

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MARCH 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, March 06, 2025 at 2:00 p.m.

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The Regular Meeting of the **Park East Community Development District** will be held **March 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

### 4. CONSENT AGENDA

A. Approval of Minutes of the February 06, 2025, Regular Meeting

B. Consideration of Operation and Maintenance January 2025

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

### 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

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

The regular meeting of the Board of Supervisors of Park East Community Development District was held on Thursday, February 6, 2025, and called to order at 3:01 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Michael Perez	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer ( <i>via phone</i> )
John Vericker	District Counsel

*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**

**A. Proposed Amended FY 2025 Budget**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Amended Fiscal Year 2025 Budget, was approved. 5-0

**B. Consideration of Resolution 2025-04; Adopting the Final Terms of the 2024 Bond**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-04; Adopting the Final Terms of the 2024 Bond, was adopted. 5-0

**C. Landscaping RFP**

Proposal requests for landscaping vendors, was discussed.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of the January 9, 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**

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.

**D. District Manager**

Mr. Perez discussed pond 8 treatments, palms treated, and other items resolved.

District is waiting for the Coach Light to be resolved and the bathroom door.

**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 3:06 pm. 5-0

\_\_\_\_\_  
Michael Perez  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson



**PARK EAST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
BLUE LIFE POOL SERVICE LLC	1/2/2025	16850	\$500.00	\$500.00	POOL SERVICE
BLUE LIFE POOL SERVICE LLC	1/2/2025	16851	\$500.00	\$500.00	POOL SERVICE
BLUE LIFE POOL SERVICE LLC	1/2/2025	16852	\$500.00	\$500.00	POOL SERVICE
CHARTER COMMUNICATIONS	1/13/2025	0411968011325	\$170.56	\$170.56	INTERNET
INFRAMARK LLC	1/3/2025	141030	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	1/3/2025	141030	\$350.00	\$1,100.00	DISSEMINATION SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$2,770.56</b>	<b>\$2,770.56</b>	
<b>Utilities</b>					
TECO	1/15/2025	011525 1659	\$4,795.50	\$4,795.50	ELECTRIC SVC
TECO	1/15/2025	011525 6381	\$1,113.82	\$1,113.82	ELECTRIC SVC
TECO	1/15/2025	011525 2716	\$32.50	\$32.50	ELECTRIC SVC
TECO	1/15/2025	011525 9413	\$198.35	\$198.35	ELECTRIC SVC
<b>Utilities Subtotal</b>			<b>\$6,140.17</b>	<b>\$6,140.17</b>	
<b>Regular Services</b>					
ALBERTO VIERA	1/9/2025	AV 010925	\$200.00	\$200.00	SUPERVISOR FEE 01.09.2025
CARLOS DE LA OSSA	1/9/2025	CO 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
INFRAMARK LLC	1/3/2025	141030	\$100.00		MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	1/3/2025	141030	\$2,500.00		DISTRICT MANAGEMENT
INFRAMARK LLC	1/3/2025	141030	\$2,254.00	\$4,854.00	FIELD MGMT
JNJ CLEANING SERVICES	12/31/2024	0481	\$590.00	\$590.00	AMENITY CLEANING
KYLE SMITH	1/9/2025	KS 010925	\$200.00	\$200.00	SUPERVISOR FEE 01.09.2025
LANDSCAPE MAINTENANCE PROFESSIONALS INC	12/31/2024	189280	\$3,480.00	\$3,480.00	TREE REMOVAL
NICHOLAS J. DISTER	1/9/2025	ND 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
RYAN MOTKO	1/9/2025	RM 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
STRALEY ROBIN VERICKER	1/9/2025	25784	\$625.00	\$625.00	PROFESSIONAL SVCS
<b>Regular Services Subtotal</b>			<b>\$10,549.00</b>	<b>\$10,549.00</b>	

<p align="center"><b>PARK EAST CDD</b></p> <p align="center"><b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$19,459.73	\$19,459.73	

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

# Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16850	01/02/2025	\$500.00	02/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE OCT 2024	1	500.00	500.00

SUBTOTAL	500.00
TAX	0.00
TOTAL	500.00
BALANCE DUE	<b>\$500.00</b>

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

# Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16851	01/02/2025	\$500.00	02/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE NOV 2024	1	500.00	500.00

SUBTOTAL	500.00
TAX	0.00
TOTAL	500.00
BALANCE DUE	<b>\$500.00</b>

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

**Invoice**



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16852	01/02/2025	\$500.00	02/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>CLEANING</b>	REGULAR POOL SERVICE DEC 2024	1	500.00	500.00

SUBTOTAL	500.00
TAX	0.00
TOTAL	500.00
BALANCE DUE	<b>\$500.00</b>

January 13, 2025  
Invoice Number: 0411968011325  
Account Number: 8337 12 001 0411968  
Security Code: 7587  
Service At: 3930 NORTHERN KEY DR  
CLUBHSE  
PLANT CITY FL 33565-6013

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

**Summary**

*Service from 01/13/25 through 02/12/25  
details on following pages*

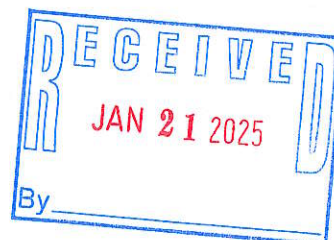
Previous Balance	350.07
Payments Received -Thank You!	-350.07
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	39.99
Spectrum Business™ Internet	99.99
Spectrum Business™ Voice	19.99
Other Charges	5.00
Taxes, Fees and Charges	5.59
Current Charges	\$170.56
<b>Total Due by 01/30/25</b>	<b>\$170.56</b>

**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.

**GOOD NEWS!** Your business is eligible for one line of Mobile Unlimited for one year. Call **1-844-308-0021** to speak with a Spectrum Business Specialist today!

**Experience connectivity that does not quit.** Add Wireless Internet Backup to keep your important business devices running - even during a power outage. Call **1-866-903-3995** today.



**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.



January 13, 2025

**PARK EAST CDD**

Invoice Number: 0411968011325  
Account Number: 8337 12 001 0411968  
Service At: 3930 NORTHERN KEY DR  
CLUBHSE  
PLANT CITY FL 33565-6013

**Total Due by 01/30/25 \$170.56**  
Amount you are enclosing \$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186







Invoice Number: 0411968011325  
 Account Number: 8337 12 001 0411968  
 Security Code: 7587

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 855-252-0675

8633 2390 NO RP 13 01142025 NNNNNYNN 01 000983 0003

**Charge Details**

Previous Balance	350.07
One-time EFT Payment 12/31	-350.07
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 01/13/25 will appear on your next bill.

Service from 01/13/25 through 02/12/25

**Spectrum Business™ TV**

Spectrum Business TV Stream	39.99
	<b>\$39.99</b>

**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	299.99
Promotional Discount	-210.00
Business WiFi	10.00
	<b>\$99.99</b>

**Spectrum Business™ Internet Total \$99.99**

**Spectrum Business™ Voice**

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

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$19.99**

**Other Charges**

Payment Processing	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>

**Taxes, Fees and Charges**

Communications Services Tax	5.59
<b>Taxes, Fees and Charges Total</b>	<b>\$5.59</b>

<b>Current Charges</b>	<b>\$170.56</b>
<b>Total Due by 01/30/25</b>	<b>\$170.56</b>

**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](http://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](http://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](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)

**Simplify your life with Auto Pay!**

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

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

Set up easy, automatic bill payments with **Auto Pay!**

Visit: [spectrumbusiness.net/payment](http://spectrumbusiness.net/payment)

(My Account login required)

**Payment Options**

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](http://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**.





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

141030

**DATE**

1/3/2025

**CUSTOMER ID**

C2354

**NET TERMS**

Net 30

**PO#****DUE DATE**

2/2/2025

**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: January 2025

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

**Subtotal**

\$5,954.00

**Tax**

\$0.00

**Total Due**

\$5,954.00

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

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

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

*Account Name: INFRAMARK, LLC*

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

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

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





PARK EAST COMMUNITY DEVELOPMENT  
DISTRICT  
C/O MERITUS CORP  
SAM ALLEN ROAD, LIGHTS  
PLANT CITY, FL 33565

Statement Date: January 15, 2025

Amount Due: \$4,795.50

Due Date: February 05, 2025

Account #: 221009131659

## Account Summary

Previous Amount Due	\$4,851.24
Payment(s) Received Since Last Statement	-\$4,851.24
<b>Current Month's Charges</b>	<b>\$4,795.50</b>

**Amount Due by February 05, 2025 \$4,795.50**

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



Scan here to view  
your account online.



**DOWNED IS  
DANGEROUS!**

If you see a downed power line, move  
a safe distance away and call 911.  
For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221009131659

Due Date: February 05, 2025

Amount Due: \$4,795.50

Payment Amount: \$ \_\_\_\_\_

697062016013



**Pay your bill online at [TampaElectric.com](http://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.



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

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

6970620160132210091316590000004795508



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

Account #: 221009131659  
Statement Date: January 15, 2025  
Charges Due: February 05, 2025

**Service Period:** Dec 10, 2024 - Jan 09, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 31 days

Lighting Energy Charge	90 kWh @ \$0.03412/kWh	\$3.07
Monthly Charge		\$262.60
Lighting Fuel Charge	90 kWh @ \$0.03059/kWh	\$2.75
Storm Protection Charge	90 kWh @ \$0.00559/kWh	\$0.50
Clean Energy Transition Mechanism	90 kWh @ \$0.00043/kWh	\$0.04
Florida Gross Receipt Tax		\$0.16
<b>Lighting Charges</b>		<b>\$269.12</b>

Billing information continues on next page →

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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

Account #: 221009131659  
Statement Date: January 15, 2025  
Charges Due: February 05, 2025

**Service Period:** Dec 10, 2024 - Jan 09, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 31 days

Lighting Energy Charge	435 kWh @ \$0.03412/kWh	\$14.84
Monthly Charge		\$1269.23
Lighting Fuel Charge	435 kWh @ \$0.03059/kWh	\$13.31
Storm Protection Charge	435 kWh @ \$0.00559/kWh	\$2.43
Clean Energy Transition Mechanism	435 kWh @ \$0.00043/kWh	\$0.19
Florida Gross Receipt Tax		\$0.79

#### Lighting Charges

**\$1,300.79**

Billing information continues on next page →

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

Account #: 221009131659  
Statement Date: January 15, 2025  
Charges Due: February 05, 2025

**Service Period:** Dec 10, 2024 - Jan 09, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	180 kWh @ \$0.03412/kWh	\$6.14
Monthly Charge		\$525.20
Lighting Fuel Charge	180 kWh @ \$0.03059/kWh	\$5.51
Storm Protection Charge	180 kWh @ \$0.00559/kWh	\$1.01
Clean Energy Transition Mechanism	180 kWh @ \$0.00043/kWh	\$0.08
Florida Gross Receipt Tax		\$0.33
<b>Lighting Charges</b>		<b>\$538.27</b>

Billing information continues on next page →




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

Account #: 221009131659  
Statement Date: January 15, 2025  
Charges Due: February 05, 2025

**Service Period:** Dec 10, 2024 - Jan 09, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	255 kWh @ \$0.03412/kWh	\$8.70
Monthly Charge		\$744.03
Lighting Fuel Charge	255 kWh @ \$0.03059/kWh	\$7.80
Storm Protection Charge	255 kWh @ \$0.00559/kWh	\$1.43
Clean Energy Transition Mechanism	255 kWh @ \$0.00043/kWh	\$0.11
Florida Gross Receipt Tax		\$0.46
<b>Lighting Charges</b>		<b>\$762.53</b>

Billing information continues on next page →

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

Account #: 221009131659  
 Statement Date: January 15, 2025  
 Charges Due: February 05, 2025

**Service Period:** Dec 10, 2024 - Jan 09, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 31 days

Lighting Energy Charge	225 kWh @ \$0.03412/kWh	\$7.68
Monthly Charge		\$656.50
Lighting Fuel Charge	225 kWh @ \$0.03059/kWh	\$6.88
Storm Protection Charge	225 kWh @ \$0.00559/kWh	\$1.26
Clean Energy Transition Mechanism	225 kWh @ \$0.00043/kWh	\$0.10
Florida Gross Receipt Tax		\$0.41

**Lighting Charges** **\$672.83**

Billing information continues on next page →



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

Account #: 221009131659  
 Statement Date: January 15, 2025  
 Charges Due: February 05, 2025

**Service Period:** Dec 10, 2024 - Jan 09, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

**Charge Details**

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	392 kWh @ \$0.03412/kWh	\$13.38
Monthly Charge		\$1223.52
Lighting Fuel Charge	392 kWh @ \$0.03059/kWh	\$11.99
Storm Protection Charge	392 kWh @ \$0.00559/kWh	\$2.19
Clean Energy Transition Mechanism	392 kWh @ \$0.00043/kWh	\$0.17
Florida Gross Receipt Tax		\$0.71
<b>Lighting Charges</b>		<b>\$1,251.96</b>

<b>Total Current Month's Charges</b>	<b>\$4,795.50</b>
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00003776-0008392- Page 11 of 14





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

Account #: 221009131659  
Statement Date: January 15, 2025  
Charges Due: February 05, 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.





PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
3930 NORTHERN KEY DR, CLBHSE  
PLANT CITY, FL 33565

Statement Date: January 15, 2025

Amount Due: \$1,113.82

Due Date: February 05, 2025

Account #: 221009336381

## Account Summary

Current Service Period: December 10, 2024 - January 09, 2025

Previous Amount Due	\$612.14
Payment(s) Received Since Last Statement	-\$612.14
<b>Current Month's Charges</b>	<b>\$1,113.82</b>

**Amount Due by February 05, 2025 \$1,113.82**

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



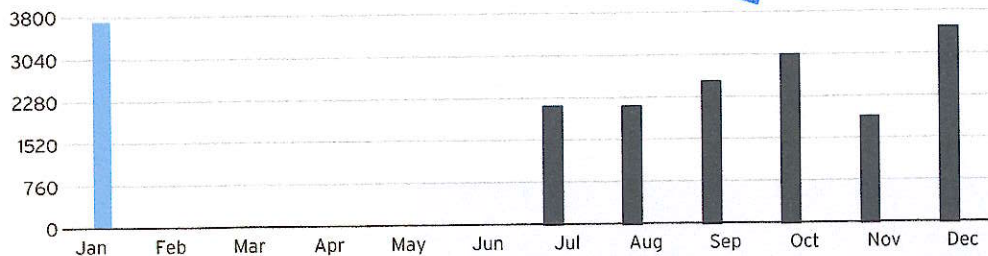
Your average daily kWh used was **10.09% higher** than it was in your previous period.



Scan here to view your account online.



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](https://TampaElectric.com/PowerLineSafety)



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

Account #: 221009336381

Due Date: February 05, 2025



**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,113.82

Payment Amount: \$ \_\_\_\_\_

690890237192

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

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

6908902371922210093363810000001113820





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

Account #: 221009336381  
Statement Date: January 15, 2025  
Charges Due: February 05, 2025

## Meter Read

**Service Period:** Dec 10, 2024 - Jan 09, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000906161	01/09/2025	18,868	15,150	3,718 kWh	1	31 Days

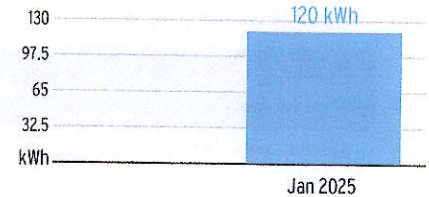
## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
	Energy Charge	3,718 kWh @ \$0.08641/kWh	\$321.27
	Fuel Charge	3,718 kWh @ \$0.03083/kWh	\$114.63
	Storm Protection Charge	3,718 kWh @ \$0.00577/kWh	\$21.45
	Clean Energy Transition Mechanism	3,718 kWh @ \$0.00418/kWh	\$15.54
	Florida Gross Receipt Tax		\$12.63
	<b>Electric Service Cost</b>		<b>\$505.05</b>
	Franchise Fee		\$33.08
	Municipal Public Service Tax		\$44.60
	State Tax		\$40.09
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$622.82</b>

	<b>Other Fees and Charges</b>		
	Electric Security Deposit		\$416.00
	Elec Tampering Chrg		\$75.00
	<b>Total Other Fees and Charges</b>		<b>\$491.00</b>

**Total Current Month's Charges** **\$1,113.82**

## Avg kWh Used Per Day



## Important Messages

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

## Ways To Pay Your Bill

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

## Contact Us

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

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

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





**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
C/O MERITUS CORP  
2031 W BLUE ORCHID AVE  
PLANT CITY, FL 33565

**Statement Date:** January 15, 2025

**Amount Due:** \$32.50

**Due Date:** February 05, 2025

**Account #:** 221009462716

## Account Summary

**Current Service Period:** December 10, 2024 - January 09, 2025

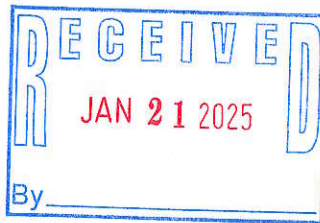
Previous Amount Due	\$203.89
Payment(s) Received Since Last Statement	-\$203.61
Miscellaneous Credits	-\$0.28
<b>Current Month's Charges</b>	<b>\$32.50</b>

**Amount Due by February 05, 2025** **\$32.50**

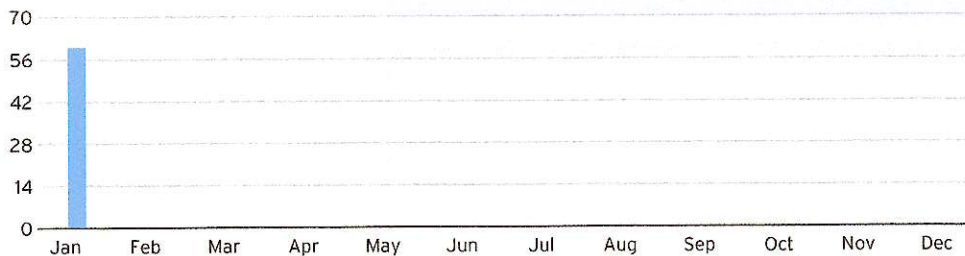
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](https://TampaElectric.com/PowerLineSafety)



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

**Account #:** 221009462716

**Due Date:** February 05, 2025

**Amount Due:** \$32.50

**Payment Amount:** \$ \_\_\_\_\_

647680585345



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

00003776 FTECO101162515182910 00000 02 01000000 10936 007

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

Make check payable to: TECO

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

6476805853452210094627160000000032504





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

Account #: 221009462716  
Statement Date: January 15, 2025  
Charges Due: February 05, 2025

## Meter Read

**Service Period:** Dec 10, 2024 - Jan 09, 2025

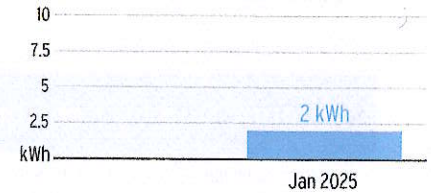
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000938048	01/09/2025	60		0		60 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	60 kWh @ \$0.08641/kWh	\$5.18
Fuel Charge	60 kWh @ \$0.03083/kWh	\$1.85
Storm Protection Charge	60 kWh @ \$0.00577/kWh	\$0.35
Clean Energy Transition Mechanism	60 kWh @ \$0.00418/kWh	\$0.25
Florida Gross Receipt Tax		\$0.70
<b>Electric Service Cost</b>		<b>\$27.86</b>
Franchise Fee		\$1.82
Municipal Public Service Tax		\$2.82
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$32.50</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$32.50**



## Miscellaneous Credits

Sales Tax Credit	-\$0.28
<b>Total Current Month's Credits</b>	<b>-\$0.28</b>

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
C/O MERITUS CORP  
3515 N WILDER RD, PUMP 2  
PLANT CITY, FL 33565-2679

**Statement Date:** January 15, 2025

**Amount Due:** \$198.35

**Due Date:** February 05, 2025

**Account #:** 221009059413

## Account Summary

**Current Service Period:** December 10, 2024 - January 09, 2025

Previous Amount Due	\$196.02
Payment(s) Received Since Last Statement	-\$196.02
Miscellaneous Credits	-\$5.03
Credit balance after payments and credits	-\$5.03
<b>Current Month's Charges</b>	<b>\$203.38</b>

**Amount Due by February 05, 2025** **\$198.35**

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 **387.5% higher** than the same period last year.



Your average daily kWh used was **11.43% higher** than it was in your previous period.



Scan here to view your account online.



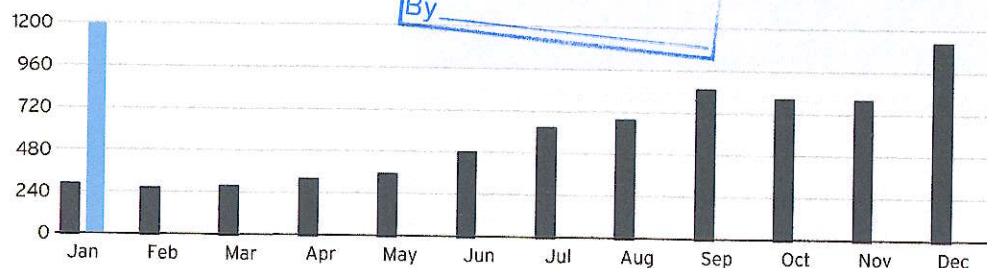
**DOWNED IS DANGEROUS!**

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For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

**Account #:** 221009059413

**Due Date:** February 05, 2025



**Pay your bill online at [TampaElectric.com](http://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$198.35

**Payment Amount:** \$ \_\_\_\_\_

697062016012

**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

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

6970620160122210090594130000000198352





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

Account #: 221009059413  
Statement Date: January 15, 2025  
Charges Due: February 05, 2025

## Meter Read

**Meter Location:** PUMP STATION 2

**Service Period:** Dec 10, 2024 - Jan 09, 2025

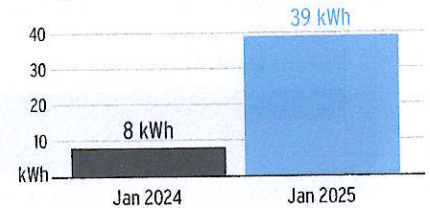
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852829	01/09/2025	9,975	8,779	1,196 kWh	1	31 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
	Energy Charge	1,196 kWh @ \$0.08641/kWh	\$103.35
	Fuel Charge	1,196 kWh @ \$0.03083/kWh	\$36.87
	Storm Protection Charge	1,196 kWh @ \$0.00577/kWh	\$6.90
	Clean Energy Transition Mechanism	1,196 kWh @ \$0.00418/kWh	\$5.00
	Florida Gross Receipt Tax		\$4.40
	<b>Electric Service Cost</b>		<b>\$176.05</b>
	Franchise Fee		\$11.53
	Municipal Public Service Tax		\$15.80
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$203.38</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges**

**\$203.38**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit - Electric	-\$5.03
	<b>Total Current Month's Credits</b>	<b>-\$5.03</b>

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### Phone

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

### All Other

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

## Contact Us

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[TampaElectric.com](https://TampaElectric.com)

### Phone:

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

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7-1-1

### Power Outage:

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813-275-3909

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		<u>Yes</u>
2	Nicholas Dister *		<u>Yes</u>
3	Kyle Smith		<u>Yes</u>
4	Alberto Viera		<u>Yes</u>
5	Ryan Motko		<u>Yes</u>

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

Approved for payment:

Michael Perez  
District Manager Signature

1/9/2025  
Date

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		<u>Yes</u>
2	Nicholas Dister *		<u>Yes</u>
3	Kyle Smith		<u>Yes</u>
4	Alberto Viera		<u>Yes</u>
5	Ryan Motko		<u>Yes</u>

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

Approved for payment:

Michael Perez  
District Manager Signature

1/9/2025  
Date



INVOICE

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540

services@jnjcleanservices.com  
+1 (813) 781-8999



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

Invoice details  
Invoice no.: 0481  
Invoice date: 12/31/2024  
Due date: 01/15/2025

#	Date	Product or service	Description	Amount
1.		Restrooms	Clean/sanitize two(2) restrooms. JNJ will replenish any supplies needed.	\$240.00
2.		Trash	Remove and replace 4 large trash bags.	\$120.00
3.		Pool Deck	Rearrange any chairs and/or tables that are out of place. Clean tables and chairs as needed. Pick up any trash around pool deck.	\$100.00
4.		Activity room	Sweep/vacuum/mop as needed. Clean windows as needed.	\$100.00
5.		Blower	Blowing will be done once a week on pool deck and parking lot, if needed.	\$30.00

Total \$590.00

Ways to pay



Note to customer  
Amenity cleaning services at Park East CDD - December 2024.

View and pay



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		<u>Yes</u>
2	Nicholas Dister *		<u>Yes</u>
3	Kyle Smith		<u>Yes</u>
4	Alberto Viera		<u>Yes</u>
5	Ryan Motko		<u>Yes</u>

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

Approved for payment:

Michael Perez  
District Manager Signature

1/9/2025  
Date



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
12/31/2024	189280

Bill To:
Park East CDD c/o nframark 210 N University Dr #702 Coral Springs, FL 33071

Property Information

Estimate #
93216

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Tree Removal (to woodline)	1	3,480.00	3,480.00
Tree removal to woodline as per request, Pond 42 (Pond 13 communicated).			
		Total	\$3,480.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	1/30/2025	Balance Due
			\$0.00
			\$3,480.00

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		<u>Yes</u>
2	Nicholas Dister *		<u>Yes</u>
3	Kyle Smith		<u>Yes</u>
4	Alberto Viera		<u>Yes</u>
5	Ryan Motko		<u>Yes</u>

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

Approved for payment:

Michael Perez  
District Manager Signature

1/9/2025  
Date

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		<u>Yes</u>
2	Nicholas Dister *		<u>Yes</u>
3	Kyle Smith		<u>Yes</u>
4	Alberto Viera		<u>Yes</u>
5	<b>Ryan Motko</b>		<u>Yes</u>

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

Approved for payment:

Michael Perez  
District Manager Signature

1/9/2025  
Date

# 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

January 09, 2025

Client: 001544

Matter: 000001

Invoice #: 25784

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/3/2024	KCH	REVIEW AGENDA PACKAGE.	0.4	\$130.00
12/4/2024	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
12/5/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
12/5/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
Total Professional Services			1.8	\$625.00

January 09, 2025  
Client: 001544  
Matter: 000001  
Invoice #: 25784

Page: 2

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Total Services	\$625.00	
Total Disbursements	\$0.00	
Total Current Charges		\$625.00
Previous Balance		\$17,840.15
Less Payments		(\$3,158.80)
<b>PAY THIS AMOUNT</b>		<b>\$15,306.35</b>

***Please Include Invoice Number on all Correspondence***



**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24903	July 09, 2024	\$6,102.50	\$10.95	\$0.00	\$0.00	\$6,738.45
25044	August 07, 2024	\$2,325.00	\$0.00	\$0.00	\$0.00	\$2,950.00
25282	September 12, 2024	\$1,125.00	\$0.00	\$0.00	\$0.00	\$1,750.00
25383	October 17, 2024	\$1,142.50	\$0.00	\$0.00	\$0.00	\$1,767.50
25532	November 15, 2024	\$2,272.50	\$5.40	\$0.00	\$0.00	\$2,902.90
25704	December 11, 2024	\$1,697.50	\$0.00	\$0.00	\$0.00	\$2,322.50
Total Remaining Balance Due						<b>\$15,306.35</b>

**AGED ACCOUNTS RECEIVABLE**

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,322.50	\$2,277.90	\$1,142.50	\$9,563.45

# **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

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**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 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b><u>ASSETS</u></b>								
Cash - Operating Account	\$ 167,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,543
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
<b>TOTAL ASSETS</b>	<b>\$ 194,624</b>	<b>\$ 918,255</b>	<b>\$ 40,818</b>	<b>\$ 4,106</b>	<b>\$ 7,978</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,170,417</b>
<b><u>LIABILITIES</u></b>								
Accounts Payable	\$ 42,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,061
Bonds Payable	-	-	-	-	-	-	13,070,000	13,070,000
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	26,207
<b>TOTAL LIABILITIES</b>	<b>68,268</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,070,000</b>	<b>13,138,268</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**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 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b><u>FUND BALANCES</u></b>								
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
<b>TOTAL FUND BALANCES</b>	<b>126,356</b>	<b>918,255</b>	<b>40,818</b>	<b>4,106</b>	<b>7,978</b>	<b>4,934,636</b>	<b>-</b>	<b>6,032,149</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 194,624</b>	<b>\$ 918,255</b>	<b>\$ 40,818</b>	<b>\$ 4,106</b>	<b>\$ 7,978</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,170,417</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**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	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>383,725</b>	<b>366,018</b>	<b>(17,707)</b>	<b>95.39%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>117,525</b>	<b>44,717</b>	<b>72,808</b>	<b>38.05%</b>
<b><u>Utility Services</u></b>				
Utility - Water & Sewer	10,000	5,697	4,303	56.97%
Utility - Electric	10,000	21,685	(11,685)	216.85%
<b>Total Utility Services</b>	<b>20,000</b>	<b>27,382</b>	<b>(7,382)</b>	<b>136.91%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**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	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>236,200</b>	<b>56,792</b>	<b>179,408</b>	<b>24.04%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	3,930	6,070	39.30%
<b>Total Contingency</b>	<b>10,000</b>	<b>3,930</b>	<b>6,070</b>	<b>39.30%</b>
<b>TOTAL EXPENDITURES</b>	<b>383,725</b>	<b>132,821</b>	<b>250,904</b>	<b>34.61%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	233,197	233,197	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(106,841)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 126,356</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>572,524</b>	<b>573,880</b>	<b>1,356</b>	<b>100.24%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	235,000	230,000	5,000	97.87%
Interest Expense	337,524	171,443	166,081	50.79%
<b>Total Debt Service</b>	<b>572,524</b>	<b>401,443</b>	<b>171,081</b>	<b>70.12%</b>
<b>TOTAL EXPENDITURES</b>	<b>572,524</b>	<b>401,443</b>	<b>171,081</b>	<b>70.12%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	172,437	172,437	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>745,818</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 918,255</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**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	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 599	\$ 599	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>599</b>	<b>599</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	18,718	(18,718)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>18,718</b>	<b>(18,718)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>18,718</b>	<b>(18,718)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,119)	(18,119)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>58,937</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 40,818</b>		



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 46	\$ 46	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>46</b>	<b>46</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	46	46	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,060</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,106</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**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	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 169	\$ 169	0.00%
Special Assmnts- CDD Collected	-	(20,500)	(20,500)	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>(20,331)</b>	<b>(20,331)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(20,331)	(20,331)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>28,309</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 7,978</u></b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**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	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,934,636</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 4,934,636</u></b>		

# Bank Account Statement

Park East CDD

**Bank Account No.** 5629  
**Statement No.** 12-24

**Statement Date** 12/31/2024

<b>G/L Account No. 101001 Balance</b>	167,543.34	<b>Statement Balance</b>	271,942.37
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	167,543.34	<b>Subtotal</b>	271,942.37
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-104,399.03
<b>Ending G/L Balance</b>	167,543.34	<b>Ending Balance</b>	167,543.34

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
						0.00
12/06/2024		JE000436	Debt Service-Tax Revenue	323,109.23	323,109.23	0.00
12/03/2022		JE000022	Debt Service-Tax Revenue	3,846.54	3,846.54	0.00
12/16/2024		JE000448	Tax Revenue/Debt Service	575,057.24	575,057.24	0.00
<b>Total Deposits</b>				902,013.01	902,013.01	0.00
<b>Checks</b>						
						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
12/19/2024	Payment	1265	Check for Vendor V00028	-400.00	-400.00	0.00
12/19/2024	Payment	1266	Check for Vendor V00009	-400.00	-400.00	0.00
12/19/2024	Payment	1267	Check for Vendor V00015	-566,884.69	-566,884.69	0.00
12/12/2024		JE000472	Bank rec adj JE for Utility Electric	-3,651.67	-3,651.67	0.00
<b>Total Checks</b>				-641,806.15	-641,806.15	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

06/04/2024	Payment	DD408	Payment of Invoice 000414	-86.01
07/05/2024	Payment	DD409	Payment of Invoice 000432	-104.39
09/03/2024	Payment	DD414	Payment of Invoice 000461	-377.64
09/03/2024	Payment	DD417	Payment of Invoice 000478	-4,924.92
11/19/2024	Payment	DD420	Payment of Invoice 000532	-531.25
11/19/2024	Payment	DD421	Payment of Invoice 000533	-345.32
12/19/2024	Payment	1268	Check for Vendor V00016	-400.00
12/23/2024	Payment	300000	Inv: 111324-6381	-345.32
12/23/2024	Payment	300001	Inv: 111324-1659	-4,924.92

# Bank Account Statement

Park East CDD

Friday, January 17, 2025

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Z-SPAWAR

**Bank Account No.** 5629

**Statement No.** 12-24

**Statement Date**

12/31/2024

12/23/2024	Payment	300002	Inv: 101424-1659	-4,851.24
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
12/31/2024	Payment	100001	Inv: 2307697, Inv: 2332249	-9,005.50
12/31/2024	Payment	100002	Inv: 24718	-3,158.80
12/31/2024	Payment	100003	Inv: 185689, Inv: 186010, Inv: 186088, Inv:	-50,711.07
12/31/2024	Payment	100004	Inv: 0420, Inv: 0431	-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
12/31/2024	Payment	100008	Inv: 0000172	-550.00
12/31/2024	Payment	100009	Inv: 15397	-1,000.00
12/31/2024	Payment	100010	Inv: INV-11360	-1,522.50
12/31/2024	Payment	100011	Inv: 137483	-0.69
12/31/2024	Payment	100012	Inv: 1262	-1,500.00
12/31/2024	Payment	100013	Inv: 4096, Inv: 4198, Inv: 4297, Inv: 4398	-5,000.00
<b>Total Outstanding Checks</b>				-104,399.03

## Outstanding Deposits

## Total Outstanding Deposits

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

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

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1270	01/14/25	BLUE LIFE POOL SERVICE LLC	16850	POOL SERVICE OCT 24	POOL SERVICE	549900-58200	\$500.00
001	1271	01/14/25	ECO-LOGIC SERVICES LLC	4490	LAKE MAINT.	LAKE MAINT	534067-53908	\$1,250.00
001	1272	01/14/25	INFRAMARK LLC	139011	MGMT FEES DEC 2024	WEBSITE MAINT / ADMIN	549936-51301	\$100.00
001	1272	01/14/25	INFRAMARK LLC	139011	MGMT FEES DEC 2024	MANAGEMENT FEE	531150-51301	\$2,500.00
001	1272	01/14/25	INFRAMARK LLC	139011	MGMT FEES DEC 2024	DESSEMINATON SVCS	531012-51301	\$350.00
001	1272	01/14/25	INFRAMARK LLC	139011	MGMT FEES DEC 2024	ACCOUNTING SVCS	532001-51301	\$750.00
001	1272	01/14/25	INFRAMARK LLC	139011	MGMT FEES DEC 2024	MANAGEMENT FEE	531150-53908	\$2,254.00
001	1272	01/14/25	INFRAMARK LLC	139884	NOV 2024 MGMNT FEES	MANAGEMENT FEE NOV 2024	541024-51301	\$0.60
001	1272	01/14/25	INFRAMARK LLC	139884	NOV 2024 MGMNT FEES	MANAGEMENT FEE NOV 2024	541024-51301	\$28.08
001	1272	01/14/25	INFRAMARK LLC	141030	MGMT FEES JAN 2025	MANAGEMENT FEE APRIL 2024	549936-51301	\$100.00
001	1272	01/14/25	INFRAMARK LLC	141030	MGMT FEES JAN 2025	DISTRICT MANAGEMENT	531150-51301	\$2,500.00
001	1272	01/14/25	INFRAMARK LLC	141030	MGMT FEES JAN 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1272	01/14/25	INFRAMARK LLC	141030	MGMT FEES JAN 2025	DISSEMINATION SERVICES	531012-51301	\$350.00
001	1272	01/14/25	INFRAMARK LLC	141030	MGMT FEES JAN 2025	FIELD MGMT	531150-53908	\$2,254.00
001	1273	01/14/25	JNJ CLEANING SERVICES	0450	AMENITY CLEANING	STORM PREP	549900-58200	\$840.00
001	1273	01/14/25	JNJ CLEANING SERVICES	0466	SERVICE DEC 2024	AMENITY CLEANING	549900-58200	\$590.00
001	1274	01/14/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	187692	NOV 2024 LANDSCAPE MAINT	Contracts - Landscape	534171-53908	\$12,248.00
001	1274	01/14/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	187552	HURRICANE RECOVERY	Contracts - Landscape	534171-53908	\$1,840.00
001	1274	01/14/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	188066	HURRICANE CLEAN UP	HURRICANE	534171-53908	\$1,612.50
001	1276	01/14/25	STRALEY ROBIN VERICKER	24903	Invoice 000436	PROFESSIONAL SERVICES	531146-51401	\$6,113.45
001	1276	01/14/25	STRALEY ROBIN VERICKER	25044	PROFESSIONAL SERVICES	District Counsel	531146-51401	\$2,325.00
001	1276	01/14/25	STRALEY ROBIN VERICKER	25282	PROFESSIONAL SERVICES	District Counsel	531146-51401	\$1,125.00
001	1276	01/14/25	STRALEY ROBIN VERICKER	25383	PROFESSIONAL SVCS THRU SEPT 2024	PROFESSIONAL SVCS	531146-51401	\$1,142.50
001	1277	01/17/25	ALBERTO VIERA	AV 010925	BOS Meeting 01/09/2025	SUPERVISOR FEE 01.09.2025	511100-51101	\$200.00
001	1278	01/17/25	CARLOS DE LA OSSA	CO 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	1279	01/17/25	KYLE SMITH	KS 010925	BOS Meeting 01/09/2025	SUPERVISOR FEE 01.09.2025	511100-51101	\$200.00
001	1280	01/17/25	NICHOLAS J. DISTER	ND 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	1281	01/17/25	RYAN MOTKO	RM 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	1282	01/21/25	BLUE LIFE POOL SERVICE LLC	16851	POOL SERVICE NOV 24	POOL SERVICE	549900-58200	\$500.00
001	1282	01/21/25	BLUE LIFE POOL SERVICE LLC	16852	POOL SERVICE DEC 24	POOL SERVICE	549900-58200	\$500.00
001	1283	01/21/25	ECO-LOGIC SERVICES LLC	4624	LAKE MAINT NOV 2024	LAKE MAINT	534067-53908	\$1,250.00
001	1284	01/21/25	JNJ CLEANING SERVICES	0481	AMENITY CLEANING JAN 25	AMENITY CLEANING	549900-58200	\$590.00
001	1285	01/21/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	188009	HURRICANE CLEAN UP	HURRICANE	534171-53908	\$1,750.00
001	1285	01/21/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	189280	TREE REMOVAL	Contracts - Landscape	534171-53908	\$3,480.00
001	1286	01/21/25	STRALEY ROBIN VERICKER	25704	DISTRICT COUNSEL	PROFESSIONAL SVCS	531146-51401	\$1,697.50
001	1286	01/21/25	STRALEY ROBIN VERICKER	000001	DIST COUNSEL OCT 2024	PROFESSIONAL SVCS	531146-51401	\$2,277.90
001	1287	01/22/25	ECO-LOGIC SERVICES LLC	4731	AQUATIC MAINT DEC24	LAKE MAINT	534067-53908	\$1,250.00
001	DD422	01/02/25	CHARTER COMMUNICATIONS	0411968111324	BILL PRD 11/13-12/12/24	INTERNET	546922-53908	\$170.56
001	DD423	01/02/25	CHARTER COMMUNICATIONS	0411968121324	SREVICE 12/13/24-01/24/24	INTERNET	546922-53908	\$179.51
<b>Fund Total</b>								<b>\$56,168.60</b>

**SERIES 2021 DEBT SERVICE FUND - 200**

200	1275	01/14/25	PARK EAST CDD	01072025-709	Series 2021 FY25 Tax Dist ID 709	SERIES 2021 FY 25 TAX DIST ID DIST 709	103200	\$9,608.22
<b>Fund Total</b>								<b>\$9,608.22</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

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

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Total Checks Paid								\$65,776.82



Gary Schwartz  
Inframark

# PARK EAST FEBRUARY INSPECTION REPORT. 2/18/25, 11:49 AM

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Park East. CDD. LMP.

Tuesday, February 18, 2025

Prepared For Board of supervisors.

42 Photos





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**POND # 1.**

Assigned To Eco Logic.

The pond is well-maintained.



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**NORTH PARK RD.**

Assigned To LMP.

Heading South on the median.



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**NORTH PARK RD.**

Assigned To LMP.

Heading North on the median.



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**NORTH PARK RD.**

Assigned To LMP.

The turf needs improvement heading North on the frontage.



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### **VICTORIOUS FALLS.**

Assigned To LMP.

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



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### **VICTORIOUS FALLS.**

Assigned To LMP.

The plants and trees are healthy and well-maintained.  
Trim the ornamental grass off the sidewalk.



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### **VICTORIOUS FALLS.**

Assigned To LMP.

The plants and trees are healthy and well-maintained.



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### **VICTORIOUS FALLS.**

Assigned To LMP.

Scuff & treat the bed weeds.





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### **VICTORIOUS FALLS.**

Assigned To LMP.

The Copperleaf plants were negatively effected by the cold weather, and will need to be cut back to stimulate new growth.



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### **POND # 2.**

Assigned To Eco Logic.

The pond is well-maintained.



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### **POND # 5.**

Assigned To Eco Logic.

There is filamentous algae in the pond. The trash in the pond is scheduled to be removed.



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### **POND # 4.**

Assigned To Eco Logic.

There is floating willow in the pond.



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**POND # 6**

Assigned To Eco Logic.

The pond is well-maintained.



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**POND # 7.**

Assigned To Eco Logic.

The duck weed in the pond is dead, and the pond condition will continue to improve.



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**POND # 7.**

Assigned To Eco Logic.

The duck weed in the pond is dead.



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**NORTHERN KEY.**

Assigned To LMP.

The turf fertility needs improvement.





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**NORTHERN KEY.**

Assigned To LMP.

All Lemon Grass ornamentals grass needs to be cleaned & detailed throughout the amenity center parking lot.



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**NORTHERN KEY.**

Assigned To Clubhouse manager.

The mailboxes are well-maintained.



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**NORTHERN KEY.**

Assigned To LMP.

All Iris plants need to be cleaned and detailed.



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**NORTHERN KEY.**

Assigned To LMP.

The playground is well-maintained.



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**NORTHERN KEY.**

Assigned To Clubhouse manager.

The dog park is well-maintained.



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**NORTHERN KEY.**

Assigned To Clubhouse manager.

The basketball court is well-maintained.

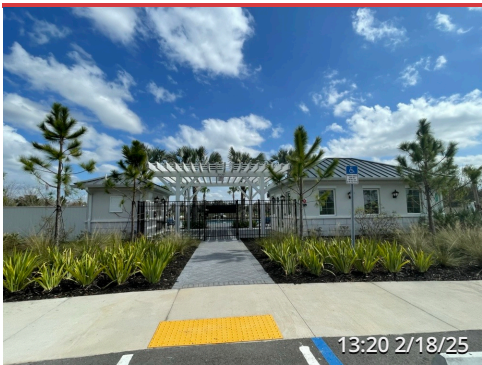


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**POND # 8.**

Assigned To Eco Logic.

The pond is well-maintained.



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**NORTHERN KEY.**

Assigned To Clubhouse manager.

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





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**NORTHERN KEY.**

Assigned To Clubhouse manager.

The amenity center clubhouse is well-maintained.



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**NORTHERN KEY.**

Assigned To LMP.

The Iris plants need to be cleaned and detailed.

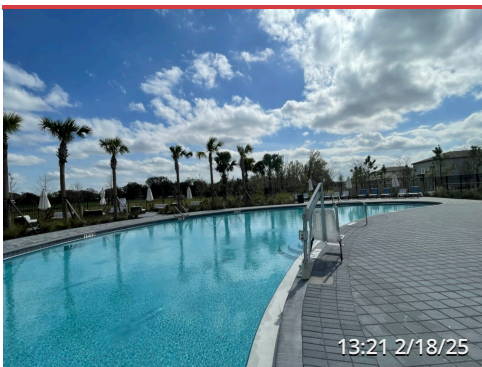


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**NORTHERN KEY.**

Assigned To Clubhouse manager.

The chaise lounges & umbrellas are well-maintained.



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**NORTHERN KEY.**

Assigned To Blue Life.

The pool is clear, blue, and well-maintained.



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**NORTHERN KEY.**

Assigned To LMP.

Remove and replace the dead Juniper plants.



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**NORTHERN KEY.**

Assigned To Clubhouse manager.

The pool furniture is well-maintained.

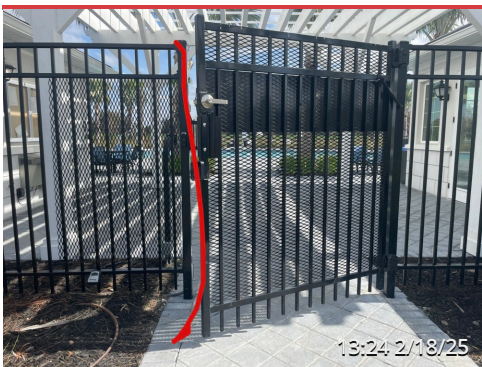


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**NORTHERN KEY.**

Assigned To LMP.

Scuff and treat the bed weeds.



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**NORTHERN KEY.**

Assigned To District manager.

The pool gate will not close on itself. This is a persistent issue, and the contractor is scheduled to repair the gate again.





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**POND # 9.**

Assigned To Eco Logic.

The pond is well-maintained.



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**POND # 12.**

Assigned To Eco Logic.

The pond is well-maintained.

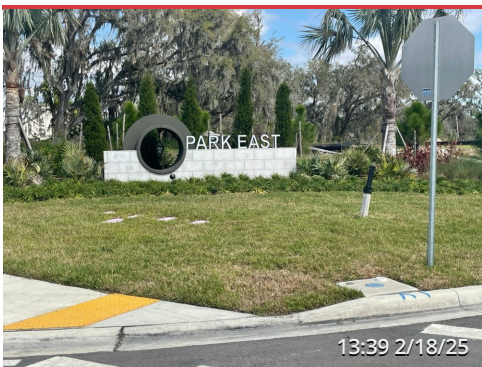


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**POND # 13.**

Assigned To Eco Logic.

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



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**NORTH PARK RD & BLUE ORCHID.**

Assigned To LMP.

The community entrance facade is well-maintained.

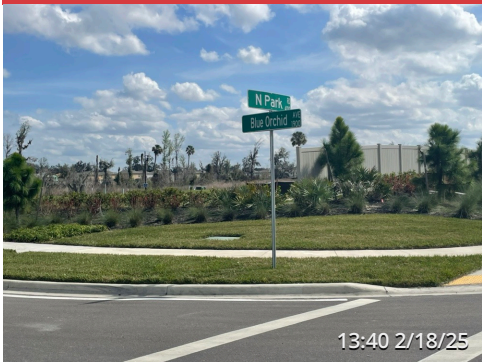


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### **NORTH PARK RD & BLUE ORCHID.**

Assigned To LMP.

Heading East on the street.



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### **NORTH PARK RD & BLUE ORCHID.**

Assigned To LMP.

The plants, trees, and turf are healthy and well maintained.



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### **NORTH PARK RD.**

Assigned To LMP.

The Copperleaf plants were negatively affected by the cold weather, and will need cut backs to stimulate new growth.



---

### **NORTHERN KEY.**

Assigned To LMP.

The community entrance façade is well-maintained.



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**NORTH PARK RD & NORTHERN KEY.**

Assigned To LMP.

Heading East on the street.



---

**NORTH PARK RD & NORTHERN KEY.**

Assigned To LMP.

The plants, trees, and turf are healthy and well-maintained.