

Park East Community Development District

August 06, 2026

Agenda Package

TEAMS MEETING INFORMATION

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

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

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Park East Community Development District

Board of Supervisors

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

District Staff

Angel Montagna, District Manager
Kristee Cole, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Daniel Haines, Field Manager

Meeting Agenda

Thursday, August 06, 2026 at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held **August 06, 2026, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

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THE PUBLIC HEARING & 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. PUBLIC HEARING ON ADOPTING THE FISCAL YEAR 2027 FINAL BUDGET

- A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
- B. Discussion on Fiscal Year 2027 Budget
- C. Close Public Hearing on Adopting Fiscal Year 2027 Final Budget
- D. Consideration of Resolution 2026-12; Adopting the Fiscal Year 2027 Budget
- E. Consideration of Resolution 2026-13; Levying O&M Assessments

4. BUSINESS ITEMS

- A. Consideration of Resolution 2026-14; Setting the Fiscal Year 2027 Meeting Schedule
- B. Consideration of Resolution 2026-15; Goals & Objectives

5. CONSENT AGENDA

- A. Approval of Minutes of the July 02, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance June 2026
- C. Acceptance of the Financials and Approval of the Check Register for June 2026
- D. Ratification of Inframark Proposal #405 (\$850.00)
- E. Ratification of A-Tech Consulting LLC. Proposal 15965 (\$2,495.00)

6. STAFF REPORTS

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

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (the “**Board**”) of the Park East Community Development District (the “**District**”) a proposed budget for the next ensuing budget year (the “**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Park

East Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2026.

Attested By:

**Park East
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

***Park East
Community Development District***

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 8, 2026

CLEAR PARTNERSHIPS



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Park East

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2026	FY 2027
REVENUES		
Special Assmnts- CDD Collected	\$0.00	\$64,506.20
Special Assmnts- Tax Collector	\$602,869.00	\$633,384.65
Special Assmnts- Discounts	\$0.00	-\$25,335.39
TOTAL REVENUES	\$602,869.00	\$672,555.46
EXPENDITURES		
<i>Financial and Administrative</i>		
Supervisor Fees	\$12,000.00	\$12,000.00
District Manager	\$30,000.00	\$25,000.00
Field Services	\$18,000.00	\$18,000.00
Administrative Services	\$4,500.00	\$5,500.00
ProfServ-Recording Secretary	\$2,400.00	\$4,500.00
Construction Accounting	\$9,000.00	\$0.00
Financial & Revenue Collections	\$1,200.00	\$0.00
Rentals & Leases	\$600.00	\$1,200.00
Accounting Services	\$9,000.00	\$12,000.00
Dissemination Agent/Reporting	\$5,000.00	\$10,000.00
Website Administration	\$1,200.00	\$2,400.00
District Engineer	\$12,500.00	\$12,500.00
District Counsel	\$15,000.00	\$15,000.00
ProfServ-Trustee Fees	\$6,500.00	\$8,800.00
Auditing Services	\$6,000.00	\$6,100.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Legal Advertising	\$3,500.00	\$3,500.00
Bank Fees	\$200.00	\$0.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00
Office Supplies	\$100.00	\$0.00
Website Compliance	\$1,800.00	\$1,613.00
Miscellaneous Expenses	\$250.00	\$0.00
ProfServ-Info Technology	\$600.00	\$1,200.00
ProfServ-Tax Collector	\$1,200.00	\$0.00
Operating Loan Repayment	\$83,333.00	\$83,333.00
Operating Loan - Interest Expense	\$17,500.00	\$7,800.00
Meeting Expense	\$2,800.00	\$1,000.00
Misc-Assessment Collection Cost	\$0.00	\$12,667.69

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
DTS - Continuing Disclosure Software Subscription	\$0.00	\$2,000.00
Arbitrage Reporting	\$0.00	\$800.00
Assessment Roll	\$0.00	\$5,000.00
Total Financial and Administrative	\$244,858.00	\$252,588.69
Insurance		
Insurance - General Liability	\$3,346.00	\$0.00
Public Officials Insurance	\$3,238.00	\$0.00
Insurance -Property & Casualty	\$10,293.00	\$0.00
Insurance Deductible	\$2,500.00	\$2,500.00
Crime	\$0.00	\$0.00
Total Premium	\$0.00	\$15,717.00
Total Insurance	\$19,377.00	\$18,217.00
Utility Services		
Utility - Electric	\$69,000.00	\$87,510.55
Clubhouse Internet, TV, Phone	\$1,800.00	\$2,600.00
Utility - Water & Waste	\$19,500.00	\$12,393.84
Total Utility Services	\$90,300.00	\$102,504.39
Amenity		
Contracts-Janitorial Services	\$7,200.00	\$8,000.00
Janitorial Supplies	\$1,000.00	\$1,000.00
Amenity Center Pest Control	\$1,000.00	\$1,800.00
R&M - Amenity Center	\$10,000.00	\$15,000.00
Amenities Furniture & Fixtures	\$1,000.00	\$0.00
Security Monitoring Services	\$6,000.00	\$6,000.00
Misc-Access Cards	\$2,500.00	\$2,000.00
Dog Waste Station Supplies	\$4,000.00	\$2,400.00
Pool Maintenance - Contract	\$18,000.00	\$12,500.00
Pool Maintenance - Misc Services	\$2,000.00	\$2,000.00
Pool Permits	\$500.00	\$275.00
Community Activities	\$10,000.00	\$10,000.00
Miscellaneous Maintenance	\$10,000.00	\$0.00
Pool Monitor	\$0.00	\$10,000.00
Pressure Washing	\$0.00	\$10,000.00
Holiday Lighting	\$0.00	\$10,000.00
Playground R&M	\$0.00	\$5,000.00
Onsite Maintenance	\$0.00	\$7,728.00
Payroll - Shared Personnel	\$0.00	\$16,666.00
Total Amenity	\$73,200.00	\$120,369.00

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
<i>Other Physical Environment</i>		
Landscape - Mulch	\$0.00	\$30,000.00
Irrigation Repairs & Maintenance	\$5,000.00	\$5,000.00
Contracts-Aquatic Control	\$15,000.00	\$15,000.00
ProfServ-Wildlife Management Service	\$6,400.00	\$0.00
Pond Bank Improvements	\$5,000.00	\$0.00
Aquatic R&M	\$5,000.00	\$5,000.00
Landscape - Plant Replacement	\$5,000.00	\$25,000.00
Landscape Maintenance - Contract	\$88,734.00	\$92,500.00
Storm Cleanup	\$35,000.00	\$35,000.00
Water Trucks	\$0.00	\$10,000.00
Erosion	\$0.00	\$50,000.00
Tree Trimming	\$0.00	\$10,000.00
Total Other Physical Environment	\$145,134.00	\$227,500.00
<i>Contingency</i>		
Misc-Contingency	\$10,000.00	\$10,000.00
Total Contingency	\$10,000.00	\$10,000.00
TOTAL EXPENDITURES	\$582,869.00	\$731,179.08
Excess (deficiency) of revenues		
Over (under) expenditures	\$20,000.00	-\$58,623.62
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance	\$20,000.00	-\$58,623.62
FUND BALANCE, BEGINNING	\$117,701.00	\$180,207.77
FUND BALANCE, ENDING	\$137,701.00	\$121,584.15

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$117,701.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$117,701.00
Estimated Funds Available - 9/30/2026	\$235,402.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$180,207.77
Less: First Quarter Operating Reserve	\$121,863.18 ('1)
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$58,344.59

Notes

(1) Represents approximately 2 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessment – CDD Collected

The assessments levied by CDDs are included in the property tax bill of homeowners, covering the development, operation, and maintenance of public infrastructure and amenities.

Special Assessment – Tax Collector

The district will levy a Non-Ad Valorem assessment on all sold and plated parcels within the district to pay for the operating expenditure during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 4 meetings.

District- Manager

The district has currently a contract with Inframark-Infrastructure Management Services for the operation of the property and its contractors.

Field Services

Refer to any work performed on services at the CDD's site rather than at Inframark's office.

Administrative Services

The district receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

ProfServ-Recording Secretary

Inframark provides recording services with nearly verbatim minutes.

Rentals and Leases

The anticipated cost of rental expenses includes but is not limited to renting meeting room space for district board meetings.

Accounting Services

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

Budget Narrative
Fiscal Year 2027

Dissemination Agent/Reporting

The district is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration

Responsible for maintaining, updating, and securing a company's or organization's website so it functions properly, looks professional, and meets user needs.

District-Engineering

The district's engineer will provide general engineering services to the district, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

District-Counsel

The district's legal counsel will provide general legal services to the district, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

ProfServ-Trustee-Fees

The district pays US Bank an annual fee for trustee services on all Series Capital Improvement Revenue Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The district is required to conduct an annual audit of its financial records by an independent Certified Public Accounting Firm. The budget amount for the fiscal year is based on contracted fees from prior year's engagement letter.

Postage, Phone, Faxes, Copies

Actual postage used for district mailings, and other special projects.

Legal Advertising

The district is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation

Dues, Licenses, Subscriptions

The district is required to pay annual fee to the Department of Community Affairs and other due and subscriptions.

Website Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990

Operating Loan Repayment

Repayment loan cost.

Operating Loan Interest Expense

Repayment loan interest expense cost.

Meeting Expense

Any expenses related to meeting.

Budget Narrative
Fiscal Year 2027

Misc-Assessment Collection Cost

The district reimburses the County Tax Collector for her or his necessary administrative costs.

DTS-Continuing Disclosure Software Subscription

On a quarterly and annual basis, disclosure of relevant district information.

Arbitrage Reporting

The district is required to annually calculate the arbitrage rebate liability on its Series 2021 and 2024 bonds.

Assessment Roll

Cost related to assessment.

Insurance

Insurance Deductible

Is the amount the CDD must pay out of pocket for covered services before your insurance starts to pay.

Total Premium

Referring to the full price you owe for an insurance policy, which includes the base rate, administrative fees, government taxes, optional coverage.

Utility Services

Utility-Electric

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Clubhouse Internet, TV, Phone

Local phone company, internet. The budget is based on historical costs.

Water/Waste

The district charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Amenity

Contract-Janitorial Services

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies

Cost of janitorial supplies for CDD Facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

R&M-Amenity Center

Cost of repairs and maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Budget Narrative
Fiscal Year 2027

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Maintenance-Misc. Services

Cost of chemical pool treatments and similar maintenance.

Pool Permits

Cost of permits required for CDD pool and operation as required by law.

Community Activities

Cost of recreational events hosted on CDD property.

Pool Monitor

Cost of chemical pool treatments and similar maintenance.

Pressure Washing

Pressure washer sidewalk and more and similar maintenance.

Holiday Lighting

Cost of decorations for major holidays (i.e., Christmas)

Playground R&M

Cost of acquisition and upkeep of playground equipment in various locations of the CDD.

Onsite Maintenance

Cost of upkeep and repairs to all facilities in the CDD's area.

Payroll Shared-Personnel

Payroll shared cost.

Other Physical Environment

Landscape-Mulch

Contracted with a company covering the soil surface for various purposes, including landscape management to the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Contracts-Aquatic Control

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

Aquatic R&M

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

Landscape – Plant Replacement

Cost of replacing dead or damaged plants throughout the district.

Landscape Maintenance - Contract

Landscaping company provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the district.

Budget Narrative
Fiscal Year 2027

Storm Cleanup

Cost of CDD related to debris from the storms.

Erosion

Cost of treating soil, rock and dissolved materials.

Tree Trimming

Under Florida statute 163.045, which allows property owners to remove trees without a permit.

Misc.-Contingency

Funds set aside for projects, as determined by the district's board.



Park East
Community Development District

Debt Service Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2021 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$5,997.00	\$0.00	\$5,997.00	0%	\$0.00
Special Assmnts- Tax Collector	\$569,704.00	\$577,019.00	\$0.00	\$577,019.00	1%	\$620,427.60
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$24,817.10
TOTAL REVENUES	\$569,704.00	\$583,016.00	\$0.00	\$583,016.00	2%	\$595,610.50
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,408.55
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,408.55
<i>Debt Service</i>						
Principal Debt Retirement	\$235,000.00	\$0.00	\$235,000.00	\$235,000.00	0%	\$245,000.00
Interest Expense	\$334,704.00	\$403,583.00	\$0.00	\$403,583.00	21%	\$329,003.76
Total Debt Service	\$569,704.00	\$403,583.00	\$235,000.00	\$638,583.00	12%	\$574,003.76
TOTAL EXPENDITURES	\$569,704.00	\$403,583.00	\$235,000.00	\$638,583.00	12%	\$586,412.31
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$179,433.00	-\$235,000.00	-\$55,567.00	0%	\$9,198.18
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Operating Transfers-Out	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$179,433.00	-\$235,000.00	-\$55,567.00	0%	\$9,198.18
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	-\$55,567.00
FUND BALANCE, ENDING	\$0.00	\$179,433.00	-\$235,000.00	-\$55,567.00	0%	-\$46,368.82

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2021 Bonds	\$9,690,000.00	\$9,455,000.00	\$9,215,000.00	\$8,970,000.00

Special Assessment Bonds, Series 2021

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	\$9,215,000.00	\$240,000.00	2.400%	\$165,941.88	\$405,941.88
5/1/2027	\$9,215,000.00			\$163,061.88	\$163,061.88
11/1/2027	\$8,970,000.00	\$245,000.00	2.875%	\$163,061.88	\$408,061.88
5/1/2028	\$8,970,000.00			\$159,540.00	\$159,540.00
11/1/2028	\$8,715,000.00	\$255,000.00	2.875%	\$159,540.00	\$414,540.00
5/1/2029	\$8,715,000.00			\$155,874.38	\$155,874.38
11/1/2029	\$8,455,000.00	\$260,000.00	2.875%	\$155,874.38	\$415,874.38
5/1/2030	\$8,455,000.00			\$152,136.88	\$152,136.88
11/1/2030	\$8,185,000.00	\$270,000.00	2.875%	\$152,136.88	\$422,136.88
5/1/2031	\$8,185,000.00			\$148,255.63	\$148,255.63
11/1/2031	\$7,910,000.00	\$275,000.00	2.875%	\$148,255.63	\$423,255.63
5/1/2032	\$7,910,000.00			\$144,302.50	\$144,302.50
11/1/2032	\$7,625,000.00	\$285,000.00	3.150%	\$144,302.50	\$429,302.50
5/1/2033	\$7,625,000.00			\$139,813.75	\$139,813.75
11/1/2033	\$7,330,000.00	\$295,000.00	3.150%	\$139,813.75	\$434,813.75
5/1/2034	\$7,330,000.00			\$135,167.50	\$135,167.50
11/1/2034	\$7,030,000.00	\$300,000.00	3.150%	\$135,167.50	\$435,167.50
5/1/2035	\$7,030,000.00			\$130,442.50	\$130,442.50
11/1/2035	\$6,720,000.00	\$310,000.00	3.150%	\$130,442.50	\$440,442.50
5/1/2036	\$6,720,000.00			\$125,560.00	\$125,560.00
11/1/2036	\$6,400,000.00	\$320,000.00	3.150%	\$125,560.00	\$445,560.00
5/1/2037	\$6,400,000.00			\$120,520.00	\$120,520.00
11/1/2037	\$6,070,000.00	\$330,000.00	3.150%	\$120,520.00	\$450,520.00
5/1/2038	\$6,070,000.00			\$115,322.50	\$115,322.50
11/1/2038	\$5,730,000.00	\$340,000.00	3.150%	\$115,322.50	\$455,322.50
5/1/2039	\$5,730,000.00			\$109,967.50	\$109,967.50
11/1/2039	\$5,380,000.00	\$350,000.00	3.150%	\$109,967.50	\$459,967.50
5/1/2040	\$5,380,000.00			\$104,455.00	\$104,455.00
11/1/2040	\$5,015,000.00	\$365,000.00	3.150%	\$104,455.00	\$469,455.00
5/1/2041	\$5,015,000.00			\$98,706.25	\$98,706.25
11/1/2041	\$4,640,000.00	\$375,000.00	3.150%	\$98,706.25	\$473,706.25
5/1/2042	\$4,640,000.00			\$92,800.00	\$92,800.00
11/1/2042	\$4,255,000.00	\$385,000.00	4.000%	\$92,800.00	\$477,800.00
5/1/2043	\$4,255,000.00			\$85,100.00	\$85,100.00
11/1/2043	\$3,855,000.00	\$400,000.00	4.000%	\$85,100.00	\$485,100.00
5/1/2044	\$3,855,000.00			\$77,100.00	\$77,100.00
11/1/2044	\$3,435,000.00	\$420,000.00	4.000%	\$77,100.00	\$497,100.00
5/1/2045	\$3,435,000.00			\$68,700.00	\$68,700.00
11/1/2045	\$3,000,000.00	\$435,000.00	4.000%	\$68,700.00	\$503,700.00
5/1/2046	\$3,000,000.00			\$60,000.00	\$60,000.00
11/1/2046	\$2,550,000.00	\$450,000.00	4.000%	\$60,000.00	\$510,000.00
5/1/2047	\$2,550,000.00			\$51,000.00	\$51,000.00
11/1/2047	\$2,080,000.00	\$470,000.00	4.000%	\$51,000.00	\$521,000.00
5/1/2048	\$2,080,000.00			\$41,600.00	\$41,600.00
11/1/2048	\$1,590,000.00	\$490,000.00	4.000%	\$41,600.00	\$531,600.00
5/1/2049	\$1,590,000.00			\$31,800.00	\$31,800.00
11/1/2049	\$1,080,000.00	\$510,000.00	4.000%	\$31,800.00	\$541,800.00
5/1/2050	\$1,080,000.00			\$21,600.00	\$21,600.00
11/1/2050	\$550,000.00	\$530,000.00	4.000%	\$21,600.00	\$551,600.00
5/1/2051	\$550,000.00			\$11,000.00	\$11,000.00
11/1/2051	\$0.00	\$550,000.00	4.000%	\$11,000.00	\$561,000.00
		\$9,690,000.00		\$5,757,060.06	\$15,447,060.06

Budget Narrative
Fiscal Year 2027

REVENUES

Operations & Maintenance Assessments – On Roll

The district will levy a Non-Ad Valorem assessment on all the assessable property within the district to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays Interest Expenses on the debt twice a year.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2024 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$1,187.00	\$0.00	\$1,187.00	0%	\$0.00
Special Assmnts- Tax Collector	\$571,884.00	\$0.00	\$571,884.00	\$571,884.00	0%	\$0.00
Special Assmnts- CDD Collected	\$0.00	\$69,550.00	\$0.00	\$69,550.00	0%	\$69,550.00
TOTAL REVENUES	\$571,884.00	\$70,737.00	\$571,884.00	\$642,621.00	12%	\$69,550.00
EXPENDITURES						
<i>Debt Service</i>						
Principal Debt Retirement	\$240,000.00	\$0.00	\$240,000.00	\$240,000.00	0%	\$16,000.00
Principal Debt Retirement - Special Call	\$331,884.00	\$27,039.00	\$304,845.00	\$331,884.00	0%	\$0.00
Interest Expense	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$53,361.25
Total Debt Service	\$571,884.00	\$27,039.00	\$544,845.00	\$571,884.00	0%	\$69,361.25
TOTAL EXPENDITURES	\$571,884.00	\$27,039.00	\$544,845.00	\$571,884.00	0%	\$69,361.25
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$43,698.00	\$27,039.00	\$70,737.00	0%	\$188.75
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$43,698.00	\$27,039.00	\$70,737.00	0%	\$188.75
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$70,737.00
FUND BALANCE, ENDING	\$0.00	\$43,698.00	\$27,039.00	\$70,737.00	0%	\$70,925.75

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2024 Bonds	\$1,017,000.00	\$1,002,000.00	\$987,000.00	\$971,000.00

Special Assessment Bonds, Series 2024

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	\$987,000.00			\$26,862.75	
5/1/2027	\$971,000.00	\$16,000.00		\$26,498.50	\$69,361.25
11/1/2027	\$971,000.00			\$26,498.50	
5/1/2028	\$954,000.00	\$17,000.00		\$26,110.75	\$69,609.25
11/1/2028	\$954,000.00			\$26,110.75	
5/1/2029	\$936,000.00	\$18,000.00		\$25,699.50	\$69,810.25
11/1/2029	\$936,000.00			\$25,699.50	
5/1/2030	\$918,000.00	\$18,000.00		\$25,276.50	\$68,976.00
11/1/2030	\$918,000.00			\$25,276.50	
5/1/2031	\$899,000.00	\$19,000.00		\$24,841.75	\$69,118.25
11/1/2031	\$899,000.00			\$24,841.75	
5/1/2032	\$879,000.00	\$20,000.00		\$24,353.50	\$69,195.25
11/1/2032	\$879,000.00			\$24,353.50	
5/1/2033	\$858,000.00	\$21,000.00		\$23,810.25	\$69,163.75
11/1/2033	\$858,000.00			\$23,810.25	
5/1/2034	\$835,000.00	\$23,000.00		\$23,227.25	\$70,037.50
11/1/2034	\$835,000.00			\$23,227.25	
5/1/2035	\$811,000.00	\$24,000.00		\$22,604.50	\$69,831.75
11/1/2035	\$811,000.00			\$22,604.50	
5/1/2036	\$786,000.00	\$25,000.00		\$21,955.25	\$69,559.75
11/1/2036	\$786,000.00			\$21,955.25	
5/1/2037	\$760,000.00	\$26,000.00		\$21,279.50	\$69,234.75
11/1/2037	\$760,000.00			\$21,279.50	
5/1/2038	\$732,000.00	\$28,000.00		\$20,564.00	\$69,843.50
11/1/2038	\$732,000.00			\$20,564.00	
5/1/2039	\$703,000.00	\$29,000.00		\$19,808.75	\$69,372.75
11/1/2039	\$703,000.00			\$19,808.75	
5/1/2040	\$672,000.00	\$31,000.00		\$19,013.75	\$69,822.50
11/1/2040	\$672,000.00			\$19,013.75	
5/1/2041	\$639,000.00	\$33,000.00		\$18,165.75	\$70,179.50
11/1/2041	\$639,000.00			\$18,165.75	
5/1/2042	\$604,000.00	\$35,000.00		\$17,264.75	\$70,430.50
11/1/2042	\$604,000.00			\$17,264.75	
5/1/2043	\$568,000.00	\$36,000.00		\$16,324.00	\$69,588.75
11/1/2043	\$568,000.00			\$16,324.00	
5/1/2044	\$530,000.00	\$38,000.00		\$15,343.50	\$69,667.50
11/1/2044	\$530,000.00			\$15,343.50	
5/1/2045	\$489,000.00	\$41,000.00		\$14,266.00	\$70,609.50
11/1/2045	\$489,000.00			\$14,266.00	
5/1/2046	\$446,000.00	\$43,000.00		\$13,090.00	\$70,356.00
11/1/2046	\$446,000.00			\$13,090.00	
5/1/2047	\$401,000.00	\$45,000.00		\$11,858.00	\$69,948.00
11/1/2047	\$401,000.00			\$11,858.00	
5/1/2048	\$353,000.00	\$48,000.00		\$10,556.00	\$70,414.00
11/1/2048	\$353,000.00			\$10,556.00	
5/1/2049	\$302,000.00	\$51,000.00		\$9,170.00	\$70,726.00
11/1/2049	\$302,000.00			\$9,170.00	
5/1/2050	\$248,000.00	\$54,000.00		\$7,700.00	\$70,870.00
11/1/2050	\$248,000.00			\$7,700.00	
5/1/2051	\$191,000.00	\$57,000.00		\$6,146.00	\$70,846.00
11/1/2051	\$191,000.00			\$6,146.00	
5/1/2052	\$131,000.00	\$60,000.00		\$4,508.00	\$70,654.00
11/1/2052	\$131,000.00			\$4,508.00	
5/1/2053	\$67,000.00	\$64,000.00		\$2,772.00	\$71,280.00
11/1/2053	\$67,000.00			\$2,772.00	
5/1/2054	\$0.00	\$67,000.00		\$1,876.00	\$71,648.00
		\$1,017,000.00		\$1,073,165.03	\$2,090,165.03

Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessment – CDD Collected

The assessments levied by CDDs are included in the property tax bill of homeowners, covering the development, operation, and maintenance of public infrastructure and amenities.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Park East

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Series 2021											
Product	Units	O&M Assessment				Debt Service Series 2021			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		FY 2027	FY 2026	Dollar Change
Single Family 40'	486	\$1,282.68	\$1,188.79	\$93.90	7.90%	\$1,276.60	\$1,276.60	\$0.00	\$2,559.28	\$2,465.39	\$93.90
	486										

Series 2024											
Product	Units	O&M Assessment				Debt Service Series 2024			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		FY 2027	FY 2026	Dollar Change
Single Family 50'	14	\$1,603.36	\$1,485.98	\$117.37	7.90%	\$1,728.72	\$1,728.72	\$0.00	\$3,332.08	\$3,214.71	\$117.37
Single Family 60'	24	\$1,924.03	\$1,783.18	\$140.85	7.90%	\$2,074.47	\$2,074.47	\$0.00	\$3,998.49	\$3,857.65	\$140.85
	38										

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; 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 established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (the “**County**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (the “**FY 2026-2027 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (the “**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (the “**Property Appraiser**”) and County Tax Collector (the “**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (the “**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (the “**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (the “**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2026
2. 25% due no later than February 1, 2027
3. 25% due no later than May 1, 2027

- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2026
 2. 25% due no later than February 1, 2027
 3. 25% due no later than April 1, 2027
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2026.

Attested By:

**Park East Community
Development District**

Name: _____
Title: ☐Secretary/☐Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARK EAST
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

**October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027**

**All meetings will convene at 2:00 p.m. at the Offices of Inframark
located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; 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*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6TH day of August 2026.

ATTEST:

**PARK EAST
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Park East Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Park East Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Park East Community Development District

**MINUTES OF MEETING
PARK EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Park East Community Development District was held on Thursday, July 2, 2026, and called to order at 3:08 p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Nicholas Dister	Vice Chairperson	(via phone)
Kyle Smith	Assistant Secretary	(via phone)
Alberto Viera	Assistant Secretary	
Ryan Motko	Assistant Secretary	

Also present were:

Angel Montagna	District Manager
Rollamay Turkoane	District Manager
Brooke Chapman	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Daniel Haines	Field Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Turkoane called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-11; Designation of Officers

The following persons were elected to the offices:

- | | |
|---------------------|---------------------|
| • Carlos de la Ossa | Chairperson |
| • Nicholas Dister | Vice-Chairperson |
| • Brian Lamb | Secretary |
| • Alberto Viera | Assistant Secretary |

- Kyle Smith Assistant Secretary
- Ryan Motko Assistant Secretary
- Angel Montagna Assistant Secretary
- Kristee Cole Assistant Secretary
- Eric Davidson Treasurer

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2026-11; Designation of Officers, as detailed above, was adopted. 5-0

B. Discussion of Down to Earth 60-Day Notice to Cure

Ms. Hopkinson conducted the review and Mr. de la Ossa, confirmed his satisfaction with the progress, resulting in the notice being lifted.

C. Discussion of Inframark 60-Day Notice to Cure

Ms. Hopkinson conducted the review and Mr. de la Ossa, confirmed his satisfaction with the progress, resulting in the notice being lifted.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the June 04, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance May 2026
- C. Acceptance of the Financials and Approval of the Check Register for May 2026
- D. Ratification of Blue Life Pool Service Proposal #6388 (\$619.00)
- E. Ratification of Aqua Worx Proposal #0013836 (\$487.30)
- F. Ratification of Blue Life Pool Service Proposal #6516 (\$2,307.00)

On MOTION by Mr. de la Ossa seconded by Mr. Viera, 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
- ii. Lake Maintenance Service Report

The Field Inspections and Lake Service reports were presented, copies of which were included in the agenda package. Mr. Haines provided updates/pending items.

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SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 3:14 pm. 5-0
--

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	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	6/1/2026	24096	\$1,000.00			POOL SERVICES
CITY-WIDE CLEANING LLC	6/17/2026	20211	\$475.00			JUNE 2026 CLEANING SERVICES
DOWN TO EARTH	6/1/2026	177592	\$2,111.07			LANDSCAPE CONTRACT-LENNAR ADDITION
DOWN TO EARTH	6/1/2026	176398	\$7,394.50		\$9,505.57	LANDSCAPE CONTRACT
ECO-LOGIC SERVICES LLC	6/3/2026	6662	\$1,350.00			LAKE MAINTENANCE
INFRAMARK LLC	6/3/2026	180998	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	6/3/2026	180998	\$458.33			ADMINISTRATION
INFRAMARK LLC	6/3/2026	180998	\$833.34			DISSEMINATION SERVICES
INFRAMARK LLC	6/3/2026	180998	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	6/3/2026	180998	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	6/3/2026	180998	\$416.67			FIANANCIAL & REVENUE COLLECTION
INFRAMARK LLC	6/3/2026	180998	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	6/3/2026	180998	\$100.00			RENTAL AND LEASES
INFRAMARK LLC	6/3/2026	180998	\$100.00			TECHNOLOGY SERVICES
INFRAMARK LLC	6/3/2026	180998	\$200.00	\$7,066.67		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	6/22/2026	182455	\$34.22		\$7,100.89	POSTAGE
STRALEY ROBIN VERICKER	6/4/2026	28538	\$2,776.50			PROFESSIONAL SVCS
Monthly Contract Subtotal			\$22,207.96			
Variable Contract						
BLUE LIFE POOL SERVICE LLC	6/22/2026	24265	\$619.00			POOL MAINTENANCE-NEW CHEMICAL STENNER PUMP FEEDER
DOWN TO EARTH	5/28/2026	177250	\$3,516.47			ANNUAL SEASONAL FLOWER CHANGE
DOWN TO EARTH	6/23/2026	178641	\$4,901.19		\$8,417.66	FERN REPLACEMENT
PACSCON GEOENVIRONMENTAL INC	6/8/2026	2627	\$1,000.00			COMPLETION OF WUP CONSULTING SERVICES
Variable Contract Subtotal			\$10,036.66			
Utilities						
CHARTER COMMUNICATIONS	6/13/2026	0411968061326-ACH	\$273.41			TV.INTERNET.VOICE SERVICES
CITY OF PLANT CITY	6/8/2026	1731519-ACH	\$744.44			SERVICE 05/08/26 - 06/08/26

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	6/5/2026	060526-59413-ACH	\$340.51			ELECTRIC
TECO	6/5/2026	060526-59413-ACH	(\$190.39)	\$150.12	\$150.12	DEPOSIT REFUND-FINAL INVOICE
Utilities Subtotal			\$1,167.97			
Regular Services						
ALBERTO VIERA	6/4/2026	AV-060426	\$200.00			BOARD 06/04/2026
CARLOS DE LA OSSA	6/4/2026	CO-060426	\$200.00			BOARD 06/04/2026
DEPARTMENT OF HEALTH	6/8/2026	29-BID-8543569	\$400.00			POOL PERMIT
KYLE SMITH	6/4/2026	KS-060426	\$200.00			BOARD 06/04/2026
NICHOLAS J. DISTER	6/4/2026	ND-060426	\$200.00			BOARD 06/04/2026
RYAN MOTKO	6/4/2026	RM-060426	\$200.00			BOARD 06/04/2026
Regular Services Subtotal			\$1,400.00			
Additional Services						
PARK EAST CDD	6/30/2026	06302026-0630	\$1,288.60			SERIES 2021 FY26 TAX DIST
WEISER SECURITY SERVICES INC	5/28/2026	1268589	\$1,480.00			INSTALLATION OF HARDWARE AND SPEAKER FOR REMOTE MONITORING
WEISER SECURITY SERVICES INC	6/25/2026	1272487	\$65.25		\$1,545.25	SECURITY MONITORING 06/12/26-06/18/26
Additional Services Subtotal			\$2,833.85			
TOTAL			\$37,646.44			

BLUE LIFE POOL SERVICE | CPC 1461225
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



BILL TO

PARK EAST CDD
2005 Pan Am Cir Ste 300 Tampa, FL
33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24096	06/01/2026	\$1,000.00	07/01/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Hillsborough - Commercial	Regular Pool Service	1	1,000.00	1,000.00

Ways to pay



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

View and pay

City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 20211

TO:

Parle East
2005 Pur Am
Tampa, FL

DATE:

6/17/26

[illegible]

Down to Earth Landscape & Irrigation

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

**Invoice: #177592****June 2026****Customer**

Park East CDD
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job

Park East CDD Contract (2026)
Estimate # 135169

Invoice Date

6/1/2026

Date Due

7/1/2026

Terms

Net 30

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#135169 - Park East CDD Contract (2026)				\$2,111.07
Lennar Addition - Start 5/15/26				\$703.69
Lennar Addition - Start 5/15/26				\$1,407.38

Billing Questions

Theresa.Koglin@Down2earthinc.com
(321) 228-5717

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

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

Subtotal	\$2,111.07
Sales Tax	\$0.00
Total	\$2,111.07
Credits/Payments	(\$0.00)
Balance Due	\$2,111.07



DOWN TO
EARTH

LANDSCAPE & IRRIGATION

STORM RESPONSE

PRE-AUTHORIZATION AGREEMENT

Hurricane Season 2026 • Down to Earth Landscape & Irrigation

Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth (“DTE”) and the undersigned client (“Client”), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

Why Sign Before the Storm?

- Pre-authorized clients receive priority dispatch. DTE mobilizes to your property before responding to non-authorized requests.
- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

SECTION 1 — PARTIES & PROPERTY INFORMATION

Property / Business Name	Property Address
Primary Contact Name & Title	Primary Contact Phone & Email
Emergency Contact Name	Emergency Contact Phone
Billing Contact Name & Title	Billing Email and Phone

SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

Phase 3 Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.

SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day of work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

Approval (initial)	Service / Equipment	Storm Rate	Overtime Rate
	General Labor	\$85 / man / hour	\$115 / man / hour
	Bucket Truck & Chipper	\$205 / man / hour	\$255 / man / hour
	Loader & Operator (Large)	\$275 / hour	\$325 / hour
	Loader / Operator Dump	\$275 / hour	\$325 / hour
	Arbor Crew w/ Dump Truck & Chipper	\$185 / man / hour	\$235 / hour
	Irrigation Repair	\$115 / person / hour	\$155 / hour
	Lodge Pole & Staking Rope	\$18 / unit + Labor	Unit + \$115 / man / hour
	2x4 includes banding	\$23 / unit + Labor	Unit + \$115 / man / hour
	Dump Fees	Market Rate (approx. \$115 / cu. yd.)	Same

Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.

SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

To activate pre-authorized status, sign this agreement and return via:

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.

Down to Earth Landscape & Irrigation

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

**Invoice: #176398****June 2026****Customer**

Park East CDD
 Inframark
 2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job

Park East CDD Contract (2026)
 Estimate # 135169

Invoice Date

6/1/2026

Date Due

7/1/2026

Terms

Net 30

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#135169 - Park East CDD Contract (2026) June 2026				\$7,394.50

Billing Questions

Theresa.Koglin@Down2earthinc.com
 (321) 228-5717

Visit us at <https://dtelandscape.com> for all
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Subtotal	\$7,394.50
Sales Tax	\$0.00
Total	\$7,394.50
Credits/Payments	(\$0.00)
Balance Due	\$7,394.50



DOWN TO
EARTH

LANDSCAPE & IRRIGATION

STORM RESPONSE

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Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

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Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

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Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.

Eco-Logic Services

PO Box 18204

Sarasota, FL 34276

Pete@Eco-Logic-Services.com



INVOICE

BILL TO

Park East CDD

c/o Inframark

2005 Pan Am Circle Ste 300

Tampa, FL 33607

INVOICE # 6662**DATE** 06/03/2026**DUE DATE** 07/03/2026**TERMS** Net 30

DESCRIPTION

AMOUNT

Lake Maintenance Services for May 2026

1,250.00

Lake management for North FPC for May 2026

100.00

SUBTOTAL

1,350.00

TAX

0.00

TOTAL

1,350.00

BALANCE DUE

\$1,350.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

180998

DATE

6/3/2026

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**

6/3/2026

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administrative Fees	1	Ea	458.33		458.33
Dissemination Services	2	Ea	416.67		833.34
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,500.00		1,500.00
Financial and Revenue Collections	1	Ea	416.67		416.67
Recording Secretary	1	Ea	375.00		375.00
Rental & Leases	1	Ea	100.00		100.00
Technology Services	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Subtotal					7,066.67

Subtotal

\$7,066.67

Tax

\$0.00

Total Due

\$7,066.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

182455

DATE

6/22/2026

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**

6/22/2026

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	29	Ea	1.18		34.22
Subtotal					34.22

Subtotal

\$34.22

Tax

\$0.00

Total Due

\$34.22

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.

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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.

BLUE LIFE POOL SERVICE | CPC 1461225
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



BILL TO

PARK EAST CDD
2005 Pan Am Cir Ste 300 Tampa, FL
33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24265	06/22/2026	\$619.00	07/22/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
FEEDER.	NEW CHEMICAL STENNER PUMP - PH FEEDER	1	559.00	559.00
INSTALLATION	INSTALLATION	1	60.00	60.00

Ways to pay



SUBTOTAL	619.00
TAX	0.00
TOTAL	619.00
BALANCE DUE	\$619.00

View and pay

Down to Earth Landscape & Irrigation

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



Invoice: #177250

May 2026

Customer

Park East CDD
 Inframark
 2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job

Seasonal flower change.
 Estimate # 147068

Invoice Date

5/28/2026

Date Due

6/12/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#147068 - Seasonal flower change.				\$3,516.47
- Remove seasonal flowers and install new seasonal flowers (3 beds) - 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**\$3,516.47**

Site Prep, Removal, & Disposal (E) (Labor)				\$260.00
Croton Installed (E) (Kit)	3 Gallon Plant	9.00	\$29.83	\$268.47
Annuals 4-4.5" - installed (E) (Kit)	4" Plant	900.00	\$3.32	\$2988.00

Billing Questions

Theresa.Koglin@Down2earthinc.com
 (321) 228-5717

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

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

Subtotal	\$3,516.47
Sales Tax	\$0.00
Total	\$3,516.47
Credits/Payments	(\$0.00)
Balance Due	\$3,516.47

Down to Earth Landscape & Irrigation

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



Invoice: #178641

June 2026

Customer

Park East CDD
 Inframark
 2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job

fern replacement on park rd
 Estimate # 147071

Invoice Date

6/23/2026

Date Due

7/8/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#147071 - fern replacement on park rd				\$4,901.19
Replace dead ferns along Park rd that dead from the frost. Attempts to cut back and additional fertilizer were not successful. Discussed with Paul on different plant ideas. Replace with dwarf pink oleanders. with a staggered row. of 6 in the back and 4 up front.				



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				\$4,901.19
Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
Dwarf Oleander Installed (E) (Kit)	3 Gallon Plant	110.00	\$31.17	\$3428.70
Cocoa Mulch Installed (E) (Kit)	2 Cubic Foot Bag	125.00	\$11.26	\$1407.49

Billing Questions

Theresa.Koglin@Down2earthinc.com
(321) 228-5717

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

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

Subtotal	\$4,901.19
Sales Tax	\$0.00
Total	\$4,901.19
Credits/Payments	(\$0.00)
Balance Due	\$4,901.19

INVOICE

PACSCON GeoEnvironmental, Inc.
4517 George Road, Suite 220
Tampa, FL 33634

accounting@pacscon.com
+1 (813) 563-0440
www.pacscon.com



Inframark:Park East, Plant City, FL (2026-2491)

Bill to
Ms. Jayna Cooper, CDM
District Manager
Inframark
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Invoice details
Invoice no.: 2627
Terms: Due on receipt
Invoice date: 06/08/2026
Due date: 06/12/2026

Site Name & Location: Park East, Plant City,
FL
PACSCON Number: 2026-2491
Client Number: N/A

#	Date	Product or service	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.	06/08/2026	PS - Lump Sum	Completion of WUP Consulting Services	\$2,500.00	\$2,250.00	0.4	\$2,500.00	\$1,000.00	\$250.00

Total

\$1,000.00

Ways to pay

BANK

Please remit payment to:

4517 George Road, Suite 220
Tampa, FL 33634

ACH payments are gladly accepted.

If you wish to pay by credit card, please contact us at
accounting@pacscon.com.

Note to customer

Thank you for selecting PACSCON! Please contact us if you have any
questions regarding this invoice.

View and pay

June 13, 2026

Invoice Number: 0411968061326

Account Number: 8337 12 001 0411968

Security Code: 7587

Service At: 3930 NORTHERN KEY DR
CLUBHSE
PLANT CITY FL 33565-6013

Auto Pay Notice

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 855-252-0675

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

SummaryService from 06/13/26 through 07/12/26
details on following pages

Previous Balance	235.43
Payments Received -Thank You!	-235.43
Remaining Balance	\$0.00
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	179.99
Spectrum Business™ Voice	29.99
Other Charges	5.00
Taxes, Fees and Charges	13.43
Current Charges	\$273.41
YOUR AUTO PAY WILL BE PROCESSED 06/30/26	
Total Due by Auto Pay	\$273.41

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 13 06142026 NNNNNNNN 01 000767 0003PARK EAST CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

JUN 22 2026

June 13, 2026

PARK EAST CDD

Invoice Number: 0411968061326

Account Number: 8337 12 001 0411968

Service At: 3930 NORTHERN KEY DR
CLUBHSE
PLANT CITY FL 33565-6013**Total Due by Auto Pay****\$273.41**CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712001041196800273417



Invoice Number: 0411968061326
 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 06142026 NNNNNNNN 01 000767 0003

Charge Details

Previous Balance		235.43
EFT Payment	05/30	-235.43
Remaining Balance		\$0.00

Payments received after 06/13/26 will appear on your next bill.

Service from 06/13/26 through 07/12/26

Spectrum Business™ TV

Spectrum Business TV Stream	45.00
	\$45.00

Spectrum Business™ TV Total **\$45.00**

Spectrum Business™ Internet

Spectrum Business Internet Gig	300.00
Promotional Discount	-50.01

Your promotional price will expire on 06/12/27

Promotional Discount	-110.00
	Your promotional price will expire on 06/12/27

Advanced WiFi	10.00
Static IP 5	30.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$179.99

Spectrum Business™ Internet Total **\$179.99**

Spectrum Business™ Voice

Phone number (813) 730-1091

Spectrum Business Voice	50.00
Promotional Discount	-20.01

Your promotional price will expire on 06/12/27

Spectrum Business™ Voice Continued

Voice Mail	0.00
	\$29.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$29.99**

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.83
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.22
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	9.48
Taxes, Fees and Charges Total	\$13.43

Current Charges **\$273.41**
Total Due by Auto Pay **\$273.41**

Billing Information

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

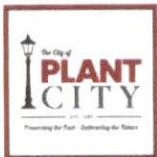
Continued on the next page...

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



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
1731519	06/08/2026	05/08/2026 - 06/08/2026	06/29/2026

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	05/01/26	06/01/26	4259	4279	20	75.16
CONSUMPTION					RATE	USAGE	
WATER					2.870000	20	57.40
WATER RECLAIM COMI	24232401	05/01/26	06/01/26	2406	2508	102	38.18
CONSUMPTION					RATE	USAGE	
RECLAIM					1.450000	20	29.00
RECLAIM					2.010000	82	164.82
UTILITY TAX 10%							13.26
SEWER COMMERCIAL							162.36
CONSUMPTION					RATE	USAGE	
SEWER					6.990000	20	139.80

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	Previous Balance	\$508.01	
05/26	7	01/26	10	09/25	168	Total Current Billing	\$744.44	
04/26	16	12/25	13	08/25	72			
03/26	8	11/25	16	07/25	31	Adjustments	\$0.00	
02/26	10	10/25	61	05/25	383			
Public hearing on ordinance increasing Utility Water charges and penalties on Monday July 13th at 6:00 p.m., City Hall. Audiencia sobre la ordenanza para aumentar los cargos y multas del servicio de agua el lunes 13 de julio a las 6 p.m. en el Ayuntamiento.						Less Payments Received	-\$508.01	
						Penalties	\$0.00	
						Total Amount Due		\$744.44

Public hearing on ordinance increasing Utility Water charges and penalties on Monday July 13th at 6:00 p.m., City Hall. Audiencia sobre la ordenanza para aumentar los cargos y multas del servicio de agua el lunes 13 de julio a las 6 p.m. en el Ayuntamiento.



City of Plant City

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

011511



*AUTO**ALL FOR AADC 335 11511 T32:43 11511 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	
1731519	06/29/2026	\$744.44	

Remit and make checks in US funds payable to:



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

00006042026301731519300000744441



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							53.76
STORMWATER COMMERCIAL							10.70

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	Previous Balance	\$508.01
05/26	7	01/26	10	09/25	168	Total Current Billing	\$744.44
04/26	16	12/25	13	08/25	72	Adjustments	\$0.00
03/26	8	11/25	16	07/25	31	Less Payments Received	-\$508.01
02/26	10	10/25	61	05/25	383	Penalties	\$0.00
						Total Amount Due	\$744.44

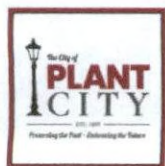
Public hearing on ordinance increasing Utility Water charges and penalties on Monday July 13th at 6:00 p.m., City Hall. Audiencia sobre la ordenanza para aumentar los cargos y multas del servicio de agua el lunes 13 de julio a las 6 p.m. en el Ayuntamiento.

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	
1731519	06/29/2026	\$744.44	



City of Plant City

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





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

Statement Date: June 05, 2026

Amount Due: \$150.12

Due Date: June 26, 2026

Account #: 221009059413

FINAL INVOICE

DO NOT PAY. Your account will be drafted on June 26, 2026

Account Summary

Current Service Period: May 09, 2026 - June 02, 2026

Previous Amount Due	\$378.14
Payment(s) Received Since Last Statement	-\$378.14
Miscellaneous Credits	-\$190.39
Credit balance after payments and credits	-\$190.39
Current Month's Charges	\$340.51

Amount Due by June 26, 2026 \$150.12



Your average daily kWh used was **36% higher** than the same period last year.

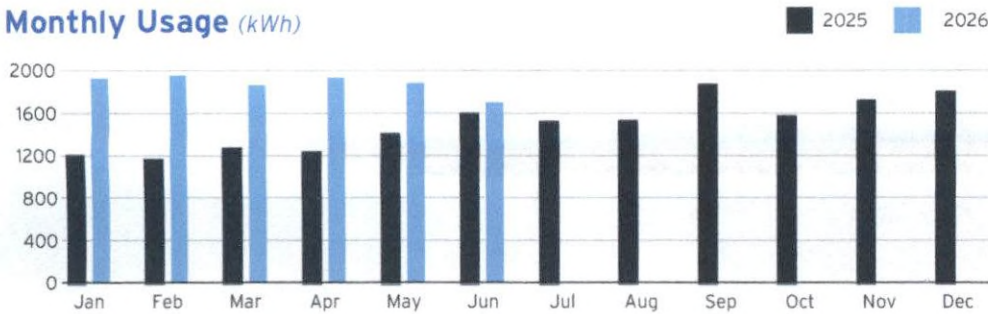


Your average daily kWh used was **4.62% higher** than it was in your previous period.



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



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

Account #: 221009059413

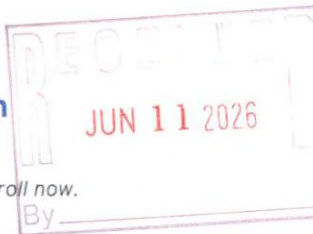
Due Date: June 26, 2026



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: \$150.12

Payment Amount: \$ _____

673606643786

Your account will be
drafted on June 26, 2026

00003094 FTECO106052622163210 00000 02 01000000 10242 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.



Service For:
3515 N WILDER RD
PUMP 2, PLANT CITY, FL 33565-2679

Account #: 221009059413
Statement Date: June 05, 2026
Charges Due: June 26, 2026

Meter Read

Meter Location: PUMP STATION 2

Service Period: May 09, 2026 - Jun 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852829	06/02/2026	37,941		36,229		1,712 kWh	1	25 Days

Charge Details



Electric Charges

Daily Basic Service Charge	25 days @ \$0.66000	\$16.50
Energy Charge	1,712 kWh @ \$0.09202/kWh	\$157.54
Fuel Charge	1,712 kWh @ \$0.03516/kWh	\$60.19
Storm Protection Charge	1,712 kWh @ \$0.00568/kWh	\$9.72
Clean Energy Transition Mechanism	1,712 kWh @ \$0.00418/kWh	\$7.16
Storm Surcharge	1,712 kWh @ \$0.02121/kWh	\$36.31
Florida Gross Receipt Tax		\$7.37

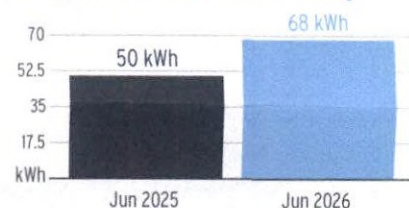
Electric Service Cost **\$294.79**

Franchise Fee \$19.31

Municipal Public Service Tax \$26.41

Total Electric Cost, Local Fees and Taxes **\$340.51**

Avg kWh Used Per Day



Important Messages

Final Invoice. Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.

Total Current Month's Charges

\$340.51



Miscellaneous Credits

Deposit Refund	-\$188.00
Interest for Cash Security Deposit - Electric	-\$2.39

Total Current Month's Credits **-\$190.39**

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Park East CDD</u>
Board Meeting Date:	<u>June 04, 2026</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>June 04, 2026</u>
District Manager Signature	Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Park East CDD</u>
Board Meeting Date:	<u>June 04, 2026</u>

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-2807480
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-8543569
Fee Amount: \$400.00

To: **Park East Community Development District**
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Total Amount Due: \$400.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Hillsborough County**
Or pay online at **www.MyFloridaEHPermit.com**.

Account Information for: 29-60-2807480
Facility Name: Park East Swimming Pool
Location Address 1: 3930 Northern Key Dr
Location Address 2:
City: Plant City
State: FL
Zip Code: 33565

County Mailing Address 1: P O Box 5135
County Mailing Address 2:
County Mailing City: Tampa
County Mailing State: FL
County Mailing Zip Code: 33675

Owner Name: Park East Community Development District
Owner Address 1: 2005 Pan Am Cir Ste 300
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (727) 442-8443

Facility Contact Name: Park East Community Development District
Work Phone:
Home Phone: (727) 442-8443

Signature: _____

Date: _____

[Environmental Public Health - Account Information Copy]



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-2807480
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-8543569
Fee Amount: \$400.00

To: **Park East Community Development District**
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Total Amount Due: \$400.00
Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at **www.MyFloridaEHPermit.com**.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Park East CDD</u>
Board Meeting Date:	<u>June 04, 2026</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>June 04, 2026</u>
District Manager Signature	Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Park East CDD</u>
Board Meeting Date:	<u>June 04, 2026</u>

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Park East CDD</u>
Board Meeting Date:	<u>June 04, 2026</u>

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	X
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3	Ryan Motko	X	X
4	Kyle Smith	X	X
5	Albert Viera	X	X

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

Approved for payment:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1268589
DATE	05/28/26

CUSTOMER

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

SERVICE LOCATION

Park East - Cyber
3930 Northern Key Dr
Plant City, FL 33565-6013

TERMS: Net 15 Days	CUSTOMER NO. 4171806		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Installation of hardware and speaker for remote monitoring	1.00	Each	1,480.00	1,480.00
Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A \$30 fee on NSF check applies.			Sub-Total	1,480.00
			Sales Tax	111.00
			TOTAL	\$1,591.00

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171806
Job No.	1080246
Invoice No.	1268589
Invoice Date	05/28/26
Amount Due	\$1,591.00
Amount Remitted	

***Park East
Community
Development
District***

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

				SERIES 2021	SERIES 2024	GENERAL	GENERAL	
				CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2021	SERIES 2024	PROJECTS	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	FUND	FUND	GROUP FUND	ACCOUNT	TOTAL
ASSETS								
Cash In Bank	\$ 220,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,555
Cash in Transit	-	1,289	-	-	-	-	-	1,289
Due From Developer	6,450	-	-	-	-	-	-	6,450
Investments:								
Acq. & Construction - Amenity	-	-	-	5	-	-	-	5
Acquisition & Construction Account	-	-	-	372	1,076	-	-	1,448
Prepayment Account	-	52	-	-	-	-	-	52
Reserve Fund	-	143,428	34,772	-	-	-	-	178,200
Revenue Fund	-	524,345	38,072	-	-	-	-	562,417
Prepaid Items	2,364	-	-	-	-	-	-	2,364
Utility Deposits - TECO	800	-	-	-	-	-	-	800
Fixed Assets								
Construction Work In Process	-	-	-	-	-	13,716,099	-	13,716,099
Amount To Be Provided	-	-	-	-	-	-	7,458,667	7,458,667
TOTAL ASSETS	\$ 230,169	\$ 669,114	\$ 72,844	\$ 377	\$ 1,076	\$ 13,716,099	\$ 7,458,667	\$ 22,148,346
LIABILITIES								
Accounts Payable	\$ 16,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,164
Accrued Expenses	8,550	-	-	-	-	-	-	8,550
Loan Payable	-	-	-	-	-	-	166,667	166,667
Bonds Payable	-	-	-	-	-	-	7,292,000	7,292,000
Deferred Inflow of Resources	6,450	-	-	-	-	-	-	6,450
TOTAL LIABILITIES	31,164	-	-	-	-	-	7,458,667	7,489,831
FUND BALANCES								
Nonspendable:								
Prepaid Items	2,364	-	-	-	-	-	-	2,364
Restricted for:								
Debt Service	-	669,114	72,844	-	-	-	-	741,958
Capital Projects	-	-	-	377	1,076	-	-	1,453
Unassigned:	196,641	-	-	-	-	13,716,099	-	13,912,740
TOTAL FUND BALANCES	199,005	669,114	72,844	377	1,076	13,716,099	-	14,658,515
TOTAL LIABILITIES & FUND BALANCES	\$ 230,169	\$ 669,114	\$ 72,844	\$ 377	\$ 1,076	\$ 13,716,099	\$ 7,458,667	\$ 22,148,346

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
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	\$ -	\$ 9,440	\$ 9,440	0.00%
Interest - Tax Collector	-	1,313	1,313	0.00%
Special Assmnts- Tax Collector	602,869	543,940	(58,929)	90.23%
Special Assmnts- CDD Collected	-	59,784	59,784	0.00%
Other Miscellaneous Revenues	-	400	400	0.00%
TOTAL REVENUES	602,869	614,877	12,008	101.99%

EXPENDITURES

Administration

Supervisor Fees	12,000	8,800	3,200	73.33%
Dissemination Agent/Reporting	5,000	6,167	(1,167)	123.34%
ProfServ-Info Technology	600	950	(350)	158.33%
ProfServ-Recording Secretary	2,400	3,375	(975)	140.63%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	7,649	(1,149)	117.68%
District Counsel	15,000	11,944	3,056	79.63%
District Engineer	12,500	4,694	7,806	37.55%
Administrative Services	4,500	4,125	375	91.67%
Construction Accounting	9,000	-	9,000	0.00%
District Manager	30,000	18,750	11,250	62.50%
Accounting Services	9,000	9,175	(175)	101.94%
Auditing Services	6,000	6,000	-	100.00%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	227	273	45.40%
Rentals & Leases	600	950	(350)	158.33%
Insurance - General Liability	3,346	3,780	(434)	112.97%
Public Officials Insurance	3,238	3,057	181	94.41%
Insurance -Property & Casualty	10,293	8,792	1,501	85.42%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	744	(544)	372.00%
Financial & Revenue Collections	1,200	4,067	(2,867)	338.92%
Meeting Expense	2,800	-	2,800	0.00%
Website Administration	1,200	1,900	(700)	158.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Operating Loan Repayment	83,333	83,333	-	100.00%
Operating Loan - Interest Expense	17,500	15,177	2,323	86.73%
Total Administration	246,235	206,956	39,279	84.05%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
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>Utility Services</u>				
Clubhouse Internet, TV, Phone	1,800	2,063	(263)	114.61%
Utility - Water & Waste	19,500	14,766	4,734	75.72%
Utility - Electric	69,000	60,241	8,759	87.31%
Total Utility Services	90,300	77,070	13,230	85.35%
<u>Landscape Services</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	15,000	12,800	2,200	85.33%
Irrigation Repairs & Maintenance	5,000	3,588	1,412	71.76%
Landscape Maintenance - Contract	88,734	85,644	3,090	96.52%
Plant Replacement Program	5,000	30,213	(25,213)	604.26%
Storm Cleanup	35,000	-	35,000	0.00%
Aquatic Maintenance	5,000	-	5,000	0.00%
Pond Bank Improvements	5,000	-	5,000	0.00%
Total Landscape Services	165,134	132,245	32,889	80.08%
<u>Other Physical Environment</u>				
Field Services	18,000	13,500	4,500	75.00%
Contracts-Janitorial Services	7,200	5,031	2,169	69.88%
Amenity Center Pest Control	1,000	600	400	60.00%
R&M - Amenity Center	10,000	4,850	5,150	48.50%
Miscellaneous Maintenance	10,000	14,497	(4,497)	144.97%
Pool Maintenance - Contract	18,000	9,200	8,800	51.11%
Pool & Spa Repairs	2,000	3,639	(1,639)	181.95%
Access Control Maintenance & Repair	6,000	1,000	5,000	16.67%
Misc-Access Cards	2,500	-	2,500	0.00%
Community Activities	10,000	-	10,000	0.00%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Pool Permits	500	400	100	80.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	91,200	52,717	38,483	57.80%
<u>Contingency</u>				
Contingency Fund	10,000	2,422	7,578	24.22%
Total Contingency	10,000	2,422	7,578	24.22%
TOTAL EXPENDITURES	602,869	471,410	131,459	78.19%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
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	-	143,467	143,467	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		55,538		
FUND BALANCE, ENDING		<u>\$ 199,005</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
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	\$ -	\$ 16,699	\$ 16,699	0.00%
Special Assmnts- Tax Collector	569,704	583,741	14,037	102.46%
TOTAL REVENUES	569,704	600,440	30,736	105.40%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	235,000	-	100.00%
Principal Prepayments	-	5,000	(5,000)	0.00%
Interest Expense	334,704	334,346	358	99.89%
Total Debt Service	569,704	574,346	(4,642)	100.81%
TOTAL EXPENDITURES	569,704	574,346	(4,642)	100.81%
Excess (deficiency) of revenues Over (under) expenditures	-	26,094	26,094	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	69,550	69,550	0.00%
Operating Transfers-Out	-	(69,550)	(69,550)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	\$ -	\$ 26,094	\$ 26,094	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		643,020		
FUND BALANCE, ENDING		\$ 669,114		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
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	\$ -	\$ 2,620	\$ 2,620	0.00%
Special Assmnts- Tax Collector	571,884	-	(571,884)	0.00%
Special Assmnts- CDD Collected	-	69,550	69,550	0.00%
TOTAL REVENUES	571,884	72,170	(499,714)	12.62%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	240,000	15,000	225,000	6.25%
Interest Expense	331,884	54,078	277,806	16.29%
Total Debt Service	571,884	69,078	502,806	12.08%
TOTAL EXPENDITURES	571,884	69,078	502,806	12.08%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,092	3,092	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	69,550	69,550	0.00%
Operating Transfers-Out	-	(69,550)	(69,550)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	\$ -	\$ 3,092	\$ 3,092	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		69,752		
FUND BALANCE, ENDING		\$ 72,844		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
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	\$ -	\$ 10	\$ 10	0.00%
TOTAL REVENUES	-	10	10	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10	10	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		367		
FUND BALANCE, ENDING		\$ 377		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
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	\$ -	\$ 27	\$ 27	0.00%
TOTAL REVENUES	-	27	27	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	27	27	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,049		
FUND BALANCE, ENDING		\$ 1,076		

Cash and Investment Report
June 30, 2026

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	n/a	n/a	3.56%	\$220,555
				Subtotal	\$220,555

DEBT SERVICE FUNDS

Series 2021 Acq and Construction-Amenity	US Bank	Commercial Paper	n/a	3.25%	\$5
Series 2021 Acq and Construction	US Bank	Commercial Paper	n/a	3.25%	\$372
Series 2024 Acq and Construction	US Bank	Commercial Paper	n/a	3.25%	\$1,076
Series 2021 Prepayment Fund	US Bank	Commercial Paper	n/a	3.25%	\$52
Series 2021 Reserve Fund	US Bank	Commercial Paper	n/a	3.25%	\$143,428
Series 2024 Reserve Fund	US Bank	Commercial Paper	n/a	3.25%	\$34,772
Series 2021 Revenue Fund	US Bank	Commercial Paper	n/a	3.25%	\$524,345
Series 2024 Revenue Fund	US Bank	Commercial Paper	n/a	3.25%	\$38,072
				Subtotal	\$742,120
				Total	\$962,675

Bank Account Statement

Park East CDD

Bank Account No. 6700
Statement No. 06-26

Statement Date 06/30/2026

G/L Account No. 101002 Balance	220,555.26	Statement Balance	224,220.96
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	224,220.96
Subtotal	220,555.26	Outstanding Checks	-3,665.70
Negative Adjustments	0.00		
		Ending Balance	220,555.26
Ending G/L Balance	220,555.26		

Outstanding Checks					
06/08/2026	Payment	1238	RYAN MOTKO	Payment of Invoice 001004	-200.00
06/22/2026	Payment	300020	CITY OF PLANT CITY	Inv: 1731519-ACH	-744.44
06/24/2026	Payment	300021	CHARTER COMMUNICATIONS	Inv: 0411968061326-ACH	-273.41
06/25/2026	Payment	1243	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-619.00
06/25/2026	Payment	1244	CITY-WIDE CLEANING LLC	Check for Vendor V00066	-475.00
06/30/2026	Payment	1246	WEISER SECURITY SERVICES INC	Payment of Invoice 001018	-65.25
06/30/2026	Payment	1247	PARK EAST CDD	Check for Vendor V00015	-1,288.60
Total Outstanding Checks					-3,665.70

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 1227							
001	06/03/26	BLUE LIFE POOL SERVICE LLC	24096	JUNE 2026-POOL SERVICES	Pool Maintenance - Contract	546972-53908	\$1,000.00
Check Total							<u>\$1,000.00</u>
CHECK # 1228							
001	06/03/26	DOWN TO EARTH	177250	MAY 2026-ANNUAL SEASONAL FLOWER CHANGE	Plant Replacement Program	546468-53902	\$3,516.47
Check Total							<u>\$3,516.47</u>
CHECK # 1229							
001	06/03/26	WEISER SECURITY SERVICES INC	1268589	MAY 2026-INSTALLATION HARDWARD AND SPEAKER FOR REMOTE MONITORING	Contingency Fund	549900-58200	\$1,480.00
Check Total							<u>\$1,480.00</u>
CHECK # 1230							
001	06/04/26	DOWN TO EARTH	177592	JUNE 2026-LANDSCAPE CONTRACT-LENNAR ADDITION	Landscape Maintenance - Contract	546300-53902	\$2,111.07
Check Total							<u>\$2,111.07</u>
CHECK # 1231							
001	06/04/26	DOWN TO EARTH	176398	JUNE 2026-LANDSCAPE MAINTENANCE CONTRACT	Landscape Maintenance - Contract	546300-53902	\$7,394.50
Check Total							<u>\$7,394.50</u>
CHECK # 1232							
001	06/08/26	ALBERTO VIERA	AV-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
Check Total							<u>\$200.00</u>
CHECK # 1233							
001	06/08/26	CARLOS DE LA OSSA	CO-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
Check Total							<u>\$200.00</u>
CHECK # 1234							
001	06/08/26	ECO-LOGIC SERVICES LLC	6662	MAY 2026-LAKE MAINTENANCE SERVICES	Contracts-Aquatic Control	534067-53902	\$1,350.00
Check Total							<u>\$1,350.00</u>
CHECK # 1235							
001	06/08/26	INFRAMARK LLC	180998	JUNE 2026-DISTRICT SERVICES	Accounting Services	532001-51301	\$1,000.00
001	06/08/26	INFRAMARK LLC	180998	JUNE 2026-DISTRICT SERVICES	Administrative Services	531148-51301	\$458.33
001	06/08/26	INFRAMARK LLC	180998	JUNE 2026-DISTRICT SERVICES	Dissemination Agent/Reporting	531012-51301	\$833.34
001	06/08/26	INFRAMARK LLC	180998	JUNE 2026-DISTRICT SERVICES	District Manager	531150-51301	\$2,083.33
001	06/08/26	INFRAMARK LLC	180998	JUNE 2026-DISTRICT SERVICES	Field Services	531122-51301	\$1,500.00
001	06/08/26	INFRAMARK LLC	180998	JUNE 2026-DISTRICT SERVICES	Financial & Revenue Collections	549150-51301	\$416.67
001	06/08/26	INFRAMARK LLC	180998	JUNE 2026-DISTRICT SERVICES	ProfServ-Recording Secretary	531036-51301	\$375.00
001	06/08/26	INFRAMARK LLC	180998	JUNE 2026-DISTRICT SERVICES	Rentals & Leases	544025-51301	\$100.00
001	06/08/26	INFRAMARK LLC	180998	JUNE 2026-DISTRICT SERVICES	ProfServ-Info Technology	531020-51301	\$100.00
001	06/08/26	INFRAMARK LLC	180998	JUNE 2026-DISTRICT SERVICES	Website Administration	549936-51301	\$200.00
Check Total							<u>\$7,066.67</u>
CHECK # 1236							
001	06/08/26	KYLE SMITH	KS-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
Check Total							<u>\$200.00</u>
CHECK # 1237							
001	06/08/26	NICHOLAS J. DISTER	ND-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
Check Total							<u>\$200.00</u>

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1238							
001	06/08/26	RYAN MOTKO	RM-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00
CHECK # 1239							
001	06/08/26	STRALEY ROBIN VERICKER	28538	MAY 2026-DISTRICT COUNSEL	District Counsel	531146-51301	\$2,776.50
Check Total							\$2,776.50
CHECK # 1241							
001	06/08/26	DEPARTMENT OF HEALTH	29-BID-8543569	POOL PERMIT	Pool Permits	554022-53908	\$400.00
Check Total							\$400.00
CHECK # 1242							
001	06/12/26	PACSCON GEOENVIRONMENTAL INC	2627	JUNE 2026-COMPLETION OF WUP CONSULTING SERVICES	Contingency Fund	549900-58200	\$1,000.00
Check Total							\$1,000.00
CHECK # 1243							
001	06/25/26	BLUE LIFE POOL SERVICE LLC	24265	JUNE 2026-POOL MAINTENANCE	Pool & Spa Repairs	546973-53908	\$619.00
Check Total							\$619.00
CHECK # 1244							
001	06/25/26	CITY-WIDE CLEANING LLC	20211	JUNE 2026 CLEANING	Contracts-Janitorial Services	534026-53908	\$475.00
Check Total							\$475.00
CHECK # 1245							
001	06/25/26	INFRAMARK LLC	182455	MAY 2026-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$34.22
Check Total							\$34.22
CHECK # 1246							
001	06/30/26	WEISER SECURITY SERVICES INC	1272487	SECURITY MONITORING 06/12/26-06/18/26	Contingency Fund	549900-58200	\$65.25
Check Total							\$65.25
CHECK # 300020							
001	06/22/26	CITY OF PLANT CITY	1731519-ACH	SERVICE 05/08/26 - 06/08/26	Utility - Water & Waste	543021-53150	\$744.44
Check Total							\$744.44
CHECK # 300021							
001	06/24/26	CHARTER COMMUNICATIONS	0411968061326-ACH	TV.INTERNET.VOICE 06/13/26-07/12/26	Clubhouse Internet, TV, Phone	541036-53150	\$273.41
Check Total							\$273.41
CHECK # 300022							
001	06/26/26	TECO	060526-59413-ACH	ELECTRIC 05/09/26-06/02/26 FINAL INVOICE	Utility - Electric	543041-53150	\$340.51
001	06/26/26	TECO	060526-59413-ACH	ELECTRIC 05/09/26-06/02/26 FINAL INVOICE	Contingency Fund	549900-58200	(\$190.39)
Check Total							\$150.12
Fund Total							\$31,456.65

SERIES 2021 DEBT SERVICE FUND - 200

CHECK # 1247							
200	06/30/26	PARK EAST CDD	06302026-0630	SERIES 2021 FY26 DS	Cash in Transit	103200-0	\$1,288.60
Check Total							\$1,288.60
Fund Total							\$1,288.60

Total Checks Paid	\$32,745.25
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2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Jayna Cooper
Park East CDD
Florida

Estimate #405

Sent on Jul 13, 2026

Total \$850.00

Product/Service	Description	Qty.	Unit Price	Total
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Brooke Jones

7/15/26



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	repair damaged portion of the entryway monument 1. Removal of Failed Coating Remove all loose and peeling finish material using scrapers and hand tools. Continue removal until only firmly adhered material remains. 2. Surface Cleaning Wash exposed fiberglass surfaces using a wax and grease remover. Remove contaminants, release agents, dirt, oils, and other foreign materials that may interfere with coating adhesion. 3. Mechanical Surface Preparation Sand fiberglass surfaces using 220-grit sandpaper. Remove the glossy gel-coat finish and create a suitable profile for primer adhesion. 4. Final Cleaning Wipe all prepared surfaces with a clean tack cloth. Use denatured alcohol or wax and grease remover to eliminate residual dust and contaminants. 5. Primer Application Apply a two-part epoxy primer by roller. Allow primer to cure for approximately 24 hours. Sand cured primer with 220-grit sandpaper to create a uniform surface for finish coating. 6. Finish Coat Application Apply the following textured finish coatings: Sherwin-Williams Tough Service Premium Texture Finish 100% acrylic textured coating Provides a finish comparable to knockdown, splatter, or orange-peel textures the coach light located inside the Park East Monument at the intersection of North Park Road and Northern Key Drive has become loose and is currently hanging from its installed position. To restore the fixture to proper working condition, the following work is proposed: Inspect existing electrical wiring for any signs of damage or loose connections. Securely reinstall the existing coach light fixture using appropriate fasteners and mounting hardware. Clean the light fixture during reinstallation. Verify the fixture is properly aligned and safely mounted. Test the existing light bulb and confirm proper operation of the fixture. Ensure all electrical connections are secure and functioning as intended.	1	\$850.00	\$850.00



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Total

\$850.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____

PROPOSAL – INFRAMARK – PARK EAST CDD – 250 KEYCARDS PROJECT 15965

OVERVIEW

A-TECH Consulting, Inc. submits this Scope of Work on **06/18/2026**, to install the following Low-Voltage Cabling Systems. The site is defined as: **PARK EAST**.

SCOPE OF WORK

- | | | | |
|---|--|---|---|
| ☐ Structured Cabling | ☐ Wi-Fi Cabling | ☒ Access Control System | ☐ Audio/Video System |
| ☐ Backbone Cabling | ☐ Intercom System | ☐ Intrusion Detection System | ☐ Nurse Call System |
| ☐ CATV System | ☐ CCTV Cabling | ☐ Video Access System | ☐ I.T. Services |

Total including applicable sales tax:

\$ 2,495.00

STRUCTURED CABLING

Install, terminate, and certify the following:

- (250) Salto Keycards.

Kristee Cole

7.28.26

PROPOSAL – INFRAMARK – PARK EAST CDD – 250 KEYCARDS PROJECT 15965

INCLUSIONS

The following items are **included** in this proposal:

- Grounding/Bonding of all racks and cable runways
- Submittals as outlined in project specifications
- Shop drawings
- Permits
- Cable support systems (J-hooks / loops)
- Cable installation
- Cable terminations
- Communications room buildout.
- Cable testing
- As-built drawings.
- Manuals and close-out documentation

EXCLUSIONS

The following items are **not included** in this proposal:

- Backbone fiber/copper cabling
- Conduit, conduit pathways, sleeves, pull boxes, junction boxes, media boxes, floor boxes, inner-duct, Smurf-duct, micro-duct.
- Active network components (routers, switches, WAPs, UPS devices, PDUs, etc.)
- Cable trays
- Vertical/horizontal sleeves or conduits through concrete slabs, block walls, or floors
- Access hatches
- Maintenance holes
- ¾" fire-treated backboards
- Grounding rods, grounding busbars, and bonding conductors to electrical panel/building steel
- Performance bonds
- Overtime/weekend labor
- Lifts
- Demolition of existing structured cabling
- Davis Bacon (prevailing) wages
- Patch cords
- NOCs

SCOPE BOUNDARY

This proposal includes the procurement of all materials and the provision of labor necessary to install the systems and components specifically described herein. Any systems, equipment, or services not expressly identified within this Scope of Work shall be provided, installed, and commissioned by others, and are excluded from the responsibilities outlined in this proposal.

PROPOSAL – INFRAMARK – PARK EAST CDD – 250 KEYCARDS PROJECT 15965

GENERAL TERMS AND CONDITIONS

TERMS OF PAYMENT: The customer agrees to pay A-TECH (Contractor) the total purchase price, plus applicable sales tax, listed for the material and labor used as outlined in this Purchase Agreement. The Contractor will provide labor progress invoices for work performed in association with this Purchase Agreement. All invoices are due no later than 30 days from receipt. An initial deposit of 25% is required at signing this Purchase Agreement.

LATE CHARGES ON PAST DUE ACCOUNTS: Customer agrees to pay Contractor 1.5% interest per month (an annual rate of 18%) on any unpaid balance after the due date.

TIMELINE: Customer recognizes that if the project is delayed or accelerated due to reasons beyond the reasonable control of Contractor or its employees, that Contractor may incur additional expenses. Such expenses may include, but are not limited to, employee wages, materials, mileage, design and re-engineering fees and lodging. The Customer agrees to reimburse Contractor for these additional expenses at a rate equal to Contractor's standard fees.

CHANGE IN SCOPE: Any change to the scope of work, as specified in this Purchase Agreement, which is requested by the customer, or its duly authorized representative, may only be affected through a written change order. The change order must be signed by an authorized representative of the customer, and an additional purchase order, or an amendment to the original purchase order issued. All change orders to the original scope of work shall be bound to the Terms and Conditions stated herein.

CANCELLATION: Customer acknowledges that this is a non-cancellable Purchase Agreement. If the customer elects to return any material or equipment delivered as part of this Purchase Agreement, it must be unused and in its original packaging. The customer will be liable for any restocking fees incurred by the Contractor, at a rate equal to the amount charged to Contractor, on all returned material and equipment. Customer will also be liable for all labor hours performed at Contractor's standard hourly rate.

CUSTOMER RESPONSIBILITIES: Unless stated otherwise in the General Notes, Exclusions and Clarifications section of this contract it is the responsibility of the customer to provide the following:

- A safe and secure method for storing all materials and equipment related to this project.
- Adequate environment at the work site IE: ventilation, lighting etc.
- A single point of contact for the duration of the project.

LIMITATION: All prices remain in effect for thirty (30) days from the date of this Purchase Agreement.

INSURANCE: A-TECH will maintain the following types of insurance coverage and liability limits:

- Commercial automobile insurance for all non-owned vehicles, covering bodily injury and property damage, with a limit of \$1,000,000 for each occurrence.
- Commercial general liability insurance covering bodily injury, property damage, and contractual liability, with a limit of \$3,000,000 for each occurrence and \$6,000,000 general aggregate. Workers' compensation, with the statutory requirement for coverage.

Additional Insured: A-TECH will name CLIENT as an additional insured on A-TECH Consulting, Inc. general liability policy. Certification: A-TECH will provide CLIENT with a certificate of insurance confirming all insurance.



Park East CDD July 2026

Green Is Complete

Yellow is in progress

Red has not been answered

Field Inspection Report July- 2026

Friday, July 10 2026

Prepared For Board Of Directors

N Park Rd Plant City, FL

8 ITEM Identified

3 ITEM Incomplete

Daniel Haines

Inframark

N Park Rd

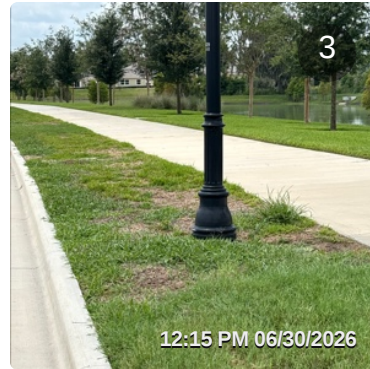
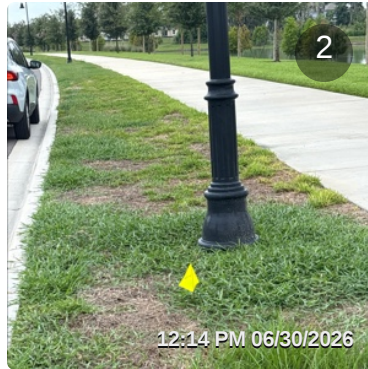
Medium

Due By: Friday, July 31 2026

Assigned To: Down2 Earth

Turf on the east side of Park Rd across from Pond 26 shows thinning and stress.

Recommend assessment and corrective measures to restore coverage.

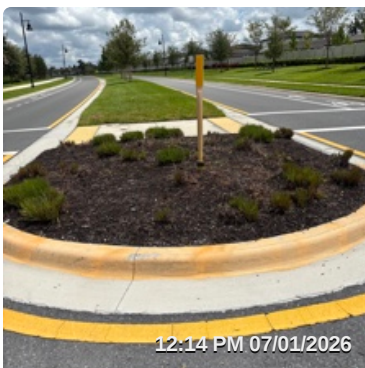
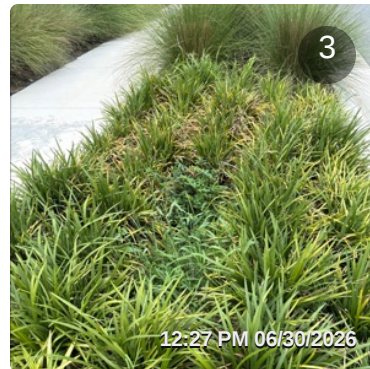


N Park Rd & Victorious Falls

Assigned To: Down 2 Earth

Items Completed: Yes

Annual beds contain visible weed growth; schedule removal to maintain bed standards.



N Park & Tropical Oasis

Low

Assigned To: Down 2 Earth

Requesting a proposal for plant material options—either seasonal annuals or Blue Pacifica juniper—for the bull nose area.



Tahitian Sunrise And N Park Rd

Medium

Assigned To: Down To Earth

Items Completed: Yes

A tree has blown over and requires standing upright and bracing to stabilize it. The tree is located across from Tahitian Sunrise at Pond 840C.



Medians

High

Assigned To: Down To Earth

Items Completed: Yes

Multiple trees in the median show signs of decline. Requesting diagnosis of the issue and recommended remediation to prevent further loss.

Check bubblers

Tahitian Sunrise Backyard

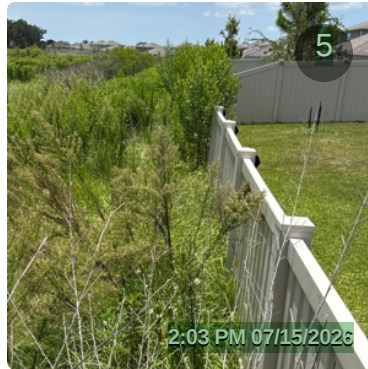
N/A

Due By: Friday, July 24 2026

Assigned To: Down To Earth

Items Completed: Yes

Please mow the area behind 1720 Tahitian Sunrise, specifically the section between the yards and the wetlands.



Blue Orchid Berm

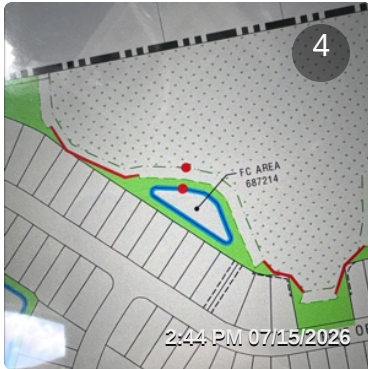
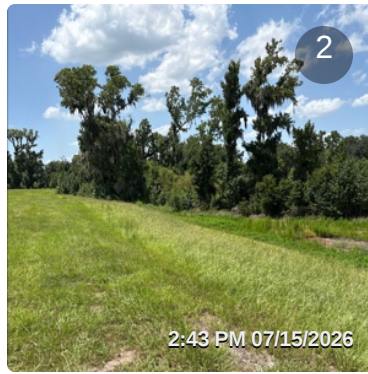
High

Due By: Friday, July 24 2026

Assigned To: Down To Earth

Items Completed: Yes

This area was explained a few weeks ago to JasonC . It shows to be mowed per our engineering map. North side of Blue Orchid



Ponds

Assigned To: Eco Logic

Ponds are filling back up due to rain. Soil saturation has improved — earlier rainfall has already soaked the ground, so new rain runs off into ponds instead of being absorbed.

