

Park East Community Development District

September 03, 2026

Agenda Package

TEAMS MEETING INFORMATION

[Join the meeting now](#)

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

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

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



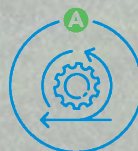
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Park East Community Development District

Board of Supervisors

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

District Staff

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

Meeting Agenda

Thursday, September 03, 2026 at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held **September 03, 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 REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

- A. Consideration of Brown & Brown Insurance Proposal October 01, 2026 – October 01, 2027
- B. Consideration of Pool Masters – Masters of Pool Service Proposal #3632 (\$1,102.00)
- C. Consideration of Resolution 2026-16; Designation of Officers

4. CONSENT AGENDA

- A. Approval of Minutes of the August 06, 2026, Public Hearing & Regular Meeting
- B. Consideration of Operation and Maintenance July 2026
- C. Acceptance of the Financials and Approval of the Check Register for July 2026

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

PUBLIC SECTOR

Insurance Proposal

October 1, 2026 – October 1, 2027

PARK EAST COMMUNITY DEVELOPMENT DISTRICT



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Our Story

The Brown & Brown, Public Sector team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 200 clients.

We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their insurance programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.



- Dedicated service team working exclusively for Florida local governments in all capacities surrounding risk and human resources
- Access to highly experienced public entity resources including Claims Team, Panel Counsel, Loss Control, Disaster Planning and Recovery, and Risk Management Specialists.
- Only retail office in Florida 100% committed to Florida's public entities
- Brown & Brown, Public Sector currently represents over 200 of Florida's governmental entities
 - 22 Counties
 - 70 Cities
 - 20 Public Airports
 - 7 Public School Districts
 - State of Florida

An Introduction to Your Service Team

Account Executives

Matt Montgomery Executive Vice President	(386) 239-7245	Matt.Montgomery@bbrown.com
Michelle Martin, CIC Senior Vice President / Public Risk Advisor	(386) 239-4047	Michelle.Martin@bbrown.com
Stephen Scullian, CPCU, ARM Senior Vice President / Insurance Broker	(386) 239-7211	Stephen.Scullian@bbrown.com
Justin Anselmo, CRIS Senior Vice President / Insurance Broker	(386) 239-8821	Justin.Anselmo@bbrown.com
Tiffany Hill, GBDS Vice President / Client Services Leader	(386) 281-6846	Tiffany.Hill@bbrown.com
Michelle Perry Vice President / Business Development	(386) 366-6378	Michelle.Perry@bbrown.com
Robin Russell, ARM-P, CISR, CSRM Vice President / Account Executive	(386) 239-4044	Robin.Russell@bbrown.com
Kyle Stoekel, ARM-P, CIC, CRM Public Risk Advisor	(386) 944-5805	Kyle.Stoekel@bbrown.com
Bill Wilson Public Risk Advisor	(386) 333-6058	Bill.Wilson@bbrown.com
Devyn Donley Public Risk Advisor	(386) 239-4070	Devyn.Donley@bbrown.com
Ethan Reedy Insurance Broker	(386) 239-7264	Ethan.Reedy@bbrown.com
Victoria "Tori" Reedy Executive Coordinator	(386) 239-4043	Tori.Reedy@bbrown.com

Service Representatives

Emily Bailey Public Risk Specialist	(386) 333-6085	Emily.Bailey@bbrown.com
Melody Blake, ACSR Senior Public Risk Specialist	(386) 239-4050	Melody.Blake@bbrown.com
Taylor Brodeur Public Risk Specialist	(386) 361-5225	Taylor.Brodeur@bbrown.com
Jessica Conway Public Risk & Claims Specialist	(386) 333-6001	Jessica.Conway@bbrown.com
Megan Feinberg Public Risk Specialist Assistant	(386) 281-6836	Megan.Feinberg@bbrown.com
Patricia "Trish" Jenkins, CPSR Senior Public Risk Specialist	(386) 239-4042	Trish.Jenkins@bbrown.com
Mallory Moretti Public Risk & Claims Specialist	(386) 800-1164	Mallory.Moretti@bbrown.com

Certificate Requests: 179.certificates@bbrown.com
Claim Reporting: 179.claims@bbrown.com

Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.

Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers' compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

Preferred's history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: ***preferred*** for unmatched public entity experience, innovation, stability and personalized service.

***Preferred's* Member Types**

Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

***Preferred's* Comprehensive Coverages**

Property	Workers' Compensation	General Liability
Automobile Liability	Automobile Physical Damage	Law Enforcement Liability
Public Officials Liability	Employment Practices Liability	Educators' Legal Liability

The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred's* sole focus on government ensures that members' unique needs are met.

Underwriting and Administration

Behind *Preferred's* underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.



Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

***Preferred's* Expert Boards Know Your Business**

Preferred is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping Preferred as the premier public entity insurer of its kind.

Preferred Claims Administration

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to \$10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at www.pgcs-tpa.com.

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.

***Preferred* Safety and Risk Management Services**

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred's* Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

Preferred is dedicated to meeting the challenge of the complex issues facing public sector organizations. Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred's* approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.
- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.
- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a "Best Practice" measure when designing and formulating safety and risk control plans.
- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.
- **Additional Consulting Services Available** – *Preferred's* Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

Preferred's Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred's* dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

Property – Inland Marine

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Property (Per Schedule Provided)	
\$1,028,075	Blanket Value Buildings and Contents
Special Property Coverages	
\$1,000,000	Flood
\$1,000,000	Earth Movement
Not Included	TRIA Terrorism
Inland Marine (Per Schedule Provided)	
\$100,000	Blanket Unscheduled Inland Marine***
Included in Blanket	Communication Equipment***
Included in Blanket	Contractor's / Mobile Equipment***
Included in Blanket	Electronic Data Processing Equipment***
Included in Blanket	Emergency Portable Service Equipment***
Included in Blanket	Fine Arts***
Included in Blanket	Other Inland Marine
Not Included	Rented, Leased or Borrowed Equipment♦♦
Included in Blanket	Valuable Papers
Not Included	Watercraft, Not Including Hull Coverage**

Deductibles: \$2,500 per Occurrence – Buildings and Contents, Earth Movement

5% of TIV per Occurrence / Per Location for “Named Storm” subject to minimum of \$10,000 Per Occurrence. Location is defined by each itemized listing on the applicable schedule. Also applies to Inland Marine.

\$2,500 any one occurrence for Flood, except:
Excess of maximum NFIP available whether purchased or not or 5% of the TIV at each affected location whichever is greater for Zones A & V

\$1,000 per Occurrence – Inland Marine

***Unscheduled items are subject to a maximum value of \$25,000 or less per item. Items valued above this amount must be scheduled.

**Watercraft, not exceeding 25 feet, coverage is not hull coverage. Limited to Specified Perils only, excluding collision with another object.

♦♦Unscheduled items are subject to a maximum value of \$250,000 or less per item, subject to the maximum per occurrence loss limit shown on the Inland Marine Schedule. Items valued above \$250,000 must be scheduled.

Property – Inland Marine

Coverage:

1. Special form (formerly “All Risk”), subject to policy exclusions.
2. Replacement Cost applies to Buildings, Contents and EDP is subject to all terms and conditions of the coverage agreement the most we will pay for all loss, damage or costs in any one occurrence is the applicable limits of liability shown in the property declaration. **The blanket limit of coverage shown in the property declaration applies to all covered property unless a separate limit, lower limit or reduced amount of coverage is indicated elsewhere in the coverage agreement or in the property declaration.**
3. Inland Marine coverage paid at “Agreed Value” if the valuation type on the Inland Marine schedule is shown as agreed value; or the lesser of Actual Cash Value or 110% of the value reported on the schedule. See policy for complete details.
4. *Preferred* will pay for covered loss to your real property, inland marine or personal property:
 - a. At the location shown on the Schedule of the Declarations,
 - b. Property in the open within 1,000 feet of locations described in a. above,**
 - c. With respects to Inland Marine, at or away from your covered location.
5. No Coinsurance Clause.
6. Certain coverages subject to sub-limits stated in policy.
7. During the current Coverage Agreement period, *Preferred* will not charge an additional premium for **new locations** if the value of a **new location** or total value of all **new locations** at the same physical address that are acquired or newly constructed during the coverage agreement period **is less than \$15,000,000** and if the location is acquired after the inception date of the Coverage Agreement. If the newly added location was owned or acquired prior to the inception date of the Coverage Agreement then premium is due at the time the location is added.
8. The *Preferred* Property Program is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by *Preferred* on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence.
- 9. *Preferred* will be appraising all property currently scheduled. At time of finalization of appraisal, building values are to be adjusted accordingly or Stated Value endorsement will be applied with immediate effect. In addition, trending will be provided every 3 years to ensure adequate Replacement values are insured.**

Property – Inland Marine

Sublimits of Coverage	
Sublimits apply as part of, and not in addition to, the overall Total Insured Values coverage limit.	
\$1,000,000	Accounts Receivable, per occurrence
\$1,000,000	Additional Expense
\$40,000	Animals, annual aggregate
\$1,000,000	Business Income
\$500,000, or 25% of loss whichever is greater	Debris Removal, per occurrence
\$1,000,000	Demolition Cost, Ordinance & Increased Cost of Construction, per occurrence
\$500,000	Errors and Omissions, per occurrence
\$250,000	Expediting Expense, per occurrence
\$50,000	Fire Department Charges, per occurrence
\$250,000	Fungus Cleanup Expense, annual aggregate
\$50,000 Per Occurrence \$1,000 Max per Tree	Lawns, Plants, Trees and Shrubs, Excludes Wind (see policy form for additional restrictions)
\$4,000,000	New Locations, per occurrence – 60 days from the date new location(s) is first purchased, rented or occupied, whichever is earlier. See policy for details.
\$250,000	Personal Property of Employees, per occurrence
\$250,000	Pollution Cleanup Expense, annual aggregate
\$500,000	Preservation of Property, per occurrence
\$50,000	Professional Fees, per occurrence
\$250,000	Property at Miscellaneous Unnamed Locations
\$25,000	Recertification, per occurrence
\$250,000	Service Interruption Coverage, per occurrence
\$500,000	Transit, per occurrence

Property – Inland Marine Major Exclusions

Property **Not** Covered includes but not limited to:

1. Animals, water, land including land on which the property is located, shrubs, trees, lawns, growing crops, or standing timber, except under conditions described in the “Extensions of Coverage” section of the policy.
2. Aircraft.
3. Property you sold under conditional sale, trust agreement, installment payment, or other deferred payment plan after such property has been delivered to the customer.
4. Caves, caverns, mines or any type, or any property contained within them.
5. Currency, money, notes or securities.
6. Dams, dikes or levees.
7. Contraband or property in the course of illegal transportation or trade.
8. Property covered under import or export ocean cargo policies.
9. Property you transport as a common carrier.
10. Property shipped by mail, unless sent registered or certified.
11. **Watercraft unless loss is from a specified peril and scheduled on the inland marine schedule.**
12. Vehicles licensed or designed for highway use, unless shown on the Property Declaration, Extensions of Coverage item U, and then no coverage for any **over the road coverage**, or collision with another vehicle or object. The AOP deductible applies per occurrence and in the event of a Named Storm the Named Storm deductible applies per vehicle rather than per location. This coverage is paid at actual cash value at time of loss.
13. Bulkheads, docks, piers, wharves, retaining walls, boardwalks or underwater conduits from: freezing and thawing; impact of watercraft; waves, or debris driven by waves; pressure or weight of ice or water, whether driven by wind or not; or sinking or settling.
14. Dune walkovers, unless loss is at a covered location and from a specified peril other than collapse. **No wind coverage is afforded for dune walkovers.**
15. Electrical or communication lines, towers, and poles you own that are not located on a “covered location” insured under this policy.
16. Personal property of volunteers.
17. Underground pipes, unless loss is from a specified peril.
18. If building has been vacant for more than 90 consecutive days before a loss or damage, the following perils will be excluded: Vandalism, Sprinkler leakage, unless the system has been protected against freezing, building glass breakage, water damage, theft or attempted theft.
19. Loss or damage to any portion of the roof, roof surfacing, awnings, or covered walkways that alters only the appearance of any portion of the roof, roof coverings, awnings or covered walkways (including but not limited to marring, pitting, scratches, or dents) but does not result in damage that allows the penetration of water through the roof covering or result in the failure of the roof covering to perform its intended function to keep out elements over an extended period of time. Roof coverings means shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof, and includes all materials used in securing the roof surface and all materials applied to or used under the roof surface for moisture protection.

Property – Inland Marine Major Exclusions

Excluded Risks of Direct Physical Loss include but not limited to:

1. War, invasion, acts of foreign enemies, hostilities or war like operations, civil war, rebellion, revolution, insurrection, civil commotion, military, usurped power, or any act of terrorism
2. Biological or Chemical Materials
3. Electronic Data or Electronic Data Recognition Exclusion
4. Asbestos
5. Damage caused by electronic currents artificially generated.
6. Pollution, except as provided under “Extensions of Coverage”
7. Building ordinance enforcement or Government action
8. Nuclear reaction
9. Utility failure
10. Fungus, except as provided under “Extensions of Coverage”
11. Any offshore oil well or oil shipping/tanker incident and the ensuing oil spill

“Named Storm” Definition: “...*the direct action of wind, including wind driven water and storm surge when associated with or occurring in conjunction with a storm or weather disturbance which is named...*” Wind driven water and storm surge loss are NOT subject to Flood Sublimit and are included to the blanket limits.

Flood coverage in zones A or V, or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a special flood deductible equal to all flood insurance available for such property under the NFIP, whether purchased or not or 5% of the Total Insured Value at each affected location whichever is greater. If such property is not eligible for the National Flood Insurance Program because the community in which the property is located does not participate in the NFIP, the Special Flood Deductible will be \$1,000,000 per insured location damaged in the flood occurrence or 5% of the Total Insured Value at each affected location whichever is greater.

Flood zones A will include, but not be limited to all the sub-classifications of AO, AH, AE, AR, A1 through A99, or any other sub-classification with the A prefix or designation. Flood zones V will include, but not be limited to all the sub-classifications of VO, VH, VE, VR V1 through V99, or any other sub-classification with the V prefix or designation. See policy form for special deductible restrictions.

Equipment Breakdown

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Equipment: Covered Property built to operate under vacuum or pressure, other than weight of contents, or used for the generation, transmission or utilization of energy.

Coverage	Limit
Property Damage / Loss of Business Income / Additional Expense per accident	\$1,028,075
Water Damage	\$1,000,000
Ammonia Contamination	\$1,000,000
Hazardous Substance Coverage	\$1,000,000
Utility Interruption (24 Hour Waiting Period)	\$2,000,000
Spoilage Damage	\$250,000
Ordinance or Law	\$1,000,000
Expediting Expenses	\$1,000,000
Data or Media	\$250,000
Fungus, Wet Rot, Dry Rot	\$15,000

Deductibles: Same as Property – Building and Contents
24 Hours – Utility Interruption

Crime

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Limits of Liability and Coverage:

Coverage	Limit	Deductible
Employee Dishonesty, Including Faithful Performance	\$100,000	\$1,000
Forgery or Alteration Coverage	\$100,000	\$1,000
Theft, Disappearance and Destruction Coverage		
Inside	\$100,000	\$1,000
Outside	\$100,000	\$1,000
Computer Fraud Coverage (Including Funds Transfer)	\$100,000	\$1,000

Notes of Importance:

1. Employee dishonesty coverage is excluded for those employees required by law to be individually bonded.

General Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Occurrence

Coverage	Limit	Deductible
General Liability		
Bodily Injury and Property Damage, per Occurrence	\$1,000,000	\$0 Per Occurrence
Personal Injury and Advertising Injury, per Person/Occurrence	Included	
Products/Completed Operations, Aggregate	Included	
Fire Damage, per Occurrence	Included	
Medical Payments	\$5,000	
Employee Benefits Liability, per Occurrence	\$1,000,000	
Sublimits		
Vicarious Law Enforcement Liability, per Occurrence	\$1,000,000	Same as General Liability
Principle of Eminent Domain Including Inverse Condemnation, "Bert J. Harris, Jr., Private Property Rights Protection Act" per Occurrence / Annual Aggregate.	\$100,000	
Sewer Backup and Water Damage: Non-Negligent Claims Negligent Claims.	\$10,000/\$200,000 \$200,000/\$200,000	
Herbicide and Pesticide, per Occurrence	\$1,000,000	

Additional Coverages Included:

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to \$2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - \$300,000 Limit)

Notes of Importance:

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Deadly Weapon Protection

Term: October 1, 2026 to October 1, 2027
Company: Preferred Governmental Insurance Trust (*Preferred*)
Form: Claims Made

Deadly Weapon Protection – Claims Made		
Retroactive Date: 5/1/2026		
Coverage	Limit	Deductible
Deadly Weapon Event (Including Claims Expenses), per event	\$1,000,000	\$0 Per Event
Deadly Weapon Protection – Sublimits		
Business Interruption	Included	\$0 Per Event
Demolition, Clearance, and Memorialization, per event	\$250,000	
Extra Expense, per event	\$250,000	
Crisis Management	Included	
Property Damage Extension, per event	Included	
Counseling Services, per event	\$250,000	
Funeral Expenses, per event	\$250,000	
Claims Expenses	Included	
Medical Expense, per person	\$25,000	
Accidental Death & Dismemberment, per person	\$50,000	

Notes of Importance:

1. **Coverage limited to scheduled locations only.**
2. Premium is not audited.
3. Defense Costs are paid within the policy limits.
4. Deductible does not apply to claims expense.

Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by *Preferred* PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

Deadly Weapon Protection

Exclusions include but are not limited to:

- Loss of market, income or use at the property physically lost or physically damaged.
- Confiscation, nationalization, requisition, destruction or damage to property by any authority.
- Criminal, dishonest, fraudulent or malicious conduct by the Covered Party.
- Negligent act, error, omission, misstatement, misleading statement, neglect or breach of duty by the Directors or Officers
- Euthanasia.
- Vehicle not defined as a Road Vehicle;
- Weapon mounted (or designed to be mounted) on a vehicle;
- Weapon, device or substance delivered by an airborne weapon delivery system including, but not limited to, fixed wing aircraft, helicopter or drone.
- Injury or death to employees of the Covered Party, except for Crisis Management Services, Counselling Services, and Funeral Expenses endorsed by Extension to this Coverage Agreement.
- Claim or Claims made by, or on behalf of, any Assailant(s).
- Use or operation, as a means for inflicting harm, of any computer, computer system, computer software program, malicious code, computer virus or process or any other electronic system.
- Nuclear, Chemical, Biological, Bio-Chemical, Electromagnetic or Radioactive Weapons.
- Mental injury or mental anguish related claim where no actual Bodily Injury has occurred to the claimant.
- Covered Party's recklessness or deliberate misconduct.
- Mercy Killing(s).
- Covered Party except for employee while they are a recipient of Business Services being provided by the Covered Party.
- Pollutant or Contaminant.
- Goods or products designed, manufactured, constructed, altered, repaired, serviced, treated, sold, supplied or distributed by the Covered Party.
- Property Damage in respect of property:
 - owned, leased, rented or occupied by the Covered Party.
 - in the care, custody or control of the Covered Party or the care, custody or control of any person under contract with the Covered Party.
- Punitive or exemplary damages, sanctions or any additional damages resulting from the multiplication of compensatory damages.
- Strikes, labor unrest, riots or civil commotion.
- Suicide.
- War, invasion, acts of foreign enemies, hostilities or warlike operations, civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of, or amounting to, an uprising, military power.
- Swatting and any other fictitious event of hoax.

Deadly Weapon Protection

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 90 days following the effective date of termination or nonrenewal, but only for Claims first made during the 90 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Public Officials Liability/Employment Practices Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: **POL/EPLI: Claims Made – Duty to Defend**

Coverage	Limit	Deductible
Public Officials Liability Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
Employment Practices Liability Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
Sublimits		
Employee Pre-Termination Legal Consultation Services Per Employee Aggregate	\$2,500 \$5,000	
Non-Monetary Claims Defense Costs, Aggregate	\$100,000	

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of "Who is an Insured."
4. Limits of Liability are subject to Florida Statute 768.28.

Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the "Bert J. Harris Jr., Private Property Rights Protection Act" or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers' Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers' Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Public Officials Liability/Employment Practices Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Cyber Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made – Duty to Defend

Cyber Liability Retroactive Date: 5/1/2026		
Coverage	Limit	Deductible
Policy Limit – Annual Aggregate	\$2,000,000	Per Below
Third Party Liability Coverage		
Privacy & Security Liability, each claim	\$2,000,000	\$25,000
Media Content Services Liability, each claim	\$2,000,000	\$25,000
PCI DSS, sublimit	\$1,000,000	\$25,000
First Party Liability Coverage		
Cyber Extortion & Ransomware, each claim	\$500,000	\$25,000
Data Breach & Crisis Management, each claim	\$2,000,000	\$25,000
Data Recovery, each claim	\$2,000,000	\$25,000
Business Interruption / Extra Expense, each claim	\$2,000,000	\$25,000/12 Hr.
Cyber Crime, refer to form for sublimits – Annual Aggregate	\$500,000	\$25,000
Social Engineering Financial Fraud*	\$500,000	\$25,000
Funds Transfer Fraud	\$500,000	\$25,000
Invoice Manipulation	\$500,000	\$25,000
Utility Fraud, refer to form for sublimits – Annual Aggregate	\$500,000	\$25,000
Crypto Jacking	\$500,000	\$25,000
Telecommunications Fraud	\$500,000	\$25,000
System Failure – BI/EE, sublimit	\$2,000,000	\$25,000/12 Hr.
Dependent Business Interruption – System Failure, BI/EE, sublimit	\$2,000,000	\$25,000/12 Hr.
Bricking Coverage, sublimit	\$1,000,000	\$25,000
Consequential Reputation Loss Period of Restoration	\$1,000,000 6 Months	14 Days

*Social Engineering Financial Fraud – Coverage shall only apply if you verify the instruction to transfer money or securities by following a pre-arranged callback or other established procedural method to authenticate the validity of the request prior to acting upon any transfer instructions.

Cyber Liability

Notes of Importance:

1. Defense Costs are included in the policy limits.
2. Deductible does apply to claims expense.

Exclusions, include but not limited to:

- Deliberate Acts / Personal Profit
- Prior Acts
- Bodily Injury / Property Damage
- Employment Practices
- Ownership
- Covered Party vs. Covered Party
- ERISA/Securities
- Pollution
- Contractual except when assumed under contract
- Guarantees
- Advertising
- Business Practice
- Patent
- Privacy
- Governmental Action
- Software Responsibility
- Act of God
- Recover of Profits, Royalties and Fees
- RICO
- Trade Secrets
- War
- Infrastructure Failure electrical, mechanical, Internet, telecommunication, cable or satellite failure, fluctuation or outage not under the operational control of the Insured, however caused, including any electrical power interruption, short circuit, surge, brownout or blackout, however this exclusion shall not apply to a telecommunications fraud event.
- Governmental Orders any court order or damaged requiring the Covered Party to provide law enforcement, any administrative, regulatory or judicial body or any other governmental authority access to personally identifiable information, protected health information, or confidential business information.
- Over-Redemption price discounts, prizes, awards, coupons, or any other valuable consideration given in excess of the contracted or expected amount.
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Cyber Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Covered Party shall have the right to purchase an Optional Extended Reporting Period for up to 6 years following the effective date of the cancellation or nonrenewal, as shown below:

- Option 1 – 100% for 1 Year
- Option 2 – 150% for 2 Years
- Option 3 – 175% for 3 Years
- Option 4 – 250% for 6 Years

but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Automobile Liability

Term:

October 1, 2026 to October 1, 2027

Company:

Preferred Governmental Insurance Trust (*Preferred*)

Coverage	Limit	Symbol	Deductible
Automobile Liability			
Primary Bodily Injury and Property Damage Liability – Combined Limit	\$1,000,000	8,9	\$0 Each Accident
Personal Injury Protection	Statutory	5	\$0 Per Person
Medical Payments	N/A	N/A	N/A
Uninsured Motorist	N/A	N/A	N/A

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
5. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
6. Limits of Liability are subject to Florida Statute 768.28.

Automobile Liability

Description of Covered Auto Designation Symbols:

SYMBOL		DESCRIPTION
1	=	ANY "AUTO"
2	=	ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins.
3	=	OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins.
4	=	OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins.
5	=	OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	=	OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement.
7	=	SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE).
8	=	HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households.
9	=	NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business.

Premium Recapitulation

	<u>Annual Premium</u>	<u>Check Option</u>	
		<u>Accept</u>	<u>Reject</u>
<i>Preferred Package</i>			
Property including Equipment Breakdown	\$6,714.00	☒	☐
Inland Marine	Included	☒	☐
Crime / Employee Dishonesty	\$500.00	☒	☐
General Liability	\$5,000.00	☒	☐
Deadly Weapon Protection*	Included		
Public Officials / Employment Practices Liability	\$2,400.00	☒	☐
Cyber Liability	\$501.00	☒	☐
Automobile Liability	\$600.00	☐	☐
Package Payment Plan:	Annual		

***Deadly Weapon Protection Coverage:** Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, **MUST BE** reported to **AND APPROVED** by **Preferred** **PRIOR** to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

SIGN HERE

(Signature)

(Name & Title)

(Date)

Notes of Importance:

1. Quotes provided in the proposal are valid until 10/01/2026. After this date terms and conditions are subject to change by the underwriters.
2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.
3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.
4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.
5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**
6. Not all coverages requested may be provided in this quotation.
7. Flood quotes from NFIP may be available. Please advise your agent if you have property located in zones A or V and would like to have separate NFIP quotes.
8. Property values are based on information supplied by you. You should have reviewed your property schedule and as you deem necessary have appraisals done to verify your reported values are accurate based on current market conditions.
9. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.
10. **The total premium is due within 30 days of inception. Premium financing can be arranged if needed.**
11. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.
12. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.
13. Higher limits of liability may be available. Please consult with your agent.
14. This proposal is based upon exposures to loss made known to Brown & Brown. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.
15. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

Retail Compensation Disclosure

Compensation: As a licensed insurance producer/broker/agent, Brown & Brown entities (“we”) are generally authorized by our license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not customer-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or “pooled”) with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. If you have any questions, or require additional information, please contact your Brown & Brown team, or, if you prefer, submit your question or request online at <https://www.bbrown.com/us/contact/contact-general/>

***PREFERRED* Compensation Disclosure**

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Public Risk Underwriters is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the policy year presented herein, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an independent entity formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

Preferred has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred*'s operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, up to 9.75% of the *Preferred* premiums billed and collected.

Preferred also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred*'s insurance policies. The wholesale insurance broker may provide the following services to *Preferred*:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 5% and 10% of the premiums you pay to *Preferred* for your coverage.

Notice of Carrier Financial Status

Brown & Brown, Inc., its subsidiaries and affiliates do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer entity. We endeavor to place your coverage with insurance carriers rated “A-” or better by AM Best Company. However, we cannot predict whether a company’s financial condition will improve or deteriorate over time.

This notice is provided to allow you to make an informed decision regarding the placement of your insurance. Upon your request, we will attempt to obtain alternative quotes from insurance carriers rated “A-” or better by AM Best Company. Please note the following with regard to the placement of the insurance indicated below and with regard to any subsequent renewal of such insurance:

- Insurance coverage is being quoted with/provided by the Preferred Governmental Insurance Trust (“Preferred”), which is a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes. The Trust is not rated by the AM Best Company or subject to the protections afforded by any state guaranty fund or association.
- The financial condition of insurance companies and other coverage providers including local government self-insurance funds/trusts may change rapidly and is beyond the control of Brown & Brown.
- You have had an adequate opportunity to make a thorough and complete inquiry into the financial condition and the terms and conditions of membership in Preferred, including reviewing it with your accountants, legal counsel and advisors, and enter into this relationship knowingly, voluntarily and with a full understanding of the risks.

Named Insured:	Park East Community Development District
Line of Coverage(s):	Property/Equipment Breakdown, Inland Marine, Crime, General Liability and Employee Benefits Liability, Public Officials and Employment Practices Liability, Cyber Liability, Automobile Liability, Deadly Weapon
Policy Number(s):	PK FL1 0294983 26-02 01
Policy Period(s):	10/01/2026 to 10/01/2027
Date of Notice:	7/28/2026

* AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating
Financial Size Category: XV to I - Largest to smallest rating

Guide to Bests Ratings		
Best Category	Rating	Description
Secure	A++	Superior
Secure	A+	Superior
Secure	A	Excellent
Secure	A-	Excellent
Secure	B++	Very Good
Secure	B+	Very Good
Vulnerable	B	Fair
Vulnerable	B-	Fair
Vulnerable	C++	Marginal
Vulnerable	C+	Marginal
Vulnerable	C	Weak
Vulnerable	C-	Weak
Vulnerable	D	Poor
Vulnerable	E	Under Regulatory Supervision
Vulnerable	F	In Liquidation
Vulnerable	S	Rating Suspended
Not Rated	NR-1	Insufficient Data
Not Rated	NR-2	Insufficient Size and/or operating experience
Not Rated	NR-3	Rating Procedure Inapplicable
Not Rated	NR-4	Company Request
Not Rated	NR-5	Not Formally Followed
Rating Modifier	u	Under Review
Rating Modifier	q	Qualified
Affiliation Code	g	Group
Affiliation Code	p	Pooled
Affiliation Code	r	Reinsured

Guide to Best's Financial Size Categories		
Reflects size of insurance company based on their capital, surplus and conditional reserve funds in U.S. dollars.	I	Less than \$1,000,000
	II	\$1,000,000 - \$2,000,000
	III	\$2,000,000 - \$5,000,000
	IV	\$5,000,000 - \$10,000,000
	V	\$10,000,000 - \$25,000,000
	VI	\$25,000,000 - \$50,000,000
	VII	\$50,000,000 - \$100,000,000
	VIII	\$100,000,000 - \$250,000,000
	IX	\$250,000,000 - \$500,000,000
	X	\$500,000,000 - \$750,000,000
	XI	\$750,000,000 - \$1,000,000,000
	XII	\$1,000,000,000 - \$1,250,000,000
	XIII	\$1,250,000,000 - \$1,500,000,000
	XIV	\$1,500,000,000 - \$2,000,000,000
	XV	Greater than \$2,000,000,000

Brown & Brown always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.



Public Entity Application
PO Box 958455
Lake Mary, FL 32795-8455
Phone: 321-832-1450
Fax: 321-832-1496

Public Entity Application
Renewal Application Muni
Coverage Term: 10/01/2026 to 10/01/2027

General Member Information	
Name: Park East Community Development District	
Mailing: c/o Inframark Management Services - Tampa	
2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information	Additional Member Information
Contact: Jayna Cooper	FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone#: 813-608-8242 Fax#:	County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	Agency Contact Information
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
City/State/Zip: Daytona Beach , Florida 32114	Fax#:
Phone#: (386) 252-6176 Fax#: (386) 239-4049	Email: devyn.donley@bbrown.com

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE:	_____
TITLE:	_____
DATE:	_____



NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



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Member Name: Park East Community Development District

Agency: Risk Management Associates, Inc.

Coverages Selected:

Auto Liability	N	Auto Physical Damage	N
Boiler & Machinery	Y	Crime	Y
Flood	Y	Garage Keepers	N
General Liability	Y	Inland Marine	N
Professional Liability	Y	Property	Y
Cyber Liability	Y		

Coverage/Exposure Summary:

Line of Business	Exposure Coverage	Applicable/Not Applicable
General Question	Application general Information	
General Question	Excess WC (Standards Limits are \$1M/\$1M/\$1M	Not Applicable
General Question	SIR – TPA Information	Not Applicable
General Question	Stop Loss	Not Applicable
Auto Liability	Coverage	Not Applicable
Auto Physical Damage	Coverage	Not Applicable
Crime	Coverage	Applicable
Cyber Liability	Coverage	Applicable
Garage Keepers	Coverage	Not Applicable
General Liability	Coverage	Applicable
General Liability	Operations: Elder Care/Respite Care	Not Applicable
General Liability	Operations: Special Events, Fairs or Carnivals	Not Applicable
General Liability	Operations: Supervision Abuse Prevention (Required)	Applicable
Professional Liability	Law Enforcement	Not Applicable
Professional Liability	POL/ELL/EPLI	Applicable
Property	Coverage	Applicable

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Park East Community Development District**Agency:** Risk Management Associates, Inc.**APPLICATION GENERAL INFORMATION**

General Questions	Response
Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	
Requested Effective Date:	10/01/2026
Requested Termination Date:	10/01/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	No
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN	
NCCI Risk Id #	
Population	0
Have you attached the most recent audited financials/budget?	
Please Enter Full Detail Description of Operations	
Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill)	Annual
Do you have a Risk Manager? (If yes, please provide name and number in comment box)	No
Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box)	No
Number of Full Time Police?	0
Number of Full Time Fire?	0
Number of Full Time all other Personnel?	0
Number of Part Time Police?	0
Number of Part Time Fire?	0
Number of Part Time All Other Personnel including Seasonal personnel?	0
Number of Volunteers Police?	0
Number of Volunteers Fire?	0
Number of Volunteers All Others?	0
Police - Estimated Payroll	\$0
Fire - Estimated Payroll	\$0
All Other - Estimated Payroll	\$0

INITIAL HERE

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Park East Community Development District**Agency:** Risk Management Associates, Inc.**COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES****THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE**

POL/EPLI General Questions	Response
1 - POL Limit:	\$1,000,000
2 - POL Deductible:	\$0
3 - EPLI Limit:	\$1,000,000
4 - EPLI Deductible:	\$0
5 - POL Retro Date	
6 - EPLI Retro Date	
7 - If New Business - Who is your current POL/EPLI carrier?	EGIS
8 - If new business - What is your current POL/EPLI Limit?	\$1,000,000
9 - If new business - What is your current POL/EPLI Deductible?	\$0
10 - If new business, is your current coverage claims made or occurrence?	Claims Made
11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box)	No
12 - Total Number of Board Members?	
13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box)	
14 - Number of employees who hold professional designations	0
15 - Has any bond issue been defeated within the past three years?	No
16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted?	No
17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box)	No
18 - Do you have a zoning commission? (Y/N)	No
19 - Does your legal counsel attend all meetings of the planning and zoning board?	Yes
20 - Do officials receive training with respect to open meetings and hearing regulations?	Yes
21 - Do you have a written master plan for economic development? (If yes, please select the year)	
22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel?	Yes
23 - Do you have a formal procedure to file for a variance to land use statutes?	Yes
24 - Do you have a formal process for application and approval of permits and licenses?	Yes
25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest?	Yes
26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim.	No
27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim	No

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Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Park East Community Development District

Agency: Risk Management Associates, Inc.

28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.)	No
29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements	0
30 - Total % of involuntary turnover during the last 3 years (Ex. 2)	0%
31 - Total % of voluntary turnover during the last 3 years (Ex. 5)	0%
32 - Average # of years of employment for all employees (Ex. 4)	0
33 - Do supervisors receive training in the proper implementation of your policies and procedures?	Yes
34 - Is training documented in their personnel file?	Yes
35 - Enter 4 digit year employment manual written or last updated.	
36 - Is employment manual reviewed by counsel experienced and qualified in employment law?	Yes
37 - Do policies and procedures comply with state and federal guidelines?	Yes
38 - Is this manual distributed to all employees upon hiring?	Yes
39 - Do you have a written policy with respect to both sexual and non-sexual harassment?	Yes
40 - Do you follow a formal written procedure for employee disputes/complaints?	Yes
41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel?	Yes
42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension?	Yes
43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee?	Yes
44 - Have job descriptions been drafted for regular full-time positions?	Yes
45 - Are you an Equal Opportunity Employer?	Yes
46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Park East Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS

THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE

Cyber Liability	Response
1 - Cyber Retro Date	5/1/2026
2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis?	Yes
3 - Do you have firewalls installed on all external gateways?	Yes
4 - Do you take regular backups (at least weekly) of all critical data?	Yes
5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format?	No
6 - Is data "at rest" (servers, etc.) stored in an encrypted format?	No
7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service?	Yes
8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers?	Yes
IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS:	
9 - All internal and remote admin access to directory services	Yes
10 - All internal and remote admin access to network backup environments	Yes
11 - All internal and remote admin access to network infrastructure	Yes
12 - All internal and remote admin access to the organization's endpoints/servers	Yes
13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe:	No
14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim)	No



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Agency: Risk Management Associates, Inc.

PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed _____ Title _____ Date _____

SIGN HERE

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.

INITIAL HERE



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Park East Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- CRIME

Coverage	Response
1 - Employee Dishonesty Blanket Limit (faithful performance included):	\$100,000
2 - Employee Dishonesty Deductible:	\$1,000
3 - Theft, Disappearance or Destruction Limit	\$100,000
4 - Theft, Disappearance or Destruction Deductible	\$1,000
5 - Computer Fraud Limit	\$100,000
6 - Computer Fraud Deductible	\$1,000
7 - Forgery or Alteration Limit	\$100,000
8 - Forgery or Alteration Deductible	\$1,000
9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees?	Yes
10 - How frequently are audits performed? (weekly, monthly, quarterly, annually)	Annually
11 - Who performs the audit?	CPA
12 - Is countersignature of checks required?	No
13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw?	No
14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.):	0
15 - Number of messengers:	0
16 - Number of guards accompanying messenger:	0
17 - Is banking done by your internal staff or by other outside professionals?	Other

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Park East Community Development District**Agency:** Risk Management Associates, Inc.**COVERAGE INFORMATION - General Liability**

Coverage	Response
1 - GL Occurrence Limit	\$1,000,000
2 - GL Deductible	\$0
3 - Employee Benefits Occurrence Limit	\$1,000,000
4 - Medical Expense Limit (Max \$5,000)	\$5,000
5 - Total number of Housing Authority units	0
6 - If Housing Authority, please give number of section 8 units (including USDA units)	0
7 - Number of hotel units owned/operated by member	0
8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance.	Yes
9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance?	Yes
10 - Do you require groups using your facilities to make you an additional insured on their insurance policy?	Yes
11 - Do you have an ADA coordinator? If so please provide name.:	District Manager
12 - If you are a special district, are you responsible for sidewalk maintenance?	No
CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES	
13 - Athletic Fields & Activities	Yes
14 - Airports/Aircraft (Coverage limited to Premises Liability Only)	No
15 - Bleachers/Auditoriums/Stadiums	No
16 - Do you sponsor/operate Children/Youth Programs?	No
17 - Do you sponsor/operate Sr. Adult Program?	No
18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals?	No
19 - Electric Power Distribution(Power Generation excluded)	No
20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders)	No
21 - Exhibition/Convention Center	No
22 - Gas Utility Distribution (Generation Excluded)	No
23 - Golf Course	No
24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded)	No
25 - Law Enforcement(See Law Enforcement section for coverage questions)	No
26 - Marinas (Premises Liability only excludes Marina Operators Liability)	No
27 - Detention Facilities (See Law Enforcement section for coverage questions)	No
28 - Restaurants/Snack Bars/Food Beverage Carts	No
29 - Skate Parks	No
30 - Swimming Pools/Water Parks/Splash Parks	Yes
31 - Wastewater Treatment	No
32 - Water Utility	No
33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers)	No
34 - Wharves/Piers/Docks (Excluding Marina Ops Liability)	No



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35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents)	No
36 – Trampolines, inflatables, or bounce houses?	No

COVERAGE INFORMATION- General Liability

Operations: Elder Care/ Respite Care	Response
1 - Number of Elder Care/Respite Care locations	
2 - Ratio of clients to care providers	

COVERAGE INFORMATION- General Liability

Operations: Special Events, Fairs, or Carnivals	Response
1 - If you have fireworks displays, how many a year do you have?	
2 - Do you contract out the fireworks display to a licensed Pyrotechnician?	



Public Entity Application

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Member Name: Park East Community Development District

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COVERAGE INFORMATION- General Liability

Supervision Abuse Prevention (Required)	Response
1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)?	District Manager
2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information?	Yes
ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW	
3 - Camps (Residential): (Yes/No)	No
4 - Camps with overnight stays: (Yes/No)	No
5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No)	No
6 - Juvenile Detention Centers: (Yes/No)	No
7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No)	No
8 - Mental Institutions: (Yes/No)	No
9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No)	No
10 - Religious/Clergy/Church Organizations	No
11 - Schools - public or private elementary, junior high or high school: (Yes/No)	No
12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No)	No
13 - Special Needs Educational Facilities: (Yes/No)	No
14 - Substance Abuse Facilities with overnight stays: (Yes/No)	No
15 - Substance Abuse Facilities without overnight stays: (Yes/No)	No
16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field	No
17 - Is there a Sexual Abuse Prevention Program in effect?	No
18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention?	No
19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence?	No
20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization?	No
21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management?	Yes
22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program?	Yes
23 - Do policies and procedures include an incident reporting and follow-up mechanism?	Yes
24 - Are standard applications used for all prospective employees or volunteers?	Yes
25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file?	No
26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable)	No
27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive behavior?	No



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28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures?	Yes
29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes, explain in the comment box. (Please note providing details here does not qualify as reporting a claim)	No
30 - Have any members of the staff been transferred because of allegations of sexual abuse?	No



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Park East Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Property

Coverage	Response
1 - ISO Protection Class:	4
2 - AOP Property Deductible:	\$2,500
3 - Excess Flood Limit (primary for zones other than A & V) - Maximum Limit \$5,000,000	\$1,000,000
4 - Earth movement Limit - Maximum Limit \$5,000,000	\$1,000,000
5 - Equipment Breakdown Coverage requested (Y/N)	Yes
6 - Do any of the buildings have unrepaired damage from a recent loss? If so, please describe the extent of the damage and location.	No
7 - Date of last property valuation: (4 digit year)	
8 - If new business, have you attached a copy of your most recent appraisal?	No
9 - Does the member own any structures not listed on the Property Application Schedule of Locations? If yes, provide description in the comment box.	No
10 - Are these structures insured with another carrier?	No

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

☒

a. I hereby reject Uninsured Motorist coverage.

☐

b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits:
each person (enter limit if applicable):
each accident.

☐

c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

ELECTION OF NON-STACKED COVERAGE

(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

☐

I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future time, I must let the Trust or my agent know in writing.

Signature _____
Name _____

Title _____
Date _____

SIGN HERE

Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

X	Property TIV: \$1,028,075 Building and Contents Combined
X	Inland Marine Blanket Unscheduled IM: \$100,000 Scheduled Inland Marine: Not Included Total All Inland Marine: \$100,000
N/A	Property TRIA (Terrorism Risk Insurance Act) coverage
X	Crime
X	General Liability Ratable Payroll: Not Included
N/A	Law Enforcement Liability Officers: Not Included
X	Professional Liability Employees: Not Included
X	Automobile 0 Units - Auto Liability 0 Units - Comprehensive 0 Units - Collision
N/A	Stop Loss Aggregate: Applies to: Not Included
N/A	Excess Workers' Compensation Payroll: Not Included
N/A	I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).
N/A	I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signature _____ Title _____
 Name _____ Date _____

SIGN HERE

Coverage is provided by Preferred Governmental Insurance Trust

Commercial Service, Sales & Repairs

Introducing Pool Masters: Your Trusted Partner in Pool Care

At Pool Masters, we know that managing a commercial property means juggling many responsibilities, and we're here to make pool maintenance the easiest part of your job. We build strong, long-lasting relationships with our clients by delivering reliable, professional service that keeps them coming back. As a full-service pool company, we handle everything from cleaning and maintenance to repairs—so you never have to worry about your pool's upkeep again.

We're proud to be a local business with a storefront that's open 7 days a week. That means we keep a deep inventory of parts, so you won't be stuck waiting for repairs. Plus, our team is fully licensed, certified, and insured, giving you peace of mind that you're working with true professionals.

What Makes Pool Masters Different?

We're not just another pool company. Our CPO-certified technicians are background-checked and trained to deliver top-tier service. We even offer after-hours emergency service and provide you with detailed chemical reports after every visit.

Comprehensive Commercial Pool Maintenance Plans:

- Regular chemical testing, balancing and cleaning on your schedule
- Monitoring all equipment and recommending repairs or replacements
- Documented services that comply with Department of Health standards

We customize our maintenance plans to fit your specific pool environment and requirements. Whether it's an indoor pool, spa, fountain, or other water features, we can handle it all. Our team is also equipped to handle repairs, equipment replacements, and modifications with all necessary permits.



Pool Masters
117 W Prosser Dr
Plant City, FL
33563
813 754 9073
www.poolmasters-cfl.com

Why Choose Us for Your Commercial Pool Needs?

- Certified, experienced, and background-checked technicians
- 24/7 service availability
- A dedicated commercial service team that understands your needs
- Compliance with all local, state, and federal regulations

We're here to ensure your pool always looks great and meets all health standards. You'll have a sparkling clean, healthy pool for your clients all year round.

Our Service Area:

We proudly serve properties across Hillsborough, Pasco, and Polk counties, including gyms, hospitals, apartments, country clubs, HOAs, rehab centers, hotels, RV parks, and more.

Commercial Pool Repairs and Equipment Replacement Services:

Our dedicated commercial pool repair team is ready to handle any repair or replacement needs, from pool filtration systems, motors, pumps, and chemical controllers to pool lighting and equipment modifications.

Ready to Get Started?

If you're looking for a reliable partner to handle all your commercial pool cleaning, maintenance, and repair needs, Pool Masters is here for you. Contact us today for a tailored quote at 813-754-9073 or fill out our online form at www.poolmasters-cfl.com/commercial-pool-services/

We've been a trusted name since 1980, and we're committed to providing you with the very best in pool care—every day of the year.

Why Trust Us?

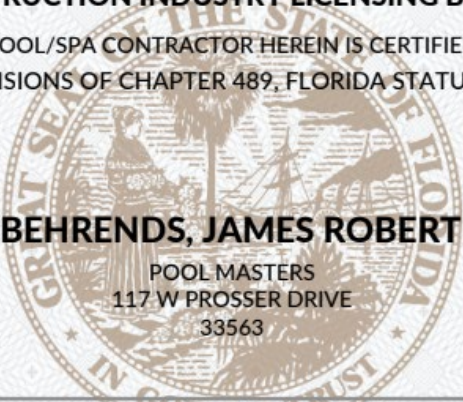
With Pool Masters, you're choosing a partner who understands the importance of keeping your pool in top shape. From our highly trained technicians to after-hours service, we're here to keep your pool running smoothly so you can focus on the rest of your property.

Give us a call at (813)-754-9073 to discuss how we can make your life easier and your pool spotless!



Pool Masters
117 W Prosser Dr
Plant City, FL
33563
813 754 9073
www.poolmasters-cfl.com

License

	Ron DeSantis, Governor	Melanie S. Griffin, Secretary	
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CONSTRUCTION INDUSTRY LICENSING BOARD			
THE SERVICE POOL/SPA CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES			
 BEHRENDT, JAMES ROBERT POOL MASTERS 117 W PROSSER DRIVE 33563			
LICENSE NUMBER: CPC1460520			
EXPIRATION DATE: AUGUST 31, 2026			
Always verify licenses online at MyFloridaLicense.com			
ISSUED: 07/24/2024			
Do not alter this document in any form.			
This is your license. It is unlawful for anyone other than the licensee to use this document.			





Pool Masters
117 W Prosser Dr
Plant City, FL
33563
813 754 9073
www.poolmasters-cfl.com



Certified Pool & Spa Operator Certification

for

Jeffrey Silen

as an Operator of Aquatic Facilities
issued by the

Pool & Hot Tub Alliance

on

Certification Date: 8/1/2023
Expiration Date: 8/31/2028
Certification Number: C-055708

Instructor Name(s)

Katrina Campbell

Sabeena Hickman, CAE
President & CEO
Pool & Hot Tub Alliance



For verification, telephone PHTA at 719-540-9119 or email service@phta.org



Pool Masters
117 W Prosser Dr
Plant City, FL
33563
813 754 9073
www.poolmasters-cfl.com



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

April 15, 2024

JAMES BEHREND
117 W PROSSER DR
PLANT CITY, FL 33563-6961

SUBJECT: Registration Number: LQ36620, Exams: M5, Expiration Date: April 15, 2027

This Master Certificate is issued pursuant to Chapter 527, Florida Statutes. This certificate is valid only for the person and business licensed holder listed. Any changes to the qualifier status (such as transfer or termination of employment) must be reported to the Bureau of Compliance.

The Master Certificate is valid only through the date noted on the Certificate. A notice of renewal will be sent in advance of your expiration date. A Master Certificate may be renewed if certification of a minimum of 16 (sixteen) hours continuing education is provided along with the renewal form. If training cannot be documented, an examination must be taken.

If there are any errors on the certificate, please submit all changes in writing to the department. If you have any questions, please call the Division of Consumer Services toll free at (800) HELP-FLA (435-7352), or 850-410-3800 if calling from outside Florida.

Cut Here



State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: **LQ36620**
Issue Date: April 15, 2024
Expiration Date: April 15, 2027

Master Qualifier Certificate

This certificate is issued under the authority of Section 527.02, Florida Statutes.

JAMES BEHREND

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE



Park East Clubhouse, Park East
3930 Northern Key Drive
Plant City, FL 33565

Estimate #3632
Estimate Date 8/12/2026
Estimate Expiration Date 9/11/2026

Hello Park East,

Thank you for contacting Pool Masters for your commercial pool maintenance needs. Based on our evaluation of your pool and equipment, the following service level is suitable for you. If more than one service frequency exists, please select one.

If you are interested in moving forward with pool maintenance, we will prepare and send a Maintenance Agreement for your review and execution.

Pool Masters is licensed, FL DBPR qualified, CPO certified, and insured as required.

We look forward to working with you soon.

Pool Masters

Service Name	Estimate Description	Quantity	Amount
PM COM-3	Pool Masters Commercial Pool Maintenance 3 times per week service: Service is generally provided on Mondays, Wednesdays, and Fridays. • Base Chemicals: Test and adjust Residual Chlorine, pH, and Alkalinity on every visit. • Document: Record chemical levels and flow rate on Department of Health form, and record visit details in electronic form. • Other Chemicals: Test and adjust Calcium Hardness and Cyanuric Acid (Stabilizer) monthly. • Filters: Clean DE, Cartridge, or Sand Filters as needed based on debris, filter pressure, and bather load. • Baskets: Remove debris from pump baskets (and skimmer baskets if applicable) • Clean Pool: Remove surface debris (net pool), brush walls, and remove debris from pool floor (brush, leaf net, or vacuum) every visit • Tiles: Brush tiles at waterline. • Commercial customers are responsible for testing and recording the applicable chemical readings and flow meter rate on the State of Florida Department of Health Monthly Swimming Pool Report on days when no service is provided by Pool Masters. Customers are also responsible for removing debris from pool floor that cannot be lifted out with a net without tearing the net or breaking the pole. Price quoted is for MONTHLY Service Fee only. All chemicals are billed separately.	1	1102.00
Discount		1	0.00
		Subtotal	\$1,102.00

Sales Tax	\$0.00
Total	\$1,102.00

Please sign below

Thank you for your business!

117 W Prosser Dr
Plant City, FL 33563
813-754-9073 | storesupport@poolmasterscfl.com





Allow us the opportunity to earn your business
price matching will always be considered

- All our technicians go through a rigid training process
- Our team works hard to communicate all concerns
- Being proactive on all health dept regulations
- Validating the work that's done daily, to save you money
- Providing expert knowledge and assistance
- We conduct monthly audits to yield consistent results
- Fast response time on all repair issues
- Providing commercial discounts on product and repairs
- On site training for property staff
- Reliable consistent service that ensures pool safety
- Regularly scheduled visits to review your equipment
- Free delivery of pool chemicals |

We pride our self's on the quality work we do everyday!



Park East Clubhouse, Park East
3930 Northern Key Drive
Plant City, FL 33565

Estimate #3632
Estimate Date 8/12/2026
Estimate Expiration Date 9/11/2026

Hello Park East,

Thank you for contacting Pool Masters for your commercial pool maintenance needs. Based on our evaluation of your pool and equipment, the following service level is suitable for you. If more than one service frequency exists, please select one.

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Pool Masters is licensed, FL DBPR qualified, CPO certified, and insured as required.

We look forward to working with you soon.

Pool Masters

Service Name	Estimate Description	Quantity	Amount
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Discount		1	0.00
		Subtotal	\$1,102.00

Sales Tax	\$0.00
Total	\$1,102.00

Please sign below

Thank you for your business!

117 W Prosser Dr
Plant City, FL 33563
813-754-9073 | storesupport@poolmasterscfl.com



RESOLUTION 2026-16

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

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

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

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

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

Carlos de la Ossa _____ is appointed Chairperson.
Nicholas Dister _____ is appointed Vice-Chairperson.
Brian Lamb _____ is appointed Secretary.
Alberto Vierra _____ is appointed Assistant Secretary.
Kyle Smith _____ is appointed Assistant Secretary.
Ryan Motko _____ is appointed Assistant Secretary.
Angel Montagna _____ is appointed Assistant Secretary.
Charlotte Sonetirot _____ is appointed Assistant Secretary.
Eric Davidson _____ is appointed Treasurer.

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

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

day of September 2026.

Attest:

Park East Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

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

The Public Hearing and regular meeting of the Board of Supervisors of Park East Community Development District was held on Thursday, August 6, 2026, and called to order at 4:01 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	
Albert Viera	Assistant Secretary	
Ryan Motko	Assistant Secretary	

Also present were:

Angel Montagna	VP District Services
Brooke Chapman	District Manager
Kathryn Hopkinson	District Counsel
Vivek Babbar	District Counsel
Jason Liggett	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. Montagna 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

Public Hearing on Adopting FY 2027 Final Budget

A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Public Hearing on Adopting Fiscal Year 2027 Final Budget, was opened.
5-0

B. Discussion on Fiscal Year 2027 Budget

Ms. Montagna presented/reviewed the FY 2027 Final Budget indicating a 7.5% increase for a total of \$731,179.00. No Comments by the Board.

C. Close Public Hearing on Adopting Fiscal Year 2027 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Public Hearing on Adopting Fiscal Year 2027 Final Budget, was closed. 5-0

D. Consideration of Resolution 2026-12; Adopting the Fiscal Year 2027 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-12; Adopting the Fiscal Year 2027 Budget, as presented, was adopted. 5-0

E. Consideration of Resolution 2026-13; Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-13; Levying O&M Assessments, was adopted. 5-0

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-14; Setting the Fiscal Year 2027 Meeting Schedule

The FY 2027 meeting schedule is as follows:

- 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.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-14; Setting the Fiscal Year 2027 Meeting Schedule, as detailed above, was adopted. 5-0

B. Consideration of Resolution 2026-15; Goals & Objectives

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-15; Goals & Objectives, was adopted. 5-0

FIFTH ORDER OF BUSINESS

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)

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

SIXTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections report was presented, a copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the meeting adjourned. 5-0

Angel Montagna
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	7/2/2026	24618	\$1,000.00			JULY 2026 POOL SERVICE
CITY-WIDE CLEANING LLC	7/15/2026	20285	\$475.00			JULY 2026 CLEANING SERVICES
DOWN TO EARTH	7/1/2026	179100	\$8,801.88			JULY 2026 LANDSCAPE MAINTENANCE
ECO-LOGIC SERVICES LLC	6/30/2026	6802	\$1,350.00			LAKE MAINT JUNE 2026
INFRAMARK LLC	7/6/2026	183757	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	7/6/2026	183757	\$458.33			ADMINISTRATION
INFRAMARK LLC	7/6/2026	183757	\$833.32			DISSEMINATION SERVICES
INFRAMARK LLC	7/6/2026	183757	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	7/6/2026	183757	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	7/6/2026	183757	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	7/6/2026	183757	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	7/6/2026	183757	\$100.00			RENTAL AND LEASES
INFRAMARK LLC	7/6/2026	183757	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	7/6/2026	183757	\$200.00	\$7,066.65	\$7,066.65	WEBSITE MAINTENANCE/ADMIN
Monthly Contract Subtotal			\$18,693.53			
Variable Contract						
STRALEY ROBIN VERICKER	7/14/2026	28673	\$1,342.50			PROFESSIONAL SVCS
Variable Contract Subtotal			\$1,342.50			
Utilities						
CHARTER COMMUNICATIONS	7/13/2026	0411968071326-ACH	\$273.52			TV. INTERNET. VOICE 07/13/26-08/12/26
CITY OF PLANT CITY	7/7/2026	1747007	\$712.18			3930 NORTHERN KEY DR 06/01/26-06/30/26
TECO	6/15/2026	061526-6381-ACH	\$699.88			SERVICE 05/09/26 - 06/09/26
TECO	6/15/2026	061526-2716-ACH	\$28.57			SERVICE 05/09/26 - 06/09/26
TECO	6/15/2026	061526-0230-ACH	\$697.19			SERVICE 05/09/26 - 06/09/26
TECO	6/15/2026	061526-1659-ACH	\$4,821.97			SERVICE 05/09/26 - 06/09/26

PARK EAST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	7/15/2026	071526-62716-ACH	\$25.31			ELECTRIC 06/10/26-07/09/26
TECO	7/15/2026	071526-40230-ACH	\$697.19			ELECTRIC 06/10/26-07/09/26
TECO	7/15/2026	071526-31659-ACH	\$4,821.97			ELECTRIC 06/10/26-07/09/26
TECO	7/15/2026	071526-36381-ACH	\$459.85		\$12,251.93	ELECTRIC 06/10/26-07/09/26
Utilities Subtotal			\$13,237.63			
Regular Services						
ALBERTO VIERA	7/2/2026	AV-070226	\$200.00			BOARD 07/02/2026
BUSINESS OBSERVER, INC.	7/3/2026	26-02270H	\$330.31			PUBLIC HEARING AD MEETING 08.06.26
BUSINESS OBSERVER, INC.	7/10/2026	26-02356H	\$76.56		\$406.87	7.10.26 PUBLIC HEARING MEETING
CARLOS DE LA OSSA	7/2/2026	CO-070226	\$200.00			BOARD 07/02/2026
KYLE SMITH	7/2/2026	KS-070226	\$200.00			BOARD 07/02/2026
MCCALL SERVICE	7/13/2026	59640859	\$150.00			PEST CONTROL
NICHOLAS J. DISTER	7/2/2026	ND-070226	\$200.00			BOARD 07/02/2026
RYAN MOTKO	7/2/2026	RM-070226	\$200.00			BOARD 07/02/2026
STANTEC CONSULTING SERVICES	6/24/2026	2585002	\$1,290.50			SERVICES THROUGH 06.12.26
WEISER SECURITY SERVICES INC	7/9/2026	1274684	\$249.75			WEEKLY SECURITY MONITORING 06/26/26-7/2/26
WEISER SECURITY SERVICES INC	7/16/2026	1275803	\$108.00			WEEKLY BILLING 06/19/26-06/25/26
WEISER SECURITY SERVICES INC	7/16/2026	1275531	\$114.75			WEEKLY BILLING 07/03/26-07/09/26
WEISER SECURITY SERVICES INC	7/23/2026	1276352	\$67.50		\$540.00	WEEKLY BILLING 07/10/26-07/16/26
Regular Services Subtotal			\$3,387.37			
Additional Services						
BLUE LIFE POOL SERVICE LLC	6/30/2026	24304	\$2,307.00			POOL REPAIRS AND SUPPLIES
BLUE LIFE POOL SERVICE LLC	7/2/2026	24618	\$100.00		\$2,407.00	CYA FEE PER POOL JULY 2026
WEISER SECURITY SERVICES INC	7/2/2026	1273247	\$67.50			SERVICE 06.19.26 - 06.25.26
Additional Services Subtotal			\$2,474.50			
TOTAL						
			\$39,135.53			

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
24618	07/02/2026	\$1,100.00	08/01/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Hillsborough - Commercial CYA MAINTENANCE	Regular Pool Service	1	1,000.00	1,000.00
	CYA Fee per pool.	1	100.00	100.00

Ways to pay



SUBTOTAL	1,100.00
TAX	0.00
TOTAL	1,100.00
BALANCE DUE	\$1,100.00

View and pay

City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 20285

TO:

Park East

2005 Pan Am

Tamp, 17/11

Go Indicate

DATE:

7/15/20

[illegible]

Down to Earth Landscape & Irrigation

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



Invoice: #179100

July 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 # 150588

Invoice Date

7/1/2026

Date Due

7/31/2026

Terms

Net 30

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#150588 - Park East CDD Contract (2026)				\$8,801.88
General Maintenance				\$7,394.50
Lennar Addition - Start 5/15/26				\$1,407.38

Billing Questions

rhonda.culotta@down2earthinc.com
 (904) 780-2257

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/>

To pre-authorize cleanup services following a storm event this season, please click [here](#).
 Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to
 your Account Manager.

Subtotal	\$8,801.88
----------	------------

Sales Tax	\$0.00
-----------	--------

Total	\$8,801.88
--------------	-------------------

Credits/Payments	(\$0.00)
------------------	----------

Balance Due	\$8,801.88
--------------------	-------------------



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 or 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.

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 # 6802**DATE** 06/30/2026**DUE DATE** 07/30/2026**TERMS** Net 30

DESCRIPTION

AMOUNT

Lake Maintenance Services for June 2026

1,250.00

Lake management for North FPC for June 2026

100.00

SUBTOTAL

1,350.00

TAX

0.00

TOTAL

1,350.00

BALANCE DUE

\$1,350.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

183757

DATE

7/6/2026

CUSTOMER ID

C2354

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/6/2026

BILL TO

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

Services provided for the Month of: July 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	416.66		833.32
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					7,066.65

Subtotal

\$7,066.65

Tax

\$0.00

Total Due

\$7,066.65

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.

July 13, 2026
Invoice Number: 0411968071326
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 Us

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

Summary

Service from 07/13/26 through 08/12/26
details on following pages

Previous Balance	273.41
Payments Received -Thank You!	-273.41
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	13.54
Current Charges	\$273.52
YOUR AUTO PAY WILL BE PROCESSED 07/30/26	
Total Due by Auto Pay	\$273.52

NEWS AND INFORMATION**Your Business Internet now has faster upload speeds.**

As part of our commitment to delivering the best services at the best value, we have upgraded your Internet upload speed to **1000 mbps**. Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to customers like you.

Important Information About Your Services

We're here to help you stay informed about your services. To view the current channel lineup available in your area, please visit business.spectrum.com/channel-lineup.

If you would like a printed or accessible copy mailed to your business, please call us at 1-855-743-2152.

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.

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 07142026 NNNNNNNN 01 000765 0003

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

July 13, 2026

PARK EAST CDD

Invoice Number: 0411968071326
Account Number: 8337 12 001 0411968
Service At: 3930 NORTHERN KEY DR
CLUBHSE
PLANT CITY FL 33565-6013

Total Due by Auto Pay \$273.52

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712001041196800273524

Invoice Number: 0411968071326
 Account Number: 8337 12 001 0411968
 Security Code: 7587

PARK EAST CDD

**Contact Us**

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

8633 2390 DY RP 13 07142026 NNNNNNNN 01 000765 0003

Charge Details

Previous Balance		273.41
EFT Payment	06/30	-273.41
Remaining Balance		\$0.00

Payments received after 07/13/26 will appear on your next bill.

Service from 07/13/26 through 08/12/26

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 06/12/2027

Promotional Discount	-110.00
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Your promotional price will expire on 06/12/2027

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 06/12/2027

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	2.33
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	9.48
Taxes, Fees and Charges Total	\$13.54

Current Charges **\$273.52**

Total Due by Auto Pay **\$273.52**

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.

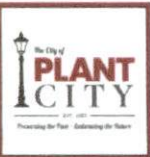
Continued on the next page...

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



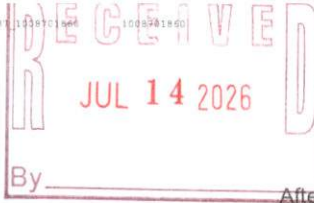
For questions or concerns, please call **1-866-519-1263**.





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
1747007	07/07/2026	06/09/2026 - 07/07/2026	07/28/2026

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	06/01/26	06/30/26	4279	4298	19	75.16
CONSUMPTION					RATE	USAGE	
WATER					2.870000	19	54.53
WATER RECLAIM COMI	24232401	06/01/26	06/30/26	2508	2599	91	38.18
CONSUMPTION					RATE	USAGE	
RECLAIM					1.450000	20	29.00
RECLAIM					2.010000	71	142.71
UTILITY TAX 10%							12.97
SEWER COMMERCIAL							162.36
CONSUMPTION					RATE	USAGE	
SEWER					6.990000	19	132.81

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		
06/26	20	02/26	10	10/25	61	Previous Balance	\$744.44
05/26	7	01/26	10	09/25	168	Total Current Billing	\$712.18
04/26	16	12/25	13	08/25	72	Adjustments	\$0.00
03/26	8	11/25	16	07/25	31	Less Payments Received	-\$744.44
						Penalties	\$0.00
						Total Amount Due	\$712.18

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



City of Plant City

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

003536



***AUTO**MIXED AADC 750 3536 T10:11 3536 1 MB 0.667



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	
1747007	07/28/2026	\$712.18	

Remit and make checks in US funds payable to:



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

00006042026301747007100000712182



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
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SOLID WASTE COMMERCIAL

53.76

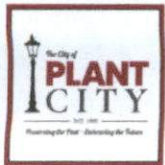
STORMWATER COMMERCIAL

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	\$744.44
06/26	20	02/26	10	10/25	61	Total Current Billing	\$712.18
05/26	7	01/26	10	09/25	168	Adjustments	\$0.00
04/26	16	12/25	13	08/25	72	Less Payments Received	-\$744.44
03/26	8	11/25	16	07/25	31	Penalties	\$0.00
						Total Amount Due	\$712.18

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City of Plant City

UTILITY BILLING DEPARTMENT

PO BOX C

PLANT CITY FL 33564-9003

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	
1747007	07/28/2026	\$712.18	





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

Statement Date: June 15, 2026

Amount Due: \$699.88

Due Date: July 06, 2026

Account #: 221009336381

DO NOT PAY. Your account will be drafted on July 06, 2026

Your Energy Insight



Your average daily kWh used was **8.13% lower** than the same period last year.



Your average daily kWh used was **3.67% higher** than it was in your previous period.



Scan here to view your account online.

An Audit You'll Love
Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

Account Summary

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

Previous Amount Due \$613.78

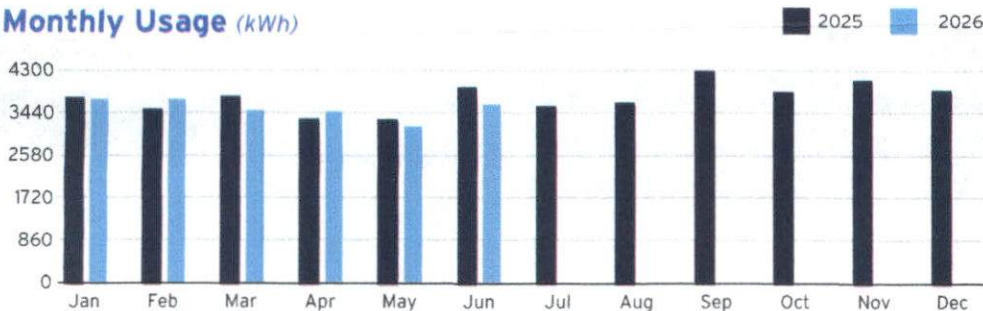
Payment(s) Received Since Last Statement -\$613.78

Current Month's Charges \$699.88

Amount Due by July 06, 2026 \$699.88

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

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 #: 221009336381

Due Date: July 06, 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: \$699.88

Payment Amount: \$ _____

658791900844

Your account will be drafted on July 06, 2026

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

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

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



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

Account #: 221009336381
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

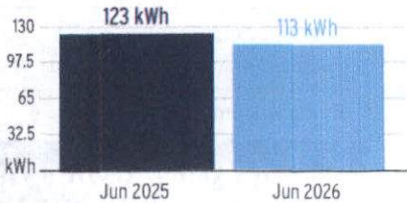
Service Period: May 09, 2026 - Jun 09, 2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000906161	06/09/2026	80,835	77,234	3,601 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	3,601 kWh @ \$0.09202/kWh	\$331.36
	Fuel Charge	3,601 kWh @ \$0.03516/kWh	\$126.61
	Storm Protection Charge	3,601 kWh @ \$0.00568/kWh	\$20.45
	Clean Energy Transition Mechanism	3,601 kWh @ \$0.00418/kWh	\$15.05
	Storm Surcharge	3,601 kWh @ \$0.02121/kWh	\$76.38
	Florida Gross Receipt Tax		\$15.15
	Electric Service Cost		\$606.12
	Franchise Fee		\$39.70
	Municipal Public Service Tax		\$54.06
	Total Electric Cost, Local Fees and Taxes		\$699.88

Avg kWh Used Per Day



Total Current Month's Charges \$699.88

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

Bank Draft
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
Toll Free: **866-689-6469**

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

Contact Us

Online: TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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



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

Statement Date: June 15, 2026

Amount Due: \$28.57

Due Date: July 06, 2026

Account #: 221009462716

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

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

Previous Amount Due	\$1.34
Payment(s) Received Since Last Statement	-\$1.34

Current Month's Charges	\$28.57
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Amount Due by July 06, 2026	\$28.57
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

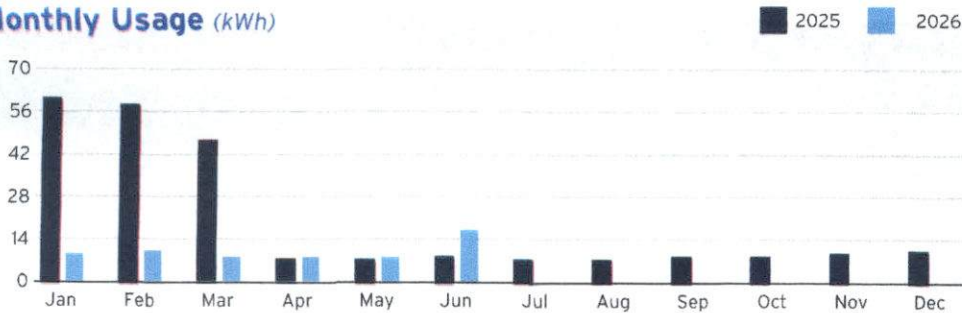
Your average daily kWh used was **66.67% higher** than the same period last year.

Your average daily kWh used was **66.67% 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.



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.



Account #: 221009462716

Due Date: July 06, 2026

Amount Due: \$28.57

Payment Amount: \$ _____

658791900845

Your account will be
drafted on July 06, 2026

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:
2031 W BLUE ORCHID AVE
PLANT CITY, FL 33565

Account #: 221009462716
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

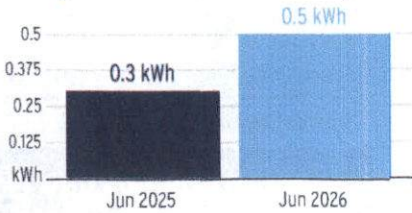
Service Period: May 09, 2026 - Jun 09, 2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000938048	06/09/2026	295	278	17 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	17 kWh @ \$0.09202/kWh	\$1.56
Fuel Charge	17 kWh @ \$0.03516/kWh	\$0.60
Storm Protection Charge	17 kWh @ \$0.00568/kWh	\$0.10
Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.02121/kWh	\$0.36
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.42
Franchise Fee		\$1.60
Municipal Public Service Tax		\$2.55
Total Electric Cost, Local Fees and Taxes		\$28.57

Avg kWh Used Per Day



Total Current Month's Charges \$28.57

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

- Bank Draft**
Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.tampaelectric.com)

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

Statement Date: June 15, 2026

Amount Due: \$697.19

Due Date: July 06, 2026

Account #: 221009540230

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

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

Previous Amount Due \$697.19

Payment(s) Received Since Last Statement -\$697.19

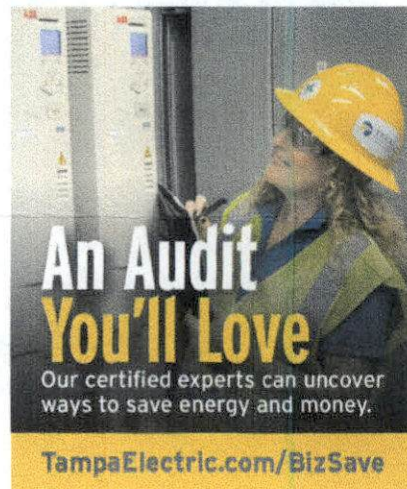
Current Month's Charges \$697.19

Amount Due by July 06, 2026 \$697.19

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



Scan here to view
your account online.



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



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

Account #: 221009540230

Due Date: July 06, 2026



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

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

Amount Due: \$697.19

Payment Amount: \$ _____

632866124838

Your account will be
drafted on July 06, 2026

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221009540230
Statement Date: June 15, 2026
Charges Due: July 06, 2026

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days		
Lighting Energy Charge	210 kWh @ \$0.03411/kWh	\$7.16
Monthly Charge		\$678.43
Lighting Fuel Charge	210 kWh @ \$0.03452/kWh	\$7.25
Storm Protection Charge	210 kWh @ \$0.00574/kWh	\$1.21
Clean Energy Transition Mechanism	210 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	210 kWh @ \$0.01230/kWh	\$2.58
Florida Gross Receipt Tax		\$0.47
Lighting Charges		\$697.19

Total Current Month's Charges \$697.19

00000044-0000470-Page 8 of 24

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

- 

Bank Draft
Visit [TECOaccount.com](https://www.TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 

In-Person
Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.TampaElectric.com)

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Commercial Customer Care:
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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1

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813-275-3909

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

Statement Date: June 15, 2026

Amount Due: \$4,821.97

Due Date: July 06, 2026

Account #: 221009131659

DO NOT PAY. Your account will be drafted on July 06, 2026



Account Summary

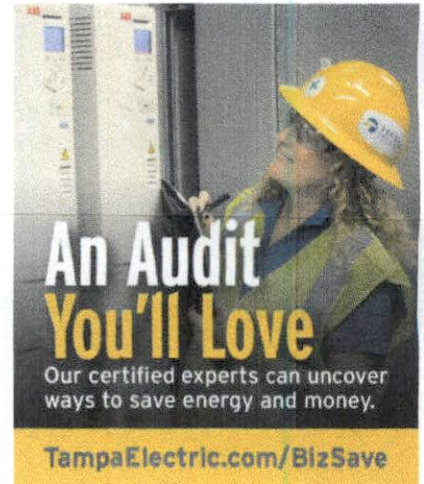
Previous Amount Due	\$4,821.97
Payment(s) Received Since Last Statement	-\$4,821.97
Current Month's Charges	\$4,821.97

Amount Due by July 06, 2026 \$4,821.97

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



Scan here to view
your account online.



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



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

Account #: 221009131659

Due Date: July 06, 2026



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

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

Amount Due: \$4,821.97

Payment Amount: \$ _____

657557337083

Your account will be
drafted on July 06, 2026

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

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

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



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

Account #: 221009131659
Statement Date: June 15, 2026
Charges Due: July 06, 2026

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days		
Lighting Energy Charge	90 kWh @ \$0.03411/kWh	\$3.07
Monthly Charge		\$262.60
Lighting Fuel Charge	90 kWh @ \$0.03452/kWh	\$3.11
Storm Protection Charge	90 kWh @ \$0.00574/kWh	\$0.52
Clean Energy Transition Mechanism	90 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	90 kWh @ \$0.01230/kWh	\$1.11
Florida Gross Receipt Tax		\$0.20
Lighting Charges		\$270.65

Billing information continues on next page →

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

Account #: 221009131659
Statement Date: June 15, 2026
Charges Due: July 06, 2026

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	435 kWh @ \$0.03411/kWh	\$14.84
Monthly Charge		\$1269.23
Lighting Fuel Charge	435 kWh @ \$0.03452/kWh	\$15.02
Storm Protection Charge	435 kWh @ \$0.00574/kWh	\$2.50
Clean Energy Transition Mechanism	435 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	435 kWh @ \$0.01230/kWh	\$5.35
Florida Gross Receipt Tax		\$0.97

Lighting Charges

\$1,308.10

Billing information continues on next page →



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

Account #: 221009131659
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Service Period: May 09, 2026 - Jun 09, 2026 Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 32 days		
Lighting Energy Charge	180 kWh @ \$0.03411/kWh	\$6.14
Monthly Charge		\$525.20
Lighting Fuel Charge	180 kWh @ \$0.03452/kWh	\$6.21
Storm Protection Charge	180 kWh @ \$0.00574/kWh	\$1.03
Clean Energy Transition Mechanism	180 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	180 kWh @ \$0.01230/kWh	\$2.21
Florida Gross Receipt Tax		\$0.40
Lighting Charges		\$541.27

Billing information continues on next page →



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

Account #: 221009131659
Statement Date: June 15, 2026
Charges Due: July 06, 2026

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	255 kWh @ \$0.03411/kWh	\$8.70
Monthly Charge		\$744.03
Lighting Fuel Charge	255 kWh @ \$0.03452/kWh	\$8.80
Storm Protection Charge	255 kWh @ \$0.00574/kWh	\$1.46
Clean Energy Transition Mechanism	255 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	255 kWh @ \$0.01230/kWh	\$3.14
Florida Gross Receipt Tax		\$0.57

Lighting Charges

\$766.81

Billing information continues on next page →



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

Account #: 221009131659
Statement Date: June 15, 2026
Charges Due: July 06, 2026

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 32 days		
Lighting Energy Charge	225 kWh @ \$0.03411/kWh	\$7.67
Monthly Charge		\$656.50
Lighting Fuel Charge	225 kWh @ \$0.03452/kWh	\$7.77
Storm Protection Charge	225 kWh @ \$0.00574/kWh	\$1.29
Clean Energy Transition Mechanism	225 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	225 kWh @ \$0.01230/kWh	\$2.77
Florida Gross Receipt Tax		\$0.50
Lighting Charges		\$676.60

Billing information continues on next page →

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

Account #: 221009131659
Statement Date: June 15, 2026
Charges Due: July 06, 2026

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

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	392 kWh @ \$0.03411/kWh	\$13.37
Monthly Charge		\$1223.52
Lighting Fuel Charge	392 kWh @ \$0.03452/kWh	\$13.53
Storm Protection Charge	392 kWh @ \$0.00574/kWh	\$2.25
Clean Energy Transition Mechanism	392 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	392 kWh @ \$0.01230/kWh	\$4.82
Florida Gross Receipt Tax		\$0.88

Lighting Charges **\$1,258.54**

Total Current Month's Charges

\$4,821.97



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

Account #: 221009131659
Statement Date: June 15, 2026
Charges Due: July 06, 2026



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

Statement Date: July 15, 2026

Amount Due: \$25.31

Due Date: August 05, 2026

Account #: 221009462716

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due \$28.57

Payment(s) Received Since Last Statement -\$28.57

Current Month's Charges \$25.31

Amount Due by August 05, 2026 \$25.31

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

Your Energy Insight

Your average daily kWh used was **50% higher** than the same period last year.

Your average daily kWh used was **40% lower** than it was in your previous period.



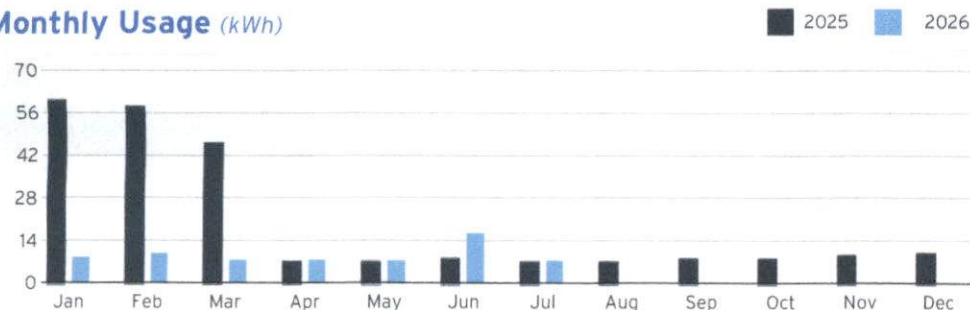
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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 #: 221009462716

Due Date: August 05, 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: \$25.31

Payment Amount: \$ _____

613113127206

Your account will be
drafted on August 05, 2026

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

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

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



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

Account #: 221009462716
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000938048	07/09/2026	303	295	8 kWh	1	30 Days

Charge Details



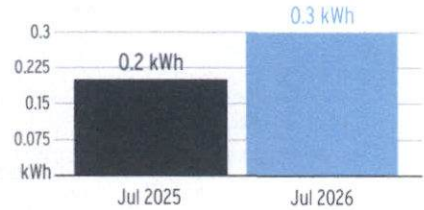
Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	8 kWh @ \$0.09202/kWh	\$0.74
Fuel Charge	8 kWh @ \$0.03516/kWh	\$0.28
Storm Protection Charge	8 kWh @ \$0.00568/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.61
Franchise Fee		\$1.42
Municipal Public Service Tax		\$2.28
Total Electric Cost, Local Fees and Taxes		\$25.31

Total Current Month's Charges

\$25.31

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

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Ways To Pay Your Bill



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In-Person

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 15, 2026

Amount Due: \$697.19

Due Date: August 05, 2026

Account #: 221009540230

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due \$697.19

Payment(s) Received Since Last Statement -\$697.19

Current Month's Charges \$697.19

Amount Due by August 05, 2026 \$697.19

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



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recommendations to help lower your bill.

TECOaccount.com

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



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

Account #: 221009540230

Due Date: August 05, 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: \$697.19

Payment Amount: \$ _____

613113127207

Your account will be
drafted on August 05, 2026

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:
PARK EAST CDD PH 5
PLANT CITY, FL 33565

Account #: 221009540230
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	210 kWh @ \$0.03411/kWh	\$7.16
Monthly Charge		\$678.43
Lighting Fuel Charge	210 kWh @ \$0.03452/kWh	\$7.25
Storm Protection Charge	210 kWh @ \$0.00574/kWh	\$1.21
Clean Energy Transition Mechanism	210 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	210 kWh @ \$0.01230/kWh	\$2.58
Florida Gross Receipt Tax		\$0.47
Lighting Charges		\$697.19

Total Current Month's Charges

\$697.19

Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

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

Statement Date: July 15, 2026

Amount Due: \$4,821.97

Due Date: August 05, 2026

Account #: 221009131659

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Previous Amount Due	\$4,821.97
Payment(s) Received Since Last Statement	-\$4,821.97
Current Month's Charges	\$4,821.97

Amount Due by August 05, 2026 \$4,821.97

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Amount Due: \$4,821.97

Payment Amount: \$ _____

653853675241

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221009131659
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	90 kWh @ \$0.03411/kWh	\$3.07
Monthly Charge		\$262.60
Lighting Fuel Charge	90 kWh @ \$0.03452/kWh	\$3.11
Storm Protection Charge	90 kWh @ \$0.00574/kWh	\$0.52
Clean Energy Transition Mechanism	90 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	90 kWh @ \$0.01230/kWh	\$1.11
Florida Gross Receipt Tax		\$0.20
Lighting Charges		\$270.65

Billing information continues on next page →

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Tampa, FL 33631-3318
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Service For:
SAM ALLEN ROAD
LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	435 kWh @ \$0.03411/kWh	\$14.84
Monthly Charge		\$1269.23
Lighting Fuel Charge	435 kWh @ \$0.03452/kWh	\$15.02
Storm Protection Charge	435 kWh @ \$0.00574/kWh	\$2.50
Clean Energy Transition Mechanism	435 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	435 kWh @ \$0.01230/kWh	\$5.35
Florida Gross Receipt Tax		\$0.97

Lighting Charges

\$1,308.10

Billing information continues on next page →



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

Account #: 221009131659
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	180 kWh @ \$0.03411/kWh	\$6.14
Monthly Charge		\$525.20
Lighting Fuel Charge	180 kWh @ \$0.03452/kWh	\$6.21
Storm Protection Charge	180 kWh @ \$0.00574/kWh	\$1.03
Clean Energy Transition Mechanism	180 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	180 kWh @ \$0.01230/kWh	\$2.21
Florida Gross Receipt Tax		\$0.40
Lighting Charges		\$541.27

Billing information continues on next page →



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

Account #: 221009131659
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	255 kWh @ \$0.03411/kWh	\$8.70
Monthly Charge		\$744.03
Lighting Fuel Charge	255 kWh @ \$0.03452/kWh	\$8.80
Storm Protection Charge	255 kWh @ \$0.00574/kWh	\$1.46
Clean Energy Transition Mechanism	255 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	255 kWh @ \$0.01230/kWh	\$3.14
Florida Gross Receipt Tax		\$0.57

Lighting Charges

\$766.81

Billing information continues on next page →



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

Account #: 221009131659
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	225 kWh @ \$0.03411/kWh	\$7.67
Monthly Charge		\$656.50
Lighting Fuel Charge	225 kWh @ \$0.03452/kWh	\$7.77
Storm Protection Charge	225 kWh @ \$0.00574/kWh	\$1.29
Clean Energy Transition Mechanism	225 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	225 kWh @ \$0.01230/kWh	\$2.77
Florida Gross Receipt Tax		\$0.50

Lighting Charges **\$676.60**

Billing information continues on next page →



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

Account #: 221009131659
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	392 kWh @ \$0.03411/kWh	\$13.37
Monthly Charge		\$1223.52
Lighting Fuel Charge	392 kWh @ \$0.03452/kWh	\$13.53
Storm Protection Charge	392 kWh @ \$0.00574/kWh	\$2.25
Clean Energy Transition Mechanism	392 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	392 kWh @ \$0.01230/kWh	\$4.82
Florida Gross Receipt Tax		\$0.88

Lighting Charges

\$1,258.54

Total Current Month's Charges

\$4,821.97



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

Account #: 221009131659
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit [TampaElectric.com/BizSave](https://www.tampaelectric.com/BizSave)



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

Statement Date: July 15, 2026

Amount Due: \$459.85

Due Date: August 05, 2026

Account #: 221009336381

DO NOT PAY. Your account will be drafted on August 05, 2026

Your Energy Insight



Your average daily kWh used was **33.9% lower** than the same period last year.



Your average daily kWh used was **30.97% lower** than it was in your previous period.



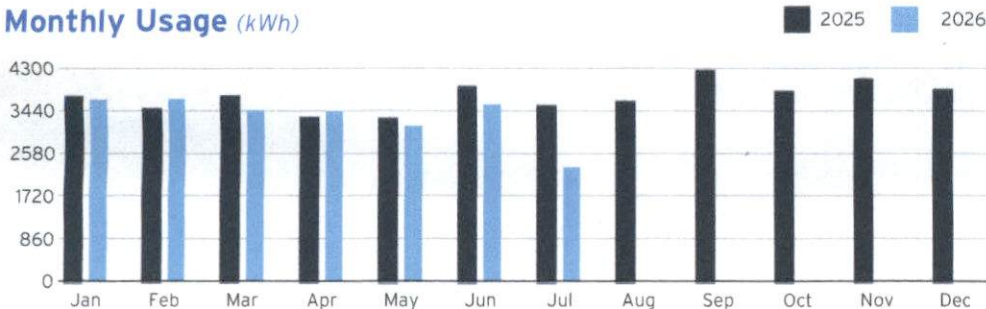
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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 #: 221009336381

Due Date: August 05, 2026

Amount Due: \$459.85

Payment Amount: \$ _____

613113127205

Your account will be drafted on August 05, 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.

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

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

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



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

Account #: 221009336381
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000906161	07/09/2026	83,163	80,835	2,328 kWh	1	30 Days

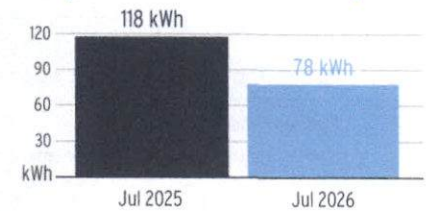
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	2,328 kWh @ \$0.09202/kWh	\$214.22
Fuel Charge	2,328 kWh @ \$0.03516/kWh	\$81.85
Storm Protection Charge	2,328 kWh @ \$0.00568/kWh	\$13.22
Clean Energy Transition Mechanism	2,328 kWh @ \$0.00418/kWh	\$9.73
Storm Surcharge	2,328 kWh @ \$0.02121/kWh	\$49.38
Florida Gross Receipt Tax		\$9.95
Electric Service Cost		\$398.15
Franchise Fee		\$26.08
Municipal Public Service Tax		\$35.62
Total Electric Cost, Local Fees and Taxes		\$459.85

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$459.85

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>July 02, 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:

Angel Montagna

District Manager Signature

July 02, 2026

Date

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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02270H

Date 07/03/2026

Attn:
Park East CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-02270H

\$330.31

Notice of Public Hearing

RE: Park East CDD Board of Supervisors Meeting on 8/6/26 at 2:00 PM

Published: 7/3/2026

Important Message

Please include our Serial # on your check Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$330.31

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02356H

Date 07/10/2026

Attn:
Park East CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-02356H

\$76.56

Notice of Public Hearing

RE: Park East CDD Board of Supervisors Meeting on 8/6/26 at 2:00 PM

Published: 7/10/2026

Important Message

Please include our Serial # Pay by credit card online:
on your check <https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$76.56

**Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held**

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Park East Community Development District

The Board of Supervisors (the “**Board**”) of the Park East Community Development District (the “**District**”) will hold a public hearing and regular meeting on Thursday, August 6, 2026, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at www.parkeastdd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager’s office via email at assessments@inframark.com or via phone at 954-603-0034.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

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

Angel Montagna, District Manager
July 10, 2026

26-02356H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Park East CDD</u>
Board Meeting Date:	<u>July 02, 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:

Angel Montagna

District Manager Signature

July 02, 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>July 02, 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:

Angel Montagna

District Manager Signature

July 02, 2026

Date

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



McCall Service
PO BOX 600730
JACKSONVILLE, FL 32260-0730
800-342-6948

Service Invoice / Inspection Report

ORDER #: 59640859

WORK DATE: 07/13/2026

BILL-TO 63017525

Park East CDD
Rollamay Turkoane
2005 PAN AM CIR
TAMPA, FL 33607-2359

Phone: 656-223-9951

LOCATION 63017525

Park East CDD
Rollamay Turkoane
3930 NORTHERN KEY DR
PLANT CITY, FL 33565-6013

Phone: 656-223-9951

Time In: 07/13/2026 10:48:41 AM

Time Out: 07/13/2026 11:18:28 AM

Customer Signature

Customer is unavailable to sign

Technician Signature

Leon Hudson

License #: FL - JE333952

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 30	FL COMMERCIAL PEST MGMT	1.00	150.00
Subtotal				150.00
Tax				0.00
Total Due:				150.00

GENERAL COMMENTS / INSTRUCTIONS

Hello....I spoke with Sade via text....I started by brushing around both buildings removing webs and a few mud dauber nests using a spider repellent....I sprayed around the foundation of both buildings for pest prevention....I applied granules in the mulch around the buildings pool and playground for ant and other general pests....please allow 7-14 days for best results....thank you for choosing McCall service and I hope you have a great day....Leon

CONDITIONS / OBSERVATIONS

Reported	Severity	Responsibility	Reviewed
----------	----------	----------------	----------

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
MAXFORCE COMPLETE ENVU	4787555	101563-45	1.0000%	n/a	HYDRAMETHLYNON	4.0000 Ounce	
Areas Applied: Immediate Ornamental Bed - Zone 4							
Target Pests: EXTERIOR ANT							
NYGUARD IGR	6752-01-1	1012-1603	10.0000%	0.0200	METHYL PYRIDINE	0.5000 Gallon	3.7854 MILILLITERS
Areas Applied: Interior - Zone 1							
Target Pests: INTERIOR ROACHES							
PATROL	08c21	100-1066	9.7000%	0.0300	LAMDA CYHALOTHRIN	2.5000 Gallon	0.9907 Ounce
Areas Applied: Interior - Zone 1, Immediate Lower Exterior - Zone 2							
Target Pests: EXTERIOR ANT, INTERIOR ANT							
WEB OUT	1038001	Exempt 25b	10.5000%	n/a	Thyme Oil; Lemongrass Oil; Citronella; Sodium Lauryl Sulfate	2.0000 Ounce	
Areas Applied: Immediate Upper Exterior - Zone 3							
Target Pests: SPIDERS							

Starting Jan 1, 2024, you may see a slight increase in your billed amount due to increased operating costs.

GEORGIA CUSTOMERS ONLY: Contact Treated Area(s) - Don't allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry 2. Ventilation/Reoccupying-Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying 3. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water, if not removed or covered during a treatment. The area should be odor free before food products are placed in the area 4. Exterior Applications (baits)-Don't allow grazing of feed, lawn, or sod clippings to livestock after bait applications 5. Don't burn treated firewood for 1 month after treatment.



McCall Service
PO BOX 600730
JACKSONVILLE, FL 32260-0730
800-342-6948

Service Invoice / Inspection Report

ORDER #: 59640859

WORK DATE: 07/13/2026

PEST ACTIVITY	# Areas	# Devices	Pest Totals
---------------	---------	-----------	-------------

None Noted.

DEVICE INSPECTION SUMMARY

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
Immediate Lower Exterior - Zone 2	11:14:52 AM	Area	No Activity	
Immediate Ornamental Bed - Zone 4	11:15:00 AM	Area	No Activity	
Immediate Upper Exterior - Zone 3	11:15:09 AM	Area	No Activity	
Interior - Zone 1	11:15:21 AM	Area	No Activity	

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
PATROL	9.7000%	2.0000 Gallon			11:14:58 AM
100-1066	0.03000000	0.7923 Ounce	SPOT TREATMENT		08c21

Target Pests: EXTERIOR ANT

Areas Applied: Immediate Lower Exterior - Zone 2 - ILE - Zone 2;

MAXFORCE COMPLETE ENVU	1.0000%	4.0000 Ounce			11:15:07 AM
101563-45	n/a		BROADCAST		4787555

Target Pests: EXTERIOR ANT

Areas Applied: Immediate Ornamental Bed - Zone 4 - IOB - Zone 4;

WEB OUT	10.5000%	2.0000 Ounce			11:15:15 AM
Exempt 25b	n/a		RESIDUAL LIQUID BROADCAST		1038001

Target Pests: SPIDERS

Areas Applied: Immediate Upper Exterior - Zone 3 - IUE - Zone 3;

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McCall Service
PO BOX 600730
JACKSONVILLE, FL 32260-0730
800-342-6948

Service Invoice / Inspection Report

ORDER #: 59640859

WORK DATE: 07/13/2026

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #

NYGUARD IGR	10.0000%	0.5000 Gallon			11:15:52 AM
1012-1603	0.02000000	3.7854 MILLILITERS	ULD,ULV,TOTAL RELEASE		6752-01-1

Target Pests: INTERIOR ROACHES

Areas Applied: Interior - Zone 1 - Interior;

PATROL	9.7000%	0.5000 Gallon			11:15:41 AM
100-1066	0.03000000	0.1984 Ounce	SPOT TREATMENT		08c21

Target Pests: INTERIOR ANT

Areas Applied: Interior - Zone 1 - Interior;

Starting Jan 1, 2024, you may see a slight increase in your billed amount due to increased operating costs.

GEORGIA CUSTOMERS ONLY: Contact Treated Area(s) - Don't allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry 2. Ventilation/Reoccupying-Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying 3. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water, if not removed or covered during a treatment. The area should be odor free before food products are placed in the area 4. Exterior Applications (baits)-Don't allow grazing of feed, lawn, or sod clippings to livestock after bait applications 5. Don't burn treated firewood for 1 month after treatment.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Park East CDD</u>
Board Meeting Date:	<u>July 02, 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:

Angel Montagna

District Manager Signature

July 02, 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>July 02, 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:

Angel Montagna

District Manager Signature

July 02, 2026

Date

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

Invoice Number	2585002
Invoice Date	June 24, 2026
Purchase Order	238202122
Customer Number	170224
Project Number	238202122

Bill To

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

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Park East CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	June 12, 2026
	Current Invoice Total (USD)	1,290.50		

Top Task	2026	2026 FY General Consulting Services			
Low Task	2026	2026 FY General Consulting Services			
<u>Professional Services</u>					
Billing Level			Current Hours	Rate	Current Amount
Level 09		Nurse, Vanessa M	5.75	190.00	1,092.50
Level 10		Waag, R Tyson (Tyson)	1.00	198.00	198.00
		Subtotal Professional Services	<u>6.75</u>		<u>1,290.50</u>
Low Task Subtotal	2026 FY General Consulting Services				1,290.50
Top Task Subtotal	2026 FY General Consulting Services				1,290.50
		Total Fees & Disbursements			<u>1,290.50</u>
		INVOICE TOTAL (USD)			1,290.50

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

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

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-04-23	238202122	2026	NURSE, VANESSA M	0.25	190.00	47.50	DOWNLOADED BOUNDARY AMENDMENT INFO	
2026-05-15	238202122	2026	NURSE, VANESSA M	0.25	190.00	47.50	PROJECT COORDINATION RE: UPCOMING MAPPING	
2026-05-29	238202122	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED SHARED COMMUNITY MAPPING FILES ON EPG ONEDRIVE	
2026-05-29	238202122	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	TEAM COORDINATION AND FOLLOW UP WITH FIELD MANAGER	
2026-06-02	238202122	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CORRESPONDENCE WITH FIELD MANAGER REGARDING OUTSTANDING EROSION REPAIR PROPOSALS. RESPOND TO VENDORS.	
2026-06-09	238202122	2026	NURSE, VANESSA M	2.00	190.00	380.00	UPDATED COMMUNITY MAPPING	
2026-06-10	238202122	2026	NURSE, VANESSA M	3.00	190.00	570.00	UPDATED COMMUNITY MAPPING	
Total subTask 2026				6.75		1,290.50		
Total Top Task 2026				6.75		1,290.50		
Total Project 238202122				6.75		1,290.50		



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

INVOICE NO.	1274684
DATE	07/09/26

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
Weekly Billing 6/26/2026 - 7/2/2026				
Cyber Hours - Cyber	111.00	Hours	2.25	249.75
Total Hours	111.00			0.00
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	249.75
			Sales Tax	18.74
			TOTAL	\$268.49

▼ 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.	1274684
Invoice Date	07/09/26
Amount Due	\$268.49
Amount Remitted	



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

INVOICE NO.	1275803
DATE	07/16/26

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
Weekly Billing 6/19/2025 - 6/25/2026				
Hours not Billed				
Cyber Hours - Cyber	48.00	Hours	2.25	108.00
Total Hours	48.00			0.00
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	108.00
			Sales Tax	8.10
			TOTAL	\$116.10

▼ 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.	1275803
Invoice Date	07/16/26
Amount Due	\$116.10
Amount Remitted	



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

INVOICE NO.	1275531
DATE	07/16/26

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
Weekly Billing 7/3/2026 - 7/9/2026				
Cyber Hours - Cyber	51.00	Hours	2.25	114.75
Total Hours	51.00			0.00
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	114.75
			Sales Tax	8.61
			TOTAL	\$123.36

▼ 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.	1275531
Invoice Date	07/16/26
Amount Due	\$123.36
Amount Remitted	



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

INVOICE NO.	1276352
DATE	07/23/26

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
Weekly Billing 7/10/2026 - 7/16/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	5.06
			TOTAL	\$72.56

▼ 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.	1276352
Invoice Date	07/23/26
Amount Due	\$72.56
Amount Remitted	

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
24304	06/30/2026	\$2,307.00	07/30/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
ANTHONY FILTER.	COMMERCIAL POOL RECTANGULAR ANTHONY FILTER GRIDS	48	42.00	2,016.00
D.E. POWDER.	D.E POWDER.	1	41.00	41.00
INSTALLATION	INSTALLATION	1	250.00	250.00

Ways to pay



SUBTOTAL	2,307.00
TAX	0.00
TOTAL	2,307.00
BALANCE DUE	\$2,307.00

View and pay

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
24304	06/30/2026	\$2,307.00	07/30/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
ANTHONY FILTER.	COMMERCIAL POOL RECTANGULAR ANTHONY FILTER GRIDS	48	42.00	2,016.00
D.E. POWDER.	D.E POWDER.	1	41.00	41.00
INSTALLATION	INSTALLATION	1	250.00	250.00

Ways to pay



SUBTOTAL	2,307.00
TAX	0.00
TOTAL	2,307.00
BALANCE DUE	\$2,307.00

View and pay



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

INVOICE NO.	1273247
DATE	07/02/26

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
Weekly Billing 6/19/2025 - 6/25/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	5.06
			TOTAL	\$72.56

▼ 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.	1273247
Invoice Date	07/02/26
Amount Due	\$72.56
Amount Remitted	

***Park East
Community
Development
District***

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



Balance Sheet
As of July 31, 2026
(In Whole Numbers)

	GENERAL		LONG-TERM			
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL
	ACCOUNT	ACCOUNT	ACCOUNT	PROJECTS	PROJECTS	FIXED ASSETS
	FUND	FUND	FUND	FUND	FUND	GROUP FUND
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	GROUP FUND
ASSETS						
Cash In Bank	\$ 194,569	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Developer	6,450	-	-	-	-	-
Investments:						
Acq. & Construction - Amenity	-	-	-	5	-	-
Acquisition & Construction Account	-	-	-	373	1,079	-
Prepayment Account	-	52	-	-	-	-
Reserve Fund	-	143,428	34,772	-	-	-
Revenue Fund	-	527,448	38,267	-	-	-
Prepaid Items	2,364	-	-	-	-	-
Utility Deposits - TECO	800	-	-	-	-	-
Fixed Assets						
Construction Work In Process	-	-	-	-	-	13,716,099
Amount To Be Provided	-	-	-	-	-	7,458,667
TOTAL ASSETS	\$ 204,183	\$ 670,928	\$ 73,039	\$ 378	\$ 1,079	\$ 13,716,099
LIABILITIES						
Accounts Payable	\$ 23,110	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	1,250	-	-	-	-	-
Loan Payable	-	-	-	-	-	166,667
Bonds Payable	-	-	-	-	-	7,292,000
Deferred Inflow of Resources	6,450	-	-	-	-	-
TOTAL LIABILITIES	30,810	-	-	-	-	7,458,667
FUND BALANCES						
Nonspendable:						
Prepaid Items	2,364	-	-	-	-	-
Restricted for:						
Debt Service	-	670,928	73,039	-	-	-
Capital Projects	-	-	-	378	1,079	-
Unassigned:	171,009	-	-	-	-	13,716,099
TOTAL FUND BALANCES	173,373	670,928	73,039	378	1,079	13,716,099
TOTAL LIABILITIES & FUND BALANCES	\$ 204,183	\$ 670,928	\$ 73,039	\$ 378	\$ 1,079	\$ 13,716,099

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 10,066	\$ 10,066	0.00%
Interest - Tax Collector	-	1,324	1,324	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%
Access Cards	-	100	100	0.00%
TOTAL REVENUES	602,869	615,614	12,745	102.11%

EXPENDITURES

Administration

Supervisor Fees	12,000	9,800	2,200	81.67%
Dissemination Agent/Reporting	5,000	7,000	(2,000)	140.00%
ProfServ-Info Technology	600	1,050	(450)	175.00%
ProfServ-Recording Secretary	2,400	3,750	(1,350)	156.25%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	11,905	(5,405)	183.15%
District Counsel	15,000	13,287	1,713	88.58%
District Engineer	12,500	4,694	7,806	37.55%
Administrative Services	4,500	4,583	(83)	101.84%
Construction Accounting	9,000	-	9,000	0.00%
District Manager	30,000	20,833	9,167	69.44%
Accounting Services	9,000	10,175	(1,175)	113.06%
Auditing Services	6,000	6,000	-	100.00%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	284	216	56.80%
Rentals & Leases	600	1,050	(450)	175.00%
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	407	3,093	11.63%
Bank Fees	200	744	(544)	372.00%
Financial & Revenue Collections	1,200	4,483	(3,283)	373.58%
Meeting Expense	2,800	-	2,800	0.00%
Website Administration	1,200	2,100	(900)	175.00%
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	219,584	26,651	89.18%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	2,336	(536)	129.78%
Utility - Water & Waste	19,500	8,978	10,522	46.04%
Utility - Electric	69,000	65,446	3,554	94.85%
Total Utility Services	90,300	76,760	13,540	85.01%
<u>Landscape Services</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	15,000	14,150	850	94.33%
Irrigation Repairs & Maintenance	5,000	3,588	1,412	71.76%
Landscape Maintenance - Contract	88,734	94,445	(5,711)	106.44%
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	142,396	22,738	86.23%
<u>Other Physical Environment</u>				
Field Services	18,000	15,000	3,000	83.33%
Contracts-Janitorial Services	7,200	5,506	1,694	76.47%
Amenity Center Pest Control	1,000	750	250	75.00%
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	10,200	7,800	56.67%
Pool & Spa Repairs	2,000	3,739	(1,739)	186.95%
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	55,942	35,258	61.34%
<u>Contingency</u>				
Contingency Fund	10,000	3,097	6,903	30.97%
Total Contingency	10,000	3,097	6,903	30.97%
TOTAL EXPENDITURES	602,869	497,779	105,090	82.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	117,835	117,835	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		55,538		
FUND BALANCE, ENDING		\$ 173,373		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 18,513	\$ 18,513	0.00%
Special Assmnts- Tax Collector	569,704	583,741	14,037	102.46%
TOTAL REVENUES	569,704	602,254	32,550	105.71%
<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	-	27,908	27,908	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	\$ -	\$ 27,908	\$ 27,908	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		643,020		
FUND BALANCE, ENDING		\$ 670,928		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 2,815	\$ 2,815	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	72,365	(499,519)	12.65%
<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	-	3,287	3,287	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	\$ -	\$ 3,287	\$ 3,287	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		69,752		
FUND BALANCE, ENDING		\$ 73,039		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2021 Capital Projects Fund (300)
(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>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11	\$ 11	0.00%
TOTAL REVENUES	-	11	11	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	11	11	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		367		
FUND BALANCE, ENDING		\$ 378		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 30	\$ 30	0.00%
TOTAL REVENUES	-	30	30	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	30	30	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,049		
FUND BALANCE, ENDING		\$ 1,079		

Cash and Investment Report
July 31, 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%	\$194,569
Subtotal					\$194,569

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%	\$373
Series 2024 Acq and Construction	US Bank	Commercial Paper	n/a	3.25%	\$1,079
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%	\$527,448
Series 2024 Revenue Fund	US Bank	Commercial Paper	n/a	3.25%	\$38,267
Subtotal					\$745,423
Total					\$939,992

(Sorted by Check / ACH No.)

Check Total	\$249.75
--------------------	-----------------

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1260							
001	07/15/26	INFRAMARK LLC	183757	JULY 2026-DISTRICT SERVICES	Accounting Services	532001-51301	\$1,000.00
001	07/15/26	INFRAMARK LLC	183757	JULY 2026-DISTRICT SERVICES	Administrative Services	531148-51301	\$458.33
001	07/15/26	INFRAMARK LLC	183757	JULY 2026-DISTRICT SERVICES	Dissemination Agent/Reporting	531012-51301	\$833.32
001	07/15/26	INFRAMARK LLC	183757	JULY 2026-DISTRICT SERVICES	District Manager	531150-51301	\$2,083.33
001	07/15/26	INFRAMARK LLC	183757	JULY 2026-DISTRICT SERVICES	Field Services	531122-51301	\$1,500.00
001	07/15/26	INFRAMARK LLC	183757	JULY 2026-DISTRICT SERVICES	Financial & Revenue Collections	549150-51301	\$416.67
001	07/15/26	INFRAMARK LLC	183757	JULY 2026-DISTRICT SERVICES	ProfServ-Recording Secretary	531036-51301	\$375.00
001	07/15/26	INFRAMARK LLC	183757	JULY 2026-DISTRICT SERVICES	Rentals & Leases	544025-51301	\$100.00
001	07/15/26	INFRAMARK LLC	183757	JULY 2026-DISTRICT SERVICES	ProfServ-Info Technology	531020-51301	\$100.00
001	07/15/26	INFRAMARK LLC	183757	JULY 2026-DISTRICT SERVICES	Website Administration	549936-51301	\$200.00
Check Total							\$7,066.65
CHECK # 300023							
001	07/06/26	TECO	061526-6381-ACH	SERVICE 05/09/26 - 06/09/26	Utility - Electric	543041-53150	\$699.88
Check Total							\$699.88
CHECK # 300024							
001	07/06/26	TECO	061526-2716-ACH	SERVICE 05/09/26 - 06/09/26	Utility - Electric	543041-53150	\$28.57
Check Total							\$28.57
CHECK # 300025							
001	07/06/26	TECO	061526-0230-ACH	SERVICE 05/09/26 - 06/09/26	Utility - Electric	543041-53150	\$697.19
Check Total							\$697.19
CHECK # 300026							
001	07/06/26	TECO	061526-1659-ACH	SERVICE 05/09/26 - 06/09/26	Utility - Electric	543041-53150	\$4,821.97
Check Total							\$4,821.97
CHECK # 300027							
001	07/15/26	CITY OF PLANT CITY	1747007	3930 NORTHERN KEY DR 06/01/26-06/30/26	Utility - Water & Waste	543021-53150	\$712.18
Check Total							\$712.18
CHECK # 300028							
001	07/22/26	TECO	071526-62716-ACH	ELECTRIC 06/10/26-07/09/26	Utility - Electric	543041-53150	\$25.31
Check Total							\$25.31
CHECK # 300029							
001	07/22/26	TECO	071526-31659-ACH	ELECTRIC 06/10/26-07/09/26	Utility - Electric	543041-53150	\$4,821.97
Check Total							\$4,821.97
CHECK # 300030							
001	07/22/26	TECO	071526-40230-ACH	ELECTRIC 06/10/26-07/09/26	Utility - Electric	543041-53150	\$697.19
Check Total							\$697.19
CHECK # 300031							
001	07/22/26	TECO	071526-36381-ACH	ELECTRIC 06/10/26-07/09/26	Utility - Electric	543041-53150	\$459.85
Check Total							\$459.85
CHECK # 300032							
001	07/24/26	CHARTER COMMUNICATIONS	0411968071326-ACH	TV. INTERNET. VOICE 07/13/26-08/12/26	Clubhouse Internet, TV, Phone	541036-53150	\$273.52
Check Total							\$273.52
Fund Total							\$26,725.90
						Total Checks Paid	\$26,725.90



Park East CDD

Field Inspection Report August 2026

Tuesday, August 11 2026

Prepared For The Board Of Directors

3930 Northern Key Dr, Plant City, FL 33565

6 ITEM Identified

6 ITEM Incomplete

Daniel Haines

Inframark

Green is complete

Yellow is pending

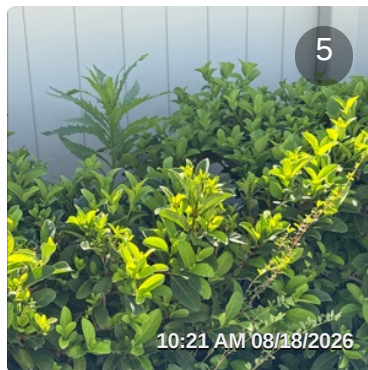
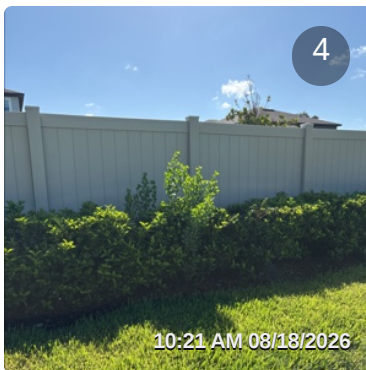
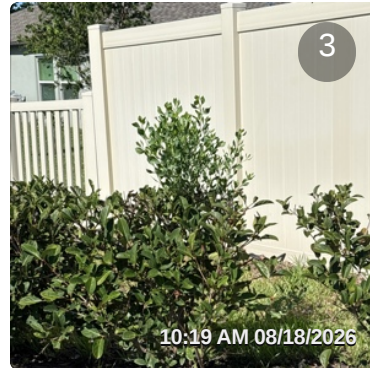
Red has not been answered

North Park Rd.

Due By: Wednesday, August 26 2026

Assigned To: Down to Earth

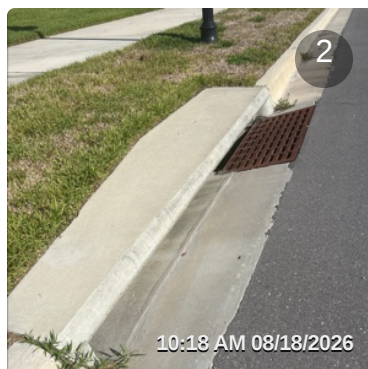
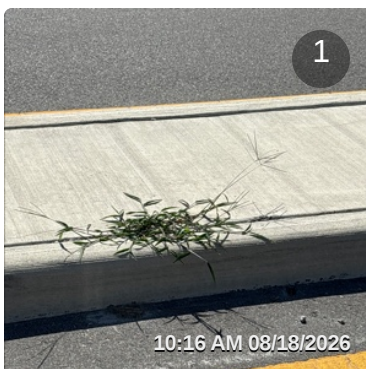
Sucker shoots were observed growing from the base of the crape myrtles and should be pruned as part of routine landscape maintenance. Additionally, weed growth was noted within the viburnum beds and should be removed to maintain a neat appearance and promote healthy plant growth.



Medians

Assigned To: Down to Earth

Weed growth was observed emerging from cracks and joints within the median and should be removed to maintain a clean appearance and prevent further encroachment of unwanted vegetation.



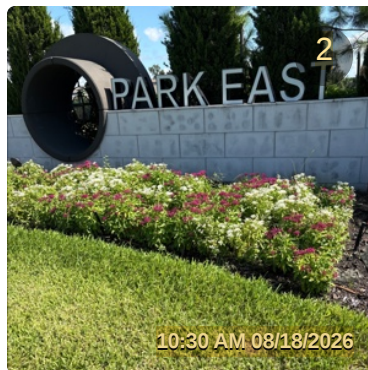
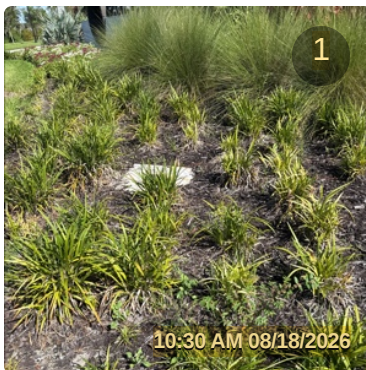
Annuals At Northern Key

Due By: Wednesday, August 26 2026

Assigned To: Down to Earth

Please pull weeds and spray → Weed growth was observed throughout the landscape bed and should be addressed by pulling existing weeds and applying an appropriate herbicide treatment to help prevent regrowth and maintain a clean, well-maintained appearance.

Turf Issues → Areas of the turf were observed to be in poor condition, exhibiting signs of thinning, discoloration, and/or decline. These areas should be evaluated and corrective measures taken as necessary to restore overall turf health and appearance



Amenity Area

Assigned To: Down to Earth

Turf Issues → Areas of the turf were observed to be in poor condition, exhibiting signs of thinning, discoloration, and/or decline. These areas should be evaluated and corrective measures taken as necessary to restore overall turf health and appearance.



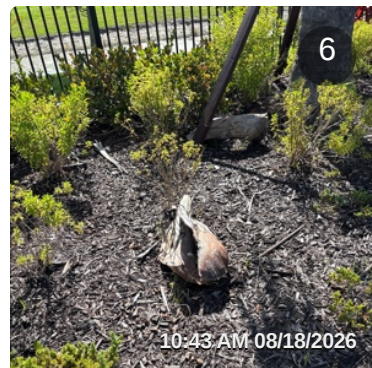
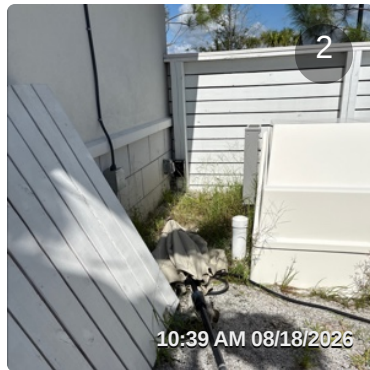
Inside Pool Area

Due By: Wednesday, August 26 2026

Assigned To: Down to Earth

Spray in Pool Area Around Inside Equipment Area → Weed growth was observed within the pool equipment enclosure and surrounding interior areas. Please treat the affected areas with an appropriate herbicide application to control existing weeds and help prevent future growth. Please be sure to check in with Sade every visit.

Pick Up Trash → Litter and miscellaneous debris were observed on-site and should be collected and properly disposed of to maintain the overall cleanliness and appearance of the property.





Ponds

Medium

Due By: Wednesday, August 26 2026

Assigned To: Eco Logic

Algae Bloom - Pond behind the amenity center and pool. → A significant algae bloom was observed in Pond 5. Please evaluate water quality conditions and implement appropriate treatment measures to control the algae, improve the pond's appearance, and help maintain overall aquatic health.

