PARK EAST COMMUNITY DEVELOPMENT DISTRICT

FEBRUARY 06, 2025

REGULAR MEETING AGENDA PACKAGE

Join the meeting now

Meeting ID: 215 817 490 035 **Passcode:** 45UmMF **Dial-in by phone** +1 646-838-1601 **Pin:** 227 773 399#



2005 PAN AM CIRLE SUITE 300 TAMPA FL, 33607

Park East Community Development District

Board of Supervisors

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

Michael Perez, District Manager John Vericker, District Counsel Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, February 06, 2025 at 2:00 p.m.

The Regular Meeting of the Park East Community Development District will be held February 06, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the meeting now

Meeting ID: 215 817 490 035 Passcode: 45UmMF Dial-

in by phone +1 646-838-1601 Pin: 227 773 399#

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. Proposed Amended FY 2025 Budget
 - B. Consideration of Resolution 2025-04; Adopting the Final Terms of the 2024 Bonds
- 4. CONSENT AGENDA
 - A. Approval of Minutes of the January 09, 2025 Special Meeting
 - B. Consideration of Operation and Maintenance December 2024
 - C. Acceptance of the Financials and Approval of the Check Register for December 2024
- 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

Park East Community Development District

Annual Operating

Fiscal Year 2025

Amended Budget

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2025 Amended Budget

		ADOPTED		TOTAL		ANNUAL		AMENDED	
		BUDGET		PROJECTED		BUDGET		BUDGET	
ACCOUNT DESCRIPTION		FY 2024		FY 2024		FY 2025		FY	
DEVENUE									
REVENUES Interest - Investments	¢.		\$		¢.		\$		
Operations & Maintenance Assmts - On Roll	\$	-	Ф	_	\$	-	Ф	-	
Special Assmnts- CDD Collected		201,125		201,125		383,725		383,725	
Developer Contributions		-		35,600		-		-	
Other Miscellaneous Revenues		-		-		-		-	
TOTAL REVENUES	\$	201,125	\$	236,725	\$	383,725	\$	383,725	
EXPENDITURES									
Financial and Administrative									
Supervisor Fees	\$	3,000	\$	3,000	\$	12,000	\$	12,000	
District Management		25,000		25,000		25,000		25,000	
Administration		4,500		4,500		4,500		4,500	
Recording Secretary		2,400		2,400		2,400		2,400	
Construction Accounting		9,000		9,000		9,000		9,000	
Financial/Revenue Collections		-		-		1,200		1,200	
Rental and Leases		600		600		600		600	
Accounting Services		9,000		9,000		9,000		9,000	
Dissemination Agent/Reporting		4,200		4,200		5,000		5,000	
Website Admin Services		1,200		1,200		1,200		1,200	
District Engineer		9,500		9,500		9,500		9,500	
District Counsel		9,500		9,500		9,500		9,500	
Trustees Fees		6,500		6,500		6,500		6,500	
Auditing Services		6,000		6,000		6,000		6,000	
Postage, Phone, Faxes, Copies		500		500		500		500	
Legal Advertising		3,500		4,596		3,500		3,500	
Bank Fees		200		200		200		200	
Dues, Licenses & Fees		175		175		175		175	
Onsite Office Supplies		100		100		100		100	
Website ADA Compliance		1,800		1,800		1,800		1,800	
Misc Admin	_	250		250		250		250	
Total Financial and Administrative	\$	102,725	\$	103,821	\$	112,525	\$	112,525	
Insurance									
General Liability	\$	5,000	\$	5,000	\$	5,000	\$	5,000	
Public Officials Insurance		5,000		5,000		5,000		5,000	
Total Insurance	_\$_	10,000	\$	10,000	\$	10,000	\$	10,000	
Hallian Commission									
Utility Services Electric Utility Services	\$		\$	6,527	\$	10,000	\$	10,000	
Amenity Internet	φ	-	φ	0,527	φ	1,800	φ	1,800	
Water/Waste		-		-		10,000		10,000	
Total Utility Services	\$	-	\$	6,527	\$	21,800	\$	21,800	
Amonity									
Amenity Field Services	¢.		Φ.		ø	07.000	o	27.000	
Field Services	\$	-	\$	-	\$	27,000	\$	27,000	
Janitorial - Contract		-		-		9,000		9,000	
Janitorial - Supplies/Other		-		-		1,000		1,000	
Amenity Pest Control		-		-		1,000		1,000	

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2025 Amended Budget

		ADOPTED		TOTAL		ANNUAL	AMENDED
		BUDGET		PROJECTED		BUDGET	BUDGET
ACCOUNT DESCRIPTION		FY 2024		FY 2024		FY 2025	FY
Amenity R&M		_		_		10,000	10,000
Amenity Furniture R&M		_		_		1,000	1,000
Access Control R&M		_		_		6,000	6,000
Key Card Distribution		-		-		2,500	2,500
Dog Waste Station Service and Supplies		-		-		4,000	4,000
Pool Maintenance - Contract		-		-		20,000	20,000
Pool Treatments & Other R&M		-		-		2,000	2,000
Pool Permits						500	500
Community Events						10,000	10,000
Miscellaneous Maintenance		-		-		10,000	10,000
Total Amenity	\$	-	\$	-	\$	104,000 \$	104,000
Landscape and Pond Maintenace							
Landscape Maintenance - Contract	\$	25,000	\$	25,000	\$	52,000 \$	52,000
Landscaping - Plant Replacement Program		-		-		5,000	5,000
Pond Bank Maintenance		_		_		5,000	5,000
Irrigation Maintenance		_		_		5,000	5,000
Aquatics - Contract		38,000		38,000		38,000	38,000
Aquatics - Other		30,000		30,000		5,000	5,000
•		9,000		9,000			
Debris Cleanup		,		,		9,000	9,000
Wildlife Control	_	6,400	_	6,400		6,400	6,400
Total Landscape and Pond Maintenance		78,400	\$	78,400	\$	125,400 \$	125,400
Contingency							
Contingency Fund		10,000		10,000		10,000	10,000
Total Contingency	\$	10,000	\$	10,000	\$	10,000 \$	10,000
TOTAL EXPENDITURES	\$	201,125	\$	208,748	\$	383,725	\$ 383,725
- (1.5°) (•	07.077	•		
Excess (deficiency) of revenues	\$	-	\$	27,977	\$	- \$	-
Net change in fund balance	\$	_	\$	27,977	\$	- \$	
Net offarige in full balance	Ψ		Ψ	21,511	Ψ	Ψ	<u>, </u>
Other Financing Sources (Uses)							
Valley Naitional Bank Loan	\$	-	\$	-	\$	- \$	250,000
•	<u> </u>				-	<u> </u>	
FUND BALANCE, BEGINNING	\$	(21,776)	\$	(21,776)	\$	6,201	6,201
·				, ,		,	,
FUND BALANCE, ENDING	\$	(21,776)	\$	6,201	\$	6,201	256,201

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2024 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2024 SPECIAL ASSESSMENT BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Park East Community Development District (the 'District') previously indicated its intention to construct and/or acquire public improvements as described in the Master Report of the District Engineer – Expansion Parcel dated January 25, 2024 (the "Engineer's Report");

WHEREAS, the Board of Supervisors of the District (the 'Board') issued its \$1,017,000 Special Assessment Bonds, Series 2024 (the 'Series 2024 Bonds') to finance the Series 2024 Assessment Area (the "Series 2024 Project");

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2024 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2024 Bonds;

WHEREAS, the Series 2024 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report – Expansion Parcel dated March 7, 2024, and adopted pursuant to Resolution No. 2024-03 (the "Assessment Resolution"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2024 Bonds have been established, it is necessary to approve the Series 2024 Supplemental Assessment Methodology Report dated June 26, 2024 (the **Supplemental Assessment Report**), and attached hereto as **ExhibitA**; and the Supplemental Report of the District Engineer dated April 5, 2024 (the "Supplemental Engineer's Report") attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

- 1. <u>Authority for this resolution</u>. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
- 2. **Findings**. The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

- b. The Supplemental Engineer's Report is hereby approved and ratified.
- c. The Series 2024 Project will serve a proper, essential, and valid public purpose.
- d. The Series 2024 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2024 Project to be financed with the Series 2024 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
- e. The Series 2024 Bonds will finance the construction and acquisition of a portion of the Series 2024 Project.
- f. The Supplemental Assessment Report is hereby approved and ratified.
- 3. **Ratification of the Execution of the Bond Documents**. The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
- 4. **Assessment Lien for the Series 2024 Bonds**. The special assessments for the Series 2024 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
- 5. <u>Severability</u>. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- 6. <u>Conflicts</u>. This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
- 7. **Effective date**. This Resolution shall become effective upon its adoption.

Approved and adopted this 6th day of February, 2025.

Attest:	Park East Community Development District
Name:	Carlos de la Ossa
Secretary / Assistant Secretary	Chair of the Board of Supervisors

Exhibit A – Series 2024 Supplemental Assessment Methodology Report dated June 26, 2024 Exhibit B – Supplemental Report of the District Engineer dated April 5, 2024

Exhibit A Series 2024 Supplemental Assessment Methodology Report dated June 26, 2024

Exhibit B Supplemental Report of the District Engineer dated April 5, 2024

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

SERIES 2024 SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

FINAL

Report Date:

June 26, 2024

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I. INTRODUCTION

This Series 2024 Supplemental Assessment Methodology Report – (the "Series 2024 Report") serves to apply the basis of benefit allocation and assessment methodology per the Master Assessment Methodology Report (the "Master Report") dated on August 5, 2021 and the Expansion Area Master Methodology Report dated March 7, 2024, specifically to support the issuance of the Series 2024 Bonds (as defined below) which will fund a portion of the Series 2024 Project of the overall District's Capital Infrastructure Program.

II. DEFINED TERMS

'Series 2024 Project' – The portion of the CIP identified with the Engineer's Report that relates to the public infrastructure necessary to develop lots within the Series 2024 Assessment Area of the Development.

"Assessable Property" – All assessable property within Series 2024 Assessment Area of the District that receives a special benefit from the Series 2024 Project.

"Series 2024 Assessment Area" – 11.69 + gross acres described within Exhibit Bofthis report with a Development plan for 38 Units.

'Capital Improvement Program'' (CIP) – The public infrastructure development program as outlined by the Engineer's Report.

"Developer" – Park East Holdings, LLC.

'Development'' – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

'District'" – Park East Community Development District, 176.721+/- gross acres with a total Development Plan for 524 Units.

'Engineer's Report' – Engineer's Series 2024 Supplemental Report for the Park East Community Development District, dated April 5, 2024.

Equivalent Assessment Unit" (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

Expansion Area Master Report" or "Expansion Report" – The *Master Assessment Methodology Report – Expansion Parcel*, dated March 7, 2024, as provided to support benefit and maximum assessments on private developable property within the expansion area of the District.

"Master Report"— The *Master Assessment Methodology Report*, dated August 5, 2021, as provided to support benefit and maximum assessments on private developable property within the District.

"Platted Units" – Private property subdivided as a portion of gross acreage under the platting process.



'Product Type'' – Classification assigned by the Developer to dissimilar lot products and sizes for the development of the vertical construction.

"Unplatted Parcels" – Gross acreage intended for subdivision and platting according to the Development plan.

"Unit(s)" – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. OBJECTIVE

The objective of this Series 2024 Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the Total Master Cost of the CIP to the 2024 Project.
- B. Refine the benefits, as initially defined in the Master Report and Master Expansion Report, to the assessable properties within the Series 2024 Assessment Area that will be assessed as a result of the issuance of the Series 2024 Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the Series 2024 Assessment Area within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Series 2024 Assessment Area within the District that benefit from the 2024 Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within Series 2024 Assessment Area of the District relates directly to the Series 2024 Project allocable to Assessable Property within Series 2024 Assessment Area within the District. It is the District's Series 2024 Project that will create the public infrastructure that enables the assessable properties within Series 2024 Assessment Area within the District to be developed and improved. Without these public improvements, which include off-site improvements, stormwater, utilities (water and sewer), roadways, landscape, and hardscape - the development of lands within the District could not be undertaken within the current legal development standards. This Series 2024 Supplemental Assessment Methodology Report applies the methodology described in the Master Report and Master Expansion Report to assign assessments to assessable properties within Series 2024 Assessment Area within the District because of the benefit received from the Series 2024 Project and assessments required to satisfy the repayment of the Series Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2024 Bonds (the "Bonds") to finance the construction and/or acquisition of a portion of the Series 2024 Project which will provide special benefit to the assessable parcels within the Series 2024 Assessment Area of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the Series 2024 Assessment Area within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Series 2024 Supplemental Assessment Methodology Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.



IV. DISTRICT OVERVIEW

The District area encompasses 176.721 +/- acres and is located in the City of Plant City, in Hillsborough County, Florida, within Section 15, Township 28 South, and Range 22 East. The primary developer of the Assessable Properties is Park East Holdings, LLC (the 'Developer'), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates one phase consisting of 524 single-family lots. The District issued the Series 2021 Bonds and has completed the development of 486 lots, which have been assigned 100% of the remaining Series 2021 Assessments. The Series 2024 Assessments will be assigned to the remaining 38 lots within the District as expanded. Further details of the phased CIP and Development are described within the Engineer's Report.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the Series 2024 Assessment Area of the District. As designed, the Series 2024 Project represents a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within the Series 2024 Assessment Area of the District. The drainage and surface water management system are an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within the Series 2024 Assessment Area within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2024 Project. The 2024 Project includes off-site improvements. stormwater, utilities (water and sewer), roadways, landscape, and hardscape. The cost of the 2024 Project is estimated to be \$2,,636,236 of which approximately \$753,085 will be funded by the issuance of the Bonds as generally described within Tables 1A & 1B of this Series 2024 Supplemental Assessment Methodology Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The Series 2024 Project contains a "system of improvements" for the Series 2024 Assessment Area of the Development except for common improvements that benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as



described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the 2024 Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the Series 2024 Assessment Area because of the Series 2024 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the Series 2024 Assessment Area within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.



VII. ALLOCATION METHODOLOGY

Table 2 outlines EAUs assigned for residential product types under the current Development Plan for the Series 2024 Assessment Area. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such a change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Series 2024 Assessment Area of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit for the Series 2024 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Series 2024 Assessments associated with the Series 2024 Project are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out how special assessments will be assigned and to establish a lien on land within the Series 2024 Assessment Area within the District. Regarding the Assessable Property, the special assessments are assigned to all properties within the Series 2024 Assessment Area of the District on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. As of the date of this Report, no lots have been platted. According to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point, the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed before any development. In the undeveloped state, all the lands within the Series 2024 Assessment Area are assumed to receive benefit from the Series 2024 Project and all the Assessable Property would be assessed to repay the Bonds. While the land is "undeveloped," special assessments will be assigned on an equal acre basis across all the gross acreage within the Series 2024 Assessment Area of the District. Debt will not be solely assigned to parcels that have development rights but will and may be assigned to undevelopable parcels to ensure the integrity of development plans, rights, and entitlements.

The second condition is 'on-going development'. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special



assessments are platted and fully developed, they are assigned specific special assessments concerning the estimated benefit that each platted unit within the Series 2024 Assessment Area receives from the Series 2024 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned a special assessment according to its Product Type classification as outlined in Table 2. It is not contemplated that any unassigned debt would remain once all the 38 lots associated with the Series 2024 Project are platted and fully developed; if such a condition were to occur, the true-up provisions described below would be applicable.

The third condition is the "completed development state." In this condition, all the Assessable Property within the Series 2024 Assessment Area has been platted and the total par value of the Series 2024 Bonds has been assigned as specific assessments to each of the platted lots within the Series 2024 Assessment Area of the District representing 53.5 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the Series 2024 Project through the issuance of the Bonds secured ultimately by benefiting properties within the Series 2024 Assessment Area of the District. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 6.

X. TRUE-UP MODIFICATION

During the construction period of the Development, the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principal. To ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Series 2024 Bonds divided by the number of developable acres within the Series 2024 Assessment Area of the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the Series 2024 Assessment Area of the District. If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the Series 2024 Assessment Area of the District to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per



acre and to allow the remaining acreage to adequately service the Series 2024 Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the Series 2024 Assessment Area of the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the 2024 Project. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark LLC makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this Expansion Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark LLC does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1A

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

SERIES 2024 PROJECT ELIGIBLE IN FRASTRU CTU RE COST DETAIL

DESCRIPTION	Master Cost Allocation	Phase 4	Phase 5	TOTAL PROJECT
Subdivision Roads	\$0	\$44,000	\$300,000	\$ 344,000
Pond Excavation and Stormwater Management	\$0	\$60,958	\$450,000	\$ 510,958
Sewer & Wastewater Management	\$0	\$30,000	\$195,000	\$ 225,000
Potable Water	\$0	\$19,500	\$270,000	\$ 289,500
Power Infrastructure	\$0	\$5,000	\$50,000	\$ 55,000
Hardscapes, Landscape Buffers	\$0	\$5,000	\$100,000	\$ 105,000
Master Cost Allocation (See Table 1B Detail)	\$856,778	\$0	\$0	\$ 856,778
Professional and Permit Fees	\$0	\$50,000	\$200,000	\$ 250,000
TOTAL	\$ 856,778	\$ 214,458	\$ 1,565,000	\$ 2,636,236
	\$ 753,085			
	te Construction	\$ 1,883,151		

TABLE 1B

MASTER COST - TOTAL PROJECT						
DESCRIPTION	MASTER COST					
Water Management and Control	\$2,699,903					
Water Supply	\$0					
Sewer and Wastewater Management	\$0					
Roads	\$0					
Landscape and Hardscape	\$2,000,000					
Amenity, Landscape and Hardscape	\$2,000,000					
Off-Site Improvements	\$1,939,947					
Professional/Permitting Fees	\$0					
TOTAL	\$8,639,850					

MASTER COST - ASSESSMENT AREA ALLOCATION

08% \$7,783,071.55
92% \$856,778.45
\$8,639,850



PARKEAST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 ASSESSMENT AREA

PROJECT STATISTICS

PRODUCT	LOT SIZE	PH IV	PH V	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Single Family	50	4	10	1.25	17.5
Single Family	60	3	21	1.50	36.0
TOTAL		7	31		53.5

⁽¹⁾ Based on product type, not front footage.

TABLE 3

DEVELOPMENT PROGRAM COST/BENT	EFIT AN ALYSIS
PROJECT COSTS	\$2,636,236
TOTAL PROGRAM EAUS	53.50
TOTAL COST/BEN EFIT PER EAU	\$49,275

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.



⁽²⁾ Equivalent Assessment Unit

CONSTRUCTION COST AND BENEFIT								
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT		
50	13	14	17.50	32.7%	\$862,320	\$61,594		
60	1.5	24	36.00	673%	\$1,773,916	\$73,913		
		38	53.50	100%	\$2,636,236			

TABLE 5

CONSTRUCTION COST FUNDING SOURCES								
		PER PROD	OU CT TYPE	PER	UNIT			
PRODUCT TYPE	PRODUCT COUNT	OTHER SOURCE FUNDED	SERIES 2024 BONDS	OTHER SOURCE FUNDED	SERIES 2024 BONDS			
50	14	\$585,963	\$276,357	\$41,854.52	\$19,739.79			
60	24	\$1,205,410	\$568,506	\$50,225.42	\$23,687.75			
	38	1,791,373	\$844,863					



PARK EAST COMMUNITY DEVELOPMENT DISTRICT SERIES 2024 BONDS					
Coupon Rate (1)	5.495%				
Term (Years)	30				
Principal Amortization Instalments	30				
ISSUE SIZE	\$1,017,000				
Construction Fund	\$844,863				
Capitalized Interest (Months) ⁽²⁾ 0	\$0				
Debt Service Reserve Fund	\$34,772				
Underwriter's Discount	\$20,340				
Cost of Issuance	\$117,025				
Rounding	\$0				
ANNUAL ASSESSMENT					
Annual Debt Service (Principal plus Interest)	\$69,544				
Collection Costs and Discounts @ 6.00%	\$4,439				
TOTAL ANNUAL ASSESSMENT	\$73,983				
⁽¹⁾ Final pricing, based on average coupon.					
(2) No capitalized interest.					



PARK EAST COMMUNITY DEVELOPMENT DISTRICT

ALLOCATION METHODOLOGY - SERIES 2024 LONG TERM BONDS (1)												
PRODUCT TYPE PER UNIT												
PRODUCT	PER UNIT	TOTAL EAUs	% OF EAU s	UNITS	TOTAL		NNUAL SSMT. (2)	TOTAL PRIN CIPAL		ANNUAL ASSMT. (2)		
Single Family 50'	1.25	17.50	33%	14	\$	332,664	\$	22,748	\$	23,762	\$	1,625
Single Family 60'	1.50	36.00	67%	24	\$	684,336	\$	46,796	\$	28,514	\$	1,950
TOTAL		53.50	100.00%	38		\$1,017,000		\$69,544				

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 0 month Capitalized Interest Period.

EXHIBIT A

The Series 2024 Bonds to be issued by the District will pay for a portion of the public capital infrastructure improvements and is \$1,017,000.00 payable in 30 annual installments of principal of \$5,949.02 per gross acre. The maximum par debt is \$86,997.43 per gross acre and is outlined below.

Prior to platting, the debt associated with the Series 2024 Project will initially be allocated on a per acre basis within the Series 2024 Assessment Area of the District. U pon platting, the principal and long term assessment levied on each benefited property within the Series 2024 Assessment Area will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL							
TOTAL ASSESSMENT: \$1,017,000.00)						
ANNUAL ASSESSMENT: \$69,544.00		(30 Installments)					
TOTAL GROSS ASSESSABLE ACRES +/-:_	11.69						
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$86,997.43						
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:_	\$5,949.02	(30 Installments)					
		PER PARCEL	ASSESSMEN TS				
	Gross Unplatted	Total	Total				
Landowner Name & Address	Assessable Acres	PAR Debt	Annual				
Park East Holdings, LLC	10.67	\$928,262.62	\$63,476.00				
North Park Isle Development, LLC	1.02	\$88,737.38	\$6,068.00				
111 S. Armenia Ave Suite 201 Tampa, FL 33609-3337							
SEE EXHIBIT B - LEGAL DESCRIPTION							
Totals:	11.69	\$1,017,000.00	\$69,544.00				
* Annual Assessments are shown net of collection cost and discounts							



⁽²⁾ Includes principal, interest and is net of prepayment discount and collection costs.

EXHIBIT B

SERIES 2024 ASSESSMENT AREA

PARK EAST PHASE 4

A PARCEL OF LAND BEING TRACT 408, AND PORTIONS OF TRACT 407, AND VICTORIOUS FALLS AVENUE, PARK EAST PHASE 1A, ACCORDING TO PLAT BOOK 145, PAGE 109, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND A PORTION OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 32, PARK EAST PHASE 1A, ACCORDING TO PLAT BOOK 145, PAGE 109, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF VICTORIOUS FALLS AVENUE, NORTH 89°25'48" EAST, A DISTANCE OF 378.55 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 39.34 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°09'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°29'24" EAST 35.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WILDER ROAD; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°24'36" EAST, A DISTANCE OF 109.93 FEET; THENCE, SOUTH 89°25'48" WEST, A DISTANCE OF 403.24 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

AND

PARK EAST PHASE 5

PARCEL 1:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA. LESS THE EAST 25 FEET THEREOF FOR NORTH WILDER ROAD RIGHT-OF-WAY.

PARCEL 2:

TRACT 410, OF PARK EAST PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGES 109 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 3:

TRACT 409, OF PARK EAST PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGES 109 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

CONTAINING 11.69 +/- ACRES



Park East Community Development District

Supplemental Report of the District Engineer



Prepared for: Board of Supervisors Park East Community Development District

Prepared by: Stantec Consulting Services Inc. 777 S. Harbour Island Boulevard Suite 600 Tampa, FL 33602 (813) 223-9500

April 5, 2024



1.0 INTRODUCTION

The Park East Community Development District ("the District") originally encompassed approximately 166.049 acres, then two expansion areas encompassing approximately 11.690 acres overlapping 10.672 acres were added, totaling 177.739 acres. The District is located within Sections 10 & 15, Township 28 South, Range 22 East, located within the City of Plant City, and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District and the Expansion Area.

2.0 PURPOSE

The District was originally established by the City of Plant City Ordinance Number 30-2021, adopted on June 28, 2021, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. Additionally, the City of Plant City Ordinance Number 45-2023 was adopted on December 11, 2023 to expand the boundaries of the District.

The purpose of this Supplemental Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the Expansion Area of the District.

See Appendix B for the Site Plan.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owners Park East Holdings, LLC and North Park Isle Development, LLC currently plan to build 486 single-family units with amenity center, and the Developer is adding an additional 38 single-family units, to total 524 units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by City of Plant City and the Southwest Florida Water Management District (SWFWMD). The water management



and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

- 1. To provide stormwater quality treatment.
- 2. To protect the development within the District from regulatory-defined rainfall events.
- 3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
- To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
- 6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with City of Plant City technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the City of Plant City utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains and fire hydrants which will supply potable water and service and fire protection to the District.

The water supply systems are designed in accordance with City of Plant City Technical Manual for Water, Wastewater, and Reclaimed Water Utilities. The City of Plant City will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the City of Plant City utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights of way and an existing collection system. Reclaimed water service will also be provided.



All sanitary sewer and wastewater management facilities are designed in accordance with City of Plant City Technical Manual for Water, Wastewater, and Reclaimed Water Utilities. The City of Plant City will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the City of Plant City Land Development Code and technical standards and will be owned and maintained by the City of Plant City.

4.5 PROFESSIONAL SERVICES AND PERMIT FEES

Miscellaneous environmental, professional, and permit fees are required for the design, permitting, and construction administration of Phases 4 and 5 and miscellaneous master costs.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

Items of construction cost in this report are based on construction proposals provided by the Developer. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

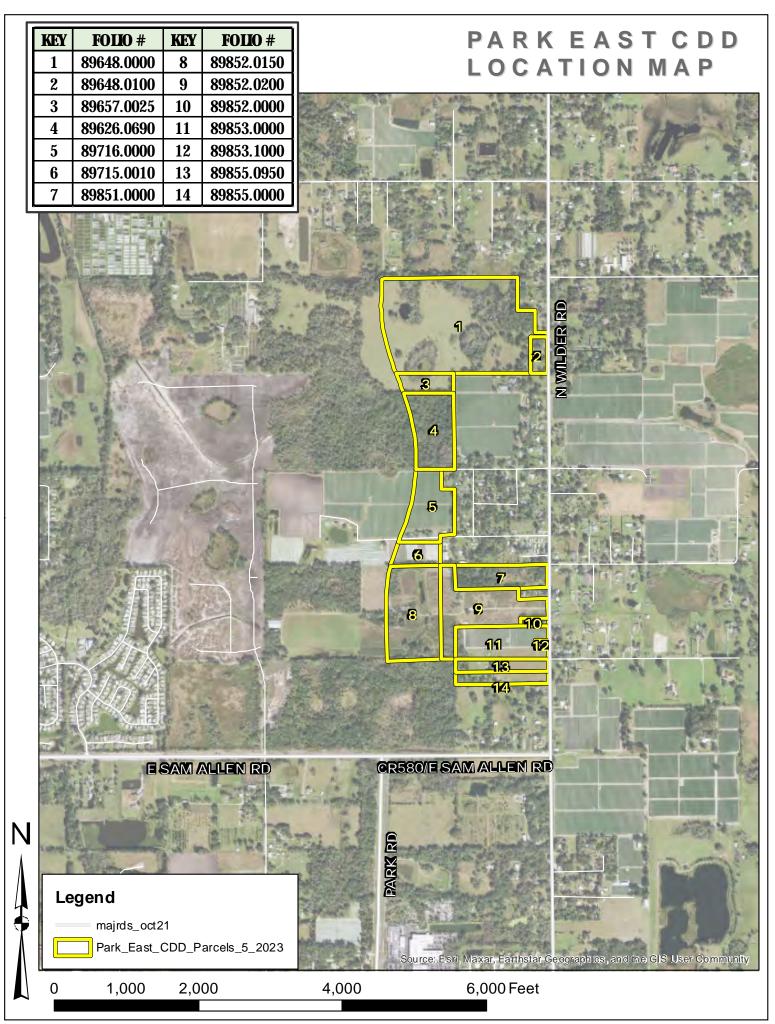
The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for ongoing and similar items of work in the City of Plant City.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E. Florida License No. 47704



Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT AND EXPANSION AREA



PARK EAST COMMUNITY DEVELOPMENT

SERIES 2024 ASSESSMENT AREA

PARKEASTPHASE 4

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AND

PARKEASTPHASE 5

PARCEL 1:

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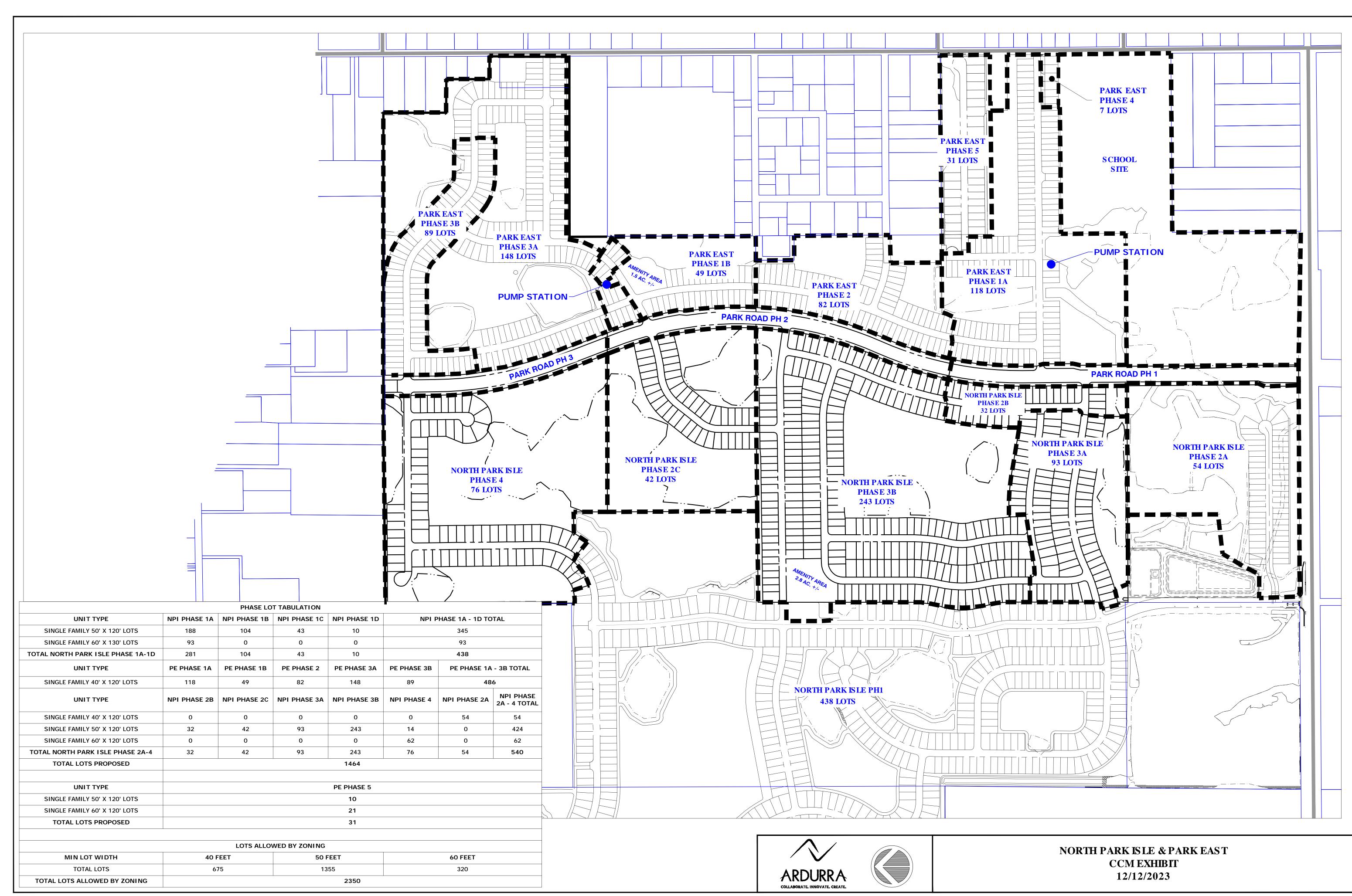
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CONTAINING 11.69 +/- ACRES



Appendix B SITE PLAN





Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

SERIES 2024 PROJECT ELIGIBLE IN FRASTRU CTU RE COST DETAIL

Master Cost Allocation	Phase 4	Phase 5	TOTAL PROJECT		
\$0	\$44,000	\$300,000	\$	344,000	
\$0	\$60,958	\$450,000	\$	510,958	
\$0	\$30,000	\$195,000	\$	225,000	
\$0	\$19,500	\$270,000	\$	289,500	
\$0	\$5,000	\$50,000	\$	55,000	
\$0	\$5,000	\$100,000	\$	105,000	
\$856,778	\$0	\$0	\$	856,778	
\$0	\$50,000	\$200,000	\$	250,000	
\$ 856,778	\$ 214,458	\$ 1,565,000	\$	2,636,236	
Net Construction Proceeds from Series 2024 Bond					
Other Sources to Complete Construction					
	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$856,778 \$0 \$ 856,778	Allocation Phase 4 \$0 \$44,000 \$0 \$60,958 \$0 \$30,000 \$0 \$19,500 \$0 \$5,000 \$0 \$5,000 \$856,778 \$0 \$856,778 \$214,458 Net Construction Proceeds from So	Allocation Phase 4 Phase 5 \$0 \$44,000 \$300,000 \$0 \$60,958 \$450,000 \$0 \$30,000 \$195,000 \$0 \$19,500 \$270,000 \$0 \$5,000 \$50,000 \$0 \$5,000 \$100,000 \$856,778 \$0 \$0 \$0 \$50,000 \$200,000 \$856,778 \$ 214,458 \$ 1,565,000 Net Construction Proceeds from Series 2024 Bond	Allocation Phase 4 Phase 5 P \$0 \$44,000 \$300,000 \$ \$0 \$60,958 \$450,000 \$ \$0 \$30,000 \$195,000 \$ \$0 \$19,500 \$270,000 \$ \$0 \$5,000 \$50,000 \$ \$0 \$5,000 \$100,000 \$ \$856,778 \$0 \$200,000 \$ \$856,778 \$214,458 \$1,565,000 \$ Net Construction Proceeds from Series 2024 Bond \$	

ICT

The Special meeting of the Board of Supervisors of Park East Community Development District was held on Thursday, January 9, 2025, and called to order at 2:58 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

rson

Nicholas Dister Vice Chairperson (via phone)

Ryan Motko

Kyle Smith

Assistant Secretary

Albert Viera

Assistant Secretary

Assistant Secretary

Also present were:

Michael Perez	District Manager
Jayna Cooper	District Manager
Kathr yn Hopkinson	District Counsel
Tyson Waag John Vericker	District Engineer

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Perez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

There being no comments, the next order of business followed.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the December 5, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance November 2024
- C. Acceptance of the Financials and Approval of the Check Register for November 2024

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

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next item followed.

January 9, 2025 PARK EAST CDD

C. District Manager Mr. Perez mentioned sod replacement with LMP, discussion ensued. Coach light scheduled and parking lot lights not functioning. As per Mr. Perez, Pond 7 to verify if treated, will follow up. i. Field Inspections Report The Field Inspections report was presented, a copy of which was included in the agenda package. SIXTH ORDER OF BUSINESS Board of Supervisors' Requests and **Comments** There being none, the next order of business followed. SEVENTH ORDER OF BUSINESS Adjournment There being no further business, On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the meeting was adjourned at 3:05 pm. 5-0 Michael Perez Carlos de la Ossa District Manager Chairperson

Unapproved Minutes

Or, call us at **855-252-0675**

detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information **Summary** Service from 12/13/24 through 01/12/25 details on following pages

GOOD NEWS! Your business is eligible for one line of Mobile Unlimited for one year, Call 1.844-308-0021 to speak with a



Previous Balance 170.56	GOOD I Unlimite	NEWS! Your business is the one year Call 1-84 A Business Secion 10	s eligible for one lii 4-308-0021 to spe	ne of Mobile eak with a	
Payments Received 0.00					Locoto
The state of the s		ations and Mainte			
Spectrum Business™ TV 39.99		nce connectivity that of Backup to keep your imp			
Spectrum Business™ Internet 99.99 Spectrum Business™ Voice Vendor 19.99		ingrivere/Account			Commonte ID consisting
10.00	Date	Number	Amount	Total	Comments/Description
Other Charges 5.00 One- Monthly Gentract 8.95					
Taxes, Data Rate Riconal UNICATIONS 559	12/13/2024	0411968121324	\$179.51	\$179.51	INTERNET
Current Charge Ruse RVICES 44.C \$179.51	11/30/2024	4624	\$1,250.00	\$1,250.00	LAKE MAINT
Total DECO-LOGIC SERVICES LLC \$350.07	12/23/2024	4731	\$1,250.00	\$1,250.00	LAKE MAINT
INFRAMARK LLC	12/3/2024	139011	\$2,254.00	\$2,254.00	MANAGEMENT FEE
INFRAMARK LLC	12/20/2024	139884	\$0.60		MANAGEMENT FEE NOV 2024
INFRAMARK LLC	12/20/2024	139884	\$28.08	\$28.68	MANAGEMENT FEE NOV 2024
LANDSCAPE MAINTENANCE PROFESSIONALS INC	12/1/2024	188624	\$12,248.00	\$12,248.00	LANDSCAPE MAINT
TRIMEN PRECISION LAWN CARE LLC	10/15/2024	11437	\$5,485.00	\$5,485.00	LANDSCAPE MAINT
Monthly Contract Subtotal			\$22,695.19	\$22,695.19	
ACTION REQUIRED: ACCOUNT STATUS DELINQUENT					
Your accour Variable Contract					
activity including FBtent AFSe vice suspension. If you resume	12/5/2024	AV 120524	\$200.00	\$200.00	SUPERVISOR FEE
service after dCARDOS:DELAJOSSAonpayment, your past due	12/5/2024	CO 120524	\$200.00	\$200.00	SUPERVISOR FEES
balance, along with sign month of service and a reconnection fee will	12/5/2024	KS 120524	\$200.00	\$200.00	SUPERVISOR FEE
be required. NICHOLAS J. DISTER	12/5/2024	ND 120524	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	12/5/2024	RM 120524	\$200.00	\$200.00	SUPERVISOR FEES
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Spectrum		PARK E	AST CDD	i i	
Utilities					
CHARTER COMMUNICATIONS	11/13/2024	0411968133324	BTHE \$170.56	DR \$170.56	INTERNET
4145 S. FALKENBURG BOANYERYLEW FL 33578-8652 LEU & A 8633 2390 NORP 13 12142024 NINNNYIN 01 001069 0004	11/7/2024	1446276AQJBHS		\$3,651.67	WATER
CITY OF PLANT CITY	12/6/2024	14609 8 LANT (ITY \$2,645.65		SERVICE 11/08/2024 - 12/06/2024
PARK EAST GIP OF STE 200	10/14/2024	101424-6381 ACH	\$531.25	\$531,25	LECTRIC
2005 PAN AM CIR STE 300 TAMPA FL 3355 € 6008	11/13/2024	111324-6381 ACH	\$345.32	\$345.32	ELECTRIC
TECO	11/13/2024	111324-9413	\$146.82	\$146.82	ELECTRIC SVC
TECO	11/13/2024	ase1 1 143 21 1-638/men	t To: \$345.32	\$345.32	ELECTRIC SVC
յլիելվույ <mark>լ լեե</mark> գիլովույուրիյի և անագույթ	11/13/2024	ART ÉR 133411/1659 CAT	IONS \$4,924.92	\$4,924.92	ELECTRIC SVC
TECO		BOX170184624-1659	\$4,851.24	\$4,851.24	ELEC SVCS
TECO	10/14/2024	101424-9413	\$146.51	\$146.51	ELECTRIC SVC
TECO	12/13/2024	101424-9413 	\$197.86	\$197.86	ELECTRIC SVC

Spectrum Business™ TV	
Spectrum Business TV Stream	39.99
	\$39.99

Spectrum Business™ TV Total

Taxes, Fees and Charges	
Communications Services Tax	5.59
Taxes, FPARK EAST CDD	\$5.59

12/13

8.95

\$8.95



	Business™ Internet	Su	ımm <u>ary of Oper</u> Total Due	ations and Mainte	enance Invoi	\$179.51 \$350.07	
Security Suite Domain Name Vanity Email Spectrum Busi	Vendor	0.00 0.00 0.00 299,99	Billiog Info	Dr Mชชี่เดิสั/Account Number	Amount	Invoice	Comments/Description
Promotional Di Business WiFi	scource of the contract of the	-210.00 10.00	Tah2ah3/2024	This 21a3214e638effects	the curr \$6 t12x1e4	and fee\$612.14	ELECTRIC SVC
Dusiness vvii i	TECO	\$99.99	your area (inclu	ding sales 24/9/96 user hout notice. Visit spectr	taxes, ets 203 hes	e taxes and 6989	ELECTRIC SVC
C	TECO	00.009	infb2/fla3/24024	121324-1659	\$4,851.24		ELECTRIC SVC
Spectrum B	Utilities Subtotal				\$23,023.81	\$23,023.81	
Spectrum	Business™ Voice		Spectrum Busir	less Services Agreemer	nt, Spectrum servi	ces are billed on	
	Regular Services						
Voice Mail	ADA SITE COMPLIANCE	0.00	bill 8/3 8/3024	INV-11360	\$1,522.50	\$1,522.50	WEBSITE COMPLIANCE
Spectrum Busi	ne INITRA MARK LLC	49.99	11/14/2024	137483	\$0.69	\$0.69	POSTAGE
Promotional Di	SCHIPTRAMARK LLC	-30.00 \$19.99		ervice are 390alted at spe	ctrum.co\1,00100	S.	WEBSITE MAINT / ADMIN
	INFRAMARK LLC	\$ 19.99	12/3/2024	139011 yment of any portion of	\$2,500.00	a high paged	MANAGEMENT FEE
	INFRAMARKillidral call details,		data261/2020ig	yment of any portion of the ital Phone 29010	result in\$31590AA	ection of any of	DESSEMINATON SVCS
	INPREMIANA Copertrum Business.net			orovided ₁ ஆகுரு ் ஷ்s.	\$750.00	1000	ACCOUNTING SVCS
Spectrum B	usinds@LEANINGtSERVICES	\$19.99	12/1/2024	0466	\$590.00	\$590.00	AMENITY CLEANING
	STANTEC CONSULTING SERVICES		10/18/2024	2307697	\$8,504.00	\$8,504.00	ENGG SVCS
Ī	STANTEC CONSULTING SERVICES		12/12/2024	2332249	\$501.50	\$501.50	DISTRICT ENGG SVCS
Ī	STRALEY ROBIN VERICKER		12/11/2024	25704	\$1,697.50	\$1,697.50	PROFESSIONAL SVCS
Vicit Chastrum	STRALEY ROBIN VERICKER	noncovno vici	11/15/2024	000001	\$2,277.90	1/ A 1-25 C C C C C C C C C C C C C C C C C C C	PROFESSIONAL SVCS
Visit Spectrum.	com/stores for store locations. For questions or TIMES PUBLISHING COM	concerns, VISI	12/18/2024	12698-121824	\$376.00	\$376.00	AD SERVICES
	Regular Services Subtotal				\$19,170.09	\$19,170.09	
Simplify you	r life with Auto Payl		Paym	ent Options		11	
, , , , ,	TOTAL				\$65,889.09	\$65,889.09	

Late Fee

\$39.99

One-Time Charges Total

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

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

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



Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

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

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



Eco-Logic Services LLC OINFRAMARK
PO Box 18204
Sarasota, FL 342/6

Date	Invoice #
11/30/2024	4624

	 -	
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\mathbf{D}	 	u

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

Park East CDD

Description		Amount
Lake Maintenance Services for November 2024		1,250.00
	Total	\$4.0F0.00
	Total	\$1,250.00

Phone # 941-312-1764

Pete@Eco-Logic-Services.com

Eco-Logic Services LLC OINFRAMARK
PO Box 18204
Sarasota, FL 342/6

Date	Invoice #
12/23/2024	4731

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

Park East CDD

Description		Amount
Lake Maintenance Services for December 2024		1,250.00
	Total	\$1,250.00

Phone # 941-312-1764



INVOICE

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

Services provided for the Month of: December 2024

INVOICE# 139011 CUSTOMER ID C2354

PO#

DATE 12/3/2024

NET TERMS Net 30

DUE DATE 1/2/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	Landscape	Ea	100.00		100.00
District Management	Maintenance	Ea	2,500.00		2,500.00
Field Management	Professionals, Inc.™	Ea	2,254.00		2,254.00
Dissemination Services	1	Ea	350.00		350.00
Accounting Services	1	I Ea	750.00	1	750.00
Subtotal					5,954.00
				Subtotal	\$5,954.00
				Tax	\$0.00
				Total Dua	\$5.054.00
				Total Due	\$5,954.00
	Danis Talla (managala LLO DO DOV 70	I	I	l	

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: 912

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Acco

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 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 **United States**

INVOICE# 139884

CUSTOMER ID C2354

PO#

DATE 12/20/2024

NET TERMS

Net 30

DUE DATE 1/19/2025

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP AMOUNT
B/W Copies	4	Ea	0.15	0.60
Postage	13	Ea	2.16	28.08

Subtotal 28.68

Subtotal	\$28.68
Tax	\$0.00
Total Due	\$28.68

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

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

To pay via ACH or Wire, please refer to our banking information below: Account Name: INFRAMARK, LLC ACH - Bank Routing Number: 111000614 / Account Number: 912593196 Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Invoice

Corporate Office PO Box 267

Seffner, FL 33**5ARK EAST CDD**

813-757-6500 ETING DATE: December 05, 2024

813-757-6501_{MS}: Mark Vega

Date	Invoice #
12/1/2024	188624

Bill To:	, v	Property Informa	tion
Park East CDD	ATTENDANCE		AMOUNT \$200.00
c/o nfra mark 210 N University Dr #702	/	Salary Accepted	
Coral Springs 1:33071		Salary Accepted	\$200.00
Kyle Smith		Salary Accepted	\$200.00
Service Service and	SD 1 2024	Salary Accepted	\$200.00
Services for the month o	of Lecember 2024	Salary Accepted	\$200.00

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	3,500.00	3,500.00
MONTHLY GROUND MAINTENANCE	1	6,983.00	6,983.00
COST SHARING			
MONTHLY GROUND MAINTENANCE:	1	1,765.00	1,765.00
ADDENDUM I EFFECTIVE AUGUST 1, 2024			

ORIGINAL CONTRACT EFFECTIVE DATE MAY 15, 2024

			Total	\$12,248.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Net 30	12/31/2024		\$12,248.00

Trimen Landscape

450 S TAYLOR RD Seffner, FL 33584

813-863-9328 **PARK EAST CDD**

MEETING DATE: December 05, 2024

DMS: Mark Vega

			COTT A PUTT YO	PAYMENT	
Г	OF IDEDITIONS	CHECK IF IN	STANTIUS		Ì
¢	SUPERVISORS Cathy Powell	ATTENDANCE	Invoice #	AMOUNT	11437
		ATTMENT	Salaryn Acice pted	\$200.00	10/15/2024
1	005 Pan AM Circle Carlos de la Ossa				
	anpa Dister	/	Salary Acceptedue	·	\$5,485.00
	NICK DISIO	<u> </u>	Email: payments@ SalaryerAisceiptedinds	trimenlandscape.com	
	Kyle Smith		Salary Acceptedition		
Date	Ryan MotKo Landscaping according		Salary Acceptedoty	\$200,00	Total
10/15/202	24 Landscaping according	o estimate #5429	1.00	\$200.00	5485.00
			Salary Accepted	\$200.00	·
Terms	Albert Viera		Subtotal	<u> </u>	 548 5.00
For	2005 Pan AM Circle, Tamp	pa FL 33607	Total		5485.00
			Amount Due		\$5,485.00

You can mail your payment to:

450 South Taylor Rd. Seffner, FI 33584

Please notify our office once the payment has been sent.

Thank You For Your Business!

PARK EAST CDD
MEETING DATE: December 05, 2024

DMS: Mark Vega

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/	Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kyle Smith		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Albert Viera	/	Salary Accepted	\$200.00

PARK EAST CDD
MEETING DATE: December 05, 2024

DMS: Mark Vega

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/	Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kyle Smith		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Albert Viera	/	Salary Accepted	\$200.00

PARK EAST CDD

MEETING DATE: December 05, 2024

DMS: Mark Vega

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/	Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kyle Smith	/	Salary Accepted	\$200.00
	/	Salary Accepted	\$200.00
Ryan Motko	/	Salary Accepted	\$200.00
Albert Viera		onto 2 y	

November 13, 2024

Invoice Number: Account Number: 0411968111324 8337 12 001 0411968

Security Code. Service At:

7587 3930 NORTHERN KEY DR

CLUBHSE

PLANT CITY FL 33565-6013

Contact Us

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

Summary Service from 11/13/24 through 12/12/2 details on following pages	4
Previous Balance	341.12
Payments Received -Thank You!	-341.12
	\$0.00
Remaining Balance Spectrum Business™ TV	39.99
Spectrum Business™ Internet	99.99
Spectrum Business™ Voice	19.99
•	5.00
Other Charges Taxes, Fees and Charges	5.59
Current Charges	\$170.56
Total Due by 11/30/24	\$170.56

NEWS AND INFORMATION

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

Take your business everywhere with reliable 5G mobile coverage and stay connected to customers, employees and vendors. Upgrade your phone ANY time, as many times as you want with Mobile Unlimited Plus. Call 1-855-339-5323 today!

KEEP YOUR BUSINESS CONNECTED! Add Wireless Internet Backup so your business can stay connected through outages from weather and construction. Call 1-855-249-2149 today.

Thank you for choosing Spectrum Business.

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

4145 S. FALKENBURG RD RIVERVIEW FL 33 8633 2390 NO RP 13 11142024 NNNNNYNN 01 000907 0003

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

November 13, 2024

PARK EAST CDD

Invoice Number:

Service At:

0411968111324 Account Number: 8337 12 001 0411968 3930 NORTHERN KEY DR

CLUBHSE

PLANT CITY FL 33565-6013

Total Due by 11/30/24

\$170.56

Amount you are enclosing

\$

Please Remit Payment To:

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186

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Page 4 of 6

November 13, 2024

her

PARK EAST CDD

Invoice Number: Account Number:

0411968111324 8337 12 001 0411968

Security Code:

7587



Contact Us

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

8633 2390 NO RP 13 11142024 NNNNNYNN 01 000907 0003

Charge Details		
Previous Balance One-time EFT Payment One-time EFT Payment	10/22 11/11	341.12 -170.56 -170.56
Remaining Balance		\$0.00

Payments received after 11/13/24 will appear on your next bill. Service from 11/13/24 through 12/12/24

Spectrum Business™ TV	
Spectrum Business TV Stream	39,99
	\$39.99
Spectrum Business™ TV Total	\$39.99

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	0.00
Promotional Discount	299.99
Promotional Discount	-210.00
Business WiFi	10.00
	\$99.99
Spectrum Business™ Internet Total	\$99.99

Spectrum Business™ Voice	
Phone number (813) 730-1091 Voice Mail	
Spectrum Business Voice	0.00
Promotional Discount	49.99 -30.00
	\$19.99

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total

Other Charges	
Payment Processing	5,00
Other Charges Total	\$5.00 \$5.00

rakes, rees and Charges	
Communications Services Tax	E 50
Taxes, Fees and Charges Total	5.59
raxes, rees and Charges Total	\$5.59
Current Charges	\$170.56
Total Due by 11/30/24	
• • • • • • • • • • • • • • • • • • • •	\$170 56

Billing Information

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

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

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

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

Continued on the next page...

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

\$19.99

Simplify your life with Auto Pay!

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

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

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



Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

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

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







City of Plant City

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

UTILITY BILL

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

Solid Waste pickup questions (813) 757-9208 After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER		ACCOU	NT NUMBER			SERVICE ADDRESS
PARK EAST COMMUNITY DEVELOPMENT	636330		100	8701860		393	80 NORTHERN KEY DR
BILL NUMBER	BILL DATE		BILLING	PERIOD			DUE DATE
1460951	12/06/2024		11/08/2024	- 12/06/2024			12/27/2024
CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	11/05/24	12/02/24	2095	2272	177	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	177	493.83
UTILITY TAX 10%							56.68
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	177	1201.83
SOLID WASTE COMMERCIAL							52.19
STORMWATER COMMERCIAL							9.94

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$3,651.67
11/24	186	07/24	1503	03/24	0	Total Current Billing	\$2,045.07
10/24	117	05/24	26				
09/24	103	05/24	4			Adjustments	\$32.01
08/24	155	03/24	1				and the stage of the first contraction of the stage of th
IBLIC HEARING	ON LITILITY V	VATER RATE INCRE	ASE - SEPTEM	MBER 23 7:30 PM		Less Payments Received	\$0.00
	NCIA PUBLIC	A PARA EL AUMENT 2024-2025 RATES	O DE TARIFAS	DE UTILIDADES		Penalties	\$0.00
SPONIBLES WV	WW.PLANTCI	TYGOV.COM/UTIL-B	ILLING/PAGE/	JTILITY-RATES		Total Amount Due	\$5,728.75



City of Plant City

UTILITY BILLING DEPARTMENT PO BOX C PLANT CITY FL 33564-9003 DEC 1 6 2024 B

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

SERVICE ADDRESS CYCLE ACCOUNT NUMBER CUSTOMER NUMBER

3930 NORTHERN KEY DR D 1008701860 636330

BILL NUMBER DUE DATE TOTAL AMOUNT DUE

1460951 12/27/2024 \$5,728.75

002819

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***AUTO**MIXED AADC 323 2819 T9:10 2819 1 MB 0.617

PARK EAST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008 Remit and make checks in US funds payable to:



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

00006042025501460951500005728753

ACCOUNT NUMBER



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

SERVICE ADDRESS



CUSTOMER NAME

City of Plant City

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

CUSTOMER NUMBER

PARK EAST COMMUNITY DEVELOP	MENT 636330		100	08701860		393	30 NORTHERN KEY DR
BILL NUMBER	BILL DATE		BILLING	PERIOD			DUE DATE
1446276	11/07/2024		10/08/2024	l - 11/07/2024			12/02/2024
CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	10/01/24	11/05/24	1909	2095	186	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	186	518.94
UTILITY TAX 10%							59.19
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	186	1262.94
SOLID WASTE COMMERCIAL							52.19
STORMWATER COMMERCIAL							9.94
NA.	ossago: To Avoid a Ronalty fi	hia Dill Amaun	et in dun in Our	Office on each	ofara tha Dua i	7-4-	

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$6,905.11
10/24	117	05/24	26	:i		Total Current Billing	\$2,133,80
09/24	103	05/24	4				,_,
08/24	155	03/24	1			Adjustments	\$96.08
07/24	1503	03/24	0			Processing Control of the Control of	*
PUBLIC HEARING	3 ON UTILITY W	ATER RATE INCRE	ASE - SEPTEM	BER 23, 7:30 PM		Less Payments Received	-\$5,483.32
CITY HALL, AUDI	ENCIA PUBLICA	A PARA EL AUMENT	O DE TARIFAS	DE UTILIDADES		Control of the second s	
23 DE SEPTIEMB	RE, 7:30 PM	2024-2025 RATES	S AVAILABLE/T	ARIFAS		Penalties	\$0.00
DISPONIBLES V	VWW.PLANTCIT	TYGOV.COM/UTIL-B	ILLING/PAGE/U	JTILITY-RATES		Total Amount Due	\$3,651.67



City of Plant City

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

NOV 2 0 2024

006432

***AUTO**MIXED AADC 323 6432 T22:29 6432 1 MB 0.617



PARK EAST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008 REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE ACCOUNT NUMBER		CUSTOMER NUMBER
3930 NORTHERN KEY DR	D 1008701860		636330
BILL NUMBER	DUE DATE		TOTAL AMOUNT DUE
1446276	12/02/2024		\$3,651.67

Remit and make checks in US funds payable to:

PO BOX C PLANT CITY FL 33564-9003



		`





SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



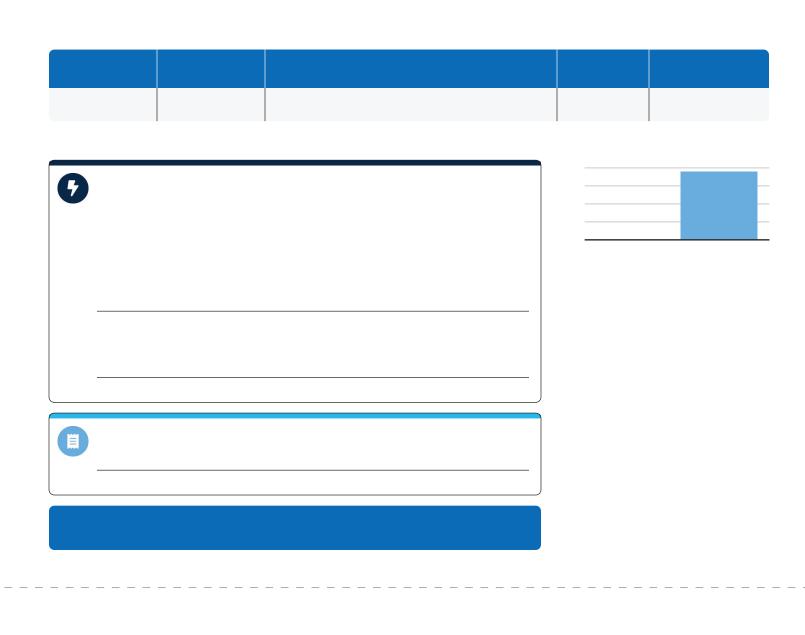












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	C	



TampaElectric.com

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 3930 NORTHERN KEY DR, CLBHSE PLANT CITY, FL 33565 Statement Date: October 14, 2024

Amount Due: \$531.25

Due Date: November 04, 2024

Account #: 221009336381

Account Summary

Current Service Period: September 10, 2024 - October 08, 2024

Previous Amount Due	\$829.56
Payment(s) Received Since Last Statement	-\$829.56
Current Month's Charges	\$531.25
Amount not paid by due date may be assessed a late payment charge and an additional deposit	
Amount not paid by due date may be assessed a late payment charge and an additional deposit	•

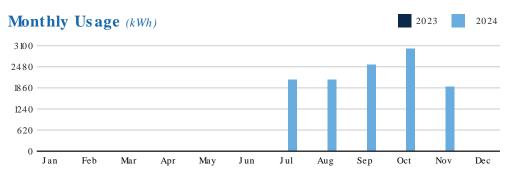
Your Energy Insight



Your average daily kWh used was 35.06% higher than it was in your previous period.



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Amount Due: \$531.25

Payment Amount: \$_____

Account #: 221009336381

Due Date: November 04, 2024

627927509686

PARK EAST COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008

Mail payment to: TECO P.O. BOX 3 13 18 TAMPA, FL 33631-33 18



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

Account #: 221009336381 Statement Date: October 14, 2024 Charges Due: November 04, 2024

Meter Read

Service Period: Sep 10, 2024 - Oct 08, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000906161	10/08/2024	9,762	6,746	3,0 l6 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,016 kWh @ \$0.08192/kWh	\$247.0
Fuel Charge	3,016 kWh @ \$0.03157/kWh	\$95.2
Storm Protection Charge	3,016 kWh @ \$0.00775/kWh	\$23.3
Clean Energy Transition Mechanism	3,016 kWh @ \$0.00427/kWh	\$12.83
Storm Surcharge	3,016 kWh @ \$0.00225/kWh	\$6.79
Florida Gross Receipt Tax	\$ 10 .4 4	
Electric Service Cost		\$417.52
Franchise Fee		\$27.3
Municipal Public Service Tax		\$36.79
State Tax		\$37.5

Avg kWh Used Per Day



Important Messages



Total Current Month's Charges

\$531.25

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Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 3360 1-0 111

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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



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



TampaElectric.com

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 3930 NORTHERN KEY DR, CLBHSE PLANT CITY, FL 33565 Statement Date: November 13, 2024

Amount Due: \$876.57

Due Date: December 04, 2024 **Account #:** 221009336381

Your average daily kWh used was 39.42% lower than it was in your

Scan here to view your account online.

Your Energy Insight

previous period.

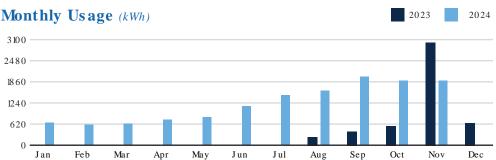
Past Due —Pay Immediately

Account Summary

Current Month's Charges —Pay by December 04, 2024	\$345.32
Past Due —Pay Immediately	\$531.25
Payment(s) Received Since Last Statement	\$0.00
Previous Amount Due	\$531.25

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

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PARK EAST COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$876.57

Payment Amount: \$

Account #: 221009336381

Due Date: December 04, 2024

690890202771

Past Due —\$531.25 Current —\$345.32

Mail payment to: TECO P.O. BOX 3 13 18 TAMPA, FL 3363 1-33 18



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

Account #: 221009336381 Statement Date: November 13, 2024 Charges Due: December 04, 2024

Meter Read

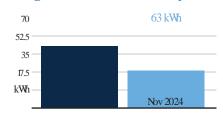
Service Period: Oct 09, 2024 - Nov 07, 2024

Rate Schedule: General Service - Non Demand

Number	Read Date	Reading	Reading	= Total Used	d Multiplier	Billing Period
1000906161	11/07/2024	11,655	9,762	1,893 kWh	1	30 Days
Charge Details					Avg kWh I	sed Per Day

Charge Details

Electric Charges Daily Basic Service Charge 30 days @ \$0.75000 \$22.50 Energy Charge 1,893 kWh @ \$0.08192/kWh \$155.07 Fuel Charge 1,893 kWh @ \$0.03157/kWh \$59.76 Storm Protection Charge 1,893 kWh @ \$0.00775/kWh \$14.67 Clean Energy Transition Mechanism 1,893 kWh @ \$0.00427/kWh \$8.08 1,893 kWh @ \$0.00225/kWh \$4.26 Storm Surcharge Florida Gross Receipt Tax \$6.78 Electric Service Cost \$271.12 \$17.76 Franchise Fee Municipal Public Service Tax \$24.06 State Tax \$24.41 Total Electric Cost, Local Fees and Taxes \$337.35



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

Other Fees and Charges

Electric Late Payment Fee

Total Other Fees and Charges \$7.97

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Pay by credit Card

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Payments: TECO

P.O. Box 3 13 18 Tampa, FL 33631-3318 Mail your payment in

> All Other Correspondences:

the enclosed envelope.

Tampa Electric P.O. Box 111 Tampa, FL 3360 1-0 111

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Online:

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Phone: Commercial Customer Care:

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 35 15 N WILDER RD, PUMP 2 PLANT CITY, FL 33565-2679 Statement Date: November 13, 2024

Amount Due:

-\$1.84

CREDIT - Do Not Pay
Account #: 221009059413

DO NOT PAY. You have a positive account balance.

Account Summary

Current Month's Charges	\$ 14 6 .8 2
Credit balance after payments and credits	-\$148.66
Payment(s) Received Since Last Statement	\$0.00
Previous Amount Due	-\$148.66

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

2023 Monthly Usage (kWh) 2024 1300 1040 780 520 260 Jan Mar J ul Aug Dec Feb May Jun Sep Oct Nov Apr

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Your Energy Insight



Your average daily kWh used was 39.53% lower than the same period last year.

Your average daily kWh used was 3.7% lower than it was in your previous period.



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Amount Due: DO NOT PAY

667433499261

Account #: 221009059413 Due Date: November 13, 2024

PARK EAST COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Mail payment to: TECO P.O. BOX 3 13 18 TAMPA, FL 3363 1-33 18



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

Account #: 221009059413 Statement Date: November 13, 2024 Charges Due: DO NOT PAY

Meter Read

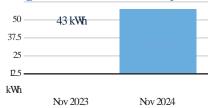
Meter Location: PUMP STATION 2

Service Period: Oct 09	9, 2024 - Nov 07, 2024	Rate S	c hedule: General Ser	vice - Non Demand		
Meter	Read Date	Current	Previous	– Total Used	Multiplier	Rilling Period
Number		Reading	Reading			
1000852829	11/07/2024	7,660	6,867	793 kWh	1	30 Days



Total Electric Cost, Local Fees and	Taxes \$146.82	
Municipal Public Service Tax		\$ 11.5 1
Franchise Fee		\$8.32
Electric Service Cost		\$126.99
Florida Gross Receipt Tax	\$3.17	
Storm Surcharge	793 kWh @ \$0.00225/kWh	\$1.78
Clean Energy Transition Mechanism	793 kWh @ \$0.00427/kWh	\$3.39
Storm Protection Charge	793 kWh @ \$0.00775/kWh	\$6.15
Fuel Charge	793 kWh @ \$0.03157/kWh	\$25.04
Energy Charge	793 kWh @ \$0.08192/kWh	\$64.96
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Electric Charges		

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.



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All Other

Correspondences: Tampa Electric

P.O. Box 111 Tampa, FL 3360 1-0 111

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 3930 NORTHERN KEY DR, CLBHSE PLANT CITY, FL 33565 Statement Date: November 13, 2024

Amount Due: \$876.57

Your Energy Insight

previous period.

Due Date: December 04, 2024 **Account #:** 221009336381

Your average daily kWh used was

39.42% lower than it was in your

Past Due —Pay Immediately

Account Summary

Monthly Usage (kWh)

Feb

Jan

Current Service Period: October 09, 2024 - November 07, 2024

Previous Amount Due \$531.25

Payment(s) Received Since Last Statement \$0.00

Part Due Pay Immediately \$531.25

Current Month's Charges —Pay by December 04, 2024 \$345.32

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

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distracted. Learn their tricks and report suspicious calls or texts at TampaElectric.com/Scam.

3100 2480 1860 1240 620

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Mar

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2024

Dec

2023

Account #: 221009336381

Due Date: December 04, 2024

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May

Amount Due: \$876.57

Payment Amount: \$______

Past Due —\$ 5 3 1.2 5

Current —\$345.32

Mail payment to: TECO P.O. BOX 3 13 18 TAMPA, FL 3 3 6 3 1-3 3 18

PARK EAST COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008

Sep

Oct

Nov

Aug



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

Account #: 221009336381 Statement Date: November 13, 2024 Charges Due: December 04, 2024

Meter Read

Service Period: Oct 09, 2024 - Nov 07, 2024

Rate Schedule: General Service - Non Demand

1000906161	11/07/2024	11.655	9,762	1893 kWh
		,	,,,,,	7020
harge Details				
Electric Ch	arges			
Daily Basic Ser	vice Charge	30 days @ \$0	.75000	\$22.50
Energy Charge	Energy Charge		1,893 kWh @ \$0.08192/kWh	
Fuel Charge	Fuel Charge		1,893 kWh @ \$0.03157/kWh	
Storm Protect	ion Charge	1,893 kWh @	\$0.00775/kWh	\$14.67
Clean Energy	Transition Mechanism	1,893 kWh @	\$0.00427/kWh	\$8.08
Storm Surchar	ge	1,893 kWh @	\$0.00225/kWh	\$4.26
Florida Gross I	Receipt Tax		\$6.78	
Electric Servi	ce Cost			\$ 2 7 1.12
Franchise Fee				\$17.76
Municipal Publ	ic Service Tax			\$24.06
State Tax				\$24.4T
Total Electric	Cost, Local Fees and	Гaxes	\$337.35	

1 30 Days

Avg kWh Used Per Day

70	63 kWh
52.5	
35	
17.5	
kWh	
	Nov 2024

Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

Other Fees and Charges

Electric Late Payment Fee \$7.97

Total Other Fees and Charges \$7.97

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Mai

Mail A Check

Payments: TECO P.O. Box 3 13 18

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All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 3360 I-0 111

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Online:

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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:

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Power Outage:

877-588-1010 Energy-Saving Programs:

813-275-3909

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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP SAM ALLEN ROAD, LIGHTS PLANT CITY, FL 33565

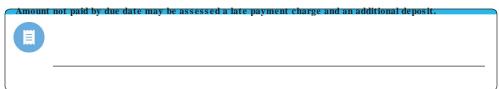
Statement Date: November 13, 2024

Amount Due: \$9,776.16

Due Date: December 04, 2024 Account #: 221009131659

Past Due Pay Immediately account Summary Previous Amount Due \$4,851.24 Payment(s) Received Since Last Statement \$0.00 \$4,851.24 Past Due —Pay Immediately Current Month's Charges -Pay by December 04, 2024 \$4,924.92

Scan here to view your account online.





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Account #: 221009131659 Due Date: December 04, 2024

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Payment Amount: \$

667433499262

Past Due —\$4,851.24

Current —\$4,924.92

PARK EAST COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008

Mail payment to: **TECO** P.O. BOX 3 13 18 TAMPA, FL 33631-3318



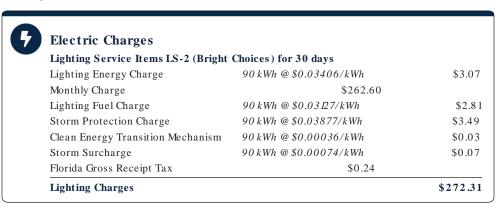
SAM ALLEN ROAD LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659 Statement Date: November 13, 2024 Charges Due: December 04, 2024

Service Period: Oct 09, 2024 - Nov 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Other Fees and Charges Lighting Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Billing information continues on next page →

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payments via checking or	TampaElectric.com	P.O. Box 3 13 18
savings account.		Tampa, FL 33631-3318
		Mail your payment in
		the enclosed envelope.
Credit or Debit Card	Phone	
		111.041

Pay by credit Card Toll Free: All Other
using KUBRA EZ-Pay 866-689-6469 Correspondences:
at TECOaccount.com.
Convenience fee will P.O. Box III
be charged. Tampa, FL 3360 I-0 III

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TampaElectric.com 7-1-1
Phone: Power Outage:
Commercial Customer Care: 877-588-10-10
866-832-6249 Energy-Saving Programs:
Residential Customer Care: 813-275-3909
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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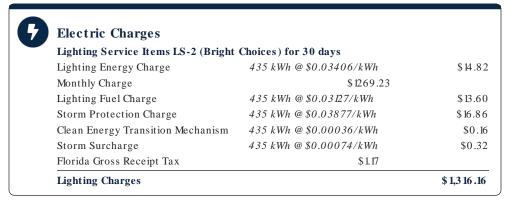
Service For: SAM ALLEN ROAD LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659 Statement Date: November 13, 2024 Charges Due: December 04, 2024

Service Period: Oct 09, 2024 - Nov 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Other Fees and Charges	
Lighting Late Payment Fee	\$19.74
Total Other Fees and Charges	\$19.74

Billing information continues on next page →



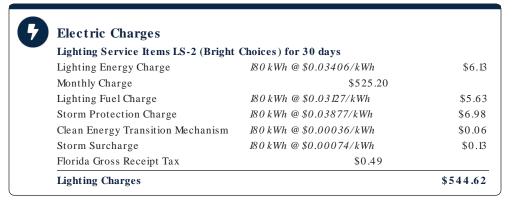
Service For: SAM ALLEN ROAD LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659 Statement Date: November 13, 2024 Charges Due: December 04, 2024

Service Period: Oct 09, 2024 - Nov 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Ħ	Other Fees and Charges	
	Lighting Late Payment Fee	\$8.17
	Total Other Fees and Charges	\$8.17

Billing information continues on next page →



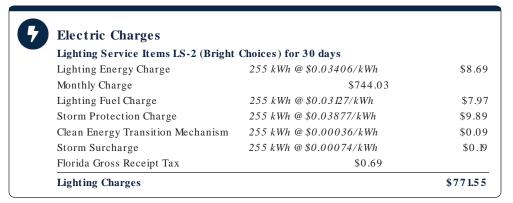
Service For: SAM ALLEN ROAD LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659 Statement Date: November 13, 2024 Charges Due: December 04, 2024

Service Period: Oct 09, 2024 - Nov 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



	Other Fees and Charges	
	Lighting Late Payment Fee	\$11.57
	Total Other Fees and Charges	\$ 11.5 7



SAM ALLEN ROAD LIGHTS, PLANT CITY, FL 33565

Account #: 22 10 0 9 13 16 5 9 Statement Date: November 13, 2 0 2 4 Charges Due: December 0 4, 2 0 2 4

Service Period: Oct 09, 2024 - Nov 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright	Choices) for 30 days	
Lighting Energy Charge	225 kWh @ \$0.03406/kWh	\$7.66
Monthly Charge	\$656.50	
Lighting Fuel Charge	225 kWh @ \$0.03127/kWh	\$7.04
Storm Protection Charge	225 kWh @ \$0.03877/kWh	\$8.72
Clean Energy Transition Mechanism	225 kWh @ \$0.00036/kWh	\$0.08
Storm Surcharge	225 kWh @ \$0.00074/kWh	\$0.17
Florida Gross Receipt Tax	\$0.61	
Lighting Charges		\$680.78

Other Fees and Charges

Lighting Late Payment Fee	\$10.21
Total Other Fees and Charges	\$ 10.21

Billing information continues on next page



TampaElectric.com

Service Period: Oct 09, 2024 - Nov 07, 2024

Charge Details

PARKEAST COMMUNITY DEVELOPMENT

SASTALEEN ROAD

EVELTASTE GEDY, FL 33565 SAM ALLEN ROAD, LIGHTS

PLANT CITY, FL 33565

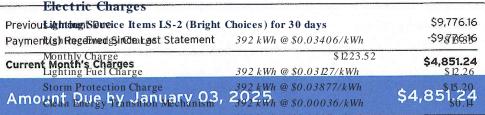
Rate Schedule: LS-2 Customer Specified Lighting

Statement Date: December 13, 2024

Account #: 22 10 0 9 13 16 5 9 Amount Due: \$4,851,24 Statement Date: November 13, 2024

> Due Date: January 03, 2025 Account #: 221009131659

Account Summary



Storm Surcharge 392 kWh @ \$0.00074/kWh

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

Florida Gross Receipt Tax

1.06

Lighting Charges \$1,265.82

Other Fees and Charges

Lighting Late Payment Fee \$18.99

Total Other Fees and Charges \$18.99



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

Account #: 221009131659

Due Date: January 03, 2025

Pay your hill online at

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Amount Due: \$4,851.24

Payment Amount: \$______

672371787650

PARK EAST COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Account 4: 221009131659 Statement Date: December 13, 2824 Charges Due: Desemby 09,426234

Important Messages Service Period: Nov 08,2024 - Dec 09, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Chemoring Deet atts lope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling **■**33631-3318.

Lighting Charges		\$272.31	
Florida Gross Receipt Tax		\$0.24	
Storm Surcharge	90 kWh @ \$0.00074/kWh	\$0.07	
Clean Energy Transition Mechanism	90 kWh @ \$0.00036/kWh	\$0.03	
Storm Protection Charge	90 kWh @ \$0.03877/kWh	\$3.49	
Lighting Fuel Charge	90 kWh @ \$0.03127/kWh	\$2.81	
Monthly Charge		\$262.60	
Lighting Energy Charge	90 kWh @ \$0.03406/kWh	\$3.07	
Electric Charges Electric's diverse fuel mix for the 12-mo Lighting Service Items LS-2 (Bright	onth period ending September 2024 : t Choices) for 32 days	includes 82% natural gas	, 10% solar, 7% purchased power, and 1%

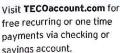
Billing information continues on next page ->

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

Ways To Pay Your Bill



Bank Draft





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be charged.



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TampaElectric.com

Find list of

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> All Other Correspondences: Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

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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.

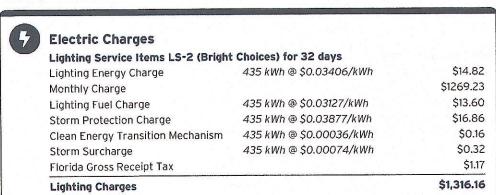


Account #: 221009131659 Statement Date: December 13, 2024 Charges Due: January 03, 2025

Service Period: Nov 08, 2024 - Dec 09, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Billing information continues on next page ightharpoonup



Account #: 221009131659 Statement Date: December 13, 2024 Charges Due: January 03, 2025

Service Period: Nov 08, 2024 - Dec 09, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	t Choices) for 32 days	
Lighting Energy Charge	180 kWh @ \$0.03406/kWh	\$6.13
Monthly Charge		\$525.20
Lighting Fuel Charge	180 kWh @ \$0.03127/kWh	\$5.63
Storm Protection Charge	180 kWh @ \$0.03877/kWh	\$6.98
Clean Energy Transition Mechanism	180 kWh @ \$0.00036/kWh	\$0.06
Storm Surcharge	180 kWh @ \$0.00074/kWh	\$0.13
Florida Gross Receipt Tax		\$0.49
Lighting Charges		\$544.62

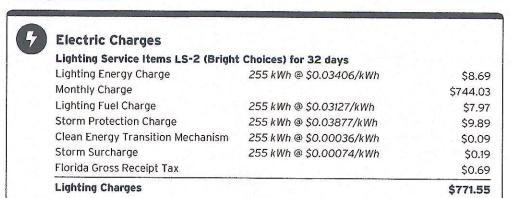
Billing information continues on next page ->



Account #: 221009131659 Statement Date: December 13, 2024 Charges Due: January 03, 2025

Service Period: Nov 08, 2024 - Dec 09, 2024

Charge Details



Billing information continues on next page ightharpoonup

Rate Schedule: LS-2 Customer Specified Lighting



Account #: 221009131659 Statement Date: December 13, 2024 Charges Due: January 03, 2025

Service Period: Nov 08, 2024 - Dec 09, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Lighting Service Items LS-2 (Bright		
Lighting Energy Charge	225 kWh @ \$0.03406/kWh	\$7.66
Monthly Charge		\$656.50
Lighting Fuel Charge	225 kWh @ \$0.03127/kWh	\$7.04
Storm Protection Charge	225 kWh @ \$0.03877/kWh	\$8.72
Clean Energy Transition Mechanism	225 kWh @ \$0.00036/kWh	\$0.08
Storm Surcharge	225 kWh @ \$0.00074/kWh	\$0.17
Florida Gross Receipt Tax		\$0.61

Billing information continues on next page →



Account #: 221009131659 Statement Date: December 13, 2024 Charges Due: January 03, 2025

Service Period: Nov 08, 2024 - Dec 09, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Lighting Charges		\$1,265.82
Florida Gross Receipt Tax		\$1.06
Storm Surcharge	392 kWh @ \$0.00074/kWh	\$0.29
Clean Energy Transition Mechanism	392 kWh @ \$0.00036/kWh	\$0.14
Storm Protection Charge	392 kWh @ \$0.03877/kWh	\$15.20
Lighting Fuel Charge	392 kWh @ \$0.03127/kWh	\$12.26
Monthly Charge		\$1223.52
Lighting Energy Charge	392 kWh @ \$0.03406/kWh	\$13.35
Lighting Service Items LS-2 (Bright	Choices) for 32 days	
Electric Charges		

Total Current Month's Charges

\$4,851.24



Account #: 221009131659 Statement Date: December 13, 2024 Charges Due: January 03, 2025

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Important Rate Information

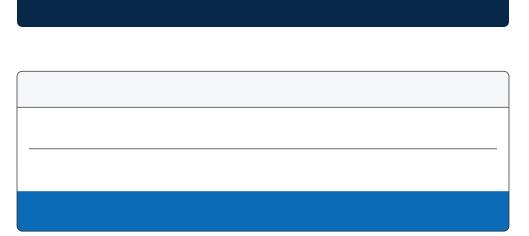
Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed rate adjustments to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit TampaElectric.com/RateCommunications for more details.

Lighting Customers - Important Rate Information

Tampa Electric is requesting approval from the Florida Public Service Commission(PSC) for proposed lighting rate adjustments to take effect in January 2025. Visit TampaElectric.com/RateCommunications for more details.











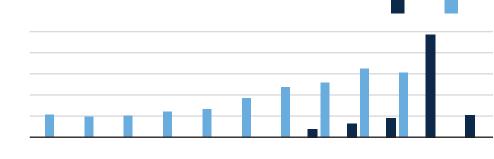




Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.







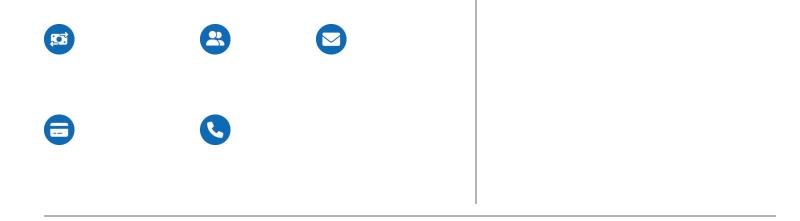








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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 3515 N WILDER RD, PUMP 2 PLANT CITY, FL 33565-2679 Statement Date: December 18, 2024

Amount Due:

-\$146,02

Due Detredenualy 93, 2025 Account #1: 221009059413

Account Summary



Previous Amount Due 1. Section 19, 2024 - October 09, 2024	-\$1.84
Previous Amount Due Current Service Period: September 10, 2024 - October 08, 2024 Payment(s) Received Since Last Statement	\$0.00
CredibbalAnceualt Pupayments and credits Carrent Months: เหล่งของ Last Statement	-\$2 \$ 3.8 4 \$197.86
Credit balance after payments and credits	\$196.07

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

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

22023 28024 Monthly Usage (kWh) 1300 1040 7880 520 266 Jah Whar Aagg OO:ct NNOV Dec Appr Juan Libb SSep Feeb Maay

Learn about your newly redestand bill and get deepening in the about your uses by it is in TECO RECONNESS and

Your Energy Insight



Your average daily Whusedwas 287.51% higher than the same periodilastycear.



Your average daily kWhused was 3852%ighen than itawas your wewroprevious period.



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AAGGGUN# #22201009059413 DueDate Olanuary 2302025

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Payment Amount: \$_



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Service For:

3515 NWILDER RD PUMP 2, PLANT CITY, FL 33565-2679 Account #1: 221009059413 Statement Date: Detabase413.02024 Charges Due: DQnNQTvPoby 2025

Weter Read

Mater-Location: PLIMP STATION 2

Service Perioda. Nov. 98, 2024 - Dec 09, 2024

Rate Schedule: General Service - Non Demand

Mateer Number	ReadInte	Corrects Reading	Phevious Reading	=	Total Used	Multiplier	Billing Period
190085328229	17/09/20224	867819 7	766600		17199 kW/h	11	32 Days

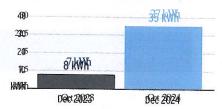
Charge Details

Ethetrise Contriges:		
Daily Basic Service Change	329days @&\$07.50000	\$84.00
EBREGY,Change	1,7197kNWW.@\$DOB1922/KWWh	\$95.679
FrelChauge	1,1197kWWH@@\$DOOB1557/kWWin	\$\$2538
Sterm Protection Charge	1,1197kWWH@\$DOOD7755/kWWh	\$1866118
Clean-Erroyy Transition Machanism	1,119 k WHH @GSQOQQAZZ7 KNWM	\$4.78
Storm Suichaige	1,119 k NVHH @Q\$QQQQ225/kNWh	\$21572
Florida: Gross Receint Taxx	\$3.17	\$4.28
Elactric Service Cost t		\$17625
Franchise Fee		\$18,2920
Municipal Public Serice Taxx		\$ 15 1 B9 7
Total Flectric Costal Dool Free and T	PEXAS S \$ 14 6 .5 1	\$197.86

Tetal Confect Manth's Charges

\$146.51 \$197.86

Avg kWh Used Per Day



Important Messages

Important Rate Information

Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed rate adjustments to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit TampaElectric.com/RateCommunications for more details.

FP6 mase information about your billiand understanding your charges, please wisit Tampatibothic com

Ways Tro Pay Your Bill



Bank Riofaft

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Mail in Charles

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866 689 6469 9

Alkatherer Correspondences:s:

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ContectUs

Online:

TampaElectricicomm

Piponeie:

CommercialaCustomere Care:e:

866-832-62499

ResidentialaCustomere Care:e: 8181223-9890 (Hillistorough))

863-299-0800 (Robbic County)) 888-222-0890 (AMIDChae Counties):)

Hearingshpaired/TTYY:

7-7-1-1

Power Outlages: 877-58890000

Effergy:Saving Programs:

81312-75-39009

Plass Note: If Mey choose to pay your hill at a location not distend on autwebsita or provided by Janna Electricicy are paying someone who disnot authorized to act as a paying someone who disnot authorized to act as a paying someone who disnot authorized act act as a paying someone who disnot authorized act act as a paying someone who disnot authorized act act as a paying someone who disnot authorized act act as a paying someone who disnot all the paying someone p



PARK EAST COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 3930 NORTHERN KEY DR, CLBHSE PLANT CITY, FL 33565

Statement Date: December 13, 2024

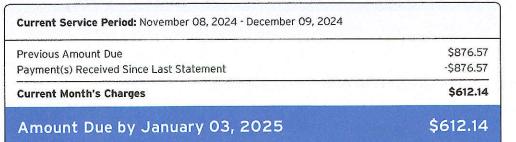
Amount Due:

\$612.14

Due Date: January 03, 2025 Account #: 221009336381

Account Summary





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

Your Energy Insight

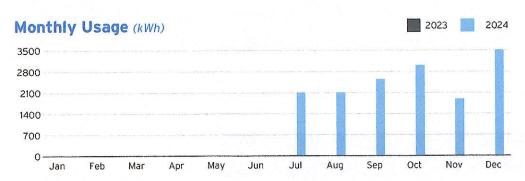


Your average daily kWh used was 73.02% higher than it was in your previous period.



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sure prompt credit, please return stub portion of this bill with your payment. DEC 19 2024 Pay your bill online at TampaElectric.dem

Due Date: January 03, 2025

Account #: 221009336381

Amount Due:

\$612.14

Payment Amount: \$_

698296559799

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PARK EAST COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008

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

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



Service For: 3930 NORTHERN KEY DR

CLBHSE, PLANT CITY, FL 33565

Account #: 221009336381 Statement Date: December 13, 2024 Charges Due: January 03, 2025

Meter Read

Service Period: Nov 08, 2024 - Dec 09, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	Total Used	Multiplier	Billing Period
1000906161	12/09/2024	15,150	11,655	3,495 kWh	1	32 Days

Charge Details

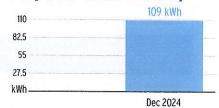
Energy Charge Fuel Charge	3,495 kWh @ \$0.08192/kWh 3,495 kWh @ \$0.03157/kWh	\$286.3 \$110.34
Storm Protection Charge	3,495 kWh @ \$0.00775/kWh	\$27.09
Clean Energy Transition Mechanism	3,495 kWh @ \$0.00427/kWh	\$14.92
Storm Surcharge Florida Gross Receipt Tax	3,495 kWh @ \$0.00225/kWh	\$7.86 \$12.06
Electric Service Cost		\$482.58
Franchise Fee		\$31.6
Municipal Public Service Tax		\$42.50
State Tax		\$43.45



Total Current Month's Charges

\$612.14

Avg kWh Used Per Day



Important Messages

Important Rate Information

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Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909



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



Phone Toll Free:

866-689-6469

689-6469 Correspondent Tampa Electric P.O. Box 111

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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 2031 W BLUE ORCHID AVE PLANT CITY, FL 33565 Statement Date: December 13, 2024

Amount Due: \$203.89

Due Date: January 03, 2025 Account #: 221009462716

Account Summary



\$0.C \$203.8
N. • 1. • 1. • 1. • 1. • 1. • 1. • 1. •
\$0.0
2

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



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

Account #: 221009462716 Due Date: January 03, 2025

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

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Amount Due: \$203.89

Payment Amount: \$______

PARK EAST COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For:

2031 W BLUE ORCHID AVE PLANT CITY, FL 33565

Account #: 221009462716 Statement Date: December 13, 2024 Charges Due: January 03, 2025

Meter Read

Service Period: Dec 06, 2024 - Dec 09, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000938048	12/09/2024	0	0		O kWh	1	4 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	4 days @ \$0.75000	\$3.00
Florida Gross Receipt Tax		\$0.08
Electric Service Cost		\$3.08
Franchise Fee		\$0.20
Municipal Public Service Tax		\$0.33
State Tax		\$0.28
Total Electric Cost, Local Fees	and Taxes	\$3.89



Total Current Month's Charges

\$203.89

Avg kWh Used Per Day

	Dec 2024
kWh	0 kWh
0.025	
0.05	
0.075	
0.1	

Important Messages

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

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

Important Rate Information

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All Other

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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



Credit or Debit Card

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

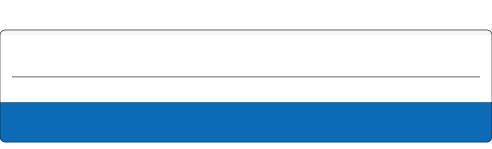


Phone

866-689-6469





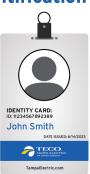




SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.











7			







TampaElectric.com

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP SAM ALLEN ROAD, LIGHTS PLANT CITY, FL 33565 Statement Date: October 14, 2024

Amount Due: \$4,851.24

Due Date: November 04, 2024 **Account #:** 221009131659

Account Summary

Previous Amount Due Payment(s) Received Since Last Statement

\$9,850.87 -\$9,850.87

Current Month's Charges

\$4,851.24

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

Scan here to view your account online.



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

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

Account #: 221009131659 **Due Date:** November 04, 2024

Pay your bill online at TampaElectric.com

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Payment Amount: \$

605705354111

PARK EAST COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Mail payment to: TECO P.O. BOX 3 13 18 TAMPA, FL 3363 1-33 18



Account #: 221009131659 Statement Date: October 14, 2024 Charges Due: November 04, 2024

Service Period: Sep 10, 2024 - Oct 08, 2024

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 @ \$0.03406/kWh	\$3.07
Monthly Charge	\$262.60	
Lighting Fuel Charge	90 kWh @ \$0.03127/kWh	\$2.8
Storm Protection Charge	90 kWh @ \$0.03877/kWh	\$3.49
Clean Energy Transition Mechanism	90 kWh @ \$0.00036/kWh	\$0.03
Storm Surcharge	90 kWh @ \$0.00074/kWh	\$0.07
Florida Gross Receipt Tax	\$0.24	

Billing information continues on next page →

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

Ways To Pay Your Bill

be charged.

Bank Draft	In-Person	Mail A Check
Visit TECOaccount.com for	Find list of	Payments:
free recurring or one time	Payment Agents at	TECO
payments via checking or	TampaElectric.com	P.O. Box 3 13 18
savings account.		Tampa, FL 33631-3318
		Mail your payment in
Credit or Debit Card	Phone	the enclosed envelope.
Pay by credit Card	Toll Free:	All Other
using KUBRA EZ-Pay	866-689-6469	Correspondences:
at TECOaccount.com.		Tampa Electric
Convenience fee will		P.O. Box 111

Contact Us

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Phone:	Power Outage:
Commercial Customer Care:	877-588-1010
866-832-6249	Energy-Saving Programs:
Residential Customer Care:	813-275-3909
813-223-0800 (Hillsborough)	
863-299-0800 (Polk County)	
888-223-0800 (All Other Counties)	

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Tampa, FL 3360 1-0 111



Account #: 221009131659 Statement Date: October 14, 2024 Charges Due: November 04, 2024

Service Period: Sep 10, 2024 - Oct 08, 2024

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 @ \$0.03406/kWh	\$14.83
Monthly Charge	\$1269.23	
Lighting Fuel Charge	435 kWh @ \$0.03127/kWh	\$13.60
Storm Protection Charge	435 kWh @ \$0.03877/kWh	\$16.80
Clean Energy Transition Mechanism	435 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	435 kWh @ \$0.00074/kWh	\$0.3
Florida Gross Receipt Tax	\$1.17	
Lighting Charges		\$ 1,3 16 .16

Billing information continues on next page \rightarrow



Account #: 221009131659 Statement Date: October 14, 2024 Charges Due: November 04, 2024

Service Period: Sep 10, 2024 - Oct 08, 2024

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 @ \$0.03406/kWh	\$6.1
Monthly Charge	\$525.20	
Lighting Fuel Charge	180 kWh @ \$0.03127/kWh	\$5.6
Storm Protection Charge	180 kWh @ \$0.03877/kWh	\$6.98
Clean Energy Transition Mechanism	180 kWh @ \$0.00036/kWh	\$0.0
Storm Surcharge	180 kWh @ \$0.00074/kWh	\$0.1
Florida Gross Receipt Tax	\$0.49	
Lighting Charges	<u> </u>	\$544.

Billing information continues on next page \rightarrow

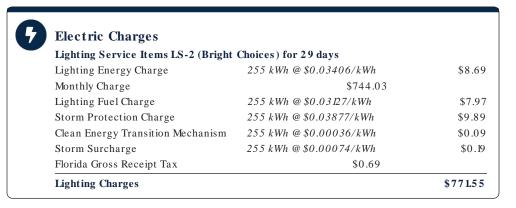


Account #: 221009131659 Statement Date: October 14, 2024 Charges Due: November 04, 2024

Service Period: Sep 10, 2024 - Oct 08, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details





Account #: 221009131659 Statement Date: October 14, 2024 Charges Due: November 04, 2024

Service Period: Sep 10, 2024 - Oct 08, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bri	ght Choices) for 29 days	
Lighting Energy Charge	225 kWh @ \$0.03406/kWh	\$7.66
Monthly Charge	\$656.50	
Lighting Fuel Charge	225 kWh @ \$0.03127/kWh	\$7.04
Storm Protection Charge	225 kWh @ \$0.03877/kWh	\$8.72
Clean Energy Transition Mechanis	m 225 kWh @ \$0.00036/kWh	\$0.08
Storm Surcharge	225 kWh @ \$0.00074/kWh	\$0.17
Florida Gross Receipt Tax	\$0.61	

Lighting Charges \$680.78

Billing information continues on next page



\$13.35

\$12.26 \$15.20 \$0.14 \$0.29

Service Period: Sep 10, 2024 - Oct 08, 2024

Charge Details

Electric Charges

Storm Surcharge

Lighting Service Items LS-2 (Bright Choices) for 29 days				
Lighting Energy Charge	392 kWh @ \$0.03406/kWh			
Monthly Charge	\$1223.52			
Lighting Fuel Charge	392 kWh @ \$0.03127/kWh			
Storm Protection Charge	392 kWh @ \$0.03877/kWh			
Clean Energy Transition Mechanism	392 kWh @ \$0 00036/kWh			

Florida Gross Receipt Tax \$106

Lighting Charges \$1,265.82

392 kWh @ \$0.00074/kWh



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 8 13-223-0 8 0 0 or simply use a regular envelope and address it to TECO P.O. Box 3 13 18, Tampa, Florida 3363 1-33 18.

ADA Site Compliance
6400 Boynton Beach Blvd 742721
JNJ Amenity Services LLC
Boynton Beach, FL 33474

accounting@adasitecompliance.com



\$590.00

Bill to

BILL TO

Billing Meritus Meritus Districts

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11360	08/18/2024	\$1,522.50	09/01/2024	14	

Invoice details

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Park East CDD - Annual digital accessibility and compliance - technological auditing, compliance shield, customized accessibility policy, accessibility ADApter, minor site	1	1,500.00	1,500.00
updates, and consulting with digital accessibility and compliance experts.			
1.5% - Applied on Oct 2, 2024			22.50

Restrooms	BALANCE DUE	\$1,522.50
Trash		
Pool Deck		
Activity room		
Blower		

Total

Ways to pay







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

Services provided for the Month of: October 2024

INVOICE# 137483

CUSTOMER ID C2354

PO#

DATE 11/14/2024

NET TERMS

Net 30

DUE DATE 12/14/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.69		0.69
Subtotal					0.69

Subtotal	\$0.69
Tax	\$0.00
Total Due	\$0.69

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.





JNJ Amenity Services LLC 7804 Davie Ray Dr Zephyrhills, FL 33540 services@jnjcleanservices.com +1 (813) 781-8999 Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2307697 October 18, 2024 215616605 170224 215616605

Bil To

Park Eark Cost Communityk
2005 Payelopment District
Suite 300 Counts Payable
Tampa/FL33607
210 North University Drive,
Suite 702
Coral Springs FL 33071

Please Remit To

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

Project details East CDD - District Engineering Services

2024

Invoice n@r@ject Manager Sahebkar, Hamid For Period Ending October 16, 2024

Invoice datement invoice total (USD) 8,504.00

Due date: 12/15/2024

United States

2024 FY General Consulting

<u>Professional Services</u>

Top Task

# Date	Product or service	Description	Current	Darka	C ^{Amount}
Category/Employe	ee		Hours	Rate	Amount
1.	Restrooms	Nurse, Vanes@th/sanitize two(2) re	stroom 2.7100 vill	160.00	4,320.000
		Henke, Emily Kinsterish any supplies	needed. 0.25	176.00	44.00
		Stewart, Tonja L	18.00	230.00	4,140.00
2.	Trash	Remove and replace 4 l	arge trash bags.		\$120.00
		Subtotal Professional Services	45.25		8,504.00
3.	Pool Deck	Rearrange any chairs as	nd/or tables that	t are out	\$100.00
Top Task Subtotal	2024 FY General Consultin	of place. Clean tables at g		ded. Pick	8,504.00
	Total	Fees & Disbursements			8,504.00
4.	Activity room INVO	ICE TOTAL (USD) _{weep/vacuum/mop as}	needed. Clean w	vin d o w s	8, <u>\$</u> 04,00
	•	as needed.			

Due upon receipt or in accordance with terms of the contract

and parking lot, if needed.

Total \$590.00

Ways to pay

Note to customer

Amenity cleaning services at Park East CDD - November 2024.



Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment AP Ref.
2024-02-08	215616605	2024	Direct - Regular	HENKE, EMILYKIRSTEN	0.25	176.00	44.00	CONVERT PARCEL LINES TO CAD
2024-02-07	215616605	2024	Direct - Regular	NURSE, VANESSAM	2.00	160.00	320.00	DOWNLOADED OWNERSHIP BACK-UP DOCUMENTS (DEEDS,
								PLATS, ETC) TO PREPARE NEW MAPS
2024-02-08	215616605	2024	Direct - Regular	NURSE, VANESSAM	0.25	160.00	40.00	UPDATED SWFWMD INSPECTION SPREADSHEET
2024-02-08	215616605	2024	Direct - Regular	NURSE, VANESSAM	5.50	160.00	880.00	DOWNLOADED OWNERSHIP BACK-UP DOCUMENTS (DEEDS,
								PLATS, ETC) TO PREPARE NEW MAPS
2024-02-15	215616605	2024	Direct - Regular	NURSE, VANESSAM	0.50	160.00	80.00	REQUISITIONS
2024-02-16	215616605	2024	Direct - Regular	NURSE, VANESSAM	5.00	160.00	800.00	CREATED BASE MAPS TO START PREPARING MAPPING
2024-02-20	215616605	2024	Direct - Regular	NURSE, VANESSA M	3.00	160.00	480.00	CREATED BASE MAPS TO START PREPARING NEW MAPS
2024-02-21	215616605	2024	Direct - Regular	NURSE, VANESSAM	3.00	160.00	480.00	CREATED BASE MAPS TO START PREPARING NEW MAPS
2024-03-15	215616605	2024	Direct - Regular	NURSE, VANESSAM	0.50	160.00	80.00	REQUISITIONS
2024-03-26	215616605	2024	Direct - Regular	NURSE, VANESSAM	0.50	160.00	80.00	REQUISITIONS
2024-05-03	215616605	2024	Direct - Regular	NURSE, VANESSAM	0.50	160.00	80.00	PREPARED SERIES 2024 ENGINEERS CERTIFICATE
2024-05-06	215616605	2024	Direct - Regular	NURSE, VANESSAM	2.00	160.00	320.00	CREATED NEW BASE MAPS TO START PREPARING
								OWNERSHIP, EASEMENT & MAINTENANCE MAPS
2024-05-07	215616605	2024	Direct - Regular	NURSE, VANESSAM	2.00	160.00	320.00	CREATED NEW BASE MAPS TO START PREPARING
								OWNERSHIP, EASEMENT & MAINTENANCE MAPS
2024-05-08	215616605	2024	Direct - Regular	NURSE, VANESSAM	2.25	160.00	360.00	CREATED NEW BASE MAPS TO START PREPARING
								OWNERSHIP, EASEMENT & MAINTENANCE MAPS; SAVED ER
								BACK-UP TO FILE
2024-04-10	215616605	2024	Direct - Regular	STEWART, TONJAL	4.00	230.00	920.00	GC
2024-05-02	215616605	2024	Direct - Regular	STEWART, TONJAL	8.00	230.00	1,840.00	GC
2024-05-03	215616605	2024	Direct - Regular	STEWART, TONJAL	2.00	230.00	460.00	GC
2024-05-09	215616605	2024	Direct - Regular	STEWART, TONJAL	4.00	230.00	920.00	GC
			Total Project 215616605		45.25		\$8,504.00	

INVOICE Page 1 of 1

Invoice Number Invoice Date Purchase Order Customer Number Project Number 2332249 December 12, 2024 215616605 170224 215616605

Bill To

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

United States

Please Remit To

Stantec Consulting Services

Inc. (SCSI)

13980 Collections Center

Drive

Chicago IL 60693 United States

Project Park East CDD - District Engineering Services

Project Manager Sahebkar, Hamid For Period Ending December 10, 2024

Current Invoice Total (USD) 501.50

Top Task 2025 **FY 2025 Districct Engineering Task Previously Total Invoiced Current Invoice** Invoiced 501.50 0.00 501.50 **Progress Charge** 9,500.00 x 5.28 % Complete Top Task Subtotal FY 2025 Districct Engineering Task 501.50 **Total Fees & Disbursements** 501.50 **INVOICE TOTAL (USD)** 501.50

Due upon receipt or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount Comment	AP Ref. #
2024-11-04	215616605	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.50	170.00	85.00 REVIEW MEETING ATTENDANCE AND SUPPORT FOR MEETI ATTENDANCE	NG
2024-11-06	215616605	2025	Direct - Regular	NURSE, VANESSAM	0.50	160.00	80.00 REVIEW MEETING ATTENDANCE AND SUPPORT FOR MEETI ATTENDANCE	NG
2024-11-11	215616605	2025	Direct - Regular	NURSE, VANESSAM	0.25	160.00	40.00 REVIEW MEETING ATTENDANCE AND SUPPORT FOR MEETI ATTENDANCE	NG
2024-11-11	215616605	2025	Direct - Regular	NURSE, VANESSAM	0.25	160.00	40.00 REVIEW MEETING ATTENDANCE AND SUPPORT FOR MEETI ATTENDANCE	NG
2024-11-25	215616605	2025	Direct - Regular	NURSE, VANESSAM	0.25	160.00	40.00 REVIEW MEETING ATTENDANCE AND SUPPORT FOR MEET ATTENDANCE	NG
2024-11-25	215616605	2025	Direct - Regular	NURSE, VANESSAM	0.50	160.00	80.00 REVIEW MEETING ATTENDANCE AND SUPPORT FOR MEET ATTENDANCE	NG
2024-11-06	215616605	2025	Direct - Regular	WAAG, RTYSON (TYSON)	0.25	182.00	45.50 REVIEW AGENDA	
2024-11-07	215616605	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50 REVIEW MEETING ATTENDANCE AND SUPPORT FOR MEETI ATTENDANCE	NG
2024-11-11	215616605	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50 REVIEW MEETING ATTENDANCE AND SUPPORT FOR MEETI ATTENDANCE	NG
			Total Project 215616605		3.00		\$501.50	

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Park East Community Development District Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

December 11, 2024

Client: 001544

Matter: 000001 Invoice #: 25704

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
Date	1 013011	Description of octalees	Hours	Amount
11/4/2024	KCH	PREPARE RESOLUTION FOR BUDGET AMENDMENT; PREPARE FOR LANDOWNER ELECTION MEETING.	1.3	\$422.50
11/5/2024	KCH	PREPARE FOR AND ATTEND LANDOWNER ELECTION MEETING IN PERSON.	0.5	\$162.50
11/6/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
11/7/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	1.0	\$325.00
11/8/2024	JMV	REVIEW NOTICE LETTER.	0.3	\$112.50
11/8/2024	VKB	REVIEW CORRESPONDENCE PUTTING INFRAMARK ON NOTICE TO CURE.	0.2	\$75.00
11/8/2024	KCH	PREPARE 30-DAY NOTICE TO CURE LETTER TO INFRAMARK REGARDING DISTRICT MANAGEMENT AND FIELD SERVICES.	1.0	\$325.00
11/15/2024	KCH	PREPARE FOR AND ATTEND OPERATIONS MEETING VIA TEAMS.	0.5	\$162.50
		Total Professional Services	5.1	\$1,697.50

December 11, 2024 Client: 001544 Matter: 000001 Invoice #: 25704

Page: 2

Total Services \$1,697.50
Total Disbursements \$0.00

Total Current Charges \$1,697.50
Previous Balance \$16,142.65
PAY THIS AMOUNT \$17,840.15

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
						.
24718	June 11, 2024	\$3,152.50	\$6.30	\$0.00	\$0.00	\$4,856.30
24903	July 09, 2024	\$6,102.50	\$10.95	\$0.00	\$0.00	\$7,810.95
25044	August 07, 2024	\$2,325.00	\$0.00	\$0.00	\$0.00	\$4,022.50
25282	September 12, 2024	\$1,125.00	\$0.00	\$0.00	\$0.00	\$2,822.50
25383	October 17, 2024	\$1,142.50	\$0.00	\$0.00	\$0.00	\$2,840.00
25532	November 15, 2024	\$2,272.50	\$5.40	\$0.00	\$0.00	\$3,975.40
Total Remaining Balance Due						

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,975.40	\$1,142.50	\$1,125.00	\$11,597.25

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Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Park East Community Development District Inframark 2005 Pan Am Circle, Ste 300 Tampa, FL 33607 November 15, 2024
Client: 001544
Matter: 000001
Invoice #: 25532

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
10/2/2024	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
10/2/2024	MS	PREPARE RESOLUTION CANVASSING AND CERTIFYING THE ELECTION; PREPARE RESOLUTION DESIGNATION OFFICERS; PREPARE INSTRUCTIONS, PROXY, AND BALLOTS.	1.6	\$280.00
10/3/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
10/3/2024	CAW	UPDATE SPECIAL WARRANTY DEED AND QUIT CLAIM DEED FOR COMMON AREA TRACTS; CORRESPONDENCE WITH B. RADCLIFF REGARDING DEEDS.	0.2	\$65.00
10/3/2024	KCH	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
10/14/2024	LB	REVIEW CORRESPONDENCE FROM AND RESPOND TO B. RADCLIFF RE PROXY FORM, INSTRUCTIONS AND BALLOTS FOR LANDOWNER'S ELECTION.	0.2	\$35.00
10/14/2024	KCH	REVIEW LANDOWNER PROXIES AND INFORMATION SHEETS FOR UPCOMING LANDOWNER MEETING/ELECTION; EMAILS WITH B.RADCLIFF REGARDING SAME.	0.4	\$130.00
10/18/2024	KCH	PREPARE FOR AND ATTEND BACKHOUSE OPERATIONS MEETING.	0.4	\$130.00
10/25/2024	LB	REVIEW FINAL SUPLEMENTAL REPORT AND ENGINEER'S REPORT; PREPARE RESOLUTION ADOPTING FINAL TERMS OF THE SERIES 2024 BONDS.	1.4	\$245.00
10/27/2024	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.8	\$300.00



November 15, 2024 Client: 001544 Matter: 000001 Invoice #: 25532

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Page: 2

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SERVICES

Date	Person	Description of Services	Hours	Amount
140/29/2024	JMV	PREPAIRE SUPPLEMENTAL RESOLUTION FOR CDD BOARD MEETING.	0.9	\$337.50
10/29/2024	LB̂	FINALIZE RESOLUTION ADOPTING FINAL TERMS OF 2024 BONDS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35 . 00
10/29/2024	MS	FINALIZE AND TRANSMIT BALLOTS, PROXY, INSTRUCTIONS, RESOLUTION CANVASSING AND CERTIFYING, AND RESOLUTION DESIGNATING OFFICERS.	0.4	\$70.00
10/30/2024	JMV	REVIEW EMAILS FROM M. VEGA RE: LANDOWNER ELECTIONS; TELEPHONE CALL FROM M. VEGA.	0.3	\$112.50
		Total Professional Services	8.3	\$2,272.50

DISBURSEMENTS

Date	Description of Disbursements		Amount
10/31/2024	Photocopies		\$5.40
		Total Disbursements	\$5.40
		Total Services	\$2,272.50
		Total Disbursements	\$5.40
		Total Current Charges	\$2,277.90
		Previous Balance	\$13,864.75
		PAY THIS AMOUNT	\$16,142.65



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Please Include Invoice Number on all Correspondence A

Outstanding Invoices

					PARK EAST COMMUNIT	Y DEVELOPMENT DISTR	ICT		
Invoice Number	Invoice Date	Services	Disbursem		Interest	Tax	Total		
24718	<u> Татра В</u> ау Т	imes _{\$3,152.50}	1+	to consider	Development District v any and all business w by, January 9, 2025 of 2005 Pan Am Circle	hich may properly con			
24903 STATE OF FLOR	Published Dail July 09, 2024 RIDA ss	\$6,102.50	10	Conies of th	e agenda for any of the	Board's meetings may	in accordance ment District 8,391.35 be obtained by		
25044NTY OF H	Augusto 2024 Cou	nty \$2,325.00		\$0.00	the Main District office ested may appeared to	0 (813) 991-1116 Affectings (813) 991-1116 Affectings	ted parties and ,602.90		
25282 Refore the unders	September 12, 2024	\$1,125.00	10	present. so	that any person can att	end the meeting and be	will participate aker telepho 33,402.90 fully informed		
25383 Deirdre Bonett w	igned authority persor October 17, 2024 ho on oath says that he	e/she is a Lega 2.50	i				by telephone 3,420.40		
Advertising Repr	esentative of the Tamp	a Bay Times a		Pursuant to	provisions of the Amer	icans with Disabilities A Signarticipate in the	se meetin \$ 156,142.65		
daily newspaper p	orinted in St. Petersbur	g, in	14	48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid					
Hillsborough Cou	ınty, Florida that the a	ttached copy of			tact the Florida Relay S acting the District Offic		o, who can aid		
advertisement bei	ing a Legal Notice in t	he matter	1	If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will					
SPECIAL MEET	ING was published in	said newspaper	l l	need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own					
	ues of 12/18/24 or by		IINTS PE	xp m; e, ir the appeal	the ich second include	s the testimony and evi	dence on which		
newspaper's web		_		Mark Voga	_				
0-30 Da	ays	31-60 Days		61-9	0 Days	Ove	r 90 Days		
\$3,420		\$0.00	L	\$1,1	25.00	\$1	1,597.25		
Affiant further sa	ys that the website or i	newspaper	•						

NOTICE OF SPECIAL MEETING

complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this 12/18/2024

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

! " #\$ %&# ((&45 67# 89:47; 4<=# >5 ? @<A T 33 (\$ &#BBCD (64**QY6**#F><6WW &FB D D E#FEG# BBCD (HH %1#&G#1KB LBBCD) 3)) 2 &>::#M166#; ><6# #DJJP#B LJBKK DC L UBJ DV # M6Q#&@R#\$(#KCL / /, 0 , 32 # DC # % \$'SH#{\$\$&\$\] V R KV # V # F @A:4**k**X# H6=@L' H%## ## Y 4:79>N≯8≕ ## Z>: Н WOO5?@9@AVZ>5 ^4Q@_4#M66 JV# H\$ %\$# \$& ' Y# \(# \$&`! \#+E a \$! # E! &\$E \#a \$&Y #bE`! # \$[\$&& \' \$! "#\$ %&# ((T 33 3 845 67# 33:47; 4<=# >5 ? @<A (\$ 8#BBDD E #F E G; BBCD (HH % 35G# KB LBBCD 8>::#\M66# ; ><6# #DJJ P#B L &FB D (64**QY6**#F><6WW) 3)) 2 UBJ DV # DC L ;><6##OJJP#BLJBKK c T - . d H\$ %\$# "\$#Y\$'"# b FH\$#8E #8\$[\$%#`FH\$%Y\$\]#E[#\$ %&# ((&45 67# 89:47; 4<=# >5 ? @<A 1N05 @XX (\$ &#BBCD \#[#S'H\$I#% S&\$#B (HH %I#&G#IKB LBBCD

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Park East Community Development District

Financial Statements
(Unaudited)

Period Ending December 31, 2024

Prepared by:

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

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	ERIES 2021 BT SERVICE FUND	SERIES 2024 EBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET ACCOUNT GROUP FUN	ACCOUNT		TOTAL
ASSETS									
Cash - Operating Account	\$ 167,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	67,543
Cash in Transit	-	566,885	-	-	-	-	-	566	,885
Due From Developer	26,207	-	-	-	-	-	-	26,	,207
Investments:									
Acq. & Construction - Amenity	-	-	-	4	-	-	-		4
Acquisition & Construction Account	-	-	-	4,102	462	-	-	4,	564
Cost of Issuance Fund	-	-	-	-	7,516	-	-	7,	516
Prepayment Account	-	2,052	-	-	-	-	-	2,	,052
Reserve Fund	-	287,100	34,772	-	-	-	-	321	,872
Revenue Fund	-	62,218	6,046	-	-	-	-	68	,264
Prepaid Items	74	-	-	-	-	-	-		74
Utility Deposits - TECO	800	-	-	-	-	-	-		800
Fixed Assets									
Construction Work In Process	-	-	-	-	-	4,934,636	-	4,934,	,636
Amount To Be Provided	-	-	-	-	-	-	13,070,000	13,070,	,000
TOTAL ASSETS	\$ 194,624	\$ 918,255	\$ 40,818	\$ 4,106	\$ 7,978	\$ 4,934,636	\$ 13,070,000	\$ 19,1	170,417
LIABILITIES									
Accounts Payable	\$ 42,061	\$ _	\$ _	\$ _	\$ -	\$ -	\$ -	\$	42,061
Bonds Payable	· -	_	_	_	_	_	13,070,000	13,070	.000
Deferred Inflow of Resources	26,207			_	 -		-		207
TOTAL LIABILITIES	68,268		 -		 		13,070,000	13,138	
TO THE EIRDIETTEO	00,200	-	-	-	-	-	13,070,000	13,130	,200
			·			•			

Balance Sheet

As of December 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND		SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
FUND BALANCES								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	918,255	40,818	-	-	-	-	959,073
Capital Projects	-	-	-	4,106	7,978	-	-	12,084
Unassigned:	126,282	-	-	-	-	4,934,636	-	5,060,918
TOTAL FUND BALANCES	126,356	918,255	40,818	4,106	7,978	4,934,636	-	6,032,149
TOTAL LIABILITIES & FUND BALANCES	\$ 194,624	\$ 918,255	\$ 40,818	\$ 4,106 \$	7,978 \$	4,934,636 \$	13,070,000 \$	19,170,417
						_		
						_		
						- ¬		
						_		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ACCOUNT DESCRIPTION E		YE	EAR TO DATE ACTUAL		ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Special Assmnts- Tax Collector	\$	_	\$	337,287	\$	337,287	0.00%
Special Assmnts- CDD Collected		383,725		2,167		(381,558)	0.56%
Developer Contribution		_		26,564		26,564	0.00%
TOTAL REVENUES		383,725		366,018		(17,707)	95.39%
EXPENDITURES							
Administration							
Supervisor Fees		12,000		3,000		9,000	25.00%
ProfServ-Dissemination Agent		5,000		700		4,300	14.00%
ProfServ-Info Technology		600		-		600	0.00%
ProfServ-Recording Secretary		2,400		-		2,400	0.00%
ProfServ-Trustee Fees		6,500		-		6,500	0.00%
District Counsel		9,500		5,118		4,382	53.87%
District Engineer		9,500		9,006		494	94.80%
Administrative Services		4,500		-		4,500	0.00%
Management & Accounting Services		9,000		350		8,650	3.89%
District Manager		25,000		14,262		10,738	57.05%
Accounting Services		9,000		2,250	=	6,750	25.00%
Auditing Services		6,000		1,400		4,600	23.33%
Website Compliance		1,800		1,523		277	84.61%
Postage, Phone, Faxes, Copies		500		29		471	5.80%
Rentals & Leases		600		-		600	0.00%
Public Officials Insurance		5,000		5,408		(408)	108.16%
Legal Advertising		3,500		1,196		2,304	34.17%
Bank Fees		200		-		200	0.00%
Financial & Revenue Collections		1,200		-		1,200	0.00%
Meeting Expense		4,000		-		4,000	0.00%
Website Administration		1,200		300		900	25.00%
Miscellaneous Expenses		250		-		250	0.00%
Office Supplies		100		-		100	0.00%
Dues, Licenses, Subscriptions		175		175		-	100.00%
Total Administration		117,525		44,717		72,808	38.05%
Utility Services							
Utility - Water & Sewer		10,000		5,697		4,303	56.97%
Utility - Electric		10,000		21,685		(11,685)	216.85%
Total Utility Services		20,000		27,382		(7,382)	136.91%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	R TO DATE CTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Field Services	27,000	=	27,000	0.00%
Contracts-Janitorial Services	9,000	-	9,000	0.00%
Contracts-Aquatic Control	38,000	5,000	33,000	13.16%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Clubhouse Internet, TV, Phone	1,800	-	1,800	0.00%
Insurance - General Liability	5,000	14,939	(9,939)	298.78%
Irrigation Repairs & Maintenance	5,000	-	5,000	0.00%
Landscape Maintenance	52,000	36,162	15,838	69.54%
Plant Replacement Program	5,000	 -	5,000	0.00%
R&M - Amenity Center	10,000	-	10,000	0.00%
Miscellaneous Maintenance	10,000	691	9,309	6.91%
Pool & Spa Maintenance	20,000	 	20,000	0.00%
Pool & Spa Repairs	2,000	-	2,000	0.00%
Aquatic Maintenance	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	6,000	-	6,000	0.00%
Misc-Access Cards	2,500	-	2,500	0.00%
Community Activities	10,000	-	10,000	0.00%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Pool Permits	500	-	500	0.00%
Pond Bank Improvements	5,000	-	5,000	0.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	236,200	56,792	179,408	24.04%
Contingency				
Misc-Contingency	10,000	3,930	6,070	39.30%
Total Contingency	10,000	3,930	6,070	39.30%
TOTAL EXPENDITURES	383,725	132,821	250,904	34.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	233,197	233,197	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(106,841)		
FUND BALANCE, ENDING		\$ 126,356		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 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
REVENUES						
Interest - Investments	\$ -	\$	9,397	\$	9,397	0.00%
Special Assmnts- Tax Collector	-		564,483		564,483	0.00%
Special Assmnts- CDD Collected	572,524		-		(572,524)	0.00%
TOTAL REVENUES	572,524		573,880		1,356	100.24%
EXPENDITURES Debt Service Principal Debt Retirement Interest Expense Total Debt Service	235,000 337,524 572,524		230,000 171,443 401,443		5,000 166,081 171,081	97.87% 50.79% 70.12%
TOTAL EXPENDITURES	572,524		401,443	=	171,081	70.12%
Excess (deficiency) of revenues Over (under) expenditures	-		172,437		172,437	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		¢	745,818			
FUND BALANCE, ENDING		\$	918,255			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 Series 2024 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET	Υ	EAR TO DATE		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	599	\$	599	0.00%
TOTAL REVENUES		-		599		599	0.00%
EXPENDITURES Debt Service							
Interest Expense		-		18,718		(18,718)	0.00%
Total Debt Service		-		18,718		(18,718)	0.00%
TOTAL EXPENDITURES	_	<u>-</u>		18,718	_	(18,718)	0.00%
Excess (deficiency) of revenues							
Over (under) expenditures		=		(18,119)	=	(18,119)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				58,937			
FUND BALANCE, ENDING			\$	40,818			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 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
REVENUES				
Interest - Investments	\$ -	\$ 46	\$ 46	0.00%
TOTAL REVENUES	-	46	46	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	46	46	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ 4,106	=	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 Series 2024 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAI ADOPTE BUDGET	D	Y	EAR TO DATE ACTUAL	/ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$	169	\$ 169	0.00%
Special Assmnts- CDD Collected ————				(20,500)	(20,500)	0.00%
TOTAL REVENUES		-		(20,331)	(20,331)	0.00%
EXPENDITURES						
TOTAL EXPENDITURES		-		-	-	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures		-		(20,331)	(20,331)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				28,309		
FUND BALANCE, ENDING			\$	7,978		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2024 General Fixed Assets Account Group Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES						
TOTAL REVENUES	-		-	-	0.00%	
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-		-	-	0.00%	
Excess (deficiency) of revenues						
Over (under) expenditures	-		-	-	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)		4	1,934,636			
FUND BALANCE, ENDING		\$	4,934,636			

Bank Account Statement

Park East CDD

Bank Account No. 5629 Statement No. 12-24

Statement Date 12/31/2024

G/L Account No. 101001 Balance 167,543.34 Statement Balance 271,942.37

Outstanding Deposits 0.00

Positive Adjustments 0.00

Subtotal 271,942.37

Subtotal 167,543.34

Outstanding Checks -104,399.03

Negative Adjustments 0.00

Ending Balance 167,543.34

Ending G/L Balance 167,543.34

		Document			_	Cleared	
Po	sting Date	Туре	Docume	nt No. Description	Amount	Amount	Difference
De	eposits						
							0.00
12	2/06/2024	JE00	0436	Debt Service-Tax Revenue	323,109.23	323,109.23	0.00
12	2/03/2022	JE00	00022	Debt Service-Tax Revenue	3,846.54	3,846.54	0.00
12	2/16/2024	JE00	0448	Tax Revenue/Debt Service	575,057.24	575,057.24	0.00
To	otal Deposits	S			902,013.01	902,013.01	0.00
Cł	necks						
							0.00
12	/10/2024	Payment	100000	Inv: 316166 101624	-820.00	-820.00	0.00
12	/19/2024	Payment	1259	Check for Vendor V00013	-400.00	-400.00	0.00
12	/19/2024	Payment	1260	Check for Vendor V00019	-400.00	-400.00	0.00
12	/19/2024	Payment	1261	Check for Vendor V00032	-5,696.74	-5,696.74	0.00
12	/19/2024	Payment	1262	Check for Vendor V00017	-20,818.00	-20,818.00	0.00
12	/19/2024	Payment	1264	Check for Vendor V00014	-42,335.05	-42,335.05	0.00
12	2/19/2024	Payment	1265	Check for Vendor V00028	-400.00	-400.00	0.00
12	2/19/2024	Payment	1266	Check for Vendor V00009	-400.00	-400.00	0.00
12	2/19/2024	Payment	1267	Check for Vendor V00015	-566,884.69	-566,884.69	0.00
12	2/12/2024	JE00	0472	Bank rec adj JE for Utility Electric	-3,651.67	-3,651.67	0.00
To	otal Checks				-641,806.15	-641,806.15	0.00

Adjustments

11/19/2024

11/19/2024

12/19/2024

12/23/2024

12/23/2024

Total Adjustments

Outstanding Checks

Payment

Payment

Payment

Payment

Payment

06/04/2024	Payment	DD408	Payment of Invoice 000414
07/05/2024	Payment	DD409	Payment of Invoice 000432
09/03/2024	Payment	DD414	Payment of Invoice 000461
09/03/2024	Payment	DD417	Payment of Invoice 000478

DD420

DD421

300000

300001

Inv: 111324-1659

1268

Payment of Invoice 000478
Payment of Invoice 000532
Payment of Invoice 000533
Check for Vendor V00016
Inv: 111324-6381

124

-86.01

-104.39

-377.64

-4,924.92

-531.25

-345.32

-400.00

-345.32

-4,924.92

Friday, January 17, 2025 Page 2 Z-SPAWAR

Bank Account Statement

Park East CDD

Bank Account No. 5629 **Statement Date** 12/31/2024 Statement No. 12-24 12/23/2024 300002 Inv: 101424-1659 -4,851.24 **Payment** 12/23/2024 **Payment** 300003 Inv: 101424-9413 -146.51 12/23/2024 **Payment** 300004 Inv: 111324-9413 -146.82 12/31/2024 **Payment** 300007 Inv: 121324-6381 -612.14 12/31/2024 **Payment** 300008 Inv: 121324-9413 -197.86 12/31/2024 **Payment** 300009 Inv: 121324-2716 -203.89 12/31/2024 **Payment** 300010 Inv: 121324-1659 -4,851.24 Inv: 2307697, Inv: 2332249 12/31/2024 **Payment** 100001 -9,005.50 12/31/2024 **Payment** 100002 Inv: 24718 -3,158.80 Inv: 185689, Inv: 186010, Inv: 186088, Inv: 12/31/2024 **Payment** 100003 -50,711.07 1186 1544 dny 11864227, Inv: 186360, Inv: 1869 12/31/2024 **Payment** 100004 -1,640.00 12/31/2024 **Payment** 100005 Inv: 11437 -5,485.00 12/31/2024 Payment 100006 Inv: 12698-121824 -376.00 12/31/2024 Payment 100007 Inv: 26285 -1,400.00 Inv: 0000172 12/31/2024 **Payment** 100008 -550.00 12/31/2024 **Payment** 100009 Inv: 15397 -1,000.00 12/31/2024 **Payment** 100010 Inv: INV-11360 -1,522.50 Inv: 137483 12/31/2024 **Payment** 100011 -0.69 12/31/2024 **Payment** 100012 Inv: 1262 -1,500.00 **Payment** 12/31/2024 100013 Inv: 4096, Inv: 4198, Inv: 4297, Inv: 4398 -5,000.00 **Total Outstanding Checks** -104,399.03

Outstanding Deposits

Total Outstanding Deposits

Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FUND - 001							
001	100000	12/10/24	TIMES PUBLISHING COM	316166 101624	LEGAL AD	AD SERVICES	548002-51301	\$820.00
001	100001	12/31/24	STANTEC CONSULTING SERVICES	2307697	ENGG SVCS THRU OCT 2024	ENGG SVCS	531147-51301	\$8,504.00
001	100001	12/31/24	STANTEC CONSULTING SERVICES	2332249	DISTRICT ENGG SVCS	District Engineer	531147-51301	\$501.50
001	100002	12/31/24	STRALEY ROBIN VERICKER	24718	Invoice 000424	PROFESSIONAL SERVICES	531146-51401	\$3,158.80
001 001	100003 100003	12/31/24 12/31/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC LANDSCAPE MAINTENANCE PROFESSIONALS INC	185689 186010	GROUND MAINT. AUG 2024 GROUND MAINT.	Contracts - Landscape LANDSCAPE	534171-53908 534171-53908	\$10,483.00 \$1,765.00
001	100003	12/31/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC	186134	IRRIGATION	Irrigation Maintenance	546930-53908	\$1,765.00
001	100003	12/31/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC	186227	BUSHING/MOWING	MOWING	534171-53908	\$632.50
001	100003	12/31/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC	186360	GROUND MAINT.	LANDSCAPE	534171-53908	\$12,248.00
001	100003	12/31/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC	186967	GROUND MAINT.	LANDSCAPE	534171-53908	\$12,248.00
001	100003	12/31/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC	186088	STORM CLEANUP	STOR CLEANING	534171-58200	\$978.75
001	100003	12/31/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC	188624	DEC LANDSCAPE MAINT	LANDSCAPE MAINT	534171-53908	\$12,248.00
001 001	100004 100004	12/31/24 12/31/24	JNJ CLEANING SERVICES JNJ CLEANING SERVICES	0420 0431	AMENITY AUG 2024 SERVICE SEPT 2024	AMENITY CLEANING AMENITY CLEANING	549900-58200 549900-58200	\$745.00 \$895.00
001	100004	12/31/24	TRIMEN PRECISION LAWN CARE LLC	11437	LANDSCAPE MAINT	Contracts - Landscape	534171-53908	\$5,485.00
001	100006	12/31/24	TIMES PUBLISHING COM	12698-121824	NOTICE OF MEETING	AD SERVICES	548002-51301	\$376.00
001	100007	12/31/24	GRAU AND ASSOCIATES	26285	AUDIT FYE 09/30/2023	audit	532002-51301	\$1,400.00
001	100008	12/31/24	CORLIN SERVICES LLC	0000172	BULLETIN BOARD	Misc-Contingency	549900-58200	\$550.00
001	100009	12/31/24	BLUE LIFE POOL SERVICE LLC	15397	POOL SERV AUG 24	POOL	549900-58200	\$1,000.00
001	100010	12/31/24	ADA SITE COMPLIANCE	INV-11360	WEBSITE COMPLIANCE	Website Compliance	534397-51301	\$1,522.50
001 001	100011 100012	12/31/24 12/31/24	INFRAMARK LLC DISCLOSURE TECHNOLOGY SERVICES, LLC	137483 1262	POSTAGE SUBSCRIPTION	Postage, Phone, Faxes, Copies DUES	541024-51301 554020-51301	\$0.69 \$1,500.00
001	100012	12/31/24	ECO-LOGIC SERVICES LLC	4096	Invoice 000435	LAKE MAINT JULY 2024	534067-53908	\$1,250.00
001	100013	12/31/24	ECO-LOGIC SERVICES LLC	4198	LAKE MAINT.	LAKE -JULY 2024	534067-53908	\$1,250.00
001	100013	12/31/24	ECO-LOGIC SERVICES LLC	4297	LAKE MAINT.	LAKE MAINT	534067-53908	\$1,250.00
001	100013	12/31/24	ECO-LOGIC SERVICES LLC	4398	LAKE MAINT. OCT 2024	LAKE MAINT	534067-53908	\$1,250.00
001	1259	12/19/24	ALBERTO VIERA	AV 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001 001	1259 1260	12/19/24 12/19/24	ALBERTO VIERA CARLOS DE LA OSSA	AV 120524 CDLO 110724	SUPERVISOR FEES SUPERVISOR FEE	SUPERVISOR FEE	511100-51101	\$200.00 \$200.00
001	1260	12/19/24	CARLOS DE LA OSSA CARLOS DE LA OSSA	CO 120524	SUPERVISOR FEES	Supervisor Fees Supervisor Fees	511100-51101 511100-51101	\$200.00
001	1261	12/19/24	CITY OF PLANT CITY	1446276 ACH	WATER SRC PERIOD 10/8-11/7/2024	WATER	543018-53150	\$3,651.67
001	1261	12/19/24	CITY OF PLANT CITY	1460951	SERVICE 11/08/2024 - 12/06/2024	Utility - Water	543018-53150	\$2,045.07
001	1262	12/19/24	EGIS INSURANCE ADVISORS	25094	INSURANCE	Insurance - General Liability	545002-53908	\$5,408.00
001	1262	12/19/24	EGIS INSURANCE ADVISORS	25700	INSURANCE	Insurance - General Liability	545002-53908	\$14,939.00
001	1262	12/19/24	EGIS INSURANCE ADVISORS	25874	INSURANCE	POLICY RENEWAL	545009-51301	\$471.00
001 001	1264 1264	12/19/24 12/19/24	INFRAMARK LLC INFRAMARK LLC	124248 124248	Invoice 000420 Invoice 000420	MANAGEMENT FEE APRIL 2024 MANAGEMENT FEE APRIL 2024	541024-51301 541024-51301	\$0.60 \$23.71
001	1264	12/19/24	INFRAMARK LLC	124246	Invoice 000425	DISTRICT INVOICE JUNE 2024	549936-51301	\$125.00
001	1264	12/19/24	INFRAMARK LLC	126185	Invoice 000425	DISTRICT INVOICE JUNE 2024	531150-51301	\$2,500.00
001	1264	12/19/24	INFRAMARK LLC	126185	Invoice 000425	DISTRICT INVOICE JUNE 2024	531150-51301	\$2,254.00
001	1264		INFRAMARK LLC	126185	Invoice 000425	DISTRICT INVOICE JUNE 2024	531142-51301	\$350.00
001	1264	12/19/24	INFRAMARK LLC	126185	Invoice 000425	DISTRICT INVOICE JUNE 2024	532001-51301	\$750.00
001 001	1264 1264	12/19/24 12/19/24	INFRAMARK LLC INFRAMARK LLC	124799 124799	Invoice 000427 Invoice 000427	DISTRICT INVOICE MAY 2024 DISTRICT INVOICE MAY 2024	549936-51301 531150-51301	\$125.00 \$2,500.00
001	1264	12/19/24	INFRAMARK LLC	124799	Invoice 000427	DISTRICT INVOICE MAY 2024 DISTRICT INVOICE MAY 2024	531150-51301	\$2,254.00
001	1264		INFRAMARK LLC	124799	Invoice 000427	DISTRICT INVOICE MAY 2024	531142-51301	\$350.00
001	1264	12/19/24	INFRAMARK LLC	124799	Invoice 000427	DISTRICT INVOICE MAY 2024	532001-51301	\$750.00
001	1264	12/19/24	INFRAMARK LLC	129915	DISTRICT INVOICE JUNE 2024	Postage, Phone, Faxes, Copies	541024-51301	\$3.99
001	1264	12/19/24	INFRAMARK LLC	130354	Invoice 000458	DISTRICT INVOICE JULY 2024	541024-51301	\$3.34
001 001	1264 1264		INFRAMARK LLC INFRAMARK LLC	132414 132414	DISTRICT INVOICE DISTRICT INVOICE	SEPT. 2024 SEPT. 2024	549936-51301 531150-51301	\$125.00 \$2,500.00
001	1264		INFRAMARK LLC INFRAMARK LLC	132414	DISTRICT INVOICE DISTRICT INVOICE	FIELD	531150-51301	\$2,500.00
001	1264	12/19/24	INFRAMARK LLC	132414	DISTRICT INVOICE	SEPT. 2024	531012-51301	\$350.00
001	1264	12/19/24	INFRAMARK LLC	132414	DISTRICT INVOICE	SEPT. 2024	532001-51301	\$750.00
001	1264		INFRAMARK LLC	130502	DISTRICT INVOICE AUGUST 2024	Website Administration	549936-51301	\$125.00
001	1264		INFRAMARK LLC	130502	DISTRICT INVOICE AUGUST 2024	District Manager	531150-51301	\$2,500.00
001	1264		INFRAMARK LLC	130502	DISTRICT INVOICE AUGUST 2024	District Manager	531150-51301	\$2,254.00
001	1264		INFRAMARK LLC INFRAMARK LLC	130502	DISTRICT INVOICE AUGUST 2024 DISTRICT INVOICE AUGUST 2024	Disclosure Report	531142-51301	\$350.00
001 001	1264 1264	12/19/24 12/19/24	INFRAMARK LLC INFRAMARK LLC	130502 128866	DISTRICT INVOICE AUGUST 2024 DISTRICT INVOICE AUGUST 2024 DISTRICT INVOICE AUGUST 2024	Accounting Services Website Administration	532001-51301 549936-51301	\$750.00 \$125.00
001	1264	12/19/24	INFRAMARK LLC	128866	DISTRICT INVOICE JULY 2024 INFRAMARK DISTRICT INVOICE JULY 2024 INFRAMARK DISTRICT INVOICE JULY 2024	District Manager	531150-51301	\$2,500.00
001	1264		INFRAMARK LLC	128866	DISTRICT INVOICE JULY 2024	District Manager	531150-51301	\$2,254.00
001	1264	12/19/24	INFRAMARK LLC	128866	DISTRICT INVOICE JULY 2024 INFRASTRUCTURE MANAGEMENT SERVICES	ProfServ-Dissemination Agent	531012-51301	\$350.00
001	1264		INFRAMARK LLC	128866	DISTRICT INVOICE JULY 2024	Accounting Services	532001-51301	\$750.00
001	1264	12/19/24	INFRAMARK LLC	132230	DISTRICT INVOICE AUGUST 2024	Website Administration	549936-51301	\$500.26
001 001	1264 1264	12/19/24	INFRAMARK LLC INFRAMARK LLC	132230 135967	DISTRICT INVOICE AUGUST 2024 OCT 2024 MGMNT SVCS	Postage, Phone, Faxes, Copies OCT 2024 WEB MAINT	541024-51301 549936-51301	\$0.15 \$100.00
001	1264		INFRAMARK LLC INFRAMARK LLC	135967	OCT 2024 MGMNT SVCS OCT 2024 MGMNT SVCS	OCT 2024 WEB MAINT OCT 2024 DISTRICT MANAGER	531150-51301	\$2,500.00
501	1201	.2, .0,24		.00007		22: 202: 5:0::::0: ::::::W\OEN		Ψ=,000.00





Invoice / GL Description	G/L Account #	Amount Paid
OCT 2024 FIEL MANAGER	531150-51301	\$2,254.00
OCT 2024 DISS SVCS	531142-51301	\$350.00
OCT SVCS ACCT SVCS	532001-51301	\$750.00
Website Administration	549936-51301	\$100.00
District Manager	531150-51301	\$2,500.00
District Manager	531150-51301	\$2,254.00
Disclosure Report	531142-51301	\$350.00
Accounting Services	532001-51301	\$750.00
Supervisor Fees	511100-51101	\$200.00
SUPERVISOR FEE	511100-51101	\$200.00
Supervisor Fees	511100-51101	\$200.00
SUPERVISOR FEE	511100-51101	\$200.00
Supervisor Fees	511100-51101	\$200.00
Supervisor Fees	511100-51101	\$200.00
ELECTRIC SVC	543041-53150	\$345.32
ELECTRIC SVC	543041-53150	\$4,924.92
ELEC SVCS	543041-53150	\$4,851.24
ELECTRIC SVC	543041-53150	\$146.51
ELECTRIC SVC	543041-53150	\$146.82
Utility - Electric	543041-53150	\$612.14
ELECTRIC SVC	543041-53150	\$197.86
ELECTRIC SVC	543041-53150	\$203.89
Utility - Electric	543041-53150	\$4,851.24
	Fund Total	\$169,299.29
Cash in Transit	103200	\$1,201.03
Cash in Transit	103200	\$201,772.57
Cash in Transit	103200	\$2,402.06
Cash in Transit	103200	\$359,106.97
Cash in Transit	103200	\$2,402.06
	Fund Total	\$566,884.69
	Total Checks Paid	\$736,183.98





Gary Schwartz



Pond # 1.
Assigned To Eco Logic.

The pond is well maintained.



Victoria Falls.

Assigned To LMP.

The community entrance façade is well maintained. The turf fertility needs improvement.



North Park Rd.

Assigned To LMP.

Heading North on the East sidewalk.



North Park Rd.

Assigned To LMP.

Heading North on the median.



Victoria Falls.

Assigned To LMP.

Heading East on the street.



Victoria Falls.

Assigned To LMP.

The South side entrance plants and trees are healthy and well maintained.



North Park Rd.
Assigned To LMP.
Heading South on the median.



Pond # 2.
Assigned To Eco Logic.
The pond is well maintained.



Pond # 5.
Assigned To Eco Logic.
The pond is heavily receded.



Pond # 4.
Assigned To Eco Logic / District manager.

There is torpedo grass and algae in the receded pond. The trash in the pond will be scheduled for removal.



Pond # 6.

Assigned To Eco Logic.

The pond is well maintained.



Pond # 7.

Assigned To Eco Logic.

The pond was treated for duckweed, and as a result, the duckweed is dying.



Pond # 8.

Assigned To Eco Logic.

There is duck weed in the pond. I informed Eco Logic of the issue.



Northern Key.

Assigned To LMP.

The amenity center parking lot is well maintained.



Assigned To District manager.

The amenity center is well maintained. All bathrooms are functional.



Northern Key.

Assigned To LMP.

The dog park is well maintained.



Assigned To District manager.

The basketball court is well maintained.



Northern Key.

Assigned To LMP.

Trim the palm hanger.



Assigned To District manager.

The mailboxes are well maintained.



Northern Key.

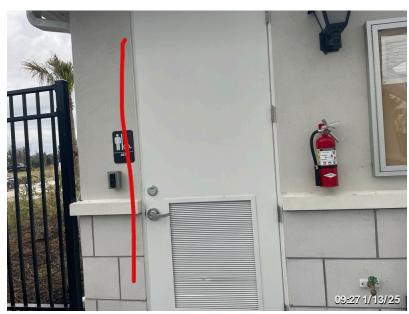
Assigned To LMP.

The playground is well maintained.



Assigned To District manager.

The amenity center dubhouse is well maintained.



Northern Key.

Assigned To Blue Life.

The pool is clear, blue, and well maintained.



Assigned To LMP.

The plant and trees are healthy and well maintained.



Northern Key.

Assigned To District manager.

The pool furniture is well maintained.



Assigned To District manager.

The cover of the umbrella is missing. Inframark will order a replacement and arrange for its installation.



Northern Key.

Assigned To District manager.

Inframark is actively seeking a contractor to repair the men's bathroom door, as it is not closing automatically.



Assigned To District manager. inframark is actively seeking a contractor to repair the pool gate, as it is not closing automatically.



Northern Key.

Assigned To LMP.

The turf fertility needs improvement.



Assigned To District manager.

The street signs are currently facing the wrong direction. The sign contractor will adjust and reposition them to face the correct direction.



Pond # 9.
Assigned To Eco Logic.

The pond is well maintained.



Pond # 10.

Assigned To Eco Logic / District manager.

The pond is well maintained. The contractor debris in the pond needs to be removed.



Pond # 12.

Assigned To Eco Logic.

The pond is well maintained.



Pond # 13.

Assigned To Eco Logic.

The pond is heavily receded, but overall the pond is well maintained.



Blue Orchid.

Assigned To LMP.

The community entrance façade is well maintained. The turf fertility needs improvement.



Blue Orchid.

Assigned To LMP.

Heading East on the street.



Blue Orchid.

Assigned To LMP.

The South side entrance plants and trees are healthy and well maintained.



Assigned To LMP.

The community entrance façade is well maintained.

North Park Rd.

Assigned To LMP.

Heading North on the East sidewalk.

09:45 1/13/25

North Park Rd.

Assigned To LMP.

Heading North on the median.

09:45 1/13/25

Northern Key.

Assigned To LMP.

The South side entrance plants are healthy and well maintained.

09:46 1/13/25

North Park Rd.

Assigned To LMP.

Heading South on the median.

09:46 1/13/25