

Park East Community Development District

October 01, 2026

Agenda Package

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
Charlotte Sonetiot, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Daniel Haines, Field Manager

Meeting Agenda

Thursday, October 01, 2026 at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held **October 01, 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:

<https://teams.microsoft.com/meet/274670906784015?p=oWvrHa3fhclU4vIPwM>

Meeting ID: 274 670 906 784 015 **Passcode:** Uh3Bw9B6

Dial-in by phone [+1 314-798-1835](tel:+13147981835) **Pin:** 157 123 394#

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. Discussion on Ratification of Notice of Termination to Inframark
- B. Report of FY 2026 Special Districts Performance Measures & Standards

4. CONSENT AGENDA

- A. Approval of Minutes of the September 03, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance August 2026
- C. Acceptance of the Financials and Approval of the Check Register for August 2026
- D. Ratification of Special Warranty Deed

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

Straley Robin Vericker

Attorneys at Law

1510 West Cleveland Street
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 901-4945
Writer's E-mail: jvericker@srvlegal.com
Website: www.srvlegal.com

September 21, 2026

Via Certified Mail, Return Receipt Requested

Inframark, LLC

Attn: Chris Tarase, Vice President
2002 West Grand Parkway North, Suite 100
Katy, TX 77449

Inframark, LLC

Attn: Legal Department
220 Gibraltar Road, Suite 200
Horsham, PA 19044

[Sent Via Electronic Mail to: ctarase@azuria.com]

**Re: Park East Community Development District
Notice of Termination of District Management and Other Services**

Dear Chris:

As you know Inframark, LLC (“**Inframark**”) has been providing the Park East Community Development District (“**District**”) with district management, field services management, amenity management, and other services pursuant to the agreements between the District and Inframark (collectively, “**Agreements**”). The purpose of this letter is to notify you that the District is terminating the Agreements and any other services provided by Inframark as of Sunday, January 17, 2027. Please discontinue all services to the District after that date.

The District expects Inframark to facilitate a smooth transition and to perform any work requested by the District under the current scope of services (such as providing meeting minutes and landscaping reports) through the termination date.

If you have any issues or questions regarding the termination of the Agreements, please contact me at your convenience.

Sincerely,

John M. Vericker

John Vericker, Esq.
Board Certified – City, County &
Local Government Law

cc via email: Angel Montagna amontagna@azuria.com
Charlotte Sonetirot csonetirot@azuria.com
Jason Liggett jliggett@azuria.com
Brian Lamb blamb@azuria.com

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

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

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Park East Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Park East Community Development District

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

The regular meeting of the Board of Supervisors of Park East Community Development District was held on Thursday, September 3, 2026, and called to order at 3:18 p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. 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

Business Items

A. Consideration of Brown & Brown Insurance Proposal October 01, 2026 – October 01, 2027

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Brown & Brown Insurance Proposal October 01, 2026 – October 01, 2027, was approved. 5-0

B. Consideration of Pool Masters – Masters of Pool Service Proposal #3632 (\$1,102.00)

The Board agreed to terminate *Blue-Life* contracted pool services.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Pool Masters Service Proposal #3632 (\$1,102.00), was approved. 5-0

C. Consideration of Resolution 2026-16; Designation of Officers

The following persons were elected to the offices:

- | | |
|----------------------|---------------------|
| • Carlos de la Ossa | Chairperson |
| • Nicholas Dister | Vice Chairperson |
| • Brian Lamb | Secretary |
| • Albert Vierra | Assistant Secretary |
| • Kyle Smith | Assistant Secretary |
| • Ryan Motko | Assistant Secretary |
| • Angel Montagna | Assistant Secretary |
| • Charlotte Sonetiro | Assistant Secretary |
| • Eric Davidson | Treasurer |

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-16; Designation of Officers, with the addition of Charlotte Sonetiro as Assistant Secretary, was adopted. 5-0

FOURTH ORDER OF BUSINESS

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**

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

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections report was presented, a copy of which was included in the agenda package. Mr. Haines provided statuses/updates pending/completed items.

SIXTH ORDER OF BUSINESS

BOS Requests/Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the meeting adjourned at 3:24 pm. 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	8/1/2026	24895	\$1,000.00			POOL SERVICES
CITY-WIDE CLEANING LLC	8/15/2020	20321	\$475.00			AUG 2026-CLEANING SERVICES
DOWN TO EARTH	8/1/2026	182057	\$8,801.88			AUG 26-LANDSCAPE MAINTENANCE
ECO-LOGIC SERVICES LLC	7/31/2026	6911	\$1,350.00			LAKE MAINTENANCE
INFRAMARK LLC	8/1/2026	186105	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	8/1/2026	186105	\$458.33			ADMINISTRATIVE FEES
INFRAMARK LLC	8/1/2026	186105	\$833.34			DISSEMINATION SERVICES
INFRAMARK LLC	8/1/2026	186105	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	8/1/2026	186105	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	8/1/2026	186105	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	8/1/2026	186105	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	8/1/2026	186105	\$100.00			TECHNOLOGY SERVICES
INFRAMARK LLC	8/1/2026	186105	\$200.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	8/1/2026	186105	\$100.00	\$7,066.67		RENTAL AND LEASES
INFRAMARK LLC	8/19/2026	187242	\$12.21	\$573.59		POSTAGE
STRALEY ROBIN VERICKER	8/14/2026	28848	\$919.50			PROFESSIONAL SVCS
TECO	8/13/2026	081326-36381-ACH	\$599.56			3930 NORTHERN KEY DR CLBHSE 07/10/26-08/07/26
WEISER SECURITY SERVICES INC	7/30/2026	1277286	\$67.50			WEEKLY BILLING 07/17/26-07/23/26
WEISER SECURITY SERVICES INC	8/6/2026	1278418	\$67.50			WEEKLY BILLING 07/24/26-07/30/26
WEISER SECURITY SERVICES INC	8/13/2026	1279336	\$67.50			WEEKLY BILLING 07/31/26 - 08/06/26
WEISER SECURITY SERVICES INC	8/20/2026	1280557	\$67.50			WEEKLY BILLING 08/07/26-08/13/26
Monthly Contract Subtotal			\$20,494.82			
Variable Contract						
INFRAMARK LLC	7/21/2026	184712	\$57.72			POSTAGE
US BANK	7/24/2026	8271941	\$4,256.13			TRUSTEE FEES 07/01/26-06/30/27
Variable Contract Subtotal			\$4,313.85			
Utilities						
CITY OF PLANT CITY	8/7/2026	1762655-ACH	\$709.68			3930 NORTHERN KEY DR 06/30/26-07/31/26

PARK EAST CDD Summary of Operations and Maintenance Invoices						
Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	8/13/2026	081326-31659-ACH	\$4,802.07			SAM ALLEN RD LIGHTS 07/10/26-08/07/26
TECO	8/13/2026	081326-62716-ACH	\$24.47			2031 W BLUE ORCHID AVE 07/10/26-08/07/26
TECO	8/13/2026	081326-40230-ACH	\$694.54		\$5,521.08	PARK EAST CDD PH 5 07/10/26-08/07/26
Utilities Subtotal			\$6,230.76			
Regular Services						
ALBERTO VIERA	8/6/2026	AV-080626	\$200.00			BOARD 8/6/26
BLUE LIFE POOL SERVICE LLC	8/17/2026	25127	\$468.50			POOL REPAIRS AND MAINTENANCE
CARLOS DE LA OSSA	8/6/2026	CO-080626	\$200.00			BOARD 8/6/26
INFRAMARK LLC	8/19/2026	187242	\$561.38			JULY 2026-GODADDY RENEWALS
KYLE SMITH	8/6/2026	KS-080626	\$200.00			BOARD 8/6/26
NICHOLAS J. DISTER	8/6/2026	ND-080626	\$200.00			BOARD 8/6/26
RISK MANAGEMENT ASSOCIATES INC	8/10/2026	25996060	\$195.00			Policy #PK FL1 0294983 25-01 05/01/26-10/01/26
RYAN MOTKO	8/6/2026	RM-080626	\$200.00			BOARD 8/6/26
Regular Services Subtotal			\$2,224.88			
Additional Services						
INFRAMARK LLC	8/13/2026	1169668	\$850.00			MONUMENT REPAIRS
Additional Services Subtotal			\$850.00			
TOTAL			\$34,114.31			

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
24895	08/01/2026	\$1,000.00	08/31/2026	Net 30	

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

Ways to pay



View and pay

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

City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 20321

TO:

Park East
 2005 Pan Am
 C/o Indramark

DATE:

8/15/20

[illegible]

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



Invoice: #182057
August 2026

Customer

Park East CDD
 Inframark
 2005 Pan Am Circle Suite 300

Property / Project Address

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

Tampa, FL 33604

Project/Job

Park East CDD Contract (2026)
 Estimate # 150588

Invoice Date

8/1/2026

Date Due

8/31/2026

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/>

Subtotal	\$8,801.88
Sales Tax	\$0.00
Total	\$8,801.88
Credits/Payments	(\$0.00)
Balance Due	\$8,801.88

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 # 6911
DATE 07/31/2026
DUE DATE 08/30/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Lake Maintenance Services for July 2026	1,250.00
Lake management for North FPC for July 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#

186105

DATE

8/1/2026

CUSTOMER ID

C2354

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/1/2026

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: August 2026

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

Subtotal

\$7,066.67

Tax

\$0.00

Total Due

\$7,066.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

187242

CUSTOMER ID

C2354

PO#**DATE**

8/19/2026

NET TERMS

Due On Receipt

DUE DATE

8/19/2026

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson 6-11-26 GODADDY : email renewals: \$561.38	1	Ea	561.38		561.38
Postage	11	Ea	1.11		12.21
Subtotal					573.59

Subtotal

\$573.59

Tax

\$0.00

Total Due

\$573.59

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.



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

Statement Date: August 13, 2026

Amount Due: \$599.56

Due Date: September 03, 2026

Account #: 221009336381

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	\$459.85
Payment(s) Received Since Last Statement	-\$455.58
Miscellaneous Credits	-\$4.27
Current Month's Charges	\$599.56

Amount Due by September 03, 2026 \$599.56

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 **1.6% lower** than the same period last year.

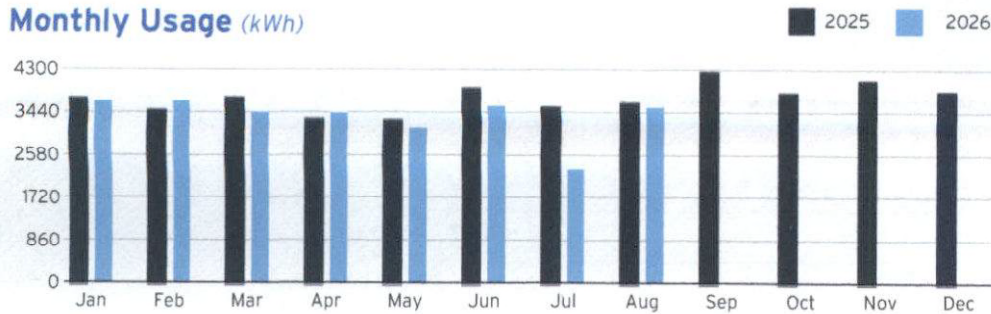


Your average daily kWh used was **57.69% higher** than it was in your previous period.



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 #: 221009336381

Due Date: September 03, 2026

Amount Due: \$599.56

Payment Amount: \$ _____

653853691636

Your account will be
drafted on September 03, 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: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000906161	08/07/2026	86,726	83,163	3,563 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,563 kWh @ \$0.09202/kWh	\$327.87
Fuel Charge	3,563 kWh @ \$0.03516/kWh	\$125.28
Storm Protection Charge	3,563 kWh @ \$0.00568/kWh	\$20.24
Clean Energy Transition Mechanism	3,563 kWh @ \$0.00418/kWh	\$14.89
Florida Gross Receipt Tax		\$13.01
Electric Service Cost		\$520.43
Franchise Fee		\$34.09
Municipal Public Service Tax		\$45.04
Total Electric Cost, Local Fees and Taxes		\$599.56

Total Current Month's Charges

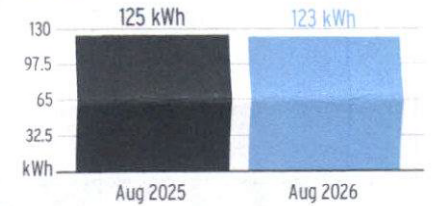
\$599.56



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$4.27
Total Current Month's Credits	-\$4.27

Avg kWh Used Per Day



Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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.



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

INVOICE NO.	1277286
DATE	07/30/26

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 7/17/2026 - 7/23/2026				
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.	1277286
Invoice Date	07/30/26
Amount Due	\$72.56
Amount Remitted	



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

INVOICE NO.	1278418
DATE	08/06/26

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 7/24/2026 - 7/30/2026				
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	
			TOTAL	\$67.50

▼ 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.	1278418
Invoice Date	08/06/26
Amount Due	\$67.50
Amount Remitted	



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

INVOICE NO.	1279336
DATE	08/13/26

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 7/31/2026 - 8/6/2026				
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	
			TOTAL	\$67.50

▼ 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.	1279336
Invoice Date	08/13/26
Amount Due	\$67.50
Amount Remitted	



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

INVOICE NO.	1280557
DATE	08/20/26

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 8/7/2026 - 8/13/2026				
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	
			TOTAL	\$67.50

▼ 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.	1280557
Invoice Date	08/20/26
Amount Due	\$67.50
Amount Remitted	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

184712

CUSTOMER ID

C2354

PO#**DATE**

7/21/2026

NET TERMS

Due On Receipt

DUE DATE

7/21/2026

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: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	74	Ea	0.78		57.72
Subtotal					57.72

Subtotal

\$57.72

Tax

\$0.00

Total Due

\$57.72

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.



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

Invoice Number: 8271941
Account Number: 245631000
Invoice Date: 07/24/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Park East Community Development District
Attn c/o District Manager
2005 Pan Am Circle
Ste 300
Tampa, FL 33607
United States
Park East Community Development District Special Assessment Bonds, Series 2024 (Series 2024 Project)

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	\$4,256.13
------------------	------------

All invoices are due upon receipt.

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

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

Invoice Number:	8271941
Account Number:	245631000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 245631000
Invoice # 8271941
Attn: Fee Dept St. Paul

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





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

Invoice Number: 8271941
Invoice Date: 07/24/2026
Account Number: 245631000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 07/01/2026 - 06/30/2027				\$3,950.00
Incidental Expenses 07/01/2026 to 06/30/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8271941



000001094 02 SP 106481973486208 S

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





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

FOR ONLINE BILL PAYMENTS, CITY FACTS AND INFORMATION GO TO WEB SITE: WWW.PLANTCITYGOV.COM

CUSTOMER NAME	SERVICE LOCATION
PARK EAST COMMUNITY DEVELOPMENT DISTRICT	3930 NORTHERN KEY DR

BILL NUMBER	BILL DATE	ACCOUNT NUMBER	CUSTOMER NUMBER	DUE DATE
1762655	08/07/2026	1008701860	636330	08/28/2026

CHARGE DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMM 2"	240141081	A	06/30/2026	07/31/2026	4298	4312	14	\$75.16
CONSUMPTION								
WATER					2.870000		14	\$40.18
WA REC COM2"	242324018	A	06/30/2026	07/31/2026	2599	2714	115	\$38.18
CONSUMPTION								
RECLAIM					1.450000		20	\$29.00
RECLAIM					2.010000		95	\$190.95
UTILITY TAX 10%								\$11.53
CONSUMPTION								
TAX					0.100000		0.000000	\$0.00
SW COMM 2"								\$162.36
CONSUMPTION								
SEWER					6.990000		14	\$97.86
SLDWST COM								\$53.76
STMWA COMM								\$10.70

CYCLE	USAGE	CYCLE	USAGE	READ CODE	Total Current Billing
07/26	14	01/26	10		\$709.68
06/26	19	12/25	13	A = Actual	Previous Balance \$712.18
06/26	20	11/25	16	E = Estimate	Adjustments \$0.00
05/26	7	10/25	61	F = Final	Interest \$0.00
04/26	16	09/25	168		Less Payments Received \$712.18
03/26	8	08/25	72		Total Amount Due \$709.68
02/26	10				

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.

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



Promptly Send Payment To:
City of Plant City
Utility Billing Department
302 W Reynolds Street
Plant City FL 33563-3216

UTILITY BILL

Remittance Copy
Please write your Account Number on your check
and enclose this portion of bill with your payment

Account Number:	1008701860
Customer Number:	636330
Bill Number:	1762655
Pay By:	08/28/2026
Total Due:	\$709.68

Service Location

3930 NORTHERN KEY DR

Please remit and make checks in US funds payable to:
CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003



202610087018606363300000070968

TEMP - RETURN SERVICE REQUESTED
IMPORTANT NOTICE ENCLOSED

PARK EAST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAM AM CIR SUITE 300
TAMPA, FL 33607-6008



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

Statement Date: August 13, 2026

Amount Due: \$4,802.07

Due Date: September 03, 2026

Account #: 221009131659

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Previous Amount Due	\$4,821.97
Payment(s) Received Since Last Statement	-\$4,821.97
Current Month's Charges	\$4,802.07

Amount Due by September 03, 2026 \$4,802.07

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



Scan here to view
your account online.



**Is your business
STORM-READY?**

Get tips, outage and restoration info,
planning and safety resources, plus
answers to storm questions.

TampaElectric.com/StormCenter

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



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

Account #: 221009131659

Due Date: September 03, 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: \$4,802.07

Payment Amount: \$ _____

653853691635

Your account will be
drafted on September 03, 2026

00003474 FTECO108132622402810 00000 02 00000000 10835 007

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:
SAM ALLEN ROAD
LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Service Period: Jul 10, 2026 - Aug 07, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	90 kWh @ \$0.03411/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		\$0.00
Florida Gross Receipt Tax		\$0.17
Lighting Charges		\$269.51

Billing information continues on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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.



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

Account #: 221009131659
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Service Period: Jul 10, 2026 - Aug 07, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	435 kWh @ \$0.03411/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		\$0.00
Florida Gross Receipt Tax		\$0.83

Lighting Charges **\$1,302.61**

Billing information continues on next page →





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

Account #: 221009131659
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Service Period: Jul 10, 2026 - Aug 07, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	180 kWh @ \$0.03411/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		\$0.00
Florida Gross Receipt Tax		\$0.35

Lighting Charges	\$539.01
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Billing information continues on next page →



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

Account #: 221009131659
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Service Period: Jul 10, 2026 - Aug 07, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	255 kWh @ \$0.03411/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		\$0.00
Florida Gross Receipt Tax		\$0.49

Lighting Charges **\$763.59**

Billing information continues on next page →





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

Account #: 221009131659
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Service Period: Jul 10, 2026 - Aug 07, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	225 kWh @ \$0.03411/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		\$0.00
Florida Gross Receipt Tax		\$0.43

Lighting Charges

\$673.76

Billing information continues on next page →



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

Account #: 221009131659
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Service Period: Jul 10, 2026 - Aug 07, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	392 kWh @ \$0.03411/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		\$0.00
Florida Gross Receipt Tax		\$0.75

Lighting Charges **\$1,253.59**

Total Current Month's Charges

\$4,802.07

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

Account #: 221009131659
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00003474-0007606-Page 8 of 14



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

Statement Date: August 13, 2026

Amount Due: \$24.47

Due Date: September 03, 2026

Account #: 221009462716

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	\$25.31
Payment(s) Received Since Last Statement	-\$25.31

Current Month's Charges	\$24.47
-------------------------	---------

Amount Due by September 03, 2026	\$24.47
----------------------------------	---------

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

Your Energy Insight

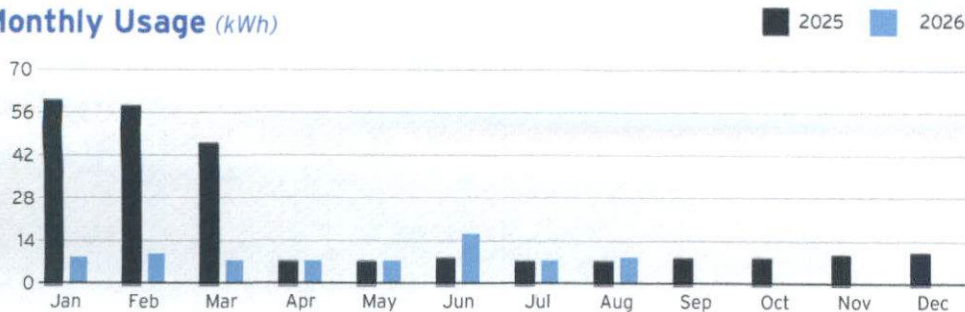
Your average daily kWh used was **50% higher** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009462716

Due Date: September 03, 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: \$24.47

Payment Amount: \$ _____

660026494082

Your account will be
drafted on September 03, 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: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000938048	08/07/2026	312	303		9 kWh	1	29 Days

Charge Details

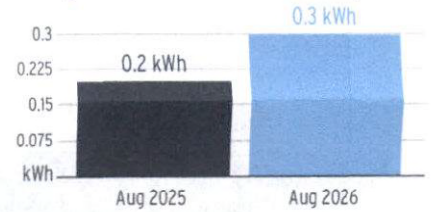


Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	9 kWh @ \$0.09202/kWh	\$0.83
Fuel Charge	9 kWh @ \$0.03516/kWh	\$0.32
Storm Protection Charge	9 kWh @ \$0.00568/kWh	\$0.05
Clean Energy Transition Mechanism	9 kWh @ \$0.00418/kWh	\$0.04
Florida Gross Receipt Tax		\$0.52

Electric Service Cost	\$20.90
Franchise Fee	\$1.37
Municipal Public Service Tax	\$2.20
Total Electric Cost, Local Fees and Taxes	\$24.47

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

Total Current Month's Charges

\$24.47

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
PARK EAST CDD PH 5
PLANT CITY, FL 33565

Statement Date: August 13, 2026

Amount Due: \$694.54

Due Date: September 03, 2026

Account #: 221009540230

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

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

Current Month's Charges	\$694.54
-------------------------	----------

Amount Due by September 03, 2026	\$694.54
---	-----------------

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



Scan here to view
your account online.



Is your business
STORM-READY?

Get tips, outage and restoration info,
planning and safety resources, plus
answers to storm questions.

TampaElectric.com/StormCenter

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



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

Account #: 221009540230

Due Date: September 03, 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: \$694.54

Payment Amount: \$ _____

660026494083

Your account will be
drafted on September 03, 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: August 13, 2026
Charges Due: September 03, 2026

Service Period: Jul 10, 2026 - Aug 07, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 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		\$0.00
Florida Gross Receipt Tax		\$0.40
Lighting Charges		\$694.54

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

Total Current Month's Charges

\$694.54

00003474-0007608-Page 12 of 14

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

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: August 6, 2026

Supervisor	Attendance	Paid
Carlos de la Ossa	✓	✓ \$200.00
Nick Dister	✓	✓ \$200.00
Ryan Motko	✓	✓ \$200.00
Kyle Smith	✓	✓ \$200.00
Albert Viera	✓	✓ \$200.00

Approved for Payment: Angel Montagna | Date: August 6, 2026

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
25127	08/17/2026	\$487.30	09/16/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
REGULAR CONTROL VALVE.	THREADED CAP, 6/8" CRANK VALVE	1	28.50	28.50
INSTALLATION	Drive Time to Location and Field Labor	1	440.00	440.00
SERVICES	Sales Tax	1	18.80	18.80

Ways to pay



SUBTOTAL	487.30
TAX	0.00
TOTAL	487.30
BALANCE DUE	\$487.30

View and pay

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: August 6, 2026

Supervisor	Attendance	Paid
Carlos de la Ossa	✓	✓ \$200.00
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Albert Viera	✓	✓ \$200.00

Approved for Payment: Angel Montagna | Date: August 6, 2026

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Park East CDD

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Albert Viera	✓	✓ \$200.00

Approved for Payment: Angel Montagna | Date: August 6, 2026

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: August 6, 2026

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Nick Dister	✓	✓ \$200.00
Ryan Motko	✓	✓ \$200.00
Kyle Smith	✓	✓ \$200.00
Albert Viera	✓	✓ \$200.00

Approved for Payment: Angel Montagna | Date: August 6, 2026



Mail payment to:
Risk Management Associates, Inc.
P.O. Box 745959
Atlanta, GA 30374-5959

Overnight payment to:
Risk Management Associates, Inc.
Lockbox 745959
6000 Feldwood Road
College Park, GA 30349

Park East Community Development District
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE

Customer	Park East Community Development District
Acct #	929974
Date	08/10/2026
Customer Service	(386)252-6176
Page	1 of 1

Payment Information	
Invoice Summary	\$ 195.00
Payment Amount	
Payment for:	Invoice#25996060
PK FL1 0294983 25-01	

Thank You

Please detach and return with payment



Customer: Park East Community Development District

Invoice	Effective	Transaction	Description	Amount
25996060	06/04/2026	Policy change	Policy #PK FL1 0294983 25-01 05/01/2026-10/01/2026 Preferred Governmental Insurance Trust (PGIT) Business Auto - Endt 1- Add HNOA	195.00

Total

\$ 195.00

Thank You

Please Remit Payment Upon Receipt

Risk Management Associates, Inc.

P. O. Box 2416
Daytona Beach, FL 32115

(386)252-6176

Date

08/10/2026

Preferred Governmental Insurance Trust

Coverage Agreement Endorsement

Endorsement No.: 001

Member: Park East Community Development District

Effective Date: See Below

Agreement No.: PK FL1 0294983 25-01

Coverage Period: 05/01/2026 to 10/01/2026

In consideration of an **additional premium of \$195.00**, the Coverage Agreement is amended as follows:

Effective: 06/04/2026

Automobile

The Coverage Agreement is extended to include Automobile Liability Hired and Non-Owned Coverage.

The following forms and endorsements attached and listed below now form part of this Coverage Agreement.

PGIT 030 (10 13) Public Entity Automobile Coverage Part Declarations

PGIT 300 (10 24) Public Entity Automobile Coverage Form

PGIT 301 (10 13) Public Entity Auto – Florida Changes

PGIT 309a (10 19) Public Entity Auto – Florida Personal Injury Protection

PGIT 311 (10 13) Public Entity Auto – Pollution Liability – Broadened Coverage For Covered Autos

PGIT 312 (10 13) Public Entity Auto – Mutual Aid Endorsement

Subject otherwise to the terms, conditions, and exclusions of the coverage agreement.

Issued: 8/7/2026

Authorized By: _____



PUBLIC ENTITY

AUTOMOBILE COVERAGE PART DECLARATIONS

ITEM ONE

COVERED PARTY: Park East Community Community Development District

AGREEMENT NO.: N/A

ITEM TWO

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

This agreement provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those "autos" shown as covered "autos." "Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the Covered Autos Section of the Public Entity Automobile Coverage Form next to the name of the coverage.

COVERAGES	COVERED AUTOS (Entry of one or more of the symbols from the Covered Auto Section of the Public Entity Automobile Coverage Form shows which autos are covered autos)	LIMIT THE MOST WE WILL PAY FOR ANY ONE ACCIDENT OR LOSS	PREMIUM
LIABILITY	8, 9	Total Any One Accident \$1,000,000 \$0 Deductible Subject to PGIT MN-306	Included
PERSONAL INJURY PROTECTION (or equivalent No-fault Coverage)	5	STATUTORY	Included
AUTO MEDICAL PAYMENTS			Not Included
UNINSURED MOTORISTS			Not Included
UNDERINSURED MOTORISTS			Not Included
PHYSICAL DAMAGE COMPREHENSIVE COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DED. AS SCHEDULED FOR EACH COVERED AUTO PER ATTACHED SCHEDULE, BUT NO DEDUCTIBLE APPLIES TO LOSS CAUSED BY FIRE OR LIGHTNING. See ITEM FOUR For Hired Or Borrowed "Autos."	Not Included
PHYSICAL DAMAGE SPECIFIED CAUSES OF LOSS COVERAGE	N/A	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS \$ ____ DED. FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM. See ITEM FOUR For Hired Or Borrowed "Autos"	Not Included
PHYSICAL DAMAGE COLLISION COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DED. AS SCHEDULED FOR EACH COVERED AUTO PER ATTACHED SCHEDULE. See ITEM FOUR For Hired Or Borrowed "Autos."	Not Included
PHYSICAL DAMAGE TOWING AND LABOR (Not available in California)	N/A	N/A For Each Disablement of A Private Passenger "Auto"	Not Included
PREMIUM			INCLUDED

ITEM THREE**SCHEDULE OF COVERED AUTOS YOU OWN**

SEE ATTACHED SCHEDULE

ITEM FOUR**SCHEDULE FOR HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS****LIABILITY COVERAGE**

STATE	ESTIMATED COST OF HIRE FOR EACH STATE	RATE	FACTOR (if Liability Cov. Is Primary)	PREMIUM
FL	\$ IF ANY	FLAT CHARGE		Included

PHYSICAL DAMAGE COVERAGE

COVERAGES	LIMIT OF COVERAGE THE MOST WE WILL PAY DEDUCTIBLE	ESTIMATED ANNUAL COST OF HIRE	RATE PER EACH \$100 ANNUAL COST OF HIRE	PREMIUM
COMPREHENSIVE	ACTUAL CASH VALUE OR COST OF REPAIRS OR , WHICHEVER IS LESS, MINUS DED. FOR EACH COVERED AUTO.	\$IF ANY	\$	Not Included
SPECIFIED CAUSES OF LOSS	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS \$ DED. FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM	\$	\$	\$
COLLISION	ACTUAL CASH VALUE OR COST OF REPAIRS OR , WHICHEVER IS LESS, MINUS DED. FOR EACH COVERED AUTO	\$IF ANY	\$	Not Included
			PREMIUM	Not Included

ITEM FIVE**SCHEDULE FOR NON-OWNERSHIP LIABILITY**

NAMED COVERED PARTY'S BUSINESS	RATING BASIS	PREMIUM
Community Development District	\$IF ANY	Included

FORMS AND ENDORSEMENTS

Forms and endorsements applying to this Coverage Part and made part of the coverage agreement at this time of issue:

See PGIT MN-002

Premium: **\$ INCLUDED**

THIS SUPPLEMENTAL DECLARATIONS AND THE COMMON AGREEMENT DECLARATIONS, TOGETHER WITH THE COMMON AGREEMENT CONDITIONS, COVERAGE PART(S), FORMS AND ENDORSEMENTS, IF ANY, COMPLETE THE ABOVE NUMBERED AGREEMENT.

PUBLIC ENTITY

AUTOMOBILE COVERAGE FORM

Various provisions in this Coverage Agreement restrict coverage. Read the entire Coverage Agreement carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Agreement the words "you" and "your" refer to the Named Covered Parties shown in the Declarations. The words "we," "us" and "our" refer to the Trust providing this coverage.

Other words and phrases that appear in quotation marks have special meaning. Refer to SECTION VI - DEFINITIONS.

SECTION I - COVERED AUTOS

ITEM TWO of the Declarations shows the "autos" that are covered "autos" for each of your coverages. The following numerical symbols describe the "autos" that may be covered "autos." The symbols entered next to a coverage on the Declarations designate the only "autos" that are covered "autos."

A. 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 MOTORISTS 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
- 10 = Per definition assigned on PGIT MN-399, if applicable.

B. Owned Autos You Acquire After the Coverage Agreement Begins

1. If symbols 1, 2, 3, 4, 5 or 6 are entered next to a coverage in ITEM TWO of the Declarations, then you have coverage for "autos" that you acquire of the type described for the remainder of the coverage agreement period. No additional or return premium during the remainder of the annual coverage term, except as noted in B.2.c. below. If the coverage agreement period is a two year agreement then the annual premium change will be reflected in the 2nd year of the coverage agreement renewal premium.
2. But, if symbol 7 is entered next to a coverage in ITEM TWO of the Declarations, an "auto" you acquire will be a covered "auto" for that coverage only if:
 - a. We already cover all "autos" that you own for that coverage or it replaces an "auto" you previously owned that had that coverage; and
 - b. You tell us within 30 days after you acquire it that you want us to cover it for that coverage.
 - c. Additional and return premium will be subject to pro-rata adjustment. This pro-rata adjustment will apply to all coverage for the "autos" that are added or deleted.

C. Certain Trailers, Mobile Equipment and Temporary Substitute Autos

If this Coverage Form provides Liability Coverage, the following types of vehicles are also covered "autos" for Liability Coverage:

1. "Trailers" with a load capacity of 2,000 pounds or less designed primarily for travel on public roads.
2. "Mobile equipment" while being carried or towed by a covered "auto."
3. Any "auto" you do not own while used with the permission of its owner as a temporary substitute for a covered "auto" you own that is out of service because of its:
 - a. Breakdown;
 - b. Repair;
 - c. Servicing;
 - d. "Loss"; or
 - e. Destruction.

SECTION II - LIABILITY COVERAGE

A. Coverage

We will pay all sums a "covered party" legally must pay as damages because of "bodily injury" or "property damage" to which this coverage applies, caused by an "accident" and resulting from the ownership, maintenance or use of a covered "auto."

We will also pay all sums a "covered party" legally must pay as a "covered pollution cost or expense" to which this coverage applies, caused by an "accident" and resulting from the ownership, maintenance or use of covered "autos." However, we will only pay for the "covered pollution cost or expense" if there is either "bodily injury" or "property damage" to which this coverage applies that is caused by the same "accident."

We have the right and duty to defend any "suit" asking for such damages or a "covered pollution cost or expense." However, we have no duty to defend "suits" for "bodily injury" or "property damage" or a "covered pollution cost or expense" not covered by this Coverage Form. We may investigate and settle any claim or "suit" as we consider appropriate. Our duty to defend or settle ends when the Liability Coverage Limit has been exhausted by payment of judgments or settlements.

Any "leased auto" designated or described in the Schedule will be considered a covered "auto" you own and not a covered "auto" you hire or borrow.

The coverages provided under this endorsement apply to any "leased auto" until the expiration date of the Common Declarations page, or when the lessor or his or her agent takes possession of the "leased auto," whichever occurs first.

1. Who Is A Covered Party

The following are "covered parties":

- a. You for any covered "auto."
- b. Anyone else while using with your permission a covered "auto" you own, hire or borrow except:

- (1) The owner or anyone else from whom you hire or borrow a covered "auto." This exception does not apply if the covered "auto" is a "trailer" connected to a covered "auto" you own.
 - (2) Your employee if the covered "auto" is owned by that employee or a member of his or her household.
 - (3) Someone using a covered "auto" while he or she is working in a business of selling, servicing, repairing or parking "autos" unless that business is yours.
 - (4) Anyone other than your employees, partners, a lessee or borrower or any of their employees, while moving property to or from a covered "auto."
 - (5) A partner of yours for a covered "auto" owned by him or her or a member of his or her household.
- c. Anyone liable for the conduct of a "covered party" described above but only to the extent of that liability.

2. Coverage Extensions

- a. Supplementary Payments. In addition to the Limit of Coverage, we will pay for the "covered party":
- (1) All expenses we incur.
 - (2) Up to \$1,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.
 - (3) The cost of bonds to release attachments in any "suit" we defend, but only for bond amounts within our Limit of Coverage.
 - (4) All reasonable expenses incurred by the "covered party" at our request, including actual loss of earning up to \$250 a day because of time off from work.
 - (5) All costs taxed against the "covered party" in any "suit" we defend.
 - (6) All interest on the full amount of any judgment that accrues after entry of the judgment in any "suit" we defend; but our duty to pay interest ends when we have paid, offered to pay or deposited in court the part of the judgment that is within our Limit of Coverage.

b. Out-of-State Coverage Extensions.

While a covered "auto" is away from the state where it is licensed we will:

- (1) Increase the Limit of Coverage for Liability Coverage to meet the limits specified by a compulsory or financial responsibility law of the jurisdiction where the covered "auto" is being used. This extension does not apply to the limit or limits specified by any law governing motor carriers of passengers or property.
- (2) Provide the minimum amounts and types of other coverages, such as no-fault, required of out-of-state vehicles by the jurisdiction where the covered "auto" is being used.

We will not pay anyone more than once for the same elements of loss because of these extensions.

B. Exclusions

This coverage does not apply to any of the following:

1. Expected or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "covered party."

2. Contractual

Liability assumed under any contract or agreement.

But this exclusion does not apply to liability for damages:

- a. Assumed in a contract or agreement that is an "insured contract" provided the "bodily injury" or "property damage" occurs subsequent to the execution of the contract or agreement; or
- b. That the "covered party" would have in the absence of the contract or agreement.

3. Workers' Compensation

Any obligation for which the "covered party" or the "covered party's" coverage provider may be held liable under any workers' compensation, disability benefits or unemployment compensation law or any similar law.

4. Employee Indemnification and Employer's Liability "Bodily injury" to:

- a. An employee of the "covered party" arising out of and in the course of employment by the "covered party"; or
- b. The spouse, child, parent, brother or sister of that employee as a consequence of paragraph a. above.

This exclusion applies:

- (1) Whether the "covered party" may be liable as an employer or in any other capacity; and
- (2) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

But this exclusion does not apply to "bodily injury" to domestic employees not entitled to workers' compensation benefits or to liability assumed by the "covered party" under an "insured contract."

5. Fellow Employee

"Bodily injury" to any fellow employee of the "covered party" arising out of and in the course of the fellow employee's employment.

6. Care, Custody or Control

"Property damage" to or "covered pollution cost or expense" involving property owned or transported by the "covered party" or in the "covered party's" care, custody or control. But this exclusion does not apply to liability assumed under a sidetrack agreement.

7. Handling of Property

"Bodily injury" or "property damage" resulting from the handling of property:

- a. Before it is moved from the place where it is accepted by the "covered party" for movement into or onto the covered "auto"; or
- b. After it is moved from the covered "auto" to the place where it is finally delivered by the "covered parties."

8. Movement of Property by Mechanical Device

"Bodily injury" or "property damage" resulting from the movement of property by a mechanical device (other than a hand truck) unless the device is attached to the covered "auto."

9. Operations

"Bodily injury" or "property damage" arising out of the operation of any equipment listed in paragraphs 6.b. and 6.c. of the definition of "mobile equipment."

10. Completed Operations

"Bodily injury" or "property damage" arising out of your work after that work has been completed or abandoned.

In this exclusion, your work means:

- a. Work or operations performed by you or on your behalf; and
- b. Materials, parts or equipment furnished in connection with such work or operations.

Your work includes warranties or representations made at any time with respect to the fitness, quality, durability or performance of any of the items included in paragraphs a. or b. above.

Your work will be deemed completed at the earliest of the following times:

- (1) When all of the work called for in your contract has been completed.
- (2) When all of the work to be done at the site has been completed if your contract calls for work at more than one site.

- (3) When that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.

Work that may need service, maintenance, correction, repair or replacement, but which is otherwise complete, will be treated as completed.

11. Pollution

"Bodily injury" or "property damage" arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

- a. That are, or that are contained in any property that is:
- (1) Being transported or towed by, handled, or handled for movement into, onto or from, the covered "auto";
 - (2) Otherwise in the course of transit by or on behalf of the "covered party"; or
 - (3) Being stored, disposed of, treated or processed in or upon the covered "auto";
- b. Before the "pollutants" or any property in which the "pollutants" are contained are moved from the place where they are accepted by the "covered party" for movement into or onto the covered "auto"; or
- c. After the "pollutants" or any property in which the "pollutants" are contained are moved from the covered "auto" to the place where they are finally delivered, disposed of or abandoned by the "covered party."

Paragraph a. above does not apply to fuels, lubricants, fluids, exhaust gases or other similar "pollutants" that are needed for or result from the normal electrical, hydraulic or mechanical functioning of the covered "auto" or its parts, if:

- (1) The "pollutants" escape, seep, migrate, or are discharged, dispersed or released directly from an "auto" part designed by its manufacturer to hold, store, receive or dispose of such "pollutants"; and
- (2) The "bodily injury," "property damage" or "covered pollution cost or expense" does not arise out of the operation of any equipment listed in paragraphs 6.b. and 6.c. of the definition of "mobile equipment."

Paragraphs b. and c. above of this exclusion do not apply to "accidents" that occur away from premises owned by or rented to a "covered party" with respect to "pollutants" not in or upon a covered "auto" if:

- (3) The "pollutants" or any property in which the "pollutants" are contained are upset, overturned or damaged as a result of the maintenance or use of a covered "auto"; and
- (4) The discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused directly by such upset, overturn or damage.

12. War

"Bodily injury" or "property damage" due to war, whether or not declared, or any act or condition incident to war. War includes civil war, insurrection, rebellion or revolution. This exclusion applies only to liability assumed under a contract or agreement.

13. Professional Liability

"Bodily injury" resulting from the providing or the failure to provide any medical or other professional services.

14. Racing

This coverage does not apply to any "bodily injury" or "property damage" sustained as a result of any covered "auto" while the covered "auto" is being used in any professional or non-professional racing or demolition contest or stunting activity, or while practicing for such contest or activity. This coverage also does not apply to any "bodily injury" sustained while the "auto" is being prepared for such a contest or activity.

C. Limit of Coverage

1. Regardless of the number of covered "autos," "covered parties," premiums paid, claims made or vehicles involved in the "accident," the most we will pay for the total of all damages and "covered pollution cost or expense" combined, resulting from any one "accident" is the Limit of Coverage for Liability Coverage shown in the Declarations.
2. All "bodily injury," "property damage" and "covered pollution cost or expense" resulting from continuous or repeated exposure to substantially the same conditions will be considered as resulting from one "accident."
3. No one will be entitled to receive duplicative payments for the same elements of "loss" under this Coverage Agreement and any Medical payments, Uninsured Motorist, or Underinsured Motorists within this Coverage Agreement.
4. The most we will pay is further limited by limitations set forth in Section 768.28(5), Florida Statutes (2010) or the equivalent limitations of successor law which are applicable at the time of loss.

However, subject to the amount in the Limit of Coverage shown in the Declarations -

FLORIDA AUTOMOBILE LIABILITY LIMITS we will pay:

- a. The amount indicated when the Florida Legislature enacts an appropriate claim bill in accordance with Section 768.28 (5), Florida Statutes;
 - b. The amount determined by a court of competent jurisdiction for liable action taken outside the state of Florida; or
 - c. The amount shown in the Limit of Coverage shown in the Declarations when Florida Statutes Section 768.28 (5), is inapplicable.
5. Damages will not include:
- a. taxes, fines, penalties, or sanctions;
 - b. punitive or exemplary damages or the multiple portion of any multiplied damages award;
 - c. matters uninsurable under the laws pursuant to which this **Coverage Agreement** is construed; or
 - d. the cost to comply with any injunctive or other non-monetary or declaratory relief, including specific performance, or any agreement to provide such relief.

D. Other Coverage or Insurance

In the event **you** have other coverage or insurance subject to the same plan, terms, conditions, and provisions under this Coverage Part, the coverage provided by this Coverage Form is excess over any other coverage or insurance. This applies to any covered "autos" you do not own, hire, rent or borrow that are used in connection with your business.

SECTION III - PHYSICAL DAMAGE COVERAGE

A. Coverage

1. We will pay for "loss" to a covered "auto" or its equipment under:
 - a. Comprehensive Coverage. From any cause except:
 - (1) The covered "auto's" collision with another object; or
 - (2) The covered "auto's" overturn.
 - b. Specified Causes of Loss Coverage. Caused by:
 - (1) Fire, lightning or explosion;
 - (2) Theft;
 - (3) Windstorm, hail or earthquake;
 - (4) Flood;
 - (5) Mischief or vandalism; or
 - (6) The sinking, burning, collision or derailment of any conveyance transporting the covered "auto."
 - c. Collision Coverage. Caused by:
 - (1) The covered "auto's" collision with another object; or

(2) The covered "auto's" overturn.

2. Towing

We will pay up to the limit shown in the Declarations for towing and labor costs incurred each time a covered "auto" of the private passenger type is disabled. However, the labor must be performed at the place of disablement.

3. Glass Breakage - Hitting a Bird or Animal - Falling Objects or Missiles.

If you carry Comprehensive Coverage for the damaged covered "auto," we will pay for the following under Comprehensive Coverage:

- a. Glass breakage;
- b. "Loss" caused by hitting a bird or animal; and
- c. "Loss" caused by falling objects or missiles.

However, you have the option of having glass breakage caused by a covered "auto's" collision or overturn considered a "loss" under Collision Coverage.

4. Theft: We will pay up to \$50 per day subject to the rental coverage aggregate provided in coverage part 5. Rental Coverage below of \$5,000 in any one coverage period for transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the coverage agreement's expiration, when the covered "auto" is returned to use or we pay for its "loss."

5. Rental Coverage

- a. We will pay for rental reimbursement expenses incurred by you for the rental of an "auto" because of "loss" to a covered "auto". Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto". No deductibles apply to this coverage.
- b. We will pay only for those expenses incurred during the policy period beginning 24 hours after the "loss" and ending, regardless of the policy's expiration, with the lesser of the following number of days:
 - (1) The number of days reasonably required to repair or replace the covered "auto" or,
 - (2) Thirty (30) days.
- c. Our payment is limited to the lesser of the following amounts:
 - (1) Necessary and actual expenses incurred that relate directly to the "loss" of the covered auto.
 - (2) The maximum payment stated applicable to "any one day" or "any one coverage period" for each occurrence.
- d. This coverage does not apply while there are spare or reserve "autos" available to you for your operations.
- e. The maximum amount payable is \$50.00 per day per covered automobile per occurrence, or \$5,000 in the aggregate for the coverage period in which the losses occur. The rental coverage for theft also applies under this same aggregate.

B. Exclusions

1. We will not pay for "loss" caused by or resulting from any of the following. Such "loss" is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the "loss."

a. Nuclear Hazard.

- (1) The explosion of any weapon employing atomic fission or fusion; or
- (2) Nuclear reaction or radiation, or radioactive contamination, however caused.

b. War or Military Action.

- (1) War, including undeclared or civil war;
- (2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

- (3) Insurrection, rebellion, revolution, usurped power or action taken by governmental authority in hindering or defending against any of these.

2. Other Exclusions.

a. We will not pay for "loss" to any of the following:

- (1) Tape decks or other sound reproducing equipment unless permanently installed in a covered "auto."
- (2) Tapes, records or other sound reproducing devices designed for use with sound reproducing equipment.
- (3) Sound receiving equipment designed for use as a citizen's band radio, two-way mobile radio or telephone or scanning monitor receiver, including its antennas and other accessories, unless permanently installed in the dash or console opening normally used by the "auto" manufacturer for the installation of a radio.
- (4) Equipment designed or used for the detection or location of radar.

b. We will not pay for "loss" caused by or resulting from any of the following unless caused by other "loss" that is covered by this agreement:

- (1) Wear and tear, freezing, mechanical or electrical breakdown.
- (2) Blowouts, punctures or other road damage to tires.

c. We will not pay for "loss" to any covered "auto" while used in any racing or demolition contest, or stunting activity, or while practicing for any such contest or activity. We will also not pay for "loss" to any covered "auto" while that covered "auto" is being prepared for such a contest or activity.

C. Limit of Coverage

The most we will pay for "loss" in any one "accident" is the lesser of:

1. The actual cash value of the damaged or stolen property as of the time of the "loss"; or
2. The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality; or
3. 110% of the value reported on the applicable schedule
4. If the valuation type shown on the automobile schedule is "agreed value", then items C1 and 3 do not apply and the loss is paid based on the cost to repair or the agreed value on the schedule, whichever is less, less the applicable deductible.
5. Limited Replacement Cost: We will reimburse, on a replacement cost basis, the Named Covered Party of an 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 vehicle types other than those listed in the preceding sentence.

D. Deductible

For each covered "auto," our obligation to pay for, repair, return or replace damaged or stolen property will be reduced by the applicable deductible shown in the Schedule. Any Comprehensive Coverage deductible shown in the Declarations does not apply to "loss" caused by fire or lightning.

SECTION IV - AUTO MEDICAL PAYMENTS COVERAGE

A. Coverage

We will pay reasonable expenses incurred for necessary medical and funeral services to or for a Covered Party who sustains "bodily injury" caused by "accident." We will pay only those expenses incurred, for services rendered within three years from the date of the "accident."

B. Who Is A Covered Party

1. You while "occupying" or, while a pedestrian, when struck by any "auto."
2. If you are an individual, any "family member" while "occupying" or, while a pedestrian, when struck by any "auto."
3. Anyone else "occupying" a covered "auto" or a temporary substitute for a covered "auto." The covered "auto" must be out of service because of its breakdown, repair, servicing, loss or destruction.

C. Exclusions

This coverage does not apply to any of the following:

1. "Bodily injury" sustained by a Covered Party while "occupying" a vehicle located for use as a premises.
2. "Bodily injury" sustained by you or any "family member" while "occupying" or struck by any vehicle (other than a covered "auto") owned by you or furnished or available for your regular use.
3. "Bodily injury" sustained by any "family member" while "occupying" or struck by any vehicle (other than a covered "auto") owned by or furnished or available for the regular use of any "family member."
4. "Bodily injury" to your "employee" arising out of and in the course of employment by you. However, we will cover "bodily injury" to your domestic "employees" if not entitled to workers' compensation benefits. For the purposes of this endorsement, a domestic "employee" is a person engaged in household or domestic work performed principally in connection with a residence premises.
5. "Bodily injury" to a Covered Party while working in a business of selling, servicing, repairing or parking "autos" unless that business is yours.
6. "Bodily injury" caused by declared or undeclared war or insurrection or any of their consequences.
7. "Bodily injury" to anyone using a vehicle without a reasonable belief that the person is entitled to do so.
8. "Bodily Injury" sustained by a Covered Party while "occupying" any covered "auto" while used in any professional racing or demolition contest or stunting activity, or while practicing for such contest or activity. This coverage also does not apply to any "bodily injury" sustained by a covered party while the "auto" is being prepared for such a contest or activity.

D. Limit of Coverage

Regardless of the number of covered "autos," "covered parties," premiums paid, claims made or vehicles involved in the "accident," the most we will pay for "bodily injury" for each Covered Party injured in any one "accident" is the Limit Of Coverage for Auto Medical Payments Coverage shown in the Declarations.

E. Changes in Conditions

Section V - Conditions are changed for Auto Medical Payments Coverage as follows:

1. Section V.A.5 - The Transfer of Rights of Recovery Against Others to Us Condition does not apply.
2. The reference in Other Coverage in the Business Auto and Garage Coverage Forms and Other Coverage - Primary and Excess Coverage Provisions in the Truckers and Motor Carrier Coverage Forms to "other collectible insurance" applies only to other collectible auto medical payments insurance.

F. Additional Definitions

As used in this Section:

1. "Family member" means a person related to you by blood, marriage or adoption who is a resident of your household, including a ward or foster child.
2. "Occupying" means in, upon, getting in, on, out or off.

SECTION V - BUSINESS AUTO CONDITIONS

The following conditions apply in addition to the Common Coverage Agreement Conditions:

A. Loss Conditions

1. Appraisal for Physical Damage Loss

If you and we disagree on the amount of "loss," either may demand an appraisal of the "loss." In this event, each party will select a competent appraiser. The two appraisers will select a competent and impartial umpire.

The appraisers will state separately the actual cash value and amount of "loss." If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will be binding. Each party will:

- a. Pay its chosen appraiser; and
- b. Bear the other expenses of the appraisal and umpire equally.

If we submit to an appraisal, we will still retain our right to deny the claim.

2. Duties in The Event of Accident, Claim, Suit or Loss

- a. In the event of "accident," claim, "suit" or "loss," you must give us or our authorized representative prompt notice of the "accident" or "loss." Include:

- (1) How, when and where the "accident" or "loss" occurred;
- (2) The "covered party's" name and address; and
- (3) To the extent possible, the names and addresses of any injured persons and witnesses.

- b. Additionally, you and any other involved "covered party" must:

- (1) Assume no obligation, make no payment or incur no expense without our consent, except at the "covered party's" own cost.

No one will be entitled to receive duplicate payments for the same elements of "loss" under this coverage and any Liability Coverage Form, Uninsured Motorists Coverage Endorsement or Underinsured Motorists Coverage Endorsement attached to this Coverage Part.

- (2) Immediately send us copies of any request, demand, order, notice, summons or legal paper received concerning the claim or "suit."

- (3) Cooperate with us in the investigation, settlement or defense of the claim or "suit".

- (4) Authorize us to obtain medical records or other pertinent information.

- (5) Submit to examination, at our expense, by physicians of our choice, as often as we reasonably require.

- c. If there is "loss" to a covered "auto" or its equipment you must also do the following:

- (1) Promptly notify the police if the covered "auto" or any of its equipment is stolen.
- (2) Take all reasonable steps to protect the covered "auto" from further damage. Also keep a record of your expenses for consideration in the settlement of the claim.
- (3) Permit us to inspect the covered "auto" and records proving the "loss" before its repair or disposition.
- (4) Agree to examinations under oath at our request and give us a signed statement of your answers.

3. Legal Action Against Us

No one may bring a legal action against us under this Coverage Form until:

- a. There has been full compliance with all the terms of this Coverage Form; and
- b. Under Liability Coverage, we agree in writing that the "covered party" has an obligation to pay or until the amount of that obligation has finally been determined by judgment after trial. No one has the right under this coverage agreement to bring us into an action to determine the "covered party's" liability.

4. Loss Payment - Physical Damage

Coverages At our option we may:

- a. Pay for, repair or replace damaged or stolen property; or

- b. Return the stolen property, at our expense. We will pay for any damage that results to the "auto" from the theft; or
- c. Take all or any part of the damaged or stolen property at an agreed or appraised value.

5. Transfer of Rights of Recovery Against Others to Us

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

6. Support and Cooperation in Opposition to Claim Bill Legislation

If we act to oppose legislation brought forth in accordance with Florida Statute 768.28, arising from a covered occurrence, you shall use your best efforts to provide us with positive support and cooperation in such opposition:

Such positive support and cooperation shall include, but is not limited to:

- a. Formal proclamations or resolutions by your governing board in opposition to such legislation;
- b. Oral or written testimony of your officials and employees at legislative hearings or other legislative proceedings in opposition to such legislation; and
- c. Personal contact by your officials and employees with legislators identified by us.

B. General Conditions

1. Bankruptcy

Bankruptcy or insolvency of the "covered party" or the "covered party's" estate will not relieve us of any obligations under this Coverage Form.

2. Concealment, Misrepresentation or Fraud

This Coverage Form is void in any case of fraud by you at any time as it relates to this Coverage Form. It is also void if you or any other "covered party," at any time, intentionally conceal or misrepresent a material fact concerning:

- a. This Coverage Form;
- b. The covered "auto";
- c. Your interest in the covered "auto"; or
- d. A claim under this Coverage Form.

3. Coverage Agreement Period, Coverage Territory

Under this Coverage Form, we cover "accidents" and "losses" occurring:

- a. During the Coverage Agreement period shown in the Declarations; and
- b. Within the coverage territory. The coverage territory is:

- (1) The United States of America;
- (2) The territories and possessions of the United States of America;
- (3) Puerto Rico; and
- (4) Canada.

We also cover "loss" to, or "accidents" involving, a covered "auto" while being transported between any of these places.

4. No Benefit to Bailee - Physical Damage Coverages

We will not recognize any assignment or grant any coverage for the benefit of any person or organization holding, storing or transporting property for a fee regardless of any other provision of this Coverage Form.

5. Premium Audit

- a. The estimated premium for this Coverage Form is based on the exposures you told us you would have when this coverage agreement began. We will compute the final premium due when we determine your actual exposures. The estimated total premium will be credited against the final premium due and the first Named Covered Party will be billed for the balance, if any. If the estimated total premium exceeds the final premium due, the first Named Covered Party will get a refund.
- b. If this coverage agreement is issued for more than one year, the premium for this Coverage Form will be computed annually based on our rates or premiums in effect at the beginning of each year of the coverage agreement.

6. Two Or More Coverage Forms or Agreements Issued by Us

If this Coverage Form and any other Coverage Form or coverage agreement issued to you by us or any company affiliated with us apply to the same "accident," the aggregate maximum Limit of Coverage under all the Coverage Forms or policies shall not exceed the highest applicable Limit of Coverage under any one Coverage Form or coverage agreement. This condition does not apply to any Coverage Form or coverage agreement issued by us or an affiliated company specifically to apply as excess coverage over this Coverage Form.

SECTION VI - DEFINITIONS

- A. "Accident" includes continuous or repeated exposure to the same conditions resulting in "bodily injury" or "property damage."
- B. "Auto" means a land motor vehicle, trailer or semitrailer designed for travel on public roads but does not include "mobile equipment."

C. "Bodily injury" means bodily injury, sickness or disease sustained by a person including death resulting from any of these.

D. "Covered pollution cost or expense" means any cost or expense arising out of:

1. Any request, demand or order; or
2. Any claim or "suit" by or on behalf of a governmental authority demanding that the "covered party" or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of "pollutants."

"Covered pollution cost or expense" does not include any cost or expense arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

- a. That are, or that are contained in any property that is:
 - (1) Being transported or towed by, handled, or handled for movement into, onto or from the covered "auto";
 - (2) Otherwise in the course of transit by or on behalf of the "covered party";
 - (3) Being stored, disposed of, treated or processed in or upon the covered "auto"; or
- b. Before the "pollutants" or any property in which the "pollutants" are contained are moved from the place where they are accepted by the "covered party" for movement into or onto the covered "auto"; or
- c. After the "pollutants" or any property in which the "pollutants" are contained are moved from the covered "auto" to the place where they are finally delivered, disposed of or abandoned by the "covered party"

Paragraph a. above does not apply to fuels, lubricants, fluids, exhaust gases or other similar "pollutants" that are needed for or result from the normal electrical, hydraulic or mechanical functioning of the covered "auto" or its parts, if:

- (1) The "pollutants" escape, seep, migrate, or are discharged, dispersed or released directly from an "auto" part designed by its manufacturer to hold, store, receive or dispose of such "pollutants"; and
 - (2) The "bodily injury," "property damage" or "covered pollution cost or expense" does not arise out of the operation of any equipment listed in paragraphs **6.b.** or **6.c.** of the definition of "mobile equipment."
- d. Paragraphs **b.** and **c.** above do not apply to "accidents" that occur away from premises owned by or rented to a "covered party" with respect to "pollutants" not in or upon a covered "auto" if:
- (1) The "pollutants" or any property in which the "pollutants" are contained are upset, overturned or damaged as a result of the maintenance or use of a covered "auto"; and
 - (2) The discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused directly by such upset, overturn or damage.
- E. "Covered party" means any person or organization qualifying as a covered party in the Who Is A Covered Party provision of the applicable coverage. Except with respect to the Limit of Coverage, the coverage afforded applies separately to each covered party who is seeking coverage or against whom a claim or "suit" is brought.
- F. "Insured Contract" means an agreement between two or more cities, counties, special districts, or other governmental bodies regarding:
- 1. A lease of premises;
 - 2. A sidetrack agreement;
 - 3. Any easement or license agreement, except in connection with construction or demolition operations on or within 50 feet of a railroad;
 - 4. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;
 - 5. Where permitted by Florida Statute 768.28, that part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another public entity to pay for "bodily injury" or "property damage" to a third person or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.
 - 6. That part of any contract or agreement entered into, as part of your business, pertaining to the rental or lease, by you or any of your employees, of any "auto." However, such contract or agreement shall not be considered an "insured contract" to the extent that it obligates you or any of your employees to pay for "property damage" to any "auto" rented or leased by you or any of your employees.
- An "insured contract" does not include that part of any contract or agreement:
- a. That indemnifies any person or organization for "bodily injury" or "property damage" arising out of construction or demolition operations, within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, road beds, tunnel, underpass or crossing; or
 - b. That pertains to the loan, lease or rental of an "auto" to you or any of your employees, if the "auto" is loaned, leased or rented with a driver; or
 - c. That holds a person or organization engaged in the business of transporting property by "auto" for hire harmless for your use of a covered "auto" over a route or territory that person or organization is authorized to serve by public authority.
 - d. That does not comply with Florida Statute 768.28.
- G. "Leased Auto" means an "auto" leased or rented to you, including any substitute, replacement or extra "auto" needed to meet seasonal or other needs, under a leasing or rental agreement that requires you to provide direct primary coverage for the lessor.
- H. "Loss" means direct and accidental loss or damage.
- I. "Mobile equipment" means any of the following types of land vehicles, including any attached machinery or equipment:

1. Bulldozers, farm machinery, forklifts and other vehicles designed for use principally off public roads;
 2. Vehicles maintained for use solely on or next to premises you own or rent;
 3. Vehicles that travel on crawler treads;
 4. Vehicles, whether self-propelled or not, maintained primarily to provide mobility to permanently mounted:
 - a. Power cranes, shovels, loaders, diggers or drills; or
 - b. Road construction or resurfacing equipment such as graders, scrapers or rollers.
 5. Vehicles not described in paragraphs 1., 2., 3., or 4. above that are not self-propelled and are maintained primarily to provide mobility to permanently attached equipment of the following types:
 - a. Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment; or
 - b. Cherry pickers and similar devices used to raise or lower workers.
 6. Vehicles not described in paragraphs 1., 2., 3., or 4. above maintained primarily for purposes other than the transportation of persons or cargo. However, self-propelled vehicles with the following types of permanently attached equipment are not "mobile equipment" but will be considered "autos":
 - a. Equipment designed primarily for:
 - (1) Snow removal;
 - (2) Road maintenance, but not construction or resurfacing; or
 - (3) Street cleaning;
 - b. Cherry pickers and similar devices mounted on automobile or truck chassis and used to raise or lower workers; and
 - c. Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting or well servicing equipment.
 7. However, "mobile equipment" does not include land vehicles that are subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged. Land vehicles subject to a compulsory or financial responsibility law or other motor vehicle insurance law are considered "autos":
- J.** "Pollutants" means any solid, liquid, mold, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.
- K.** "Property damage" means damage to or loss of use of tangible property.
- L.** "Suit" means a civil proceeding in which:
- (1) Damages because of "bodily injury" or "property damage"; or
 - (2) A "covered pollution cost or expense"
- to which this coverage applies, are alleged.
- a. An arbitration proceeding in which such damages or "covered pollution costs or expenses" are claimed and to which the "covered party" must submit or does submit with our consent; or
 - b. Any other alternative dispute resolution proceeding in which such damages or "covered pollution costs or expenses" are claimed and to which the "covered party" submits with our consent.
- M.** "Trailer" includes semitrailer.

PUBLIC ENTITY

FLORIDA CHANGES

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300**:

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Physical Damage Coverage is changed as follows:

1. No deductible applies under Specified Causes of Loss or Comprehensive coverage for "loss" to glass used in the windshield.
2. All other Physical Damage Coverage provisions will apply.
3. Paragraph 1. of Loss Conditions, Appraisal for Physical Damage Loss, is replaced by the following:

1. Appraisal for Physical Damage Loss

If you and we disagree on the amount of "loss," either may demand an appraisal of the "loss." Upon notice of a demand for appraisal, the opposing party may, prior to appraisal, demand mediation of the dispute in accordance with the Mediation provision contained in this endorsement. The mediation must be completed before a demand for appraisal can be made. In this event, each party will select a competent appraiser. The two appraisers will select a competent and impartial umpire. The appraisers will state separately the actual cash value and amount of "loss." If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will be binding. Each party will:

- a. Pay its chosen appraiser; and
- b. Bear the other expenses of the appraisal and umpire equally.

If we submit to an appraisal, we still retain our right to deny the claim.

B. The following condition is added to the General Conditions:

Mediation

1. In any claim filed by a "covered party" with us for:
 - a. "Bodily injury" in an amount of \$10,000 or less, arising out of the ownership, operation, use or maintenance of a covered "auto";
 - b. "Property damage" in any amount, arising out of the ownership, operation, maintenance or use of a covered "auto," or
 - c. "Loss" to a covered "auto" or its equipment, in any amount;either party may make a written demand for mediation of the claim prior to the institution of litigation.
2. A written request for mediation must be filed with the Florida Department of Insurance on an approved form, which may be obtained from the Florida Department of Insurance.
3. The request must state:
 - a. Why mediation is being requested.
 - b. The issues in dispute, which are to be mediated.
4. The Florida Department of Insurance will randomly select mediators. Each party may reject one mediator, either before or after the opposing side has rejected a mediator. The mediator will notify the parties of the date, time and place of the mediation conference. The mediation conference will be held within 45 days of the request for mediation. The conference will be held by telephone if feasible. The participants in the mediation conference must have the authority to make a binding decision, and must mediate in good faith. Each party will bear the expenses of the mediation equally, unless the mediator determines that one party has not mediated in good faith.

5. Only one mediation may be requested for each claim unless all parties agree to further mediation. A party demanding mediation shall not be entitled to demand or request mediation after a suit is filed relating to the same facts already mediated.
6. The mediation shall be conducted as an informal process and formal rules of evidence and procedures need not be observed.



PUBLIC ENTITY

FLORIDA PERSONAL INJURY PROTECTION

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

For a covered "auto" licensed or principally garaged in, or "garage operations" conducted in, Florida, this endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300:**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

We agree with the "Named Covered Party," subject to all provisions of this endorsement and to all the provisions of the agreement except as modified herein, as follows that:

SCHEDULE

Any Personal Injury Protection deductible shown in the Declarations of \$0 is applicable to the following "Named Covered Party" only:

Berry Bay III Community Development District

Benefits

Limit Per Person

Total Aggregate Limit

Up to \$10,000 Limit (Medical and Disability Benefits)

Death Benefits

\$5,000 (in addition to the medical and disability benefits)

Medical Benefits

80% of reasonable medical expenses subject to total aggregate limit

Disability Benefits

60% of loss of gross income and earning capacity and replacement services subject to total aggregate limit (payable every two weeks)

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement)

A. Coverage

We will pay Personal Injury Protection benefits in accordance with the Florida Motor Vehicle No-Fault Law, as amended, to or for a "covered party" who sustains bodily injury, sickness, disease, or death arising out of the ownership, maintenance, or use of a motor vehicle, subject to the limits shown in the schedule, as follows:

1. Medical Benefits

All reasonable "medically necessary" expenses for medical, surgical, X-ray, dental, and rehabilitative services, including prosthetic devices, and medically necessary ambulance, hospital and nursing services if the individual received initial services and care as provided herein within 14 days after the motor vehicle accident, and for necessary remedial treatment and services recognized and permitted under the laws of the state for a "Covered Party" who relies upon spiritual means through prayer alone for healing in accordance with his or her religious beliefs. However, payment of expenses for spiritual healing shall not affect the determination of what other services or procedures are "medically necessary." Initial services and care must be lawfully provided, supervised, ordered, or prescribed by a physician licensed under Chapter 458 (medical physician) or Chapter 459 (osteopathic physician), a dentist licensed under Chapter 466, or a chiropractic physician licensed under Chapter 460 or that are provided in a hospital or facility that owns or is wholly owned by a hospital. Initial services include care provided by a person or entity licensed under Part III of Chapter 401, which provides emergency transportation and treatment. Follow-up services and care must be consistent with the underlying medical diagnosis rendered as part of the initial services and care provided so long as such care and services are provided by persons and entities authorized pursuant to s.627.736 (1)(a)2. of Florida's Motor Vehicle No-Fault law, as amended. Medical Benefits do not include massage as defined in s. 480.033

or acupuncture as defined in s. 457.102, regardless of the person, entity, or licensee providing massage or acupuncture, and a licensed massage therapist or licensed acupuncturist may not be reimbursed for Medical Benefits under this provision. Reimbursement for services and care is provided (subject to the 80% limitation) up to \$10,000 if a physician licensed under Chapter 466 (medical) or Chapter 459 (osteopathic), dentist licensed under Chapter 466, physician assistant licensed under Chapter 458 or Chapter 459, or an advanced registered nurse practitioner licensed under Chapter 464 has determined that the injured person had an emergency medical condition. Reimbursement is limited to \$2500 (subject to the 80% limitation) if the injured person did not have an emergency medical condition.

2. Disability Benefits

With respect to the period of disability of the injured person any loss of gross income and loss of earning capacity per individual from the inability to work proximately caused by the injury sustained by the injured person, plus all expenses reasonably incurred in obtaining from others ordinary and necessary services in lieu of those that, but for the injury, the injured person would have performed without income for the benefit of his or her household; and

3. Death benefits

Death benefits of \$5,000 per individual in addition to the Medical Benefits and the Disability Benefits provided. We may pay death benefits to the executor or administrator of the deceased, to any of the deceased's relatives by blood, legal adoption, or by marriage, or to any person appearing to us to be equitably entitled to such benefits.

B. Who Is A Covered Party

1. The "Named Covered Party"
2. If the "Named Covered Party" is an individual, any "family member."
3. Any other person while "occupying" a covered "motor vehicle" with the "Named Covered Party's" consent.
4. A "pedestrian" if the "accident" involves the covered "motor vehicle."

C. Exclusions

We will not pay Personal Injury Protection benefits for "bodily injury":

1. Sustained by the "Named Covered Party" and relatives residing in the same household while occupying another motor vehicle owned by the named insured and not insured under this policy;
2. Sustained by any person while operating the covered "motor vehicle" without the "Named Covered Party's" expressed or implied consent;
3. Sustained by any person, if such person's conduct contributed to his or her injury under any of the following circumstances:
 - a. Causing injury to himself or herself intentionally; or
 - b. Being injured while committing a felony.
4. To any person, other than the "Named Covered Party" if that person is the "owner" of a "motor vehicle" for which security is required under the Florida Motor Vehicle No-Fault Law;
5. To any person, other than the "Named Covered Party," or any "family member," who is entitled to personal injury protection benefits from the owner of a "motor vehicle" that is not a covered "motor vehicle" under this agreement or from the owner's insurer; or
6. To any person who sustains "bodily injury" while "occupying" a "motor vehicle" located for use as a residence or premises.

D. Limits of Coverage

1. Regardless of the number of persons covered, policies or bounds applicable, premiums paid, vehicles involved or claims made, the total aggregate limit of personal injury protection Medical benefits and Disability

Benefits available under the Florida Motor Vehicle No-Fault Law from all sources combined, including this agreement, for all "loss" and expense incurred by or on behalf of any one person who sustains "bodily injury" as the result of any one "accident," shall be \$10,000, provided that payment for Death Benefits shall be \$5,000 per person, per accident in addition to the aggregate Medical benefits and Disability benefits maximum limitation of \$10,000.

2. Any amount paid under this coverage will be reduced by the amount of benefits an injured person has been paid or is entitled to be paid for the same elements of "loss" under any workers' compensation law.
3. If personal injury protection benefits, under the Florida Motor Vehicle No-Fault Law, have been received from any insurer for the same elements of loss and expense benefits available under this agreement, we will not make duplicate payments to or for the benefit of the injured person. This insurer paying the benefits shall be entitled to recover from us its pro rata share of the benefits paid and expenses incurred in handling the claim.
4. The deductible amount shown in the Schedule, if any, will be deducted from the total amount of expenses and losses listed in Paragraphs **A.1**, **A.2**, and **A.3** of this endorsement before the application of any percentage limitation for each "Covered Party" to whom the deductible applies. The deductible does not apply to the Death Benefit.
5. As provided for in Section 627.736 (5) of Florida's Motor Vehicle No-Fault Law, as amended, we limit payment to providers subject to the schedule of charges set forth within that section of the law. We will pay all charges (subject to the 80% limitation) for Medical Benefits to providers submitting charges less than those allowed under that section of the law.

E. Changes in Conditions

The Conditions are changed for Personal Injury Protection as follows:

1. Duties In The Event of Accident, Claim, Suit or Loss:

In the event of an "accident", the "Named Covered Party" must give us or our authorized representative prompt written notice of the "accident."

If any injured person or his legal representative institutes a legal action to recover damages for "bodily injury" against a third party, a copy of the summons, complaint or other process served in connection with that legal action must be forwarded to us as soon as possible by the injured person or his or her legal representative.

2. Legal Action Against Us is changed by adding the following:

No one may bring a legal action against us under this coverage until 30 days after the required notice of "accident" and reasonable proof of claim have been filed with us.

3. Transfer of Rights of Recovery Against Others to Us is replaced by the following:

Unless prohibited by the Florida Motor Vehicle No-Fault Law, in the event of payment to or for the benefit of any injured person under this coverage:

- a. We will be reimbursed for those payments, not including reasonable attorneys' fees and other reasonable expenses, from the proceeds of any settlement or judgment resulting from any right of recovery of the injured person against any person or organization legally responsible for the "bodily injury" from which the payment arises. We will also have a lien on those proceeds.
 - b. If any person to or from whom we pay benefits has rights to recover benefits from another, those rights are transferred to us. That person must do everything necessary to secure our rights and must do nothing after loss to impair them.
 - c. The insurer providing personal injury protection benefits on a private passenger "motor vehicle," as defined in the Florida Motor Vehicle No-Fault Law, shall be entitled to reimbursement to the extent of the payment of personal injury protection benefits from the "owner" or the insurer of the "owner" of a commercial "motor vehicle," as defined in the Florida Motor Vehicle No-Fault Law, if such injured person sustained the injury while "occupying," or while a "pedestrian" through being struck by, such commercial "motor vehicle."
4. The Concealment, Misrepresentation Or Fraud provision is replaced by the following: We do not provide coverage under this endorsement for a "Covered Party" if that "Covered Party" has committed, by a material act or omission, any insurance fraud relating to personal injury protection coverage under this form, if fraud is admitted to in a sworn statement by the "covered party" or if the fraud is established in a court of competent

jurisdiction. Any insurance fraud shall void all personal injury protection coverage arising from the claim with respect to the "Covered Party" who committed the fraud. Any benefits paid prior to the discovery of that "Covered Party's" fraud shall be recoverable from that "Covered Party." If we had reasonable belief that a fraudulent insurance act has been committed under Florida's No-Fault Insurance Law, we will notify the claimant, in writing, within 30 days after submission of the claim that we are investigating the claim for suspected fraud. At the end of the initial 30-day period we will have an additional 60 days to conduct our fraud investigation. Within 90 days of submission of the claim we will either deny the claim based upon our finding of fraudulent activity or pay the claim with simple interest from the date the claim was submitted until the date the claim is paid. If we deny the claim based upon a finding of fraudulent activity we will report such information to the Florida Division of Insurance Fraud.

F. Additional Conditions

The following Conditions are added:

1. Mediation

a. In any claim filed by a "Covered Party" with us for:

1. "Bodily Injury" in an amount of \$10,000 or less, arising out of the ownership, operation, use or maintenance of a covered "auto";
2. "Property Damage" in any amount, arising out of the ownership, operation, maintenance or use of a covered "auto" or;
3. "Loss" to a covered "auto" or its equipment, in any amount, either party may make a written demand for mediation of the claim prior to the institution of litigation.

b. A written request for mediation must be filed with the Florida Department of Insurance on an approved form, which may be obtained from the Florida Department of Insurance.

c. The request must state:

1. Why the mediation is being requested.
2. The issues in dispute, which are to be mediated.

d. The Florida Department of Insurance will randomly select mediators. Each party may reject one mediator, either before or after the opposing side has rejected a mediator. The mediator will notify the parties of the date, time and place of the mediation conference. The mediation conference will be held within 45 days of the request for mediation. The conference will be held by telephone if feasible. Participants in the mediation conference must have the authority to make a binding decision, and must mediate in good faith. Each party will bear the expenses of the mediation equally, unless the mediator determines that one party has not mediated in good faith.

e. Only one mediation may be requested for each claim unless all parties agree to a further mediation. A party demanding mediation shall not be entitled to demand or request mediation after a suit is filed relating to the same facts already mediated.

f. The mediation shall be conducted as an informal process and formal rules of evidence and procedures need not be observed.

2. Modification of Agreement Coverages

Any Automobile Medical Payments Coverage and any Uninsured Motorist Coverage afforded by the agreement shall be excess over any personal injury protection benefits paid or payable. Regardless of whether the full amount of personal injury protection benefits has been exhausted, any Medical Payments Coverage afforded by the agreement shall pay the portion of any claim for personal injury protection medical expenses which are otherwise covered but not payable due to the limitation of 80% of medical expense benefits, but shall not be payable for the amount of the deductible selected.

3. Proof of Claim; Medical Reports and Examination: Payment of Claim Withheld

As soon as practicable, the person making claim shall give to us written proof of claim, under oath if required, which may include full particulars of the nature and extent of the injuries and treatment received and contemplated, and such other information as may assist us in determining the amount due and payable. Such person shall submit to mental and physical examinations at our expense when and as often as we may

reasonably require and a copy of the medical report shall be forwarded to such person if requested. Whenever a person making a claim is charged with committing a felony, we shall withhold benefits until, at the trial level, the prosecution makes a formal entry on the record that it will not prosecute the case against the person, the charge is dismissed or the person is acquitted.

4. Provisional Premium

In the event of any change in the rules, rates, rating plan, premiums or minimum premiums applicable to the coverage afforded, because of an adverse judicial finding as to the constitutionality of any provisions of the Florida Motor Vehicle No-Fault Law providing for the exemption of persons from tort liability, the premium stated in the Declarations for any Liability, medical Payments and Uninsured Motorists coverage shall be deemed provisional and subject to recomputation. If this agreement is a renewal agreement, such recomputation shall also include a determination of the amount of any return premium previously credited or refunded to the "Named Covered Party" pursuant to Sections 627.730 through 627.7415 (1988) of the Florida Motor Vehicle No-Fault Law with respect to insurance afforded under a previous agreement. If the recomputed premium exceeds the premium shown in the Declarations, the "Named Covered Party" shall pay to us the excess as well as the amount of any return premium previously credited or refunded.

5. Special Provisions for Rented or Leased Vehicles

Notwithstanding any provision of this coverage to the contrary, if a person is injured while "occupying" or through being struck by, a "motor vehicle" rented or leased under a rental or lease agreement, the personal injury protection afforded under the lessor's policy shall be primary, unless the face of the agreement contains, in at least 10-point type, the following language:

The valid and collectible personal injury protection insurance of any authorized rental or leasing driver is primary for the limits of personal injury protection coverage required by Section 627.736, Florida Statutes.

6. Agreement Period; Territory

The coverage under this Section applies only to "accidents" which occur during the agreement period:

- a. In the state of Florida;
- b. As with respect to the "Named Covered Party" or any "family member", while "occupying" the covered "motor vehicle" outside the state of Florida but within the United States of America, its territories or possessions or Canada; and
- c. As with respect to the "Named Covered Party", while "occupying" a "motor vehicle" of which a "family member" is the "owner" and for which security is maintained under the Florida Motor Vehicle No-Fault Law outside the state of Florida but within the United States of America, its territories or possessions or Canada.

G. Additional Definitions

As used in this endorsement:

1. "Motor Vehicle" means any self-propelled vehicle with four or more wheels which is of a type both designed and required to be licensed for use on the highways of Florida and any trailer or semitrailer designed for use with such vehicle;

However, "motor vehicle" does not include:

- a. A mobile home;
 - b. Any "motor vehicle" which is used in mass transit, other than public school transportation, and designed to transport more than five passengers exclusive of the operator of the motor vehicle and which is owned by a municipality, a transit authority, or a political subdivision of the state.
2. "Family member" means a person related to the "Named Covered Party" by blood, marriage or adoption including a ward or foster child who is resident of the same household as the "Named Covered Party".
 3. "Named Covered Party" means the person or organization named in the Declarations of the agreement and, if an individual, shall include the spouse if a resident of the same household.
 4. "Occupying" means in or upon or entering into or alighting from.
 5. "Owner" means a person or organization who holds the legal title to a "motor vehicle", and includes:
 - a. A debtor having the right to possession, in the event a "motor vehicle" is the subject of a lease with option to purchase and such lease agreement is for a period of six months or more; and

- b.** A lessee having the right to possession, in the event a “motor vehicle” is the subject of a lease with option to purchase and such lease agreement is for a period of six months or more; and
 - c.** A lessee having the right to possession, in the event a “motor vehicle” is the subject of a lease without option to purchase, and such lease is for a period of six months or more, and the lease agreement provides that the lessee shall be responsible for securing coverage.
- 6.** “Pedestrian” means a person while not an occupant of any self-propelled vehicle.
- 7.** “Emergency Medical Condition” means a medical condition manifesting itself by acute symptoms of sufficient severity, which may include severe pain, such that the absence of immediate medical attention could reasonably be expected to result in any of the following:
 - a.** Serious jeopardy to patient health;
 - b.** Serious impairment to bodily functions; or
 - c.** Serious dysfunction of any bodily organ or part.
- 8.** “Medically Necessary” refers to medical service or supply that a prudent physician would provide for the purpose of preventing, diagnosing or treating an illness, injury, disease, or symptom in a manner that is:
 - a.** In accordance with generally accepted standards of medical practice;
 - b.** Clinically appropriate in terms of type, frequency, extent, site and duration; and
 - c.** Not primarily for the convenience of the patient, physician, or other health care provider.

POLLUTION LIABILITY- BROADENED COVERAGE FOR COVERED AUTOS

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300**:

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Section II – Liability Coverage is changed as follows:

1. Paragraph **a.** of the Pollution Exclusion (**B.11.**) applies only to liability assumed under a contract or agreement.
2. Exclusion **B.6.** Care, Custody or Control does not apply.

B. Changes in Section VI – Definitions

For the purposes of this endorsement, Paragraph **D.** of the Definitions Section is replaced by the following:

D. “Covered pollution cost or expense” means any cost or expense arising out of:

1. Any request, demand, order or statutory or regulatory requirement; or
2. Any claim or “suit” by or on behalf of a governmental authority demanding that the “covered party” or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of “pollutants.”

“Covered pollution cost or expense” does not include any cost or expense arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of “pollutants”:

- a.** Before the “pollutants” or any property in which the “pollutants” are contained are moved from the place where they are accepted by the “covered party” for movement into or onto the covered “auto”; or
- b.** After the “pollutants” or any property in which the “pollutants” are contained are moved from the covered “auto” to the place where they are finally delivered, disposed of or abandoned by the “covered party.”

Paragraphs **a.** and **b.** above do not apply to “accidents” that occur away from premises owned by or rented to a “covered party” with respect to “pollutants” not in or upon a covered “auto” if:

- (1) The “pollutants” or any property in which the “pollutants” are contained are upset, overturned or damaged as a result of the maintenance or use of a covered “auto” not designed or used for storing or hauling fuel or oil; and
- (2) The discharge, dispersal, seepage, migration, release or escape of the “pollutants” is caused directly by such upset, overturn or damage.

PUBLIC ENTITY

MUTUAL AID ENDORSEMENT

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300**:

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Coverage

1. We will pay all sums you legally must pay for "loss" to an "auto," including its equipment, owned by any municipality, fire district, ambulance district, fire department or fire company which provides you police, ambulance services or fire assistance.
2. We have the right and duty to defend any "suit" asking for these damages. However, we have no duty to defend "suits" for "loss" not covered by this coverage form. We may investigate and settle any claim or "suit" as we consider appropriate. Our duty to defend or settle ends when our limit for this coverage has been exhausted by payment of judgments or settlements.

B. Exclusions

This coverage does not apply to:

1. Any expense incurred in or material used in connection with the operation of the "auto" or its equipment.
2. "Loss" caused by declared or undeclared war or insurrection or any of their consequences.
3. "Loss" caused by the explosion of a nuclear weapon or its consequences.

C. Limit of Coverage

The most we will pay for all "loss" from any one "accident" is the limit of coverage stated in the Declarations. Our obligation under "bodily injury" and "property damage" is to pay damages on your behalf in excess of any deductible or self-insured retention stated in the declarations applicable to such coverages.

D. Conditions

All the Conditions apply to the coverage provided by this endorsement except Other Insurance. The coverage provided by this endorsement is primary.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: August 6, 2026

Supervisor	Attendance	Paid
Carlos de la Ossa	✓	✓ \$200.00
Nick Dister	✓	✓ \$200.00
Ryan Motko	✓	✓ \$200.00
Kyle Smith	✓	✓ \$200.00
Albert Viera	✓	✓ \$200.00

Approved for Payment: Angel Montagna | Date: August 6, 2026



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

Client ID Number	
------------------	--

Invoice Number	1169668
Invoice Date	8/13/2026
Due Date	9/12/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$850.00

Please Pay This Amount

Subtotal	\$850.00
Sales Tax	\$0.00
Total	\$850.00

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

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

INFRAMARK, LLC

13 Aug 2026 05:31:29AM CST

DISTRICT : PARK EAST COMMUNITY DEVELOPMENT
DISTRICT

Go Green! Think before you print.

INVOICE NO. 1169668 - DETAIL

INVOICE DATE: 8/13/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/3/2026	4650187	PKECDD District Area	General Maintenance; Park East monument repairs	\$0.00	\$0.00	\$850.00	\$0.00	\$850.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$850.00	\$0.00	\$850.00	
				BWO Total	\$0.00	\$0.00	\$850.00	\$0.00	\$850.00	
				Invoice Total	\$0.00	\$0.00	\$850.00	\$0.00	\$850.00	

Park East Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

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

				SERIES 2021	SERIES 2024	SERIES 2024	GENERAL	GENERAL	
				CAPITAL	DEBT SERVICE	CAPITAL	FIXED ASSETS	LONG-TERM	
				PROJECTS	DEBT SERVICE	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024	PROJECTS	DEBT SERVICE	PROJECTS	ACCOUNT	ACCOUNT	TOTAL
	FUND	FUND	FUND	FUND	FUND	FUND	GROUP FUND	GROUP FUND	
<u>ASSETS</u>									
Cash In Bank	\$ 172,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,335
Due From Developer	6,450	-	-	-	-	-	-	-	6,450
Investments:									
Acq. & Construction - Amenity	-	-	-	5	-	-	-	-	5
Acquisition & Construction Account	-	-	-	374	-	1,082	-	-	1,456
Reserve Fund	-	143,428	34,772	-	-	-	-	-	178,200
Revenue Fund	-	524,332	38,468	-	-	-	-	-	562,800
Prepaid Items	2,364	-	-	-	-	-	-	-	2,364
Utility Deposits - TECO	800	-	-	-	-	-	-	-	800
Fixed Assets									
Construction Work In Process	-	-	-	-	-	-	13,716,099	-	13,716,099
Amount To Be Provided	-	-	-	-	-	-	-	7,458,667	7,458,667
TOTAL ASSETS	\$ 181,949	\$ 667,760	\$ 73,240	\$ 379	\$ 1,082	\$ 1,082	\$ 13,716,099	\$ 7,458,667	\$ 22,099,176
<u>LIABILITIES</u>									
Accounts Payable	\$ 30,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,459
Accrued Expenses	7,300	-	-	-	-	-	-	-	7,300
Loan Payable	-	-	-	-	-	-	-	166,667	166,667
Bonds Payable	-	-	-	-	-	-	-	7,292,000	7,292,000
Deferred Inflow of Resources	6,450	-	-	-	-	-	-	-	6,450
TOTAL LIABILITIES	44,209	-	-	-	-	-	-	7,458,667	7,502,876
<u>FUND BALANCES</u>									
Nonspendable:									
Prepaid Items	2,364	-	-	-	-	-	-	-	2,364
Restricted for:									
Debt Service	-	667,760	73,240	-	-	-	-	-	741,000
Capital Projects	-	-	-	379	-	1,082	-	-	1,461
Unassigned:	135,376	-	-	-	-	-	13,716,099	-	13,851,475
TOTAL FUND BALANCES	137,740	667,760	73,240	379	1,082	1,082	13,716,099	-	14,596,300
TOTAL LIABILITIES & FUND BALANCES	\$ 181,949	\$ 667,760	\$ 73,240	\$ 379	\$ 1,082	\$ 1,082	\$ 13,716,099	\$ 7,458,667	\$ 22,099,176

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 10,648	\$ 10,648	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	616,196	13,327	102.21%

EXPENDITURES

Administration

Supervisor Fees	12,000	10,800	1,200	90.00%
Dissemination Agent/Reporting	5,000	7,833	(2,833)	156.66%
ProfServ-Info Technology	600	1,150	(550)	191.67%
ProfServ-Recording Secretary	2,400	4,125	(1,725)	171.88%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	11,905	(5,405)	183.15%
District Counsel	15,000	14,206	794	94.71%
District Engineer	12,500	4,694	7,806	37.55%
Administrative Services	4,500	5,042	(542)	112.04%
Construction Accounting	9,000	-	9,000	0.00%
District Manager	30,000	22,917	7,083	76.39%
Accounting Services	9,000	11,175	(2,175)	124.17%
Auditing Services	6,000	6,000	-	100.00%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	296	204	59.20%
Rentals & Leases	600	1,150	(550)	191.67%
Insurance - General Liability	3,346	3,975	(629)	118.80%
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	501	2,999	14.31%
Bank Fees	200	744	(544)	372.00%
Financial & Revenue Collections	1,200	4,900	(3,700)	408.33%
Meeting Expense	2,800	-	2,800	0.00%
Website Administration	1,200	2,300	(1,100)	191.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Operating Loan Repayment	83,333	83,333	-	100.00%
Operating Loan - Interest Expense	17,500	15,177	2,323	86.73%
Total Administration	246,235	227,372	18,863	92.34%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	2,610	(810)	145.00%
Utility - Water & Waste	19,500	10,488	9,012	53.78%
Utility - Electric	69,000	78,062	(9,062)	113.13%
Total Utility Services	90,300	91,160	(860)	100.95%
<u>Landscape Services</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	15,000	14,250	750	95.00%
Irrigation Repairs & Maintenance	5,000	3,588	1,412	71.76%
Landscape Maintenance - Contract	88,734	103,247	(14,513)	116.36%
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	151,298	13,836	91.62%
<u>Other Physical Environment</u>				
Field Services	18,000	16,500	1,500	91.67%
Contracts-Janitorial Services	7,200	5,981	1,219	83.07%
Amenity Center Pest Control	1,000	750	250	75.00%
R&M - Amenity Center	10,000	5,411	4,589	54.11%
Miscellaneous Maintenance	10,000	15,347	(5,347)	153.47%
Pool Maintenance - Contract	18,000	11,200	6,800	62.22%
Pool & Spa Repairs	2,000	4,208	(2,208)	210.40%
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	60,797	30,403	66.66%
<u>Contingency</u>				
Contingency Fund	10,000	3,367	6,633	33.67%
Total Contingency	10,000	3,367	6,633	33.67%
TOTAL EXPENDITURES	602,869	533,994	68,875	88.58%
Excess (deficiency) of revenues				
Over (under) expenditures	-	82,202	82,202	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		55,538		
FUND BALANCE, ENDING		\$ 137,740		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 20,395	\$ 20,395	0.00%
Special Assmnts- Tax Collector	569,704	583,741	14,037	102.46%
TOTAL REVENUES	569,704	604,136	34,432	106.04%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	240,000	(5,000)	102.13%
Principal Prepayments	-	5,000	(5,000)	0.00%
Interest Expense	334,704	334,396	308	99.91%
Total Debt Service	569,704	579,396	(9,692)	101.70%
TOTAL EXPENDITURES	569,704	579,396	(9,692)	101.70%
Excess (deficiency) of revenues Over (under) expenditures	-	24,740	24,740	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	\$ -	\$ 24,740	\$ 24,740	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		643,020		
FUND BALANCE, ENDING		\$ 667,760		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 3,016	\$ 3,016	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	72,566	(499,318)	12.69%
<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	-	3,488	3,488	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	\$ -	\$ 3,488	\$ 3,488	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		69,752		
FUND BALANCE, ENDING		\$ 73,240		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12	\$ 12	0.00%
TOTAL REVENUES	-	12	12	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12	12	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		367		
FUND BALANCE, ENDING		\$ 379		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 33	\$ 33	0.00%
TOTAL REVENUES	-	33	33	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	33	33	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,049		
FUND BALANCE, ENDING		\$ 1,082		

Cash and Investment Report
August 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%	\$172,335
Subtotal					\$172,335

DEBT SERVICE FUNDS

Series 2021 Acq and Construction-Amenity	US Bank	Commercial Paper	n/a	3.28%	\$5
Series 2021 Acq and Construction	US Bank	Commercial Paper	n/a	3.28%	\$374
Series 2024 Acq and Construction	US Bank	Commercial Paper	n/a	3.28%	\$1,082
Series 2021 Reserve Fund	US Bank	Commercial Paper	n/a	3.28%	\$143,428
Series 2024 Reserve Fund	US Bank	Commercial Paper	n/a	3.28%	\$34,772
Series 2021 Revenue Fund	US Bank	Commercial Paper	n/a	3.28%	\$524,332
Series 2024 Revenue Fund	US Bank	Commercial Paper	n/a	3.28%	\$38,468
Subtotal					\$742,460
Total					\$914,795

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 1261							
001	08/10/26	ALBERTO VIERA	AV-080626	BOARD 8/6/26	Supervisor Fees	511100-51101	\$200.00
Check Total							\$200.00
CHECK # 1262							
001	08/10/26	CARLOS DE LA OSSA	CO-080626	BOARD 8/6/26	Supervisor Fees	511100-51101	\$200.00
Check Total							\$200.00
CHECK # 1263							
001	08/10/26	KYLE SMITH	KS-080626	BOARD 8/6/26	Supervisor Fees	511100-51101	\$200.00
Check Total							\$200.00
CHECK # 1264							
001	08/10/26	NICHOLAS J. DISTER	ND-080626	BOARD 8/6/26	Supervisor Fees	511100-51101	\$200.00
Check Total							\$200.00
CHECK # 1265							
001	08/10/26	RYAN MOTKO	RM-080626	BOARD 8/6/26	Supervisor Fees	511100-51101	\$200.00
Check Total							\$200.00
CHECK # 1266							
001	08/28/26	CITY-WIDE CLEANING LLC	20285	JULY 2026-CLEANING	Contracts-Janitorial Services	534026-53908	\$475.00
Check Total							\$475.00
CHECK # 1267							
001	08/28/26	CITY-WIDE CLEANING LLC	20321	AUG 2026-CLEANING SERVICES	Contracts-Janitorial Services	534026-53908	\$475.00
Check Total							\$475.00
CHECK # 1268							
001	08/28/26	DOWN TO EARTH	178641	JUNE 2026-FERN REPLACEMENT	Plant Replacement Program	546468-53902	\$4,901.19
Check Total							\$4,901.19
CHECK # 1269							
001	08/28/26	ECO-LOGIC SERVICES LLC	6802	JUNE 2026 LAKE MAINTENANCE	Contracts-Aquatic Control	534067-53902	\$1,350.00
Check Total							\$1,350.00
CHECK # 1270							
001	08/28/26	ECO-LOGIC SERVICES LLC	6911	JULY 2026-LAKE MAINTENANCE	Contracts-Aquatic Control	534067-53902	\$1,350.00
Check Total							\$1,350.00
CHECK # 1271							
001	08/28/26	INFRAMARK LLC	184712	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$57.72
Check Total							\$57.72
CHECK # 1272							
001	08/28/26	MCCALL SERVICE	59640859	JULY 2026-PEST CONTROL	Amenity Center Pest Control	534181-53908	\$150.00
Check Total							\$150.00
CHECK # 1273							
001	08/28/26	STRALEY ROBIN VERICKER	28673	JUNE 2026-DISTRICT COUNSEL THRU 06/30/26	District Counsel	531146-51301	\$1,342.50

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1274							Check Total <u>\$1,342.50</u>
001	08/28/26	US BANK	8271941	ADMINISTRATION FEES 07/01/26-06/30/27	ProfServ-Trustee Fees	531045-51301	\$4,256.13
CHECK # 1275							Check Total <u>\$4,256.13</u>
001	08/28/26	WEISER SECURITY SERVICES INC	1275803	WEEKLY BILLING 06/19/26-06/25/26	Contingency Fund	549900-58200	\$108.00
CHECK # 1276							Check Total <u>\$108.00</u>
001	08/28/26	WEISER SECURITY SERVICES INC	1275531	WEEKLY BILLING 07/03/26-07/09/26	Contingency Fund	549900-58200	\$114.75
CHECK # 1277							Check Total <u>\$114.75</u>
001	08/28/26	WEISER SECURITY SERVICES INC	1276352	WEEKLY BILLING 07/10/26-07/16/26	Contingency Fund	549900-58200	\$67.50
CHECK # 1278							Check Total <u>\$67.50</u>
001	08/28/26	WEISER SECURITY SERVICES INC	1277286	WEEKLY BILLING 07/17/26-07/23/26	Contingency Fund	549900-58200	\$67.50
CHECK # 300033							Check Total <u>\$67.50</u>
001	08/12/26	CITY OF PLANT CITY	1762655-ACH	3930 NORTHERN KEY DR 06/30/26-07/31/26	Utility - Water & Waste	543021-53150	\$709.68
CHECK # 300034							Check Total <u>\$709.68</u>
001	08/20/26	TECO	081326-31659-ACH	SAM ALLEN RD LIGHTS 07/10/26-08/07/26	Utility - Electric	543041-53150	\$4,802.07
CHECK # 300035							Check Total <u>\$4,802.07</u>
001	08/20/26	TECO	081326-62716-ACH	2031 W BLUE ORCHID AVE 07/10/26-08/07/26	Utility - Electric	543041-53150	\$24.47
CHECK # 300036							Check Total <u>\$24.47</u>
001	08/20/26	TECO	081326-40230-ACH	PARK EAST CDD PH 5 07/10/26-08/07/26	Utility - Electric	543041-53150	\$694.54
CHECK # 300037							Check Total <u>\$694.54</u>
001	08/20/26	TECO	081326-36381-ACH	3930 NORTHERN KEY DR CLBHSE 07/10/26-08/07/26	Utility - Electric	543041-53150	\$599.56
CHECK # 300038							Check Total <u>\$599.56</u>
001	08/25/26	CHARTER COMMUNICATIONS	0411968081326-ACH	TV. INTERNET. VOICE 08/13/26-09/12/26	Clubhouse Internet, TV, Phone	541036-53150	\$273.52
Fund Total							Check Total <u>\$273.52</u>
Fund Total							\$22,819.13
Total Checks Paid							\$22,819.13

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 14th day of September, 2026, by **NORTH PARK ISLE DEVELOPMENT, LLC**, a Florida limited liability company (the “**Grantor**”), whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609, in favor of **PARK EAST COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (the “**Grantee**”), whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida (the “**Property**”):

Tract 407 of Park East Phase 1A, according to the plat thereof, as recorded in Plat Book 145, Pages 109-120 of the Public Records of Hillsborough County, Florida

TOGETHER, with all appurtenances thereunto appertaining, hereditaments, and improvements located thereon.

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns, in fee simple forever, subject to and except for the following: (a) taxes and covenants for the year 2026 and subsequent years; (b) governmental requirements and restrictions; and (c) easements, covenants, conditions, restrictions and other matters of record, however this provision shall not reimpose any of the same. Subject to the foregoing, Grantor hereby warrants the Property is free from all liens and encumbrances, and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

North Park Isle Development, LLC,
a Florida limited liability company

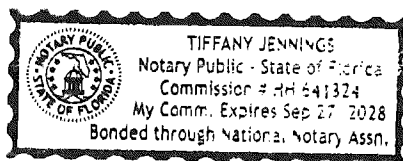
Kentel Bruce
Name: Kentel Bruce
Address: 111 S. Armenia Ave
Tampa, FL 33609

By: Nicholas J. Dister
Nicholas J. Dister
Authorized Representative

Austin Burns
Name: Austin Burns
Address: 111 S. Armenia Ave
Tampa, FL 33609

STATE OF FLORIDA
COUNTY OF Hillsborough

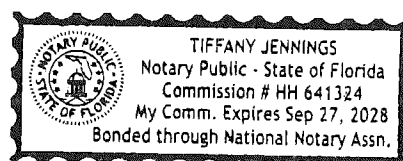
The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 14th day of September 2026, Nicholas J. Dister, as Authorized
Representative of North Park Isle Development, LLC, a Florida limited liability company on
behalf of the company, who is personally known to me.



(Notary Stamp)

Tiffany Jennings
Notary Public Signature

TIFFANY JENNINGS
Notary Public Print





Park East CDD

Landscape Inspection Report September - 2026

Wednesday, September 9 2026

Prepared For The Board Of Directors

4008 Radiant Mountain Dr. Plant City, FL 33565

Daniel Haines

Inframark

Green has been completed

Yellow is in progress

Red has not been answered

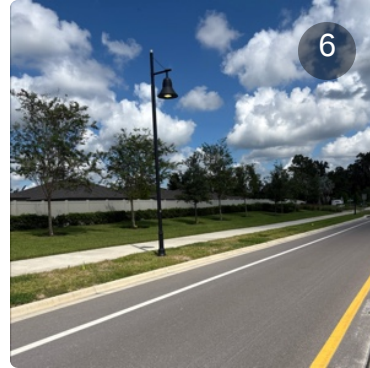
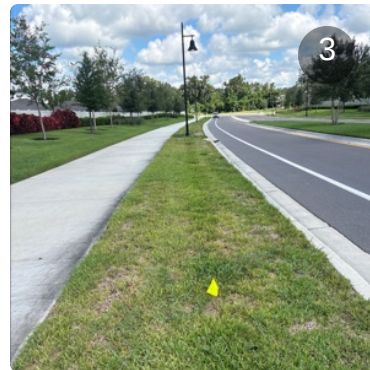
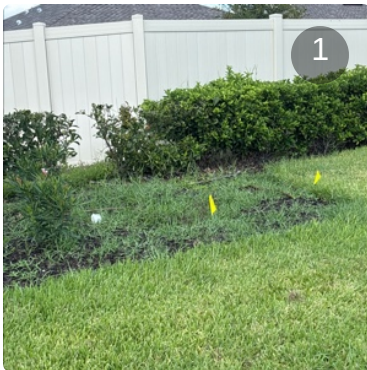
N Park Rd

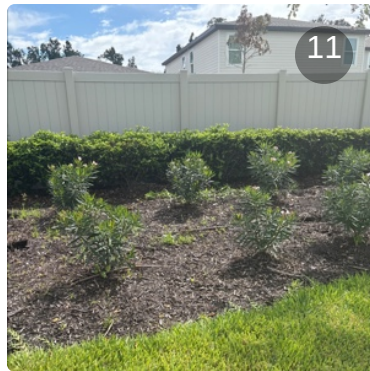
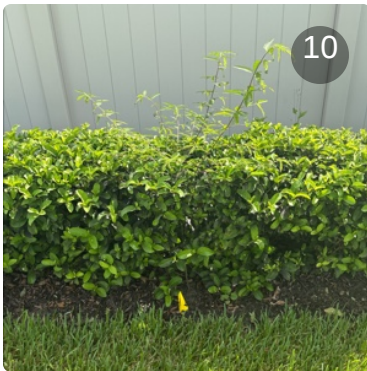
Medium

Due By: Friday, September 25 2026

Assigned To: Down To Earth

Weeds are present within the turf areas and should be removed or treated as part of routine landscape maintenance. Excessive weed growth detracts from the overall appearance of the property, can compete with healthy turf for nutrients and water, and may contribute to thinning or declining grass conditions. Ongoing weed control measures are recommended to promote a healthy, uniform, and well-maintained turf surface.





Playground

Medium

Due By: Friday, September 25 2026

Assigned To: Down To Earth

Weeds are present in and around the playground area and should be removed to maintain a clean, safe, and well-maintained environment. Excessive vegetation growth can detract from the appearance of the amenity area, create potential tripping hazards, and hinder routine maintenance activities. Regular landscape maintenance and weed control are recommended to preserve the overall condition and usability of the playground.



N Park Rd

Medium

Due By: Friday, September 25 2026

Assigned To: Down To Earth

Issue Completed: Yes

Please pull and apply herbicide treatment to weeds located along both sides of the roadway, particularly within the viburnum and copperleaf planting areas. Existing weed growth is detracting from the overall appearance of the landscape and may compete with ornamental plants for water and nutrients. Routine weed removal and treatment are recommended to maintain a clean, well-maintained appearance and promote the continued health of the surrounding landscape material.

N Park Rd

Medium

Due By: Wednesday, September 30 2026

The curb line in this area was not edged during the most recent maintenance cycle and currently shows grass and vegetation encroaching onto the concrete surface. Edging is needed to create a clean, well-defined separation between the turf and curb, improve the overall appearance of the landscape, and maintain community standards. The affected curb areas should be properly edged and cleaned to remove any excess vegetation and restore a neat, professional appearance. Regular edging should also be incorporated into ongoing maintenance efforts to prevent future overgrowth.



Ponds

Due By: Friday, September 25 2026

Assigned To: Eco -Logic

The ponds throughout the community are currently in good condition and appear to be functioning as intended. Water quality, shoreline conditions, and overall pond health are being routinely monitored to help ensure continued performance and aesthetic appeal. In addition to ongoing observations, the ponds are also being professionally monitored and maintained by Eco Logic, which provides regular evaluations and management services as needed. Continued monitoring and proactive maintenance will help preserve water quality, support healthy aquatic conditions, and maintain the overall appearance and functionality of the pond system.

Crack Weeds

Medium

Due By: Wednesday, September 30 2026

Assigned To: Down To Earth

Please see that crack weeds are sprayed every visit.

