

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**APRIL 03, 2025**

**REGULAR MEETING  
AGENDA PACKAGE**



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, April 03, 2025 at 2:00 p.m.

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The Regular Meeting of the **Park East Community Development District** will be held **April 03, 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:** 263 935 216 491 **Passcode:** Sd7Lo6KB

**Dial-in by phone** +1 646-838-1601 **Pin:** 151 133 964#

## 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. Ratification of Down to Earth Proposal(s)

### 4. CONSENT AGENDA

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

B. Consideration of Operation and Maintenance February 2025

C. Acceptance of the Financials and Approval of the Check Register for February 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

**Down to Earth**

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

# Estimate: #113327

**Customer Address**

Michael Perez  
2005 Pan Am Circle STE 300  
Tampa, Florida 33607  
michael.perez@infamark.com

**Billing Address**

Michael Perez  
2005 Pan Am Circle STE 300  
Tampa, FL 33607

**Physical Job Address**

Park East  
3930 Northern Ky Dr  
Plant City, FL 33565

**Job**

Irrigation audit prior to contract  
3/14

**Estimated Job Start Date**

March 17, 2025

**Proposed By**

Dave Towsley

**Due Date**

## Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Irrigation Repairs</b>				
Irrigation Labor				\$1,700.00
<b>Subtotal</b>				<b>\$1,700.00</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$1,700.00</b>

- Irrigation audit of complete system prior to contract start date.
- This is an evaluation of the system to ensure the system is working prior to start date.
- Detailed report will be given of any repairs or concerns once completed.
- This was discussed at the meeting with EPG and Inframark on 3/12

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

**Dave Towsley**  
Down to Earth

03/14/2025

Date

Agreed & Accepted By:

Signed by:

*Carlos De La Ossa*  
CC0CB251E795481  
Park East

3/19/2025

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

**Down to Earth**

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

**Estimate: #113335****Customer Address**

Michael Perez  
2005 Pan Am Circle STE 300  
Tampa, Florida 33607  
michael.perez@infamark.com

**Billing Address**

Michael Perez  
2005 Pan Am Circle STE 300  
Tampa, FL 33607

**Physical Job Address**

Park East  
3930 Northern Ky Dr  
Plant City, FL 33565

**Job**

Detail cleanup prior to contract  
start 3/14

**Estimated Job Start Date**

March 24, 2025

**Proposed By**

Dave Towsley

**Due Date**

<b><u>Estimate Details</u></b>				
<b>Description of Services &amp; Materials</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$8,500.00
<b>Subtotal</b>				<b>\$8,500.00</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$8,500.00</b>

- Full property detail prior to contract start date.
- During the recent site visit with Arturo we discussed in depth the current conditions of the property. The property has been neglected by its current vendor for some time. During the meeting on Wednesday 3/12 with EPG and Infamark we all discussed and decided to go ahead prior to the contract start date to do a full 1-2 days worth of detail work. This will include trimming bushes, weeding, removing dead plants and annuals, also will include all disposal of material. This estimate is based off of time and material and will be adjust once the job is completed. This proposal is based off of a 5 man crew for 2 days.

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

**Dave Towsley**  
Down to Earth

03/14/2025

Date

Agreed & Accepted By:

Signed by:

*Carlos De La Ossa*  
CC0CB251E795481...  
Park East

3/19/2025

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



**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, March 6, 2025, and called to order at 3:03 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 ( <i>via phone</i> )
Ryan Motko	Assistant Secretary
Kyle Smith	Assistant Secretary
Albert Viera	Assistant Secretary

Also present were:

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

*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**

Mr. de la Ossa and Mr. Perez discussed landscaping options.

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the termination of *LMP* services, was approved. 5-0

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the assignment for landscaping services to *Down to Earth*, as discussed was approved. 5-0

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

**A. Approval of Minutes of the February 6, 2025, Special Meeting**

**B. Consideration of Operation and Maintenance January 2025**

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

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There being no reports, the next item followed.

**i. Field Inspections Report**

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

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

- Mr. de la Ossa commented on updates from coach lights being replaced, street lights working, pond 5 and landscaping concerns, as well as weeds in plant beds.

**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 3:07 pm. 5-0

\_\_\_\_\_  
Michael Perez/Jayna Cooper  
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>					
CHARTER COMMUNICATIONS	2/13/2025	68021325	\$169.87	\$169.87	INTERNET
ECO-LOGIC SERVICES LLC	1/31/2025	4834	\$1,250.00	\$1,250.00	LAKE MAINT
INFRAMARK LLC	2/1/2025	142796	\$100.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	2/1/2025	142796	\$2,500.00		MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	2/1/2025	142796	\$2,254.00		FIELD MANAGEMENT
INFRAMARK LLC	2/1/2025	142796	\$350.00		dissemination services
INFRAMARK LLC	2/1/2025	142796	\$750.00	\$5,954.00	Accounting Services
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/3/2025	312572	\$12,248.00	\$12,248.00	landscape
<b>Monthly Contract Subtotal</b>			<b>\$19,621.87</b>	<b>\$19,621.87</b>	
<b>Variable Contract</b>					
CITY OF PLANT CITY	2/7/2025	1490163	\$1,752.16	\$1,752.16	water 1/8 - 2/7/2025
STRALEY ROBIN VERICKER	2/5/2025	25946	\$1,042.50	\$1,042.50	PROFESSIONAL SVCS
<b>Variable Contract Subtotal</b>			<b>\$2,794.66</b>	<b>\$2,794.66</b>	
<b>Utilities</b>					
TECO	2/13/2025	02132025 6381	\$593.42	\$593.42	ELECTRIC SVC 01/10/25 - 02/07/25
TECO	2/13/2025	02132025 2716	\$35.68	\$35.68	ELECTRIC SVC 01/10/25 - 02/07/25
TECO	2/13/2025	02132025 1659	\$4,868.39	\$4,868.39	ELECTRIC SVC 01/10/25 - 02/07/25
TECO	2/13/2025	02132025 9413	\$201.45	\$201.45	ELECTRIC SVC 01/10/25 - 02/07/25
<b>Utilities Subtotal</b>			<b>\$5,698.94</b>	<b>\$5,698.94</b>	
<b>Regular Services</b>					
ALBERTO VIERA	2/6/2025	AV 020625	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	2/6/2025	CO 020625	\$200.00	\$200.00	supervisor pay
JNJ CLEANING SERVICES	1/27/2025	0496	\$590.00	\$590.00	cleaning
KYLE SMITH	2/6/2025	KS 020625	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	2/6/2025	ND 020625	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	2/6/2025	RM 020625	\$200.00	\$200.00	SUPERVISOR FEES

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Regular Services Subtotal</b>			<b>\$1,590.00</b>	<b>\$1,590.00</b>	
<b>Additional Services</b>					
INFRAMARK LLC	2/18/2025	143827	\$25.74		postage
INFRAMARK LLC	2/18/2025	143827	\$96.72	\$122.46	pool signs
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/17/2025	316093	\$585.05	\$585.05	plant replacement
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/13/2025	315531	\$850.08	\$850.08	irrigation repairs
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/14/2025	315978	\$77.60	\$77.60	irrigation repairs
<b>Additional Services Subtotal</b>			<b>\$1,635.19</b>	<b>\$1,635.19</b>	
<b>TOTAL</b>			<b>\$31,340.66</b>	<b>\$31,340.66</b>	



February 13, 2025  
Invoice Number: 0411968021325  
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 02/13/25 through 03/12/25  
details on following pages

Previous Balance	170.56
Payments Received -Thank You!	-170.56
<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	4.90
Current Charges	\$169.87

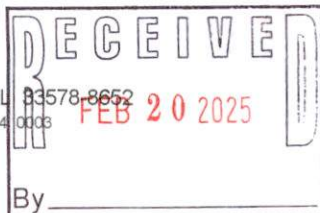
**Total Due by 03/02/25 \$169.87**

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 13 02142025 NNNNNYNN 01 000954 0003

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



February 13, 2025  
**PARK EAST CDD**  
Invoice Number: 0411968021325  
Account Number: 8337 12 001 0411968  
Service At: 3930 NORTHERN KEY DR  
CLUBHSE  
PLANT CITY FL 33565-6013

**Total Due by 03/02/25 \$169.87**  
Amount you are enclosing \$

#### Please Remit Payment To:

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712001041196800169870



Invoice Number: 0411968021325  
 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 02142025 NNNNNYNN 01 000954 0003

**Charge Details**

Previous Balance	170.56
Check Payment-thank You 02/10	-170.56
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 02/13/25 will appear on your next bill.

Service from 02/13/25 through 03/12/25

**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	-80.00

Your promotional price will expire on 06/12/26

Promotional Discount	-130.00
----------------------	---------

Your promotional price will expire on 06/12/25

Business WiFi	10.00
	<b>\$99.99</b>

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

**Spectrum Business™ Voice**

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

Your promotional price will expire on 06/12/26

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

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	4.90
<b>Taxes, Fees and Charges Total</b>	<b>\$4.90</b>

<b>Current Charges</b>	<b>\$169.87</b>
<b>Total Due by 03/02/25</b>	<b>\$169.87</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)

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(My Account login required)

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**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**.



PO Box 18204  
Sarasota, FL 34276

<b>Date</b>	<b>Invoice #</b>
1/31/2025	4834

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

Description		Amount
Lake Maintenance Services for January 2025		1,250.00
Total		\$1,250.00

Pete@Eco-Logic-Services.com



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

142796

**DATE**

2/1/2025

**CUSTOMER ID**

C2354

**NET TERMS**

Net 30

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

3/3/2025

**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: February 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.*



**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 312572

Bill To
Park East (Current) (Inc. Add. #1) c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/03/25	3/5/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#296915 - Park East - Landscape Maintenance Agreement -2024 February 2025	\$12,248.00

**Grand Total** \$12,248.00

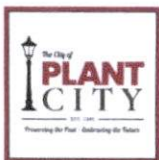
1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$25,946.70	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761



**City of Plant City**  
UTILITY BILLING DEPARTMENT  
PO BOX C  
PLANT CITY FL 33564-9003

## UTILITY BILL

Office hours for questions regarding your bill:  
Monday - Friday 8:00 AM - 4:45 PM  
Phone (813) 659-4222 Fax (813) 659-4236  
Solid Waste pickup questions (813) 757-9208  
After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
PARK EAST COMMUNITY DEVELOPMENT	636330	1008701860	3930 NORTHERN KEY DR

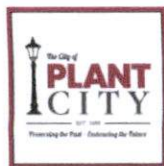
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1490163	02/07/2025	01/08/2025 - 02/07/2025	02/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	01/06/25	02/05/25	2584	2756	172	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	172	479.88
UTILITY TAX 10%							55.29
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	172	1167.88
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		
01/25	312	09/24	103	05/24	4	Previous Balance	-\$243.62
12/24	177	08/24	155	03/24	1	Total Current Billing	\$1,995.78
11/24	186	07/24	1503	03/24	0	Adjustments	\$0.00
10/24	117	05/24	26			Less Payments Received	\$0.00
						Penalties	\$0.00
						<b>Total Amount Due</b>	<b>\$1,752.16</b>

2024-2025 RATES AVAILABLE/TARIFAS DISPONIBLES  
WWW.PLANTCITYGOV.COM/UTIL-BILLING/PAGE/UTILITY-RATES

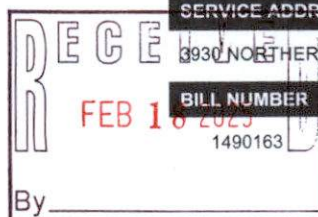


**City of Plant City**  
UTILITY BILLING DEPARTMENT  
PO BOX C  
PLANT CITY FL 33564-9003

## UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3930 NORTHERN KEY DR	D	1008701860	636330
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1490163	02/28/2025	\$1,752.16	



002918



\*\*\*AUTO\*\*MIXED AADC 323 2918 T9:11 2918 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

00006042025501490163100001752161

# 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

February 05, 2025

Client: 001544

Matter: 000001

Invoice #: 25946

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/3/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION.	0.2	\$35.00
1/8/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/9/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$112.50
1/9/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
1/17/2025	KCH	PREPARE FOR AND ATTEND OPERATIONS MEETING IN PERSON.	0.4	\$130.00
1/21/2025	LC	REVIEW STATUS OF BOARD ADOPTING RESOLUTION APPROVING OF FINAL TERMS OF THE 2024 BONDS; UPDATE RESOLUTION FOR ADOPTION AT THE FEBRUARY MEETING; PREPARE CORRESPONDENCE TO M. PEREZ RE SAME.	0.2	\$35.00
1/29/2025	KCH	PREPARE TERMINATION NOTICE LETTER TO LMP.	1.0	\$325.00
1/31/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50
Total Professional Services			3.3	\$1,042.50

February 05, 2025  
Client: 001544  
Matter: 000001  
Invoice #: 25946

Page: 2

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Total Services	\$1,042.50
Total Disbursements	\$0.00
Total Current Charges	\$1,042.50
Previous Balance	\$15,306.35
Less Payments	(\$14,681.35)
<b>PAY THIS AMOUNT</b>	<b>\$1,667.50</b>

*Please Include Invoice Number on all Correspondence*

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25784	January 09, 2025	\$625.00	\$0.00	\$0.00	\$0.00	\$1,667.50
Total Remaining Balance Due						\$1,667.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,667.50	\$0.00	\$0.00	\$0.00





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

Statement Date: February 13, 2025

Amount Due: \$593.42

Due Date: March 06, 2025

Account #: 221009336381

## Account Summary

Current Service Period: January 10, 2025 - February 07, 2025

Previous Amount Due	\$1,113.82
Payment(s) Received Since Last Statement	-\$1,113.82
Current Month's Charges	\$593.42

Amount Due by March 06, 2025 \$593.42

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

## Your Energy Insight

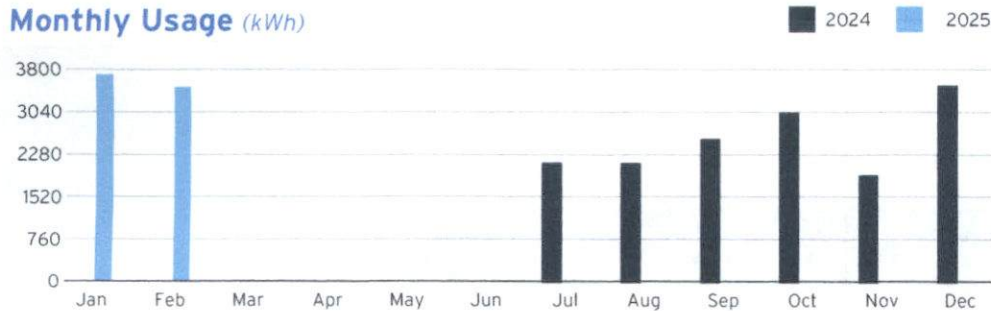


Your average daily kWh used was **0% higher** than it was in your previous period.

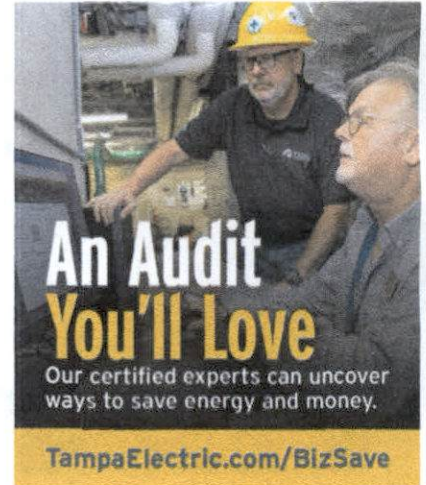


Scan here to view your account online.

## Monthly Usage (kWh)



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



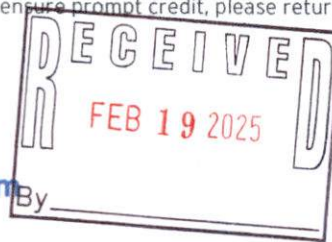
To ensure prompt credit, please return stub portion of this bill with your payment.



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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.



Account #: 221009336381

Due Date: March 06, 2025

Amount Due: \$593.42

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

663729862250

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.

6637298622502210093363810000000593429



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

**Account #:** 221009336381  
**Statement Date:** February 13, 2025  
**Charges Due:** March 06, 2025

## Meter Read

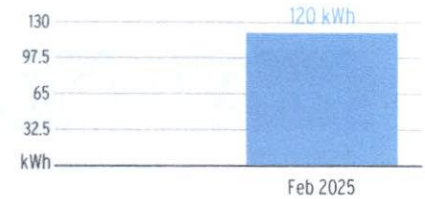
**Service Period:** Jan 10, 2025 - Feb 07, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000906161	02/07/2025	22,348	18,868	3,480 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,480 kWh @ \$0.08641/kWh	\$300.71
Fuel Charge	3,480 kWh @ \$0.03083/kWh	\$107.29
Storm Protection Charge	3,480 kWh @ \$0.00577/kWh	\$20.08
Clean Energy Transition Mechanism	3,480 kWh @ \$0.00418/kWh	\$14.55
Florida Gross Receipt Tax		\$11.82

### Electric Service Cost

**\$472.72**

Franchise Fee	\$30.96
Municipal Public Service Tax	\$41.75
State Tax	\$37.52

### Total Electric Cost, Local Fees and Taxes

**\$582.95**



### Other Fees and Charges

Electric Late Payment Fee	\$10.47
<b>Total Other Fees and Charges</b>	<b>\$10.47</b>

## Total Current Month's Charges

**\$593.42**

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: February 13, 2025

Amount Due: \$35.68

Due Date: March 06, 2025

Account #: 221009462716

## Account Summary

Current Service Period: January 10, 2025 - February 07, 2025

Previous Amount Due	\$32.50
Payment(s) Received Since Last Statement	-\$32.50
Current Month's Charges	\$35.68

Amount Due by March 06, 2025 \$35.68

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

## Your Energy Insight

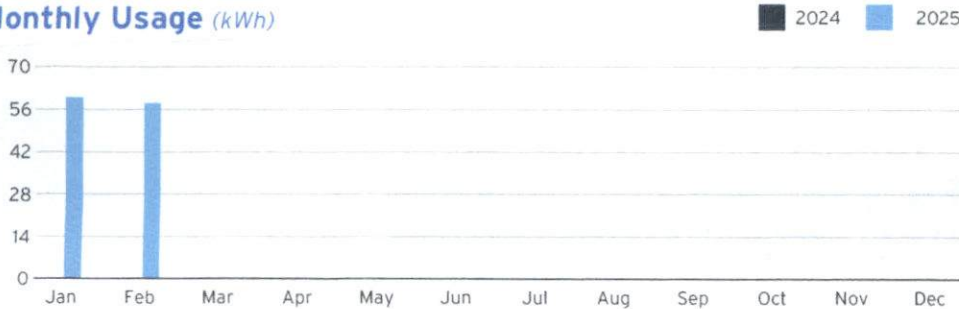


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 221009462716

Due Date: March 06, 2025



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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: \$35.68

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

678544634846

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.

6785446348462210094627160000000035687





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

**Account #:** 221009462716  
**Statement Date:** February 13, 2025  
**Charges Due:** March 06, 2025

## Meter Read

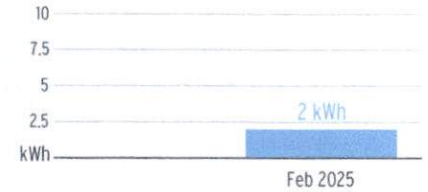
**Service Period:** Jan 10, 2025 - Feb 07, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000938048	02/07/2025	118	60	58 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	58 kWh @ \$0.08641/kWh	\$5.01
Fuel Charge	58 kWh @ \$0.03083/kWh	\$1.79
Storm Protection Charge	58 kWh @ \$0.00577/kWh	\$0.33
Clean Energy Transition Mechanism	58 kWh @ \$0.00418/kWh	\$0.24
Florida Gross Receipt Tax		\$0.66

**Electric Service Cost** **\$26.30**

Franchise Fee \$1.72

Municipal Public Service Tax \$2.66

**Total Electric Cost, Local Fees and Taxes** **\$30.68**



### Other Fees and Charges

Electric Late Payment Fee \$5.00

**Total Other Fees and Charges** **\$5.00**

**Total Current Month's Charges**

**\$35.68**

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### Mail A Check

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### All Other Correspondences:

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



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### Phone

Toll Free:  
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**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: February 13, 2025

Amount Due: \$4,868.39

Due Date: March 06, 2025

Account #: 221009131659

## Account Summary

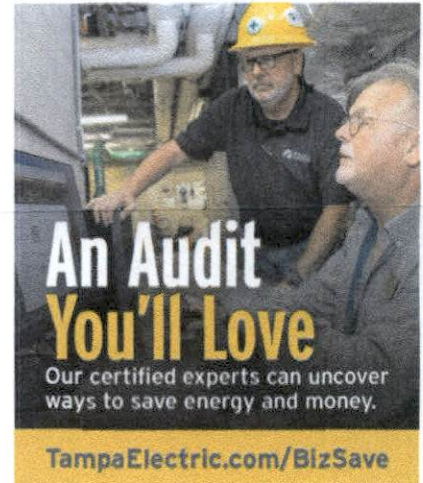
Previous Amount Due	\$4,795.50
Payment(s) Received Since Last Statement	-\$4,795.50
<b>Current Month's Charges</b>	<b>\$4,868.39</b>

**Amount Due by March 06, 2025 \$4,868.39**

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



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your account online.



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Account #: 221009131659

Due Date: March 06, 2025



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

Amount Due: \$4,868.39

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

606939988670

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.

6069399886702210091316590000004868396





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

**Account #:** 221009131659  
**Statement Date:** February 13, 2025  
**Charges Due:** March 06, 2025

**Service Period:** Jan 10, 2025 - Feb 07, 2025

**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 @ \$0.03412/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>



### Other Fees and Charges

Lighting Late Payment Fee	\$5.00
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

Billing information continues on next page →

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**866-689-6469**

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

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

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

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

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

**Account #:** 221009131659  
**Statement Date:** February 13, 2025  
**Charges Due:** March 06, 2025

**Service Period:** Jan 10, 2025 - Feb 07, 2025

**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 @ \$0.03412/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**



### Other Fees and Charges

Lighting Late Payment Fee	\$19.51
---------------------------	---------

**Total Other Fees and Charges** **\$19.51**

Billing information continues on next page →




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

**Account #:** 221009131659  
**Statement Date:** February 13, 2025  
**Charges Due:** March 06, 2025


**Service Period:** Jan 10, 2025 - Feb 07, 2025

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

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 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>

 <b>Other Fees and Charges</b>		
Lighting Late Payment Fee		\$8.07
<b>Total Other Fees and Charges</b>		<b>\$8.07</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:** February 13, 2025  
**Charges Due:** March 06, 2025

**Service Period:** Jan 10, 2025 - Feb 07, 2025

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

## Charge Details



### Electric Charges

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

Lighting Energy Charge	255 kWh @ \$0.03412/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

**Lighting Charges** **\$762.53**



### Other Fees and Charges

Lighting Late Payment Fee	\$11.44
<b>Total Other Fees and Charges</b>	<b>\$11.44</b>

Billing information continues on next page →

00000043-0000455-Page 15 of 24






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


Account #: 221009131659  
Statement Date: February 13, 2025  
Charges Due: March 06, 2025

**Service Period:** Jan 10, 2025 - Feb 07, 2025

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

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$672.83</b>

 <b>Other Fees and Charges</b>		
Lighting Late Payment Fee		\$10.09
<b>Total Other Fees and Charges</b>		<b>\$10.09</b>

Billing information continues on next page →

00000043-0000455-Page 16 of 24



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

**Account #:** 221009131659  
**Statement Date:** February 13, 2025  
**Charges Due:** March 06, 2025

**Service Period:** Jan 10, 2025 - Feb 07, 2025

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

## Charge Details



### Electric Charges

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

Lighting Energy Charge	392 kWh @ \$0.03412/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

**Lighting Charges** **\$1,251.96**



### Other Fees and Charges

Lighting Late Payment Fee \$18.78

**Total Other Fees and Charges** **\$18.78**

**Total Current Month's Charges**

**\$4,868.39**

00000043-0000456-Page 17 of 24





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

Account #: 221009131659  
Statement Date: February 13, 2025  
Charges Due: March 06, 2025

## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.



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

**Statement Date:** February 13, 2025

**Amount Due:** \$201.45

**Due Date:** March 06, 2025

**Account #:** 221009059413

## Account Summary

**Current Service Period:** January 10, 2025 - February 07, 2025

Previous Amount Due	\$198.35
Payment(s) Received Since Last Statement	-\$198.35
<b>Current Month's Charges</b>	<b>\$201.45</b>

**Amount Due by March 06, 2025 \$201.45**

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 **344.44% higher** than the same period last year.

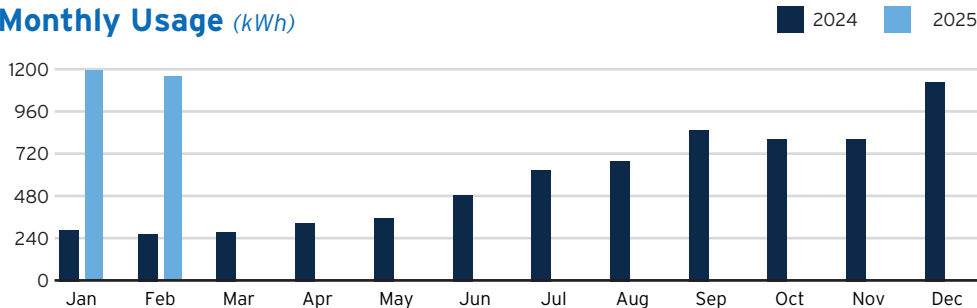


Your average daily kWh used was **2.56% higher** than it was in your previous period.



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)



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

**Account #:** 221009059413

**Due Date:** March 06, 2025



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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:** \$201.45

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

606939988669

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.

6069399886692210090594130000000201453



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

**Account #: 221009059413**  
**Statement Date: February 13, 2025**  
**Charges Due: March 06, 2025**

## Meter Read


**Meter Location:** PUMP STATION 2

**Service Period:** Jan 10, 2025 - Feb 07, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852829	02/07/2025	11,135		9,975		1,160 kWh	1	29 Days

## Charge Details

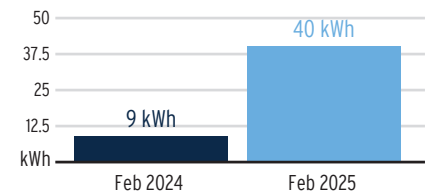
	<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27	
Energy Charge	1,160 kWh @ \$0.08641/kWh	\$100.24	
Fuel Charge	1,160 kWh @ \$0.03083/kWh	\$35.76	
Storm Protection Charge	1,160 kWh @ \$0.00577/kWh	\$6.69	
Clean Energy Transition Mechanism	1,160 kWh @ \$0.00418/kWh	\$4.85	
Florida Gross Receipt Tax		\$4.25	
<b>Electric Service Cost</b>		<b>\$170.06</b>	
Franchise Fee		\$11.14	
Municipal Public Service Tax		\$15.25	
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$196.45</b>	

	<b>Other Fees and Charges</b>	
Electric Late Payment Fee		\$5.00
<b>Total Other Fees and Charges</b>		<b>\$5.00</b>

**Total Current Month's Charges**

**\$201.45**

## Avg kWh Used Per Day



## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](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.

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park East

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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

Approved for payment:

Michael Perez  
District Manager Signature

2/6/2025  
Date

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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

Approved for payment:

Michael Perez  
District Manager Signature

2/6/2025  
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.: 0496  
Invoice date: 01/27/2025  
Due date: 02/15/2025

#	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 - January 2024.

View and pay



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park East

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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

Approved for payment:

Michael Perez  
District Manager Signature

2/6/2025  
Date



# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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

Approved for payment:

Michael Perez  
District Manager Signature

2/6/2025  
Date

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park East

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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

Approved for payment:

Michael Perez  
District Manager Signature

2/6/2025  
Date



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

143827

**DATE**

2/18/2025

**CUSTOMER ID**

C2354

**NET TERMS**

Net 30

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

3/20/2025

**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
Bryan Radcliff - 12-09-24 LESLIES POOL SPLY : Pool Signs for the pool \$96.72	1	Ea	96.72		96.72
Postage	23	Ea	1.12		25.74
<b>Subtotal</b>					<b>122.46</b>

**Subtotal** \$122.46

**Tax** \$0.00

**Total Due** \$122.46

**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.*

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 316093

Bill To
Park East (Current) (Inc. Add. #1) c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/17/25	3/19/2025
Account Owner	PO#
David Manfrin	

Item	Amount
<b>#316435 - Park East</b>	<b>\$585.05</b>

Replacement of plants that have died in various areas from inspection report:

Island tip on Park

Around mailbox kiosk at new clubhouse

*Landscape Material - 02/11/2025*

**Grand Total** **\$585.05**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$27,459.43	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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thelmpadvantage.com  
(877) 567-7761



## Proposal

**Proposal No.:** 316435

**Proposed Date:** 01/08/25

PROPERTY:	FOR:
Park East (Current) (Inc. Add. #1) Michael Perez 1998 Tahini Sunrise Dr Plant City, FL 33565	Park East

Replacement of plants that have died in various areas from inspection report:

Island tip on Park

Around mailbox kiosk at new clubhouse

ITEM	QTY	UOM	TOTAL
<b>Landscape Material</b>			\$585.05
Shoreline Juniper, Blue Pacific, 03 gallon - 03G	19.00	03g	
Thryallis, 03 gallon - 03G	11.00	03g	
<b>Total:</b>			<b>\$585.05</b>


LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

	01/10/2025
_____ Signature (Owner/Property Manager)	_____ Date

\_\_\_\_\_  
Printed Name (Owner/Property Manager)

_____ Signature - Representative	_____ Date
-------------------------------------	---------------

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 315531

Bill To
Park East (Current) (Inc. Add. #1) c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/13/25	3/15/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#324645 - Irrigation inspection repairs completed on 2-4-2025				\$850.08

Irrigation inspection repairs completed:

Replaced 2 broken or leaking rotors.

Replaced 4 broken or leaking 6 inch spray heads with nozzles.

Replaced 19 clogged or damaged spray nozzles.

Repaired 3/4 inch line leak on zone 30.

Tracked, located and replaced faulty Hunter 1 station decoder that was no longer under warranty on zone 65.

Tracked and replaced faulty Hunter 24V solenoid on zone 67.

*Lateral Components - 02/04/2025*

Hunter AC Solenoid Assembly 24 VAC	1.00EA	\$26.75	\$26.75
Hunter ICD Decoder 1 station for use with ACC Controllers	1.00EA	\$248.15	\$248.15
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	2.00EA	\$24.50	\$49.00
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	23.00EA	\$1.90	\$43.70
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	4.00EA	\$14.16	\$56.64

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761

Irrigation Tech Labor	6.00HR	\$70.00	\$420.00
PVC Pipe 3/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	2.00FT	\$2.02	\$4.04
Sch 40 PVC Coupling 3/4 in. Socket	2.00EA	\$0.90	\$1.80

<b>Grand Total</b>	<b>\$850.08</b>
--------------------	-----------------

<b>1-30 Days</b>	<b>31-60 Days (Past Due)</b>	<b>61-90 Days (Past Due)</b>	<b>91-120 Days (Past Due)</b>	<b>121+ Days (Past Due)</b>
\$26,796.78	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

theImpadvantage.com  
(877) 567-7761





Property: TAHITI AN SUNRISE  
NORTH PARK ISLE PARK EAST

Date	2 4 75
Technician	ISman Belco
Arrive/ Depart	/

P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* [www.lmppro.com](http://www.lmppro.com)

Clock Type/ # <b>C</b> <i>Hunter</i>								Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Battery Date		Confirm Time/ Date		Y	Time/Date Adjust		Y	N	Pgm A	1						<i>A</i>
Rain Sensor		<i>OK</i>	bad		Battery Replaced		Y	N								
Notes:									Pgm B	1						
									<i>7 PM</i>	2						
									Pgm C	1						
										2						
									Pgm D	1						
										2						
Programs										2						

Programs						Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D				
1	R	12							
2	b	25							
3	D	23							
4	S	12							
5	R	12							
6	S	12							
7	D	25							
8	b	25							
9	R	12							
10	S	20							
11	b	25							
12	b	25							
13	S	12			NO 211 e 2				
14	R	12							
15	L	12							
16	b	25							
17	S	12							
18	S	12			NO 221 e 3				
19	S	12							
20	S	12							
21	S	12							
22	S	12							
23	b	25							
24	R	12			NO 211 e 2				
Season Adjust %									
Run Time									
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information									



Landscape  
Maintenance  
Professionals, Inc.

Property:

North PARK Isle

Date

2/4

Technician

Ismael Bello

Arrive/ Depart

1

P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* www.lmppro.com

Clock Type/ #	Hunter Acc2						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date						Pgm A	1			A			A
Rain Sensor	ok	bad					7 PM	2						
Notes:							Pgm B	1		b			b	
							7 PM	2						
							Pgm C	1						
								2						
							Pgm D	1						
								2						

		Programs															
Zone #	Type	A	B	C	D	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)							
25	S	12								Labor		Hrs	Rate	Amount			
26	b	25								Supervisor: Ismael Bello							
27	R	12								Technician: Gant							
28	S	12										Total Labor Charges		\$			
29	b	25								Materials		QTY	Unit	Extended			
30	b	25				Pipe broken 3/4											
31	D	25															
32	S	12															
33	S	12															
34	D	25															
35	D	20															
36	R	12															
37	S	12				6 inch pad up 1											
38	S	25															
39	S	12															
40	S	12															
41	S	12															
42	b		25														
43	S		25														
44	S		12														
45	b		12														
46	S		25														
47	S		12														
48	S		12														
Season Adjust %										Total Materials		\$					
Run Time										Total Labor		\$					
										Grand Total		\$					
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information						Bill To:											



Landscape  
Maintenance  
Professionals, Inc.

Property:

North PARK Isle

Date

2-4-25

Technician

Ismail

Bello

Arrive/ Depart

/

P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* www.lmppro.com

Clock Type/ # C Hunter Acc 2

Battery Date Confirm Time/ Date Y Time/Date Adjust Y N

Rain Sensor ok bad Battery Replaced Y N

Start Sun Mon Tue Wed Thu Fri Sat

Pgm A 1

Pgm B 1

Pgm C 1

Pgm D 1

Pgm E 1

Pgm F 1

Pgm G 1

Pgm H 1

Pgm I 1

Pgm J 1

Pgm K 1

Pgm L 1

Pgm M 1

Pgm N 1

Pgm O 1

Pgm P 1

Pgm Q 1

Pgm R 1

Pgm S 1

Pgm T 1

Pgm U 1

Pgm V 1

Pgm W 1

Pgm X 1

Pgm Y 1

Pgm Z 1

Pgm AA 1

Pgm AB 1

Pgm AC 1

Pgm AD 1

Pgm AE 1

Pgm AF 1

Pgm AG 1

Pgm AH 1

Pgm AI 1

Pgm AJ 1

Pgm AK 1

Pgm AL 1

Pgm AM 1

Pgm AN 1

Pgm AO 1

Pgm AP 1

		Programs													
Zone #	Type	A	B	C	D	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)					
49	R	1	12							Labor		Hrs	Rate	Amount	
50	S		12			Notice 5				Supervisor: Ismael Bello					
51	D		12							Technician: Gary					
52	B		25							Total Labor Charges \$					
53	R		20							Materials		QTY	Unit	Extended	
54	S		12			Notice 3									
55	D		12												
56	R		25												
57	B		12												
58	S		25			Notice 5									
59	R		12												
60	S		12												
61	S		12												
62	B		12												
63	S		25												
64	S		12												
65	S		12			bad decoder 1									
66	B		12												
67	S		12			bad Solids 1									
68	S		12			6 inch Pen up 1									
69	S		12			6 inch Pen up 1									
70	S		12												
71	D		25							Total Materials		\$			
72	R		12							Total Labor		\$			
Season Adjust %										Grand Total		\$			
Run Time										Bill To:					
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information															

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information



144



Landscape  
Maintenance  
Professionals, Inc.

Property:

North PARK 1512

Date

1-4-25

Technician

Ismail Bello

Arrive/ Depart

/

P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* www.lmpro.com

Clock Type/ # C Hunter ACC2

Battery Date

Confirm Time/ Date

Y

Time/Date Adjust

Y

N

Start

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Rain Sensor

bad

Battery Replaced

Y

N

7 PM

Pgm B

1

7 PM

Pgm C

1

2

Pgm D

1

2

Notes:

Programs

Zone # Type

A

B

C

D

Zone Information

Technician Use Only (Use Standard Invoice forms for additional charges)

Labor

Hrs

Rate

Amount

Supervisor: Ismail Bello

3 Hrs

70.00

210.00

Technician: Gary

3 Hrs

70.00

210.00

Total Labor Charges

\$

Materials

QTY

Unit

Extended

ROTOR

2

2450

49.00

6 inch POP UP

4

14.16

56.64

NOZZLE

23

1.80

41.40

coupling 3/4

2

0.90

1.80

PIPE 3/4

2 FT

2.02

4.04

606800

1

26.75

26.75

ICD100

1

248.15

248.15

Total Materials

\$430.08

Total Labor

\$420.00

Grand Total

\$850.08

Season Adjust %

Run Time

Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 315978

Bill To
Park East (Current) (Inc. Add. #1) c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/14/25	3/16/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
				<b>\$77.60</b>

**#324870 - 3930 - Clubhouse controller inspection repairs completed on 2-5-2025**

Irrigation inspection repairs completed:

Replaced 4 clogged or damaged spray nozzles.

*Lateral Components - 02/05/2025*

Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	4.00EA	\$1.90	\$7.60
Irrigation Tech Labor	1.00HR	\$70.00	\$70.00

<b>Grand Total</b>	<b>\$77.60</b>
--------------------	----------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$26,874.38	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761



# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2025

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 February 28, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL								TOTAL
	GENERAL FUND	SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024	GENERAL	LONG-TERM		
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS ACCOUNT GROUP FUND	DEBT ACCOUNT GROUP FUND		
<b>ASSETS</b>									
Cash - Operating Account	\$ 103,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,076
Due From Developer	42,503	-	-	-	-	-	-	-	42,503
Due From Other Funds	-	143,550	-	-	-	-	-	-	143,550
Investments:									
Acq. & Construction - Amenity	-	-	-	4	-	-	-	-	4
Acquisition & Construction Account	-	-	-	-	1,025	-	-	-	1,025
Prepayment Account	-	2,066	-	-	-	-	-	-	2,066
Reserve Fund	-	143,550	34,772	-	-	-	-	-	178,322
Revenue Fund	-	714,997	6,330	-	-	-	-	-	721,327
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>\$ 146,379</b>	<b>\$ 1,004,163</b>	<b>\$ 41,102</b>	<b>\$ 4</b>	<b>\$ 1,025</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ -</b>	<b>\$ 19,197,309</b>
<b>LIABILITIES</b>									
Accounts Payable	\$ 565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	565
Bonds Payable	-	-	-	-	-	-	13,070,000	-	13,070,000
Due To Other Funds	-	-	-	143,550	-	-	-	-	143,550
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	-	6,903
<b>TOTAL LIABILITIES</b>	<b>7,468</b>	<b>-</b>	<b>-</b>	<b>143,550</b>	<b>-</b>	<b>-</b>	<b>13,070,000</b>	<b>-</b>	<b>13,221,018</b>
<b>FUND BALANCES</b>									
Restricted for:									
Debt Service	-	1,004,163	41,102	-	-	-	-	-	1,045,265
Capital Projects	-	-	-	-	1,025	-	-	-	1,025
Unassigned:	138,911	-	-	(143,546)	-	4,934,636	-	-	4,930,001
<b>TOTAL FUND BALANCES</b>	<b>138,911</b>	<b>1,004,163</b>	<b>41,102</b>	<b>(143,546)</b>	<b>1,025</b>	<b>4,934,636</b>	<b>-</b>	<b>-</b>	<b>5,976,291</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 146,379</b>	<b>\$ 1,004,163</b>	<b>\$ 41,102</b>	<b>\$ 4</b>	<b>\$ 1,025</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ -</b>	<b>\$ 19,197,309</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
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>				
Interest - Tax Collector	\$ -	\$ 1,237	\$ 1,237	0.00%
Special Assmnts- Tax Collector	-	345,969	345,969	0.00%
Special Assmnts- CDD Collected	383,725	20,048	(363,677)	5.22%
Developer Contribution	-	26,564	26,564	0.00%
<b>TOTAL REVENUES</b>	<b>383,725</b>	<b>393,818</b>	<b>10,093</b>	<b>102.63%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ-Dissemination Agent	5,000	1,400	3,600	28.00%
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	6,785	2,715	71.42%
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	23,770	1,230	95.08%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	1,400	4,600	23.33%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	58	442	11.60%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	-	5,000	0.00%
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	500	700	41.67%
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>54,913</b>	<b>62,612</b>	<b>46.72%</b>
<b><u>Utility Services</u></b>				
Utility - Water & Sewer	10,000	7,449	2,551	74.49%
Utility - Electric	10,000	33,522	(23,522)	335.22%
<b>Total Utility Services</b>	<b>20,000</b>	<b>40,971</b>	<b>(20,971)</b>	<b>204.86%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
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	1,180	7,820	13.11%
Contracts-Aquatic Control	38,000	6,250	31,750	16.45%
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	928	4,072	18.56%
Landscape Maintenance	52,000	51,890	110	99.79%
Plant Replacement Program	5,000	585	4,415	11.70%
R&M - Amenity Center	10,000	-	10,000	0.00%
Miscellaneous Maintenance	10,000	2,817	7,183	28.17%
Pool & Spa Maintenance	20,000	97	19,903	0.49%
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>78,686</b>	<b>157,514</b>	<b>33.31%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	6,020	3,980	60.20%
<b>Total Contingency</b>	<b>10,000</b>	<b>6,020</b>	<b>3,980</b>	<b>60.20%</b>
<b>TOTAL EXPENDITURES</b>	<b>383,725</b>	<b>180,590</b>	<b>203,135</b>	<b>47.06%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	213,228	213,228	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(74,317)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 138,911</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
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	\$ -	\$ 11,318	\$ 11,318	0.00%
Special Assmnts- Tax Collector	-	578,920	578,920	0.00%
Special Assmnts- CDD Collected	572,524	69,550	(502,974)	12.15%
<b>TOTAL REVENUES</b>	<b>572,524</b>	<b>659,788</b>	<b>87,264</b>	<b>115.24%</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	-	258,345	258,345	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>745,818</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,004,163</b>		



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
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	\$ -	\$ 883	\$ 883	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>883</b>	<b>883</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	-	(17,835)	(17,835)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>58,937</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 41,102</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
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	\$ -	\$ 74	\$ 74	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>74</b>	<b>74</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	147,680	(147,680)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>147,680</b>	<b>(147,680)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>147,680</b>	<b>(147,680)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(147,606)	(147,606)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,060</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (143,546)</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
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	\$ -	\$ 216	\$ 216	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>216</b>	<b>216</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
District Counsel	-	20,500	(20,500)	0.00%
District Engineer	-	7,000	(7,000)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>27,500</b>	<b>(27,500)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>27,500</b>	<b>(27,500)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(27,284)	(27,284)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>28,309</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,025</b>		

# Bank Account Statement

Park East CDD

**Bank Account No.** 5629  
**Statement No.** 02-25

**Statement Date** 02/28/2025

<b>G/L Account No. 101001 Balance</b>	103,076.26	<b>Statement Balance</b>	122,667.11
		<b>Outstanding Deposits</b>	3,846.54
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	126,513.65
<b>Subtotal</b>	103,076.26	<b>Outstanding Checks</b>	-23,437.39
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	103,076.26
<b>Ending G/L Balance</b>	103,076.26		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
02/07/2025		JE000479	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	3,886.60	3,886.60	0.00
<b>Total Deposits</b>					3,886.60	3,886.60	0.00
<b>Checks</b>							
							0.00
02/04/2025	Payment	1288	CHARTER COMMUNICATION S	Check for Vendor V00048	-170.56	-170.56	0.00
02/04/2025	Payment	1289	PARK EAST CDD	Check for Vendor V00015	-69,550.00	-69,550.00	0.00
02/04/2025	Payment	1290	STRALEY ROBIN VERICKER	Check for Vendor V00006	-625.00	-625.00	0.00
02/04/2025	Payment	1291	TECO	Check for Vendor V00025	-6,140.17	-6,140.17	0.00
02/13/2025	Payment	1292	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
02/13/2025	Payment	1293	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
02/13/2025	Payment	1294	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
02/13/2025	Payment	1295	INFRAMARK LLC	Check for Vendor V00014	-7,741.87	-7,741.87	0.00
02/13/2025	Payment	1296	JNJ CLEANING SERVICES	Check for Vendor V00051	-590.00	-590.00	0.00
02/13/2025	Payment	1297	KYLE SMITH LANDSCAPE MAINTENANCE PROFESSIONALS INC	Check for Vendor V00028	-200.00	-200.00	0.00
02/13/2025	Payment	1298	NICHOLAS J. DISTER	Check for Vendor V00038	-12,248.00	-12,248.00	0.00
02/13/2025	Payment	1299	PARK EAST CDD	Check for Vendor V00009	-200.00	-200.00	0.00
02/13/2025	Payment	1300	STRALEY ROBIN VERICKER	Check for Vendor V00015	-2,427.07	-2,427.07	0.00
02/13/2025	Payment	1302	CITY OF PLANT CITY	Check for Vendor V00006	-1,042.50	-1,042.50	0.00
02/21/2025	Payment	1304	TECO	Check for Vendor V00032	-1,752.16	-1,752.16	0.00
02/21/2025	Payment	1307		Check for Vendor V00025	-5,497.49	-5,497.49	0.00
<b>Total Checks</b>					-109,834.82	-109,834.82	0.00

# Bank Account Statement

Park East CDD

**Bank Account No.** 5629  
**Statement No.** 02-25

**Statement Date** 02/28/2025

## Adjustments

### Total Adjustments

### Outstanding Checks

06/04/2024	Payment	DD408	TECO	Payment of Invoice 000414	-86.01
07/05/2024	Payment	DD409	TECO	Payment of Invoice 000432	-104.39
09/03/2024	Payment	DD414	TECO	Payment of Invoice 000461	-377.64
09/03/2024	Payment	DD417	TECO	Payment of Invoice 000478	-4,924.92
11/19/2024	Payment	DD420	TECO	Payment of Invoice 000532	-531.25
11/19/2024	Payment	DD421	TECO	Payment of Invoice 000533	-345.32
12/19/2024	Payment	1268	RYAN MOTKO	Check for Vendor V00016	-400.00
12/23/2024	Payment	300000	TECO	Inv: 111324-6381	-345.32
12/23/2024	Payment	300001	TECO	Inv: 111324-1659	-4,924.92
12/23/2024	Payment	300002	TECO	Inv: 101424-1659	-4,851.24
12/23/2024	Payment	300003	TECO	Inv: 101424-9413	-146.51
12/23/2024	Payment	300004	TECO	Inv: 111324-9413	-146.82
01/17/2025	Payment	1281	RYAN MOTKO	Check for Vendor V00016	-200.00
02/13/2025	Payment	1301	RYAN MOTKO	Check for Vendor V00016	-200.00
12/03/2022		JE000500	Special Assmnts- Tax Collector	R/C Tax Rev/Debt Service 12.3.24	-3,846.54
02/21/2025	Payment	1303	CHARTER COMMUNICATION S	Check for Vendor V00048	-169.87
02/21/2025	Payment	1305	INFRAMARK LLC LANDSCAPE	Check for Vendor V00014	-122.46
02/21/2025	Payment	1306	MAINTENANCE PROFESSIONALS INC	Check for Vendor V00038	-1,512.73
02/27/2025	Payment	1308	TECO	Check for Vendor V00025	-201.45
<b>Total Outstanding Checks</b>					<b>-23,437.39</b>

### Outstanding Deposits

12/03/2024		JE000501		R/C Tax Rev/Debt Service	3,846.54
<b>Total Outstanding Deposits</b>					<b>3,846.54</b>



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2025 to 02/28/2025

(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	1288	02/04/25	CHARTER COMMUNICATIONS	0411968011325	INTERNET SERVICE 01/13/25-02/12/25	INTERNET	546922-53908	\$170.56
001	1290	02/04/25	STRALEY ROBIN VERICKER	25784	PROFESSIONAL SERVICES THROUGH 12/31/24	PROFESSIONAL SVCS	531146-51401	\$625.00
001	1291	02/04/25	TECO	011525 1659	ELECTRIC SVC	Utility - Electric	543041-53150	\$4,795.50
001	1291	02/04/25	TECO	011525 6381	ELECTRIC SVC	Utility - Electric	543041-53150	\$1,113.82
001	1291	02/04/25	TECO	011525 2716	ELECTRIC SVC	Utility - Electric	543041-53150	\$32.50
001	1291	02/04/25	TECO	011525 9413	ELECTRIC SVC	Utility - Electric	543041-53150	\$198.35
001	1292	02/13/25	ALBERTO VIERA	AV 020625	BOS Meeting 02/06/25	SUPERVISOR FEE	511100-51101	\$200.00
001	1293	02/13/25	CARLOS DE LA OSSA	CO 020625	BOS MEETING 02/06/25	supervisor pay	511100-51301	\$200.00
001	1294	02/13/25	ECO-LOGIC SERVICES LLC	4834	POND MAINTENANCE JAN 2025	LAKE MAINT	534067-53908	\$1,250.00
001	1295	02/13/25	INFRAMARK LLC	142796	management services	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1295	02/13/25	INFRAMARK LLC	142796	management services	MANAGEMENT FEE APRIL 2024	531150-51301	\$2,500.00
001	1295	02/13/25	INFRAMARK LLC	142796	management services	FIELD MANAGEMENT	531150-51301	\$2,254.00
001	1295	02/13/25	INFRAMARK LLC	142796	management services	dissemination services	531012-51301	\$350.00
001	1295	02/13/25	INFRAMARK LLC	142796	management services	Accounting Services	532001-51301	\$750.00
001	1295	02/13/25	INFRAMARK LLC	142121	ELECTRIC AND POSTAGE	MANAGEMENT FEE APRIL 2024	541024-51301	\$2.76
001	1295	02/13/25	INFRAMARK LLC	142121	ELECTRIC AND POSTAGE	Gas	549900-51301	\$1,785.11
001	1296	02/13/25	JNJ CLEANING SERVICES	0496	cleaning	Amenity Center Cleaning & Supplies	531165-53908	\$590.00
001	1297	02/13/25	KYLE SMITH	KS 020625	BOS MEETING 02/06/25	SUPERVISOR FEE	511100-51101	\$200.00
001	1298	02/13/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	312572	LANDSCAPE MAINTENANCE 02/25	landscape	534171-53908	\$12,248.00
001	1299	02/13/25	NICHOLAS J. DISTER	ND 020625	BOS MEETING 02/06/25	SUPERVISOR FEE	511100-51101	\$200.00
001	1301	02/13/25	RYAN MOTKO	RM 020625	supervisor pay	SUPERVISOR FEES	511100-51101	\$200.00
001	1302	02/13/25	STRALEY ROBIN VERICKER	25946	DISTRICT COUNSEL THROUGH 1/31/25	PROFESSIONAL SVCS	531146-51401	\$1,042.50
001	1303	02/21/25	CHARTER COMMUNICATIONS	68021325	SERVICE 02/13/25 - 03/12/25	INTERNET	546922-53908	\$169.87
001	1304	02/21/25	CITY OF PLANT CITY	1490163	water 1/6 - 2/7/2025	water 1/8 - 2/7/2025	543018-53150	\$1,752.16
001	1305	02/21/25	INFRAMARK LLC	143827	pool signs and postage	postage	541024-51301	\$25.74
001	1305	02/21/25	INFRAMARK LLC	143827	pool signs and postage	pool signs	546922-51301	\$96.72
001	1306	02/21/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	316093	plant replacement - island tip on park, mailbox	plant replacement	546930-53908	\$585.05
001	1306	02/21/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	315531	irrigation repairs	Irrigation Maintenance	546930-53908	\$850.08
001	1306	02/21/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	315978	irrigation repairs	Irrigation Maintenance	546930-53908	\$77.60
001	1307	02/21/25	TECO	02132025 6381	SERVICE 01/10/25 - 02/07/25	ELECTRIC SVC 01/10/25 - 02/07/25	543041-53150	\$593.42
001	1307	02/21/25	TECO	02132025 2716	SERVICE 01/10/25 - 02/07/25	ELECTRIC SVC 01/10/25 - 02/07/25	543041-53150	\$35.68
001	1307	02/21/25	TECO	02132025 1659	SERVICE 01/10/25 - 02/07/25	ELECTRIC SVC 01/10/25 - 02/07/25	543041-53150	\$4,868.39
001	1308	02/27/25	TECO	02132025 9413	SERVICE 01/10/25 - 02/07/25	ELECTRIC SVC 01/10/25 - 02/07/25	543041-53150	\$201.45
<b>Fund Total</b>								<b>\$40,064.26</b>

**SERIES 2021 DEBT SERVICE FUND - 200**

200	1289	02/04/25	PARK EAST CDD	01152025-01	Series 2021 FY25 Off Roll Collection	Series 2021 FY25 Off Roll Collections	103200	\$69,550.00
200	1300	02/13/25	PARK EAST CDD	02072025 - 713	Series 2021 FY25 Tax Dist ID 713	Cash in Transit	103200	\$2,427.07
<b>Fund Total</b>								<b>\$71,977.07</b>

<b>Total Checks Paid</b>	<b>\$112,041.33</b>
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A handwritten signature in black ink, appearing to read "Arturo Gandarilla".

Arturo Gandarilla  
INFRAMARK

# PARK EAST, MARCH INSPECTION REPORT 3/14/25, 1:00 PM

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PARK EAST CDD. LMP.

Friday, March 14, 2025

Prepared For Board Of Supervisors.

36 Issues Identified

Blue-completed

Red-not completed

Green-proposals

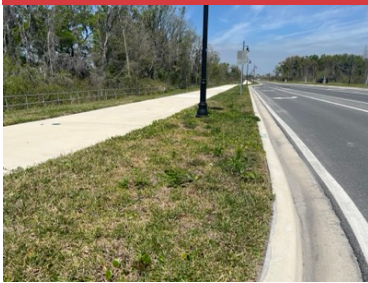


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**POND # 1.**

Assigned To ECO LOGIC.

The pond is well-maintained.



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**N. PARK RD. & E SAM ALLEN.**

Assigned To LMP.

Treat the turf weeds at the corner of E. Sam Allen Rd and N. Park Rd to maintain a healthy and well-manicured appearance.



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**N. PARK RD.**

Assigned To LMP.

Heading North.



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**N. PARK RD.**

Assigned To LMP.

Treat the weeds around the tree rings heading north before Victorious Falls to maintain a clean and well-manicured landscape.



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**VICTORIOUS FALLS ST. & N. PARK RD.**

Assigned To LMP.

Continue to spray bed weeds.



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### **VICTORIOUS FALLS ST.**

Assigned To LMP.

The community entrance facade is well-maintained.



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### **VICTORIOUS FALLS ST.**

Assigned To LMP.

Trim the grasses encroaching on walkways to maintain a clear and well-defined path.



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### **RADIANT MOUNTAIN DR. & VICTORIOUS FALLS ST.**

Assigned To LMP.

Treat the turf weeds.



---

### **VICTORIOUS FALLS ST.**

Assigned To LMP.

The area between the home and the conservation land has overgrown weeds and shows signs of neglect, this needs to be taken care on next visit.



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### **POND # 2.**

Assigned To ECO LOGIC.

The pond is well-maintained



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**POND # 4.**

Assigned To ECO LOGIC.

The pond is well-maintained.



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**POND # 5.**

Assigned To ECO LOGIC.

The pond is well maintained trash has also been removed.



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**POND # 6.**

Assigned To ECO LOGIC.

The pond is well-maintained.



---

**POND # 7.**

Assigned To ECO LOGIC.

The pond is well-maintained.



---

**NORTHERN KEY DR.**

Assigned To LMP.

The community entrance facade is well-maintained.





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### **NORTHERN KEY DR.**

Assigned To LMP.

Plants and trees are green and healthy.



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### **N. PARK RD.**

Assigned To LMP.

The copper leaf is looking better.



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### **BLUE ORCHID AVE.**

Assigned To LMP.

The community entrance facade is well-maintained.



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### **BLUE ORCHID AVE.**

Assigned To LMP.

Remove weeds throughout bed.



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### **RADIANT MOUNTAIN DR. & BLUE ORCHID AVE.**

Assigned To LMP.

Trees and plants are green and healthy.



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**NORTHERN KEY DR.**

Assigned To CLUBHOUSE MANAGER.

The community mailboxes are well-maintained.



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**NORTHERN KEY DR.**

Assigned To LMP.

The playground is well-maintained.



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**NORTHERN KEY DR.**

Assigned To LMP.

Still not completed, this was in my last report.



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**NORTHERN KEY DR.**

Assigned To CLUBHOUSE MANAGER.

The amenity center clubhouse is well-maintained.



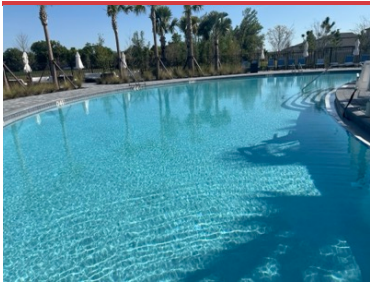
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**NORTHERN KEY DR.**

Assigned To CLUBHOUSE MANAGER.

The chaise lounges and umbrellas are well-maintained.



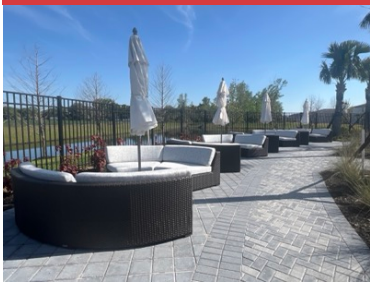


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**NORTHERN KEY DR.**

Assigned To BLUE LIFE.

The pool is blue,clear and wall maintained.



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**NORTHERN KEY DR.**

Assigned To CLUBHOUSE MANAGER.

The pool furniture is well-maintained.



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**NORTHERN KEY DR.**

Assigned To CLUBHOUSE MANAGER.

The tables and chairs are well-maintained.



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**NORTHERN KEY DR.**

Assigned To CLUBHOUSE MANAGER.

The basketball court is well-maintained.



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**NORTHERN KEY DR.**

Assigned To LMP.

The dog park is well-maintained.



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**POND # 8.**

Assigned To ECO LOGIC.

The pond is well-maintained.



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**NORTHERN KEY DR.**

Assigned To CLUBHOUSE MANAGER.

The amenity center is well-maintained & all bathrooms are functional.



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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.

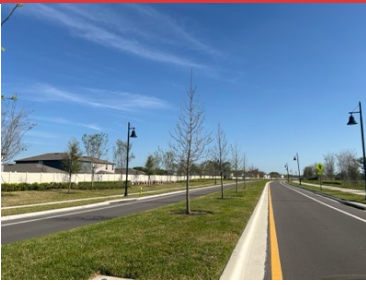


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**POND # 13.**

Assigned To ECO LOGIC.

The pond is well-maintained.



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### **N. PARK RD.**

Assigned To LMP.

Heading S. On N. Park rd, turf fertility needs improvement.