

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MAY 01, 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, May 01, 2025 at 2:00 p.m.

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The Regular Meeting of the **Park East Community Development District** will be held **May 01, 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. Annual Notice of Qualified Electors

B. Consideration of Eco-Logic Services Agreement – Agreement for Environmental Services

### 4. CONSENT AGENDA

A. Approval of Minutes of the April 03, 2025, Regular Meeting

B. Consideration of Operation and Maintenance March 2025

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



April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Park East CDD	9

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or [pthomas@votehillsborough.gov](mailto:pthomas@votehillsborough.gov).

Respectfully,

Patricia "Patti" Thomas  
Administrative Assistant/Candidate Services



# AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: April 12, 2025

This Agreement is made effective by and between:

## **“Client”**

Name: Park East CDD  
Address: c/o Inframark  
2005 Pan Am Circle Ste 300  
Tampa, FL 33607  
Phone: 813.873.7300 ext. 330  
Representative: Mr. Michael Perez  
Email: Michael.Perez@Inframark.com

## **“Eco-Logic Services”**

Name: Eco-Logic Services LLC  
Address: PO Box 18204  
Sarasota, FL 34276  
Phone: (941) 302-1206  
Representative: Peter Nabor  
Email: Pete@Eco-Logic-Services.com

**Project:** Park East

**Project Location:** Plant City, FL

**Fee Type:** Unit price per attached Scope of Services

**Retainer:** No

**Scope of Services:** Attached

### **Special Conditions:**

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

## **Eco-Logic Services LLC**

By: \_\_\_\_\_

Print Name: Peter Nabor

Title: Principal / Senior Project Scientist

Date: April 12, 2025

## **Park East CDD**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# PARK EAST



## 1.0 Cleanup Efforts

Eco-Logic Services will perform a one-time event on the areas detailed below.

### Floodplain areas behind Lots 204-210 and wet area behind Lots 216-220

The weedy vegetation in the wet areas behind the lots listed above (shaded yellow on Figure 1) will be treated with herbicides and brushcut to improve aesthetics. An option for planting the areas with desirable native plants is also included in the Cost section below. Ongoing maintenance of these areas will be added to the maintenance contract via addendum upon completion of this initial work.

Zone	Scientific Name	Common Name	Size	Spacing	Quantity
SE Area	<i>Pontederia cordata</i>	pickerelweed	bareroot	3' o.c.	375
	<i>Eleocharis interstincta</i>	jointed spikerush	bareroot	3' o.c.	375
	<i>Sagittaria lancifolia</i>	arrowhead	bareroot	3' o.c.	375
	<i>Canna flaccida</i>	golden canna	bareroot	3' o.c.	485
NW Area	<i>Spartina bakeri</i>	sand cordgrass	bareroot	3' o.c.	245
	<i>Eleocharis interstincta</i>	jointed spikerush	bareroot	3' o.c.	245
	<i>Sagittaria lancifolia</i>	arrowhead	bareroot	3' o.c.	245
	<i>Canna flaccida</i>	golden canna	bareroot	3' o.c.	245

### Fallen trees on Lots 212-215 and 224-225 (lot numbers are approximate)

The seven storm-felled trees laying on the empty lots listed above along Blue Orchid Avenue (marked with blue on Figure 1) will be cut up, removed from the site, and disposed of at an appropriate facility. The root balls will be push back in to place.

## 2.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

### 1.0 Cleanup Efforts

#### Floodplain areas behind Lots 204-210 and wet area behind Lots 216-220

Cleanup effort..... \$1,725.00

Replanting ..... \$3,175.00

Fallen trees on Lots 212-215 and 224-225 ..... \$7,550.00

2.0 Additional Services..... to be billed as requested

Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The Client shall pay all invoices within thirty days of receipt.

## 3.0 Assumptions of this Proposal

3.1 The Client will make provision for Eco-Logic Services to enter the work area as required to perform services under this Agreement.

- 3.2 Upon request or as required to perform the services under this Agreement, the Client will provide all relevant plans and permits.
- 3.3 This proposal was prepared using the best information available to us at the time this Scope was compiled. Additional materials or services will be provided for additional compensation through a written amendment to this Agreement.
- 3.4 This Agreement does not include permit modifications, negotiations with regulatory agencies, or corrective actions for compliance issues.
- 3.5 If unsuitable substrates are encountered in the planting area (inadequate organic matter, clay, rock, or compacted soils), it may require additional services to install the plants. The Client will be notified immediately if such conditions are encountered.
- 3.6 All plants will meet or exceed the specifications of the Wetland Plants section of the Grades and Standards for Nursery Plants published by the Florida Department of Agriculture and Consumer Services Division of Plant Industry (published in 1998). Species substitutions may occur based upon observations of the site prior to planting to maximize the survival rates of the plant material, the aesthetics of the site, or based on plant availability. Plants are guaranteed weed, disease, and insect free at the time of installation. Plants are guaranteed to be installed properly by experienced staff; however, Eco-Logic Services cannot guarantee the plant material due to potential losses or mortality at the site from factors outside our control.
- 3.7 Eco-Logic Services will attempt to install plant material when environmental conditions are conducive to plant survival but is not responsible for watering the material or replacement of plants lost due to insufficient rainfall.
- 3.8 The fees in this Agreement do not include any sales, value added, or other taxes that may be required by the government. Any such taxes will be added to invoices as required.
- 3.9 All work products under this Agreement may be used in marketing, advertising, resume, and other similar business development materials. Use of such materials shall be in accordance with industry standards and normal business practices.





Figure 1. Site map showing locations of the proposed work areas.

# TERMS AND CONDITIONS

**DESCRIPTION OF SERVICES:** Eco-Logic Services will provide the services described in the Scope of Services included in this Agreement to the Client for the stated fee in accordance with these terms and conditions:

**PAYMENT:** Client agrees to pay Eco-Logic Services according to the Fee Schedule provided in the attached Scope of Services. Invoices shall be submitted monthly for the work performed in the previous month. If any invoice is not paid within 30 days, interest will be added to and payable on all overdue amounts at 1.5% per month (18% per year) or the maximum legal rate of interest allowable. Client shall pay all costs of collection, including without limitation, reasonable attorney fees. If Client disputes any portion of an invoice, the Client must notify Eco-Logic Services in writing of the disputed item within 10 days of the date of the invoice. If any invoice is not paid in full within 60 days of the invoice date, Eco-Logic Services may immediately suspend all or any portion of the services until payment is received in full and Eco-Logic Services has the option to treat such failure to pay as a material breach of this Agreement and/or seek legal remedies.

**LIMITATION OF LIABILITY:** Neither party will be liable for breach-of-contract damages suffered by the other that are remote or speculative, or that could not reasonably have been foreseen on entry into this agreement. Eco-Logic Services' liability for any breach-of-contract claims under this agreement will not exceed the Compensation received from the Client under this agreement over a six-month period immediately preceding the claim. No claim may be brought against Eco-Logic Services in contract or tort more than one year after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Eco-Logic Services and not against any employees, shareholders, officers or directors of Eco-Logic Services.

**TERM:** This Agreement will terminate automatically upon completion of the Scope of Services by Eco-Logic Scope of Services. For ongoing services tasks, the portion of the Agreement directly related to that task will continue in effect until terminated by either party upon 30 days written notice to the other party. In the event of any termination, Eco-Logic Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination plus this 30-day period.

**FORCE MAJEURE:** If performance of this Agreement or any obligations under this Agreement is prevented, restricted, or interfered with, either temporarily or permanently, by causes beyond either party's reasonable control ("Force Majeure"), then the obligations of this Agreement shall be suspended to the extent necessary by such event. The term "Force Majeure" shall include without limitation acts of nature, severe weather or other catastrophic conditions, orders or acts of military or civil authority, or by state or national emergencies, riots, or wars, or work stoppages, or any other similar event beyond the reasonable control of either party.

**DISPUTE RESOLUTION:** The parties will attempt to resolve any dispute out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the matter will be submitted to mediation, in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute, or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association and will be done within Sarasota County, Florida. The arbitrator's award will be final, and judgement may be entered upon it by any court having proper jurisdiction.

**SEVERABILITY:** If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable as if the invalid or unenforceable had never been contained within.

**NOTICE:** Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at the address set forth in the opening portion of this Agreement.

**WAIVER OF CONTRACTUAL RIGHT:** The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

**CONSTRUCTION AND INTERPRETATION:** The rule requiring construction or interpretation against the drafter is waived. This document shall be deemed as if it were drafted by both parties in a mutual effort.

**ATTORNEY'S FEES TO PREVAILING PARTY:** In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and appeal.

**ENTIRE AGREEMENT:** This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. The Agreement supersedes any prior written or oral agreements between the parties.



**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, April 3, 2025, and called to order at 3:16 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
Alberto 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**

**A. Ratification of Down to Earth Proposal(s)**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor,  
*Down to Earth* Proposal(s), were ratified. 5-0

**B. Consideration of Down to Earth Proposal - #114619 – April Fertilizer**

**C. Consideration of Down to Earth Proposal - #114037 – Annuals at 3 Monument Signs**

Mr. Pérez spoke as to why the cleaning vendor proposals were included.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor,  
*Down to Earth* Proposals #114619 and #114037, were approved. 5-0

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

**D. Consideration of Cleaning Bids**

- i. City Wide Cleaning**
- ii. Neptune Multi Services**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, *Neptune Multi Services* proposal at a monthly cost of \$600, was approved. 5-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of March 6, 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**

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**
  - i. Field Inspections Report**

There being no reports, the next item followed.

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

**Additional Comments:** Mr. de la Ossa inquired about light fixture replacement.

**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. Motko seconded by Mr. Smith, with all in favor, the meeting was adjourned at 3:21 pm. 5-0

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Michael Perez/Jayna Cooper  
District Manager

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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	3/13/2025	0411968031325	\$169.87	\$169.87	INTERNET
ECO-LOGIC SERVICES LLC	3/2/2025	4957	\$1,250.00	\$1,250.00	LAKE MAINT Feb 2025
INFRAMARK LLC	3/3/2025	144891	\$100.00		Website admin March 2025
INFRAMARK LLC	3/3/2025	144891	\$2,500.00		MANAGEMENT FEE March 2025
INFRAMARK LLC	3/3/2025	144891	\$350.00		dissemination services March 2025
INFRAMARK LLC	3/3/2025	144891	\$750.00		Accounting Services March 2025
INFRAMARK LLC	3/3/2025	144891	\$2,254.00	\$5,954.00	field services March 2025
JNJ CLEANING SERVICES	2/25/2025	0504	\$590.00	\$590.00	Feb 2025 cleaning
JNJ CLEANING SERVICES	3/24/2025	0520	\$590.00	\$590.00	cleaning March 2025
<b>Monthly Contract Subtotal</b>			<b>\$8,553.87</b>	<b>\$8,553.87</b>	
<b>Variable Contract</b>					
ALBERTO VIERA	3/6/2025	AV 030625	\$200.00	\$200.00	BOARD 3/6/25
CARLOS DE LA OSSA	3/6/2025	CO 030625	\$200.00	\$200.00	BOARD 3/6/25
KYLE SMITH	3/6/2025	KS 030625	\$200.00	\$200.00	BOARD 3/6/25
NICHOLAS J. DISTER	3/6/2025	ND 030625	\$200.00	\$200.00	BOARD 3/6/25
RYAN MOTKO	3/6/2025	RM 030625	\$200.00	\$200.00	BOARD 3/6/25
STRALEY ROBIN VERICKER	3/12/2025	26166	\$1,410.00	\$1,410.00	district counsel 2/28/2025
<b>Variable Contract Subtotal</b>			<b>\$2,410.00</b>	<b>\$2,410.00</b>	
<b>Utilities</b>					
CITY OF PLANT CITY	3/7/2025	1504817	\$1,226.77	\$1,226.77	WATER 2/8 - 3/7/2025
TECO	3/14/2025	031425 1659	\$4,815.39	\$4,815.39	ELECTRIC SVC
TECO	3/14/2025	031425 6381	\$726.50	\$726.50	ELECTRIC SVC

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO	3/14/2025	031425 9413	\$250.82	\$250.82	ELECTRIC SVC
<b>Utilities Subtotal</b>			<b>\$7,019.48</b>	<b>\$7,019.48</b>	
<b>Additional Services</b>					
INFRAMARK LLC	3/20/2025	146017	\$28.29	\$28.29	postage
<b>Additional Services Subtotal</b>			<b>\$28.29</b>	<b>\$28.29</b>	
<b>TOTAL</b>			<b>\$18,011.64</b>	<b>\$18,011.64</b>	

March 13, 2025  
Invoice Number: 0411968031325  
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 03/13/25 through 04/12/25  
details on following pages

Previous Balance	169.87
Payments Received -Thank You!	-169.87
<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
<b>Total Due by 03/30/25</b>	<b>\$169.87</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.

Call 1-866-415-5265 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

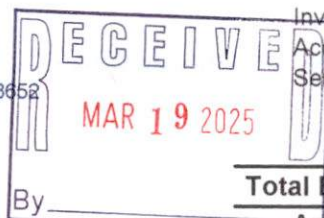


**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 13 03142025 NNNNNYNN 01 000965 0003

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



March 13, 2025

**PARK EAST CDD**

Invoice Number: 0411968031325  
Account Number: 8337 12 001 0411968  
Service At: 3930 NORTHERN KEY DR  
CLUBHSE  
PLANT CITY FL 33565-6013

**Total Due by 03/30/25 \$169.87**  
Amount you are enclosing \$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712001041196800169870



Invoice Number: PARK EAST CDD  
 Account Number: 0411968031325  
 Security Code: 8337 12 001 0411968  
**7587**

**Contact Us**

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

8633 2390 NO RP 13 03142025 NNNNNYNN 01 000965 0003

**Charge Details**

Previous Balance	169.87
Check Payment-thank You	03/03 -169.87
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 03/13/25 will appear on your next bill.

Service from 03/13/25 through 04/12/25

**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	300.00
Promotional Discount	-80.01

Your promotional price will expire on 06/12/26

Promotional Discount	-130.00
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Your promotional price will expire on 03/12/26

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	50.00
Promotional Discount	-30.01

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>

**Current Charges** **\$169.87**

**Total Due by 03/30/25** **\$169.87**

**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)

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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>
3/2/2025	4957

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

Description		Amount
Lake Maintenance Services for February 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#**

144891

**DATE**

3/3/2025

**CUSTOMER ID**

C2354

**NET TERMS**

Net 30

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

4/2/2025

**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: March 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.*

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.: 0504  
Invoice date: 02/25/2025  
Due date: 03/15/2025

Date	Product or service	Description	Amount
	Services		\$590.00
	Restrooms	Clean/sanitize two(2) restrooms. JNJ will replenish any supplies needed.	\$0.00
	Trash	Remove and replace trash bags on pool deck.	\$0.00
	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.	\$0.00
	Activity room	Sweep/vacuum/mop as needed. Clean windows as needed.	\$0.00
	Blower	Blowing will be done once a week on pool deck and parking lot, if needed.	\$0.00

Total

\$590.00

Ways to pay



Note to customer  
Amenity cleaning services at Park East CDD - February 2025.

View and pay



INVOICE

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540-2205

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.: 0520  
Invoice date: 03/24/2025  
Due date: 04/15/2025

Date	Product or service	Description	Amount
	Amenity cleaning services		\$590.00
Total			\$590.00

Ways to pay



Note to customer  
Amenity cleaning services at Park East CDD - March 2025.

View and pay

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park East

Board Meeting: March 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

3/10/2025  
Date



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park East

Board Meeting: March 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

3/10/2025  
Date

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: March 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

3/10/2025  
Date

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park East

Board Meeting: March 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

3/10/2025  
Date

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park East

Board Meeting: March 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

3/10/2025  
Date

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 12, 2025

Client: 001544

Matter: 000001

Invoice #: 26166

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/5/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
2/6/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
2/6/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
2/7/2025	KCH	PREPARE SOLICITATION FOR PROPOSALS FOR LANDSCAPE MAINTENANCE; REVIEW AND EDIT SCOPE OF SERVICES FOR SAME.	2.1	\$682.50
2/21/2025	KCH	ATTEND OPERATIONS MEETING VIA MICROSOFT TEAMS.	0.3	\$97.50
2/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50
Total Professional Services			4.2	\$1,410.00

March 12, 2025  
Client: 001544  
Matter: 000001  
Invoice #: 26166

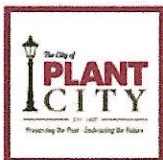
Page: 2

---

Total Services	\$1,410.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,410.00
Previous Balance		\$1,667.50
Less Payments		(\$1,667.50)
<b>PAY THIS AMOUNT</b>		<b>\$1,410.00</b>

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





# 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
-------------	-----------	----------------	----------

1504817	03/07/2025	02/08/2025 - 03/07/2025	03/28/2025
---------	------------	-------------------------	------------

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
--------------------	--------------	--------------------	-------------------	------------------	-----------------	-------	---------------

WATER COMMERCIAL	24014108	02/05/25	03/04/25	2756	2850	94	72.97
------------------	----------	----------	----------	------	------	----	-------

CONSUMPTION

RATE USAGE

WATER

2.790000 94 262.26

UTILITY TAX 10%

33.52

SEWER COMMERCIAL

157.63

CONSUMPTION

RATE USAGE

SEWER

6.790000 94 638.26

SOLID WASTE COMMERCIAL

52.19

STORMWATER COMMERCIAL

9.94

Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.

Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

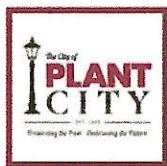
BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$1,752.16
02/25	172	10/24	117	05/24	26	Total Current Billing	\$1,226.77
01/25	312	09/24	103	05/24	4		
12/24	177	08/24	155	03/24	1	Adjustments	\$0.00
11/24	186	07/24	1503	03/24	0		

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

Less Payments Received **-\$1,752.16**

Penalties **\$0.00**

**Total Amount Due \$1,226.77**



## City of Plant City

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

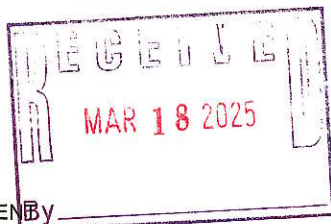
005644



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PARK EAST COMMUNITY DEVELOPMENT  
DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



## UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
-----------------	-------	----------------	-----------------

3930 NORTHERN KEY DR	D	1008701860	636330
----------------------	---	------------	--------

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
-------------	----------	------------------

1504817	03/28/2025	\$1,226.77
---------	------------	------------

Remit and make checks in US funds payable to:



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

00006042025501504817600001226778



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

Statement Date: March 14, 2025

Amount Due: \$4,815.39

Due Date: April 04, 2025

Account #: 221009131659

## Account Summary

Previous Amount Due	\$4,868.39
Payment(s) Received Since Last Statement	-\$4,868.39
<b>Current Month's Charges</b>	<b>\$4,815.39</b>

**Amount Due by April 04, 2025 \$4,815.39**

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



Scan here to view  
your account online.

# One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



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

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: April 04, 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$4,815.39

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

679779234694

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.

6797792346942210091316590000004815391





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

**Account #:** 221009131659  
**Statement Date:** March 14, 2025  
**Charges Due:** April 04, 2025

**Service Period:** Feb 08, 2025 - Mar 10, 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
Storm Surcharge	90 kWh @ \$0.01230/kWh	\$1.11
Florida Gross Receipt Tax		\$0.19
<b>Lighting Charges</b>		<b>\$270.26</b>

Billing information continues on next page →

00000047-0000493-Page 8 of 24

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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:** March 14, 2025  
**Charges Due:** April 04, 2025

**Service Period:** Feb 08, 2025 - Mar 10, 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
Storm Surcharge	435 kWh @ \$0.01230/kWh	\$5.35
Florida Gross Receipt Tax		\$0.93

<b>Lighting Charges</b>	<b>\$1,306.28</b>
-------------------------	-------------------

Billing information continues on next page →



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

**Account #:** 221009131659  
**Statement Date:** March 14, 2025  
**Charges Due:** April 04, 2025

**Service Period:** Feb 08, 2025 - Mar 10, 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
Storm Surcharge	180 kWh @ \$0.01230/kWh	\$2.21
Florida Gross Receipt Tax		\$0.38
<b>Lighting Charges</b>		<b>\$540.53</b>

Billing information continues on next page →

00000047-0000494-Page 10 of 24



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

**Account #:** 221009131659  
**Statement Date:** March 14, 2025  
**Charges Due:** April 04, 2025

**Service Period:** Feb 08, 2025 - Mar 10, 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
Storm Surcharge	255 kWh @ \$0.01230/kWh	\$3.14
Florida Gross Receipt Tax		\$0.54
<b>Lighting Charges</b>		<b>\$765.75</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:** March 14, 2025  
**Charges Due:** April 04, 2025

**Service Period:** Feb 08, 2025 - Mar 10, 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
Storm Surcharge	225 kWh @ \$0.01230/kWh	\$2.77
Florida Gross Receipt Tax		\$0.48

**Lighting Charges** **\$675.67**

Billing information continues on next page →





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

**Account #:** 221009131659  
**Statement Date:** March 14, 2025  
**Charges Due:** April 04, 2025

**Service Period:** Feb 08, 2025 - Mar 10, 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	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
Storm Surcharge	392 kWh @ \$0.01230/kWh	\$4.82
Florida Gross Receipt Tax		\$0.83

**Lighting Charges** **\$1,256.90**

**Total Current Month's Charges**

**\$4,815.39**





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

**Account #:** 221009131659  
**Statement Date:** March 14, 2025  
**Charges Due:** April 04, 2025

**Important Messages**

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

Statement Date: March 14, 2025

Amount Due: \$726.50

Due Date: April 04, 2025  
Account #: 221009336381

## Account Summary

Current Service Period: February 08, 2025 - March 10, 2025

Previous Amount Due	\$593.42
Payment(s) Received Since Last Statement	-\$593.42

Current Month's Charges	\$726.50
-------------------------	----------

Amount Due by April 04, 2025 \$726.50

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.

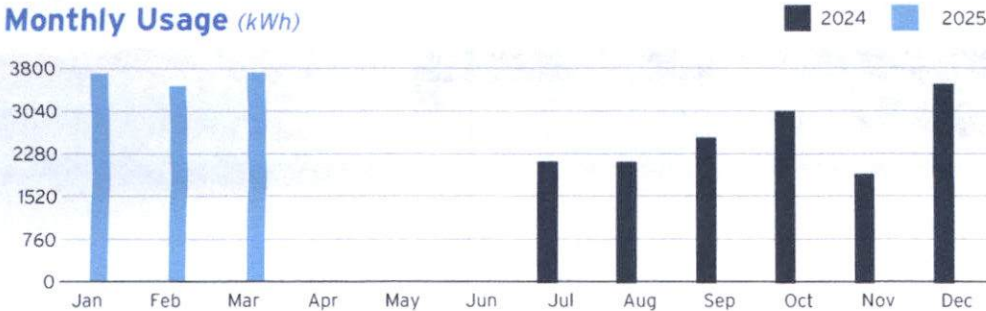
# One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



TampaElectric.com/Paperless

## 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 #: 221009336381

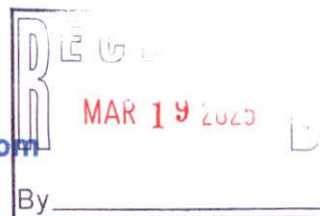
Due Date: April 04, 2025



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.



Amount Due: \$726.50

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

660026212268

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.

6600262122682210093363810000000726501



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

**Account #:** 221009336381  
**Statement Date:** March 14, 2025  
**Charges Due:** April 04, 2025

## Meter Read

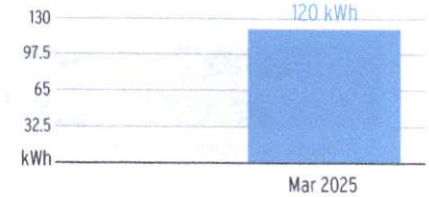
**Service Period:** Feb 08, 2025 - Mar 10, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000906161	03/10/2025	26,079	22,348		3,731 kWh	1	31 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	3,731 kWh @ \$0.08641/kWh	\$322.40
Fuel Charge	3,731 kWh @ \$0.03083/kWh	\$115.03
Storm Protection Charge	3,731 kWh @ \$0.00577/kWh	\$21.53
Clean Energy Transition Mechanism	3,731 kWh @ \$0.00418/kWh	\$15.60
Storm Surcharge	3,731 kWh @ \$0.02121/kWh	\$79.13
Florida Gross Receipt Tax		\$14.70
<b>Electric Service Cost</b>		<b>\$587.92</b>
Franchise Fee		\$38.51
Municipal Public Service Tax		\$53.40
State Tax		\$46.67
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$726.50</b>

**Total Current Month's Charges**

**\$726.50**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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  
3515 N WILDER RD, PUMP 2  
PLANT CITY, FL 33565-2679

Statement Date: March 14, 2025

Amount Due: \$452.27

Due Date: April 04, 2025  
Account #: 221009059413

Past Due – Pay Immediately

## Account Summary

Current Service Period: February 08, 2025 - March 10, 2025

Previous Amount Due	\$201.45
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately	\$201.45
Current Month's Charges – Pay by April 04, 2025	\$250.82

Amount Due \$452.27

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 **355.56% higher** than the same period last year.

Your average daily kWh used was **2.5% higher** than it was in your previous period.



Scan here to view your account online.

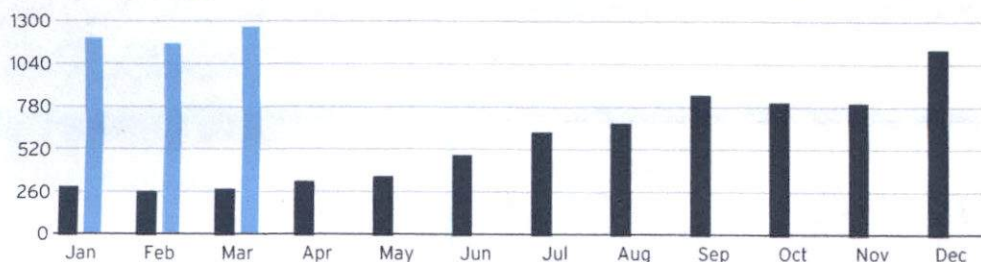
# One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

## 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: April 04, 2025



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.

Amount Due: \$452.27

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

679779234693

Past Due – \$201.45  
Current – \$250.82

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.

6797792346932210090594130000000452274



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

**Account #:** 221009059413  
**Statement Date:** March 14, 2025  
**Charges Due:** April 04, 2025

## Meter Read

**Meter Location:** PUMP STATION 2

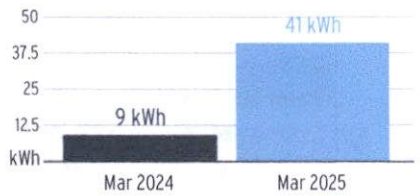
**Service Period:** Feb 08, 2025 - Mar 10, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852829	03/10/2025	12,399	11,135	1,264 kWh	1	31 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,264 kWh @ \$0.08641/kWh	\$109.22
Fuel Charge	1,264 kWh @ \$0.03083/kWh	\$38.97
Storm Protection Charge	1,264 kWh @ \$0.00577/kWh	\$7.29
Clean Energy Transition Mechanism	1,264 kWh @ \$0.00418/kWh	\$5.28
Storm Surcharge	1,264 kWh @ \$0.02121/kWh	\$26.81
Florida Gross Receipt Tax		\$5.31

**Electric Service Cost** **\$212.41**

Franchise Fee \$13.91

Municipal Public Service Tax \$19.50

**Total Electric Cost, Local Fees and Taxes** **\$245.82**



### Other Fees and Charges

Electric Late Payment Fee \$5.00

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

**Total Current Month's Charges**

**\$250.82**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

146017

**DATE**

3/20/2025

**CUSTOMER ID**

C2354

**NET TERMS**

Net 30

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

4/19/2025

**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
Postage	27	Ea	1.05		28.29
<b>Subtotal</b>					<b>28.29</b>

**Subtotal**

\$28.29

**Tax**

\$0.00

**Total Due**

\$28.29

**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**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 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 March 31, 2025

*(In Whole Numbers)*

							GENERAL		
							LONG-TERM		
							DEBT		
							ACCOUNT		
ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024	GENERAL	GROUP FUND	GROUP FUND	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS			
		FUND	FUND	PROJECTS	PROJECTS	ACCOUNT			
<b><u>ASSETS</u></b>									
Cash - Operating Account	\$ 110,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,426
Due From Developer	42,503	-	-	-	-	-	-	-	42,503
Due From Other Funds	-	143,550	-	-	-	-	-	-	143,550
Investments:									
Acq. & Construction - Amenity	-	-	-	4	-	-	-	-	4
Acquisition & Construction Account	-	-	-	356	1,028	-	-	-	1,384
Prepayment Account	-	2,072	-	-	-	-	-	-	2,072
Reserve Fund	-	143,550	34,772	-	-	-	-	-	178,322
Revenue Fund	-	718,720	6,456	-	-	-	-	-	725,176
Utility Deposits - TECO	800	-	-	-	-	-	-	-	800
Fixed Assets									
Construction Work In Process	-	-	-	-	-	4,934,636	-	-	4,934,636
Amount To Be Provided	-	-	-	-	-	-	10,702,000	-	10,702,000
<b>TOTAL ASSETS</b>	<b>\$ 153,729</b>	<b>\$ 1,007,892</b>	<b>\$ 41,228</b>	<b>\$ 360</b>	<b>\$ 1,028</b>	<b>\$ 4,934,636</b>	<b>\$ 10,702,000</b>	<b>\$ -</b>	<b>\$ 16,840,873</b>
<b><u>LIABILITIES</u></b>									
Accounts Payable	\$ 9,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,033
Bonds Payable	-	-	-	-	-	-	10,702,000	-	10,702,000
Due To Other Funds	-	-	-	143,550	-	-	-	-	143,550
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	-	6,903
<b>TOTAL LIABILITIES</b>	<b>15,936</b>	<b>-</b>	<b>-</b>	<b>143,550</b>	<b>-</b>	<b>-</b>	<b>10,702,000</b>	<b>-</b>	<b>10,861,486</b>
<b><u>FUND BALANCES</u></b>									
Restricted for:									
Debt Service	-	1,007,892	41,228	-	-	-	-	-	1,049,120
Capital Projects	-	-	-	-	1,028	-	-	-	1,028
Unassigned:	137,793	-	-	(143,190)	-	4,934,636	-	-	4,929,239
<b>TOTAL FUND BALANCES</b>	<b>137,793</b>	<b>1,007,892</b>	<b>41,228</b>	<b>(143,190)</b>	<b>1,028</b>	<b>4,934,636</b>	<b>-</b>	<b>-</b>	<b>5,979,387</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 153,729</b>	<b>\$ 1,007,892</b>	<b>\$ 41,228</b>	<b>\$ 360</b>	<b>\$ 1,028</b>	<b>\$ 4,934,636</b>	<b>\$ 10,702,000</b>	<b>\$ -</b>	<b>\$ 16,840,873</b>



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 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	-	346,714	346,714	0.00%
Special Assmnts- CDD Collected	383,725	20,048	(363,677)	5.22%
Developer Contribution	-	26,564	26,564	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
<b>TOTAL REVENUES</b>	<b>383,725</b>	<b>394,588</b>	<b>10,863</b>	<b>102.83%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	6,000	6,000	50.00%
ProfServ-Dissemination Agent	5,000	1,750	3,250	35.00%
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	8,195	1,305	86.26%
District Engineer	9,500	9,006	494	94.80%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	2,604	6,396	28.93%
District Manager	25,000	26,270	(1,270)	105.08%
Accounting Services	9,000	4,500	4,500	50.00%
Auditing Services	6,000	1,400	4,600	23.33%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	86	414	17.20%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	5,000	-	100.00%
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	600	600	50.00%
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>68,305</b>	<b>49,220</b>	<b>58.12%</b>
<b><u>Utility Services</u></b>				
Utility - Water & Sewer	10,000	8,676	1,324	86.76%
Utility - Electric	10,000	28,023	(18,023)	280.23%
<b>Total Utility Services</b>	<b>20,000</b>	<b>36,699</b>	<b>(16,699)</b>	<b>183.50%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 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	1,770	7,230	19.67%
Contracts-Aquatic Control	38,000	8,750	29,250	23.03%
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	9,939	(4,939)	198.78%
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	2,987	7,013	29.87%
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>76,946</b>	<b>159,254</b>	<b>32.58%</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>187,970</b>	<b>195,755</b>	<b>48.99%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	206,618	206,618	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(68,825)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 137,793</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 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	\$ -	\$ 13,808	\$ 13,808	0.00%
Special Assmnts- Tax Collector	-	580,159	580,159	0.00%
Special Assmnts- CDD Collected	572,524	69,550	(502,974)	12.15%
<b>TOTAL REVENUES</b>	<b>572,524</b>	<b>663,517</b>	<b>90,993</b>	<b>115.89%</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	-	262,074	262,074	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>745,818</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,007,892</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2025  
(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	\$ -	\$ 1,009	\$ 1,009	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,009</b>	<b>1,009</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	-	(17,709)	(17,709)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>58,937</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 41,228</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 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	\$ -	\$ 430	\$ 430	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>430</b>	<b>430</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	-	(147,250)	(147,250)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,060</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (143,190)</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 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	\$ -	\$ 219	\$ 219	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>219</b>	<b>219</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	-	(27,281)	(27,281)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>28,309</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,028</b>		

# Bank Account Statement

Park East CDD

**Bank Account No.** 5629  
**Statement No.** 03-25

**Statement Date** 03/31/2025

<b>G/L Account No. 101001 Balance</b>	110,426.41	<b>Statement Balance</b>	116,380.41
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	116,380.41
<b>Subtotal</b>	110,426.41	<b>Outstanding Checks</b>	-5,954.00
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	110,426.41
<b>Ending G/L Balance</b>	110,426.41		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/03/2024		JE000501	Special Assmnts-Tax Collector	R/C Tax Rev/Debt Service 12.3.24	3,846.54	3,846.54	0.00
01/01/2025		JE000503	Utility - Electric	Bank rec Adj je for Dec	2.12	2.12	0.00
03/10/2025		JE000511	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	1,983.37	1,983.37	0.00
03/28/2025		JE000536	Other Miscellaneous Revenues	Truist Bank	25.00	25.00	0.00
<b>Total Deposits</b>					5,857.03	5,857.03	0.00
<b>Checks</b>							
							0.00
12/19/2024	Payment	1268	RYAN MOTKO	Check for Vendor V00016	-400.00	-400.00	0.00
01/17/2025	Payment	1281	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
02/13/2025	Payment	1301	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
12/03/2022		JE000500	Special Assmnts-Tax Collector	R/C Tax Rev/Debt Service 12.3.24	-3,846.54	-3,846.54	0.00
02/21/2025	Payment	1303	CHARTER COMMUNICATION S	Check for Vendor V00048	-169.87	-169.87	0.00
02/21/2025	Payment	1305	INFRAMARK LLC	Check for Vendor V00014	-122.46	-122.46	0.00
02/21/2025	Payment	1306	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Check for Vendor V00038	-1,512.73	-1,512.73	0.00
01/01/2025		JE000503	Utility - Electric	Bank rec Adj je for Dec	-2.12	-2.12	0.00
02/27/2025	Payment	1308	TECO	Check for Vendor V00025	-201.45	-201.45	0.00
03/04/2025	Payment	1309	JNJ CLEANING SERVICES	Check for Vendor V00051	-590.00	-590.00	0.00
03/11/2025	Payment	1310	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
03/11/2025	Payment	1311	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
03/11/2025	Payment	1312	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
03/11/2025	Payment	1313	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
03/11/2025	Payment	1314	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00

# Bank Account Statement

Park East CDD

**Bank Account No.** 5629

**Statement No.** 03-25

**Statement Date**

03/31/2025

03/17/2025	Payment	1315	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
03/17/2025	Payment	1317	PARK EAST CDD	Check for Vendor V00015	-1,238.56	-1,238.56	0.00
03/20/2025	Payment	1318	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,410.00	-1,410.00	0.00
<b>Total Checks</b>					-12,143.73	-12,143.73	0.00

Adjustments

Total Adjustments

Outstanding Checks

03/17/2025	Payment	1316	INFRAMARK LLC	Check for Vendor V00014			-5,954.00
<b>Total Outstanding Checks</b>							-5,954.00

Outstanding Deposits

Total Outstanding Deposits



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	1309	03/04/25	V00051	JNJ CLEANING SERVICES	0504	cleaning Feb 2025	Feb 2025 cleaning	531165-53908	\$590.00
001	1310	03/11/25	V00013	ALBERTO VIERA	AV 030625	BOARD 3/6/25	Supervisor Fees	511100-51101	\$200.00
001	1311	03/11/25	V00019	CARLOS DE LA OSSA	CO 030625	BOARD 3/6/25	Supervisor Fees	511100-51101	\$200.00
001	1312	03/11/25	V00028	KYLE SMITH	KS 030625	BOARD 3/6/25	Supervisor Fees	511100-51101	\$200.00
001	1313	03/11/25	V00009	NICHOLAS J. DISTER	ND 030625	BOARD 3/6/25	Supervisor Fees	511100-51101	\$200.00
001	1314	03/11/25	V00016	RYAN MOTKO	RM 030625	BOARD 3/6/25	Supervisor Fees	511100-51101	\$200.00
001	1315	03/17/25	V00031	ECO-LOGIC SERVICES LLC	4957	lake maint Feb 2025	Contracts-Aquatic Control	534067-53908	\$1,250.00
001	1316	03/17/25	V00014	INFRAMARK LLC	144891	management services March 2025	Website admin March 2025	549936-51301	\$100.00
001	1316	03/17/25	V00014	INFRAMARK LLC	144891	management services March 2025	MANAGEMENT FEE March 2025	531150-51301	\$2,500.00
001	1316	03/17/25	V00014	INFRAMARK LLC	144891	management services March 2025	dissemination services March 2025	531012-51301	\$350.00
001	1316	03/17/25	V00014	INFRAMARK LLC	144891	management services March 2025	Accounting Services March 2025	532001-51301	\$750.00
001	1316	03/17/25	V00014	INFRAMARK LLC	144891	management services March 2025	field services March 2025	531122-51301	\$2,254.00
001	1318	03/20/25	V00006	STRALEY ROBIN VERICKER	26166	dist counsel 2/28/2028	district counsel 2/28/2025	531146-51401	\$1,410.00
<b>Fund Total</b>									<b>\$10,204.00</b>

**SERIES 2021 DEBT SERVICE FUND - 200**

200	1317	03/17/25	V00015	PARK EAST CDD	03102025 - 716	FY25 TAX DIST ID 716	SERIES 2021 FY25 TAX DIST ID 716	103200	\$1,238.56
<b>Fund Total</b>									<b>\$1,238.56</b>

<b>Total Checks Paid</b>	<b>\$11,442.56</b>
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Arturo Gandarilla  
INFRAMARK

# PARK EAST APRIL INSPECTION REPORT 4/21/25, 1:00 PM

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PARK EAST CDD.

Monday, April 21, 2025

Prepared For Board Of Supervisors.

23 Photos Identified



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### **BLUE ORCHID AVE.**

Assigned To DTE.

The bismarcks look stressed, inspect and let us know what could be causing this.



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### **BLUE ORCHID AVE.**

Assigned To DTE.

There are lots of areas where the turf fertility has improved.



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### **BLUE ORCHID AVE.**

Assigned To ECO Logic.

The pond has trash.



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

Assigned To DTE.

The turf fertility is improving.



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

Assigned To DTE.

The viburnum and copper leaf are well maintained.



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

Assigned To DTE.

The trees are green, healthy, and well-maintained.



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### **VICTORIOUS FALLS ST.**

Assigned To DTE.

community entrance facade is well maintained, remove the dead palm frond from the bismarck.



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### **VICTORIOUS FALLS ST. POND 4.**

Assigned To Eco Logic.

The ponds are well-maintained however due to the hot weather the water in the ponds are beginning to decrease, which is expected during this time.



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### **N. WILDER RD.**

Assigned To DTE.

This was left by the previous vendor DTE will get on next visit.

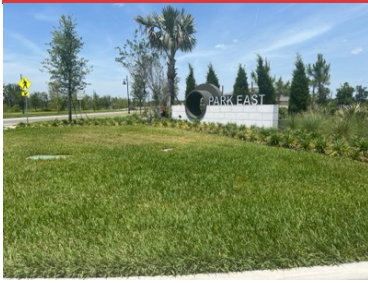


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### **NORTHERN KEY DR.**

Assigned To DTE.

I recommend removing the fire bush in the parking lot of the clubhouse. Cars park on top of them.

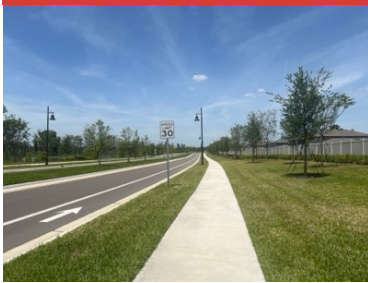


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### **NORTHERN KEY DR.**

Assigned To DTE.

As you can see this is another area where the turf fertility has improved.



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

Assigned To DTE.

Heading north, the turf shows some improvement.



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

Assigned To DTE.

The turf is starting to show some improvement, but some irrigation zones are still down.



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

Assigned To DTE.

Heading north on Park Road is well maintained.



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### **NORTHERN KEY DR.**

Assigned To DTE.

The playground is well-maintained.





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**NORTHERN KEY DR.**

Assigned To DTE.

The turf, plants and palms are well maintained.



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**NORTHERN KEY CLUBHOUSE.**

Assigned To Blue Life.

The pool has algae.

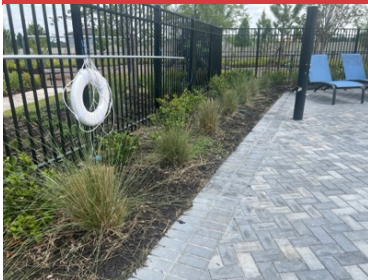


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**CLUBHOUSE.**

Assigned To District Manager.

The chaise lounges and umbrellas are well-maintained.

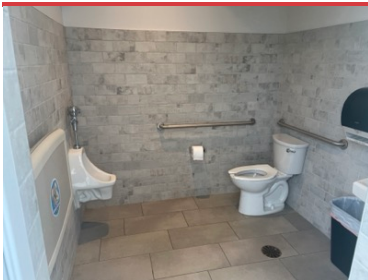


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**CLUBHOUSE.**

Assigned To DTE.

Weeds throughout the beds in the pool area.



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**CLUBHOUSE.**

Assigned To District Manager.

The restrooms are functional, clean and well maintained.



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**CLUBHOUSE.**

Assigned To District Manager.

The water fountains are functional.



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**CLUBHOUSE.**

Assigned To District Manager.

The clubhouse amenity center is well maintained.



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**NORTHERN KEY, CLUBHOUSE.**

Assigned To District Manager.

The basketball court is well maintained.