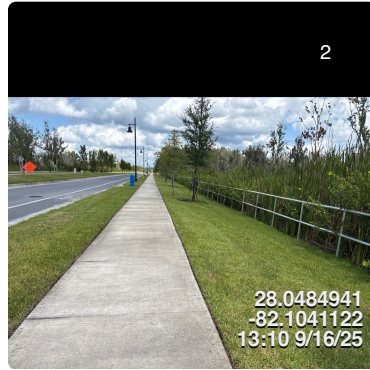
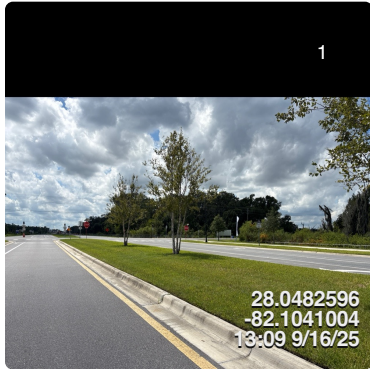
Not completed/No response

Scheduled/Monitoring

Item 1- N. Park Rd.

Assigned To: Down To Earth

Photos 1–4 show that the turf at the entrance to North Park Road heading north has good fertility and has shown significant improvement.

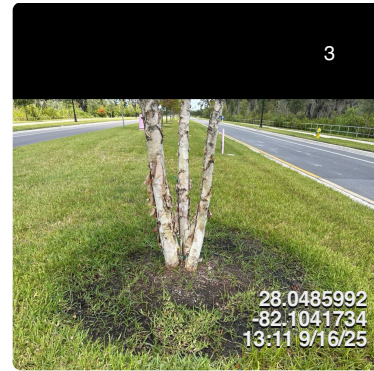
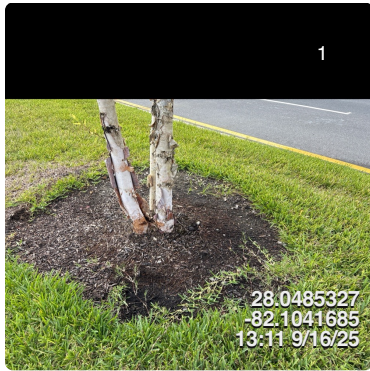


Item 2- N. Park Rd.

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1-4 show that the tree rings on the center island and along both sides of the boulevard on North Park Road need to be cleared and treated with weed control to improve their overall appearance.



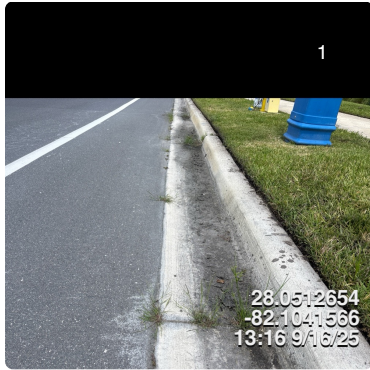
Scheduled for 10-1-25

Item 3- N. Park Rd

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the curbs along North Park Road heading north toward Victorious Falls need to have crack weeds removed, be treated, and sprayed with weed control. Additionally, the tree rings along the boulevard should be treated and sprayed to clearly separate them from the turf and improve their overall appearance.



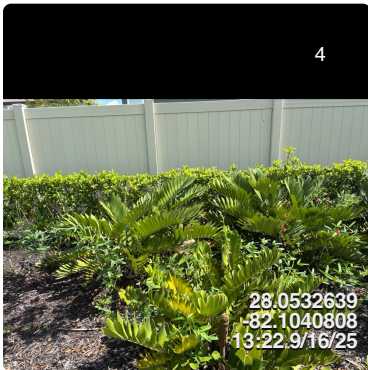
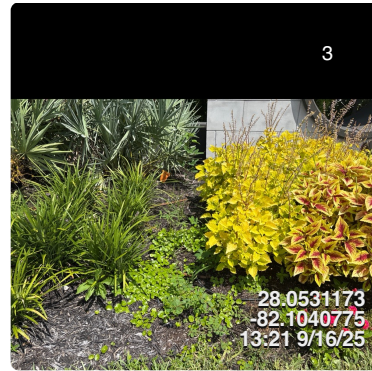
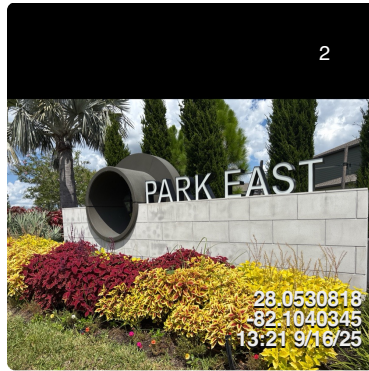
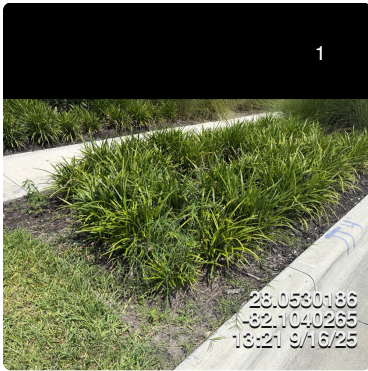
Scheduled for 10-1-25

Item 4- Victorious Falls St.

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1-4 show that the plant material at the entrance of Victorious Falls St. by the monument is healthy and green. **However, there is a significant amount of weeds throughout the beds that need to be removed and treated with weed control where applicable.**

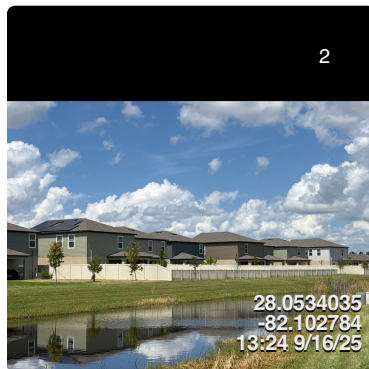
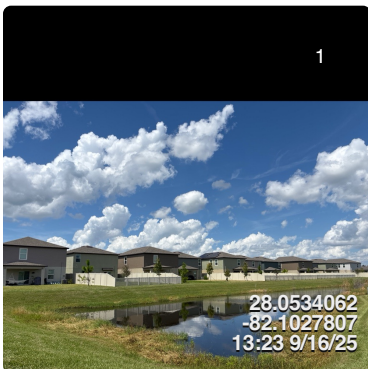


Scheduled for 10-1-25

Item 5-pond 5

Assigned To: Eco Logic

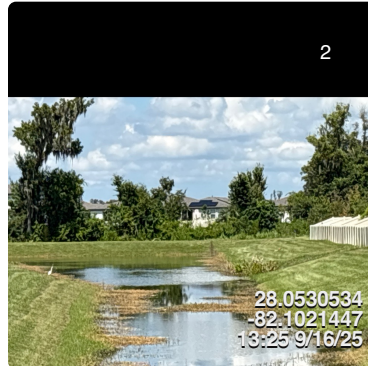
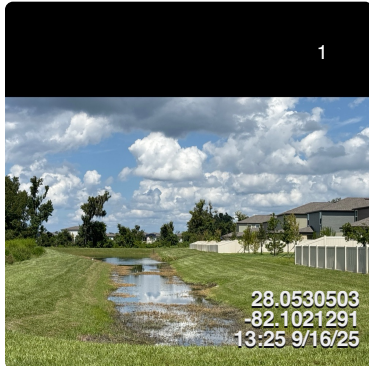
The pond was treated for cattail and shoreline weeds, which have now began to die off.



Item 6- Pond 4

Assigned To: Eco Logic

The pond was treated for torpedo and shoreline weeds and have now died off.

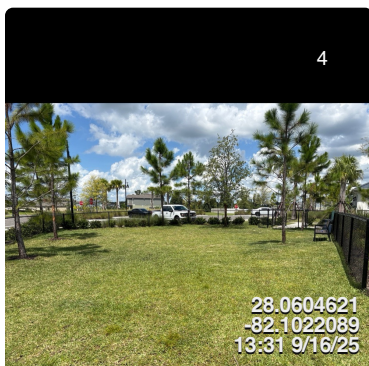
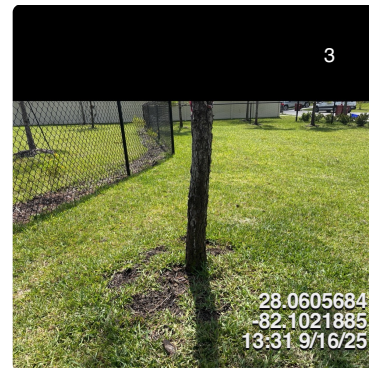
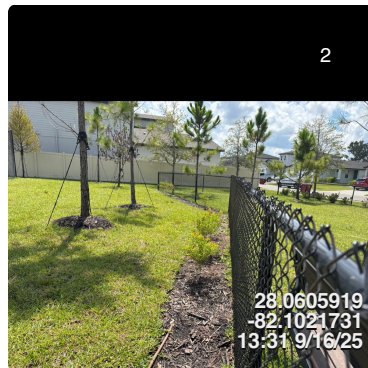
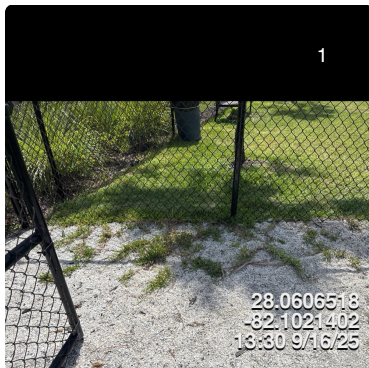


Item 7- Dog Park

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the Dog Park turf has good fertility. However, the St. Augustine runners in the rock bed near the entrance need to be treated with weed control, and all tree rings should also be sprayed to clearly separate the tree rings from the turf.

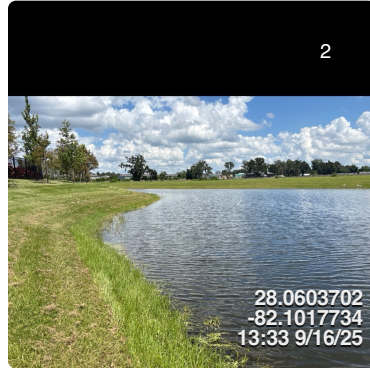


Scheduled for 10-1-25

Item 8- Pond 8

Assigned To: Eco Logic

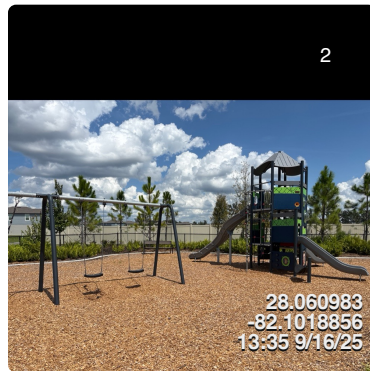
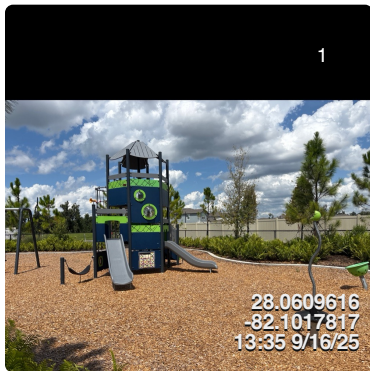
The pond has some duck weed and torpedo grass which they have been treated and is beginning to die off



Item 9- Playground

Assigned To: Down To Earth

Photos 1-3 show that the playground is well maintained, and the mulch areas are in good condition and free of weeds

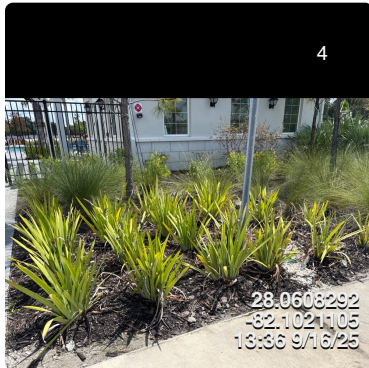
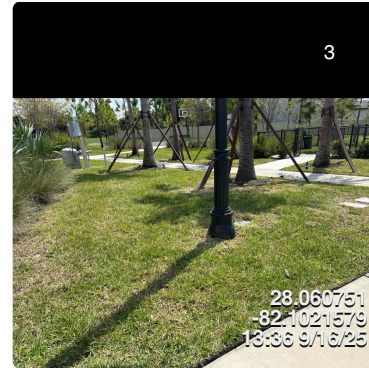
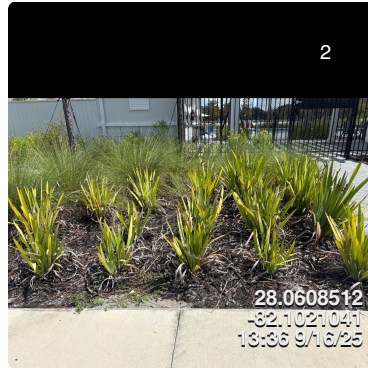


Item 10- Clubhouse

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the turf in front of the clubhouse and surrounding areas appears stressed and yellowing. Please check the irrigation timing and runtime to help determine the cause. Also, remove any dead plant material and trim off any dead portions from the existing plants.

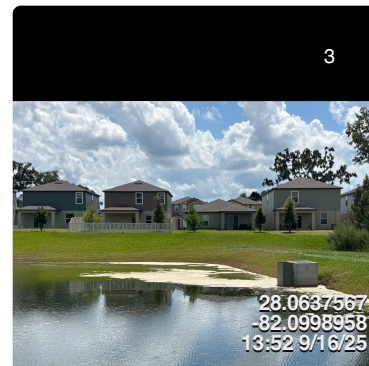
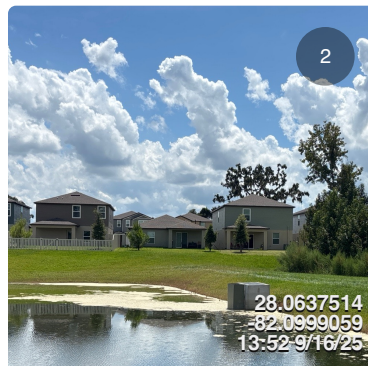
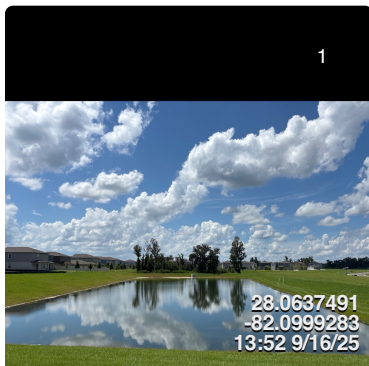


Scheduled for 10-1-25

Item 11- Pond 12

Assigned To: Eco Logic

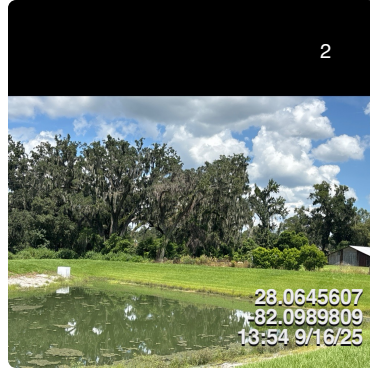
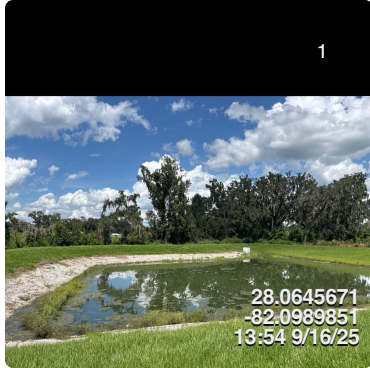
The pond was treated for duckweed, which has now died off



Item 12- Pond 13

Assigned To: Eco Logic

The pond was treated for filamentous, algae, and shoreline weeds which now has begun to die off

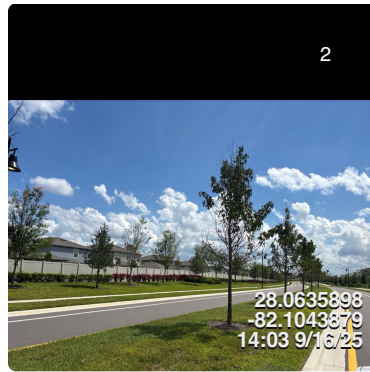


Item 13- N. Park Isle

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1-4 show that the center islands from Northern Key toward Tropical Oasis are generally well maintained. However, the trees appear somewhat stressed and should be inspected to determine the cause. Additionally, the plant bed at the tip of the center island contains a significant amount of weeds that need to be removed.



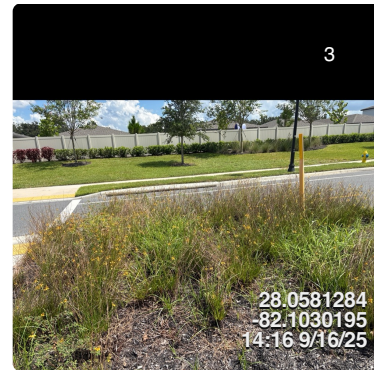
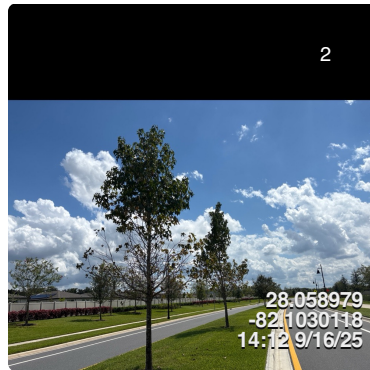
The maple tree is in the season to start dropping its leaves.

Item 14- N. Park Rd

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the turf in the center islands along North Park Road heading north is well maintained, with good fertility. **However, the trees appear somewhat stressed and should be inspected to determine the cause. In addition, at the very end of the center island, just before Northern Key, the plant material contains a significant amount of weeds that need to be addressed**



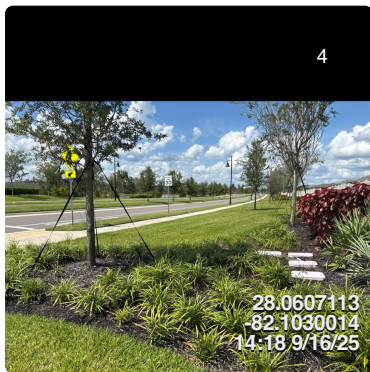
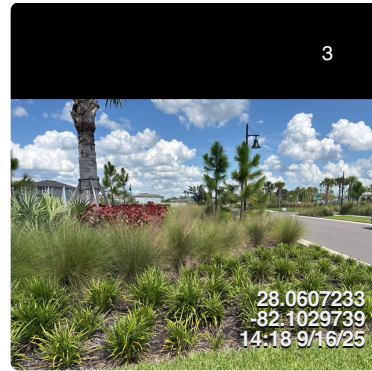
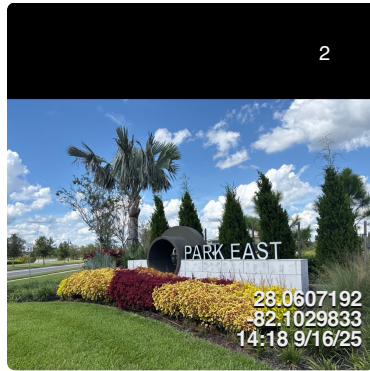
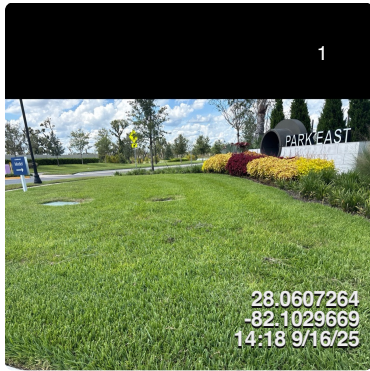
Scheduled for 10-1-25

Item 15- Northern Key Dr.

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1-4 show that the plant material and flowers at the monument look healthy and well-maintained throughout the beds. **However, there is a significant presence of weeds across all the beds that should be treated and removed as soon as possible.**



Scheduled for 10-1-25