

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 05, 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, June 05, 2025 at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held **June 05, 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.** Consideration of Resolution 2025-05, Authorizing Spending Authority for District Manager and Chair of the Board
- B.** Consideration of Resolution 2025-06, Approving Proposed Budget and Setting Public Hearing
- C.** Invoice 30705 – The Sprinkler Doctor, INC.

4. CONSENT AGENDA

- A.** Approval of Minutes of the May 01, 2025, Regular Meeting
- B.** Consideration of Operation and Maintenance April 2025
- C.** Acceptance of the Financials and Approval of the Check Register for April 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

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Park East Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses that (1) are required to provide for the health, safety, and welfare of the residents within the District or (2) remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$2,500.00 per proposal/event.
 - b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$5,000.00 per proposal/event.
 - c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$15,000.00 per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on June 5, 2025.

Attest:

**Park East
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Park East Community Development District (“**District**”) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 7, 2025

HOOR: 2:00 p.m.

LOCATION: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 5, 2025.

Attest:

**Park East Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Park East

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
REVENUES		
Interest - Investments	\$ -	\$ -
Special Assmnts- CDD Collected	383,725	-
Developer Contributions	-	-
Special Assmnts- Tax Collector	-	678,135
TOTAL REVENUES	\$ 383,725	\$ 678,135
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	\$ 12,000	\$ 12,000
District Management	25,000	30,000
Administration	4,500	4,500
Recording Secretary	2,400	2,400
Construction Accounting	9,000	9,000
Financial/Revenue Collections	1,200	1,200
Rental and Leases	600	600
Accounting Services	9,000	9,000
Dissemination Agent/Reporting	5,000	5,000
Website Admin Services	1,200	1,200
District Engineer	9,500	12,500
District Counsel	9,500	15,000
Trustees Fees	6,500	6,500
Auditing Services	6,000	6,000
Postage, Phone, Faxes, Copies	500	500
Legal Advertising	3,500	3,500
Bank Fees	200	200
Dues, Licenses & Fees	175	175
Onsite Office Supplies	100	100
Website ADA Compliance	1,800	1,800
Misc Admin	250	250
ProfServ-Info Technology	600	600
ProfServ-Tax Collector	1,200	1,200
Operating Loan - Principal Repayment	-	83,333
Operating Loan - Interest Expense	-	17,500
Meeting Expense	2,800	2,800
Total Financial and Administrative	\$ 112,525	\$ 226,858
Insurance		
General Liability	\$ 5,000	\$ 3,346
Public Officials Insurance	5,000	3,238
Property & Casualty Insurance	-	10,293
Deductible	-	2,500
Total Insurance	\$ 10,000	\$ 19,377
Utility Services		
Electric Utility Services	\$ 10,000	\$ 69,000
Amenity Internet	1,800	1,800
Water/Waste	10,000	19,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
Total Utility Services	\$	21,800	\$	90,300
Amenity				
Pool Monitor	\$	-	\$	-
Field Servicees	\$	27,000	\$	18,000
Janitorial - Contract		9,000		7,200
Janitorial - Supplies/Other		1,000		1,000
Amenity Pest Control		1,000		1,000
Amenity R&M		10,000		10,000
Amenity Furniture R&M		1,000		1,000
Access Control R&M		6,000		6,000
Key Card Distribution		2,500		2,500
Dog Waste Station Service and Supplies		4,000		4,000
Pool Maintenance - Contract		20,000		18,000
Pool Treatments & Other R&M		2,000		2,000
Pool Permits		500		500
Community Events		10,000		10,000
Miscellaneous Maintenance		10,000		10,000
Holiday Decorations		-		10,000
Part Time Staff		-		40,000
Total Amenity	\$	104,000	\$	141,200
Landscape and Pond Maintenance				
Landscape Maintenance - Contract	\$	52,000	\$	100,000
Landscaping - Plant Replacement Program		5,000		5,000
Pond Bank Maintenance		5,000		5,000
Irrigation Maintenance		5,000		5,000
Aquatics - Contract		38,000		20,000
Aquatics - Other		5,000		5,000
Debris Cleanup		9,000		9,000
Wildlife Control		6,400		6,400
Storm Cleanup		-		35,000
Total Landscape and Pond Maintenance	\$	125,400	\$	190,400
Contingency				
Contingency Fund		10,000		10,000
Total Contingency	\$	10,000	\$	10,000
TOTAL EXPENDITURES	\$	383,725	\$	678,135

Park East

Community Development District

All Funds

Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Series 2021										
Product	Units	O&M Assessment			Debt Service Series 2021			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 40'	486	\$ 1,337.20	\$ 767.69	\$ 569.51	\$ 1,276.60	\$ 1,276.60	\$ -	\$ 2,613.80	\$ 2,044.29	\$ 569.51
	486									

Series 2024										
Product	Units	O&M Assessment			Debt Service Series 2024			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 50'	14	\$ 1,671.50	\$ 959.61	\$ 711.89	\$ 1,728.72	\$ 1,728.72	\$ -	\$ 3,400.23	\$ 2,688.33	\$ 711.89
Single Family 60'	24	\$ 2,005.80	\$ 1,151.53	\$ 854.27	\$ 2,074.47	\$ 2,074.47	\$ -	\$ 4,080.27	\$ 3,226.00	\$ 854.27
	38									

30705

THE SPRINKLER DOCTOR, INC.

"Irrigation Repair Specialists"

P.O. Box 293

PLANT CITY, FLORIDA 33564

(813) 759-6940

www.thesprinklerdr.com

MAP 418		PHONE 813 997 7222		DATE 5-28-75	
NAME Jeanetta Munsel					
ADDRESS 3510 Great Park Ct Plant City					
TECH KCB	# OF ZONES 7	TIMER LOCATION inside		TO COME ON Mon W Thur	
QTY.	DESCRIPTION		PRICE	AMOUNT	
	SERVICE CALL (Inc. 1/2 hour labor)		✓	\$85	00
	set time				
	run 3 yokes			33	00
	sprinklers				
	sell money				
	25.00			25	00
	Labor (1 Man) ✓		\$90/hr		
	Labor (2 Men) ✓		\$125/hr		
	Labor (3 Men)		\$150/hr		
RECEIVED BY <i>[Signature]</i>			<input type="checkbox"/> PAYMENT REC'D <input type="checkbox"/> MAILING CHECK CASH CK#		
			TOTAL	143	00

A finance charge of \$10.00 per month will be charged on all past due accounts over 30 days.

Thank You
for your Business

**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, May 1, 2025, and called to order at 2:40 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. Annual Notice of Qualified Electors

Mr. Perez notified the Board there are 9 registered voters in the District.

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

On MOTION by Mr. dela Ossa seconded by Mr. Viera, with all in favor, *Eco-Logic Services* Agreement–Agreement for Environmental Services, was approved. 5-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of April 3, 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

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

There being no reports, the next item followed.

C. District Manager

Mr. Perez informed the lighting being replaced. Mr. Motko mentioned to remove the sock drain covers and dirt.

i. Field Inspections Report

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the meeting was adjourned at 2:44 pm. 5-0

Michael Perez
District Manager

Carlos de la Ossa
Chairperson

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	4/1/2025	17839	\$1,000.00	\$1,000.00	POOL SVCS April 2025
BLUE LIFE POOL SERVICE LLC	2/1/2025	17195	\$1,000.00	\$1,000.00	Pool Service Feb 2025
BLUE LIFE POOL SERVICE LLC	9/1/2024	15677	\$1,000.00	\$1,000.00	pool service Sept 2024
BLUE LIFE POOL SERVICE LLC	1/2/2025	16853	\$1,000.00	\$1,000.00	Pool Service January 2025
BLUE LIFE POOL SERVICE LLC	1/26/2025	17029	\$500.00	\$500.00	Pool Service January 2025
BLUE LIFE POOL SERVICE LLC	3/1/2025	17373	\$1,060.00	\$1,060.00	POOL SVCS March 2025
CHARTER COMMUNICATIONS	4/13/2025	0411968041325	\$169.87	\$169.87	INTERNET
ECO-LOGIC SERVICES LLC	3/28/2025	5062	\$1,250.00	\$1,250.00	LAKE MAINT March 2025
INFRAMARK LLC	4/1/2025	147061	\$100.00		Website admin April 2025
INFRAMARK LLC	4/1/2025	147061	\$2,500.00		district manager April 2025
INFRAMARK LLC	4/1/2025	147061	\$2,254.00		field services April 2025
INFRAMARK LLC	4/1/2025	147061	\$350.00		dissemination services April 2025
INFRAMARK LLC	4/1/2025	147061	\$750.00	\$5,954.00	Accounting Services April 2025
JNJ CLEANING SERVICES	4/18/2025	0544	\$664.00	\$664.00	cleaning april 2025
Monthly Contract Subtotal			\$13,597.87	\$13,597.87	
Variable Contract					
ALBERTO VIERA	4/3/2025	AV 040325	\$200.00	\$200.00	BOARD 4/3/25
CARLOS DE LA OSSA	4/3/2025	CO 040325	\$200.00	\$200.00	BOARD 4/3/25
KYLE SMITH	4/3/2025	KS 040325	\$200.00	\$200.00	BOARD 4/3/25
NICHOLAS J. DISTER	4/3/2025	ND 040325	\$200.00	\$200.00	BOARD 4/3/25
RYAN MOTKO	4/3/2025	RM 040325	\$200.00	\$200.00	BOARD 4/3/25
STANTEC CONSULTING SERVICES	4/14/2025	2384740	\$237.50	\$237.50	district engineer March 2025
STRALEY ROBIN VERICKER	4/8/2025	26307	\$1,747.50	\$1,747.50	DISTRICT counsel March 2025
Variable Contract Subtotal			\$2,985.00	\$2,985.00	
Utilities					

PARK EAST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
CITY OF PLANT CITY	4/7/2025	1519631	\$1,964.88	\$1,964.88	WATER 3/8 - 4/7/2025
TECO	3/14/2025	031425 2716 A	\$31.58	\$31.58	ELECTRIC SVC
TECO	4/15/2025	041525 221009462716	\$28.20	\$28.20	ELECTRIC SVC
TECO	4/14/2025	041425 221009059413	\$243.18	\$243.18	ELECTRIC SVC
TECO	4/14/2025	041425 221009336381	\$285.50	\$285.50	ELECTRIC SVC
TECO	4/14/2025	041425 221009131659	\$4,815.39	\$4,815.39	ELECTRIC SVC
Utilities Subtotal			\$7,368.73	\$7,368.73	
Regular Services					
US BANK	1/24/2025	7627861	\$4,440.63	\$4,440.63	TRUSTEE FEES 01/01/25-12/31/25
Regular Services Subtotal			\$4,440.63	\$4,440.63	
Additional Services					
INFRAMARK LLC	4/21/2025	147957	\$52.89	\$52.89	postage
Additional Services Subtotal			\$52.89	\$52.89	
TOTAL			\$28,445.12	\$28,445.12	

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17839	04/01/2025	\$1,000.00	05/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,000.00	1,000.00

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

Pay invoice

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17195	02/01/2025	\$1,000.00	03/03/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,000.00	1,000.00

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

Pay invoice

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15677	09/01/2024	\$1,000.00	10/01/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE SEP	1	1,000.00	1,000.00

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

Pay invoice

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16853	01/02/2025	\$1,000.00	02/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE JAN 2025	1	1,000.00	1,000.00

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

Pay invoice

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17029	01/26/2025	\$500.00	02/25/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE - BALANCE JANUARY 2025	1	500.00	500.00

Pay invoice

SUBTOTAL	500.00
TAX	0.00
TOTAL	500.00
BALANCE DUE	\$500.00

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
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Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17373	03/01/2025	\$1,060.00	03/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,000.00	1,000.00
	CYA	CYA FEE 3 TIMES A YEAR ONLY	1	60.00	60.00

SUBTOTAL	1,060.00
TAX	0.00
TOTAL	1,060.00
BALANCE DUE	\$1,060.00

Pay invoice

April 13, 2025
Invoice Number: 0411968041325
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
Or, call us at **855-252-0675**

Summary

*Service from 04/13/25 through 05/12/25
details on following pages*

Previous Balance	169.87
Payments Received -Thank You!	-169.87
Remaining Balance	\$0.00
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 04/30/25	\$169.87

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.

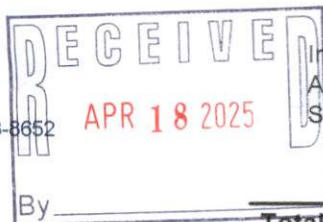


Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 13 04142025 NNNNNYNN 01 000971 0003

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



April 13, 2025

PARK EAST CDD

Invoice Number: 0411968041325
Account Number: 8337 12 001 0411968
Service At: 3930 NORTHERN KEY DR
CLUBHSE
PLANT CITY FL 33565-6013

Total Due by 04/30/25 **\$169.87**
Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712001041196800169870

Invoice Number: 0411968041325
 Account Number: 8337 12 001 0411968
 Security Code: 7587

**Contact Us**

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

8633 2390 NO RP 13 04142025 NNNNNYNN 01 000971 0003

Charge Details

Previous Balance	169.87
Check Payment-thank You 04/04	-169.87
Remaining Balance	\$0.00

Payments received after 04/13/25 will appear on your next bill.

Service from 04/13/25 through 05/12/25

Spectrum Business™ TV

Spectrum Business TV Stream	39.99
	\$39.99

Spectrum Business™ TV Total **\$39.99**

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	300.00
Promotional Discount	-80.01

Your promotional price will expire on 06/12/26

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

Your promotional price will expire on 03/12/26

Business WiFi	10.00
	\$99.99

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

Spectrum Business™ Voice

Phone number (813) 730-1091	
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

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

Other Charges

Payment Processing	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Communications Services Tax	4.90
Taxes, Fees and Charges Total	\$4.90

Current Charges	\$169.87
Total Due by 04/30/25	\$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 for more information.

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

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

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

Continued on the next page....

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

Simplify your life with Auto Pay!

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

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

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

Visit: spectrumbusiness.net/payment

(My Account login required)

**Payment Options**

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

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

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



Eco-Logic Services LLC

PO Box 18204
Sarasota, FL 34276

Invoice

Date	Invoice #
3/28/2025	5062

Bill To

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

Park East CDD

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

147061

DATE

4/1/2025

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#**DUE DATE**

5/1/2025

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: April 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
Subtotal					5,954.00

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 33540-2205

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.: 0544
Invoice date: 04/18/2025
Due date: 05/18/2025

Date	Product or service	Description	Qty	Rate	Amount
	Amenity cleaning services	April 2025	1	\$590.00	\$590.00
	Additional days of service	1 day of service on May 1st, 2025.	1	\$74.00	\$74.00

Total \$664.00

Ways to pay



Note to customer
Amenity cleaning services at Park East CDD - April 2025.
Last day of services on May 1st, 2025.

View and pay

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: April 3, 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

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: April 3, 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

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Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: April 3, 2025

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

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Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: April 3, 2025

	Name	Please X	Paid
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3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: April 3, 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

4/3/2025
Date

Invoice Number	2384740
Invoice Date	April 14, 2025
Purchase Order	238202122
Customer Number	170224
Project Number	238202122

Bill To

Park East Community
Development District
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

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

Project	Park East CDD			
	Project Manager	Stewart, Tonja L	Contract Upset	13,998.50
	Current Invoice Total (USD)	237.50	Contract Billed to Date	237.50
			For Period Ending	April 11, 2025

Top Task 2025 FY 2025 Districct Engineering Task
Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 10	Waag, R Tyson (Tyson)	1.25	190.00	237.50
	Subtotal Professional Services	<u>1.25</u>		<u>237.50</u>

Top Task Subtotal	FY 2025 Districct Engineering Task	237.50
	Total Fees & Disbursements	<u>237.50</u>
	INVOICE TOTAL (USD)	237.50

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-03-06	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW AGENDA AND MEETING ATTENDANCE.	
2025-03-19	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING IRRIGATION MAPPING.	
2025-04-03	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
Total Project 238202122					1.25		\$237.50		

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

April 08, 2025

Client: 001544

Matter: 000001

Invoice #: 26307

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/5/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
3/6/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
3/6/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; SEND TERMINATION NOTICE TO LMP.	1.4	\$455.00
3/7/2025	KCH	PREPARE LANDSCAPE SERVICES AGREEMENT WITH DOWN TO EARTH.	1.1	\$357.50
3/14/2025	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/14/2025	KCH	PREPARE LANDSCAPE MAINTENANCE SERVICE AGREEMENT WITH DOWN TO EARTH.	0.5	\$162.50
3/20/2025	KCH	REVIEW EDITS TO LANDSCAPE MAINTENANCE AGREEMENT REQUESTED BY DOWN TO EARTH; MAKE FINAL REVISIONS TO LANDSCAPE MAINTENANCE AGREEMENT.	0.5	\$162.50
3/29/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
3/31/2025	KCH	REVIEW EMAIL AND ATTACHMENT FROM M.PEREZ REGARDING FULLY EXECUTED LANDSCAPE AGREEMENT WITH DOWN TO EARTH.	0.1	\$32.50
Total Professional Services			5.7	\$1,747.50

April 08, 2025
Client: 001544
Matter: 000001
Invoice #: 26307

Page: 2

Total Services	\$1,747.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,747.50
Previous Balance		\$1,410.00
Less Payments		(\$1,410.00)
PAY THIS AMOUNT		\$1,747.50

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
-------------	-----------	----------------	----------

1519631	04/07/2025	03/08/2025 - 04/07/2025	04/28/2025
---------	------------	-------------------------	------------

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	03/04/25	04/01/25	2850	3017	167	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	167	465.93
UTILITY TAX 10%							53.89
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	167	1133.93
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	\$1,226.77
03/25	94	11/24	186	07/24	1503	Total Current Billing	\$1,946.48
02/25	172	10/24	117	05/24	26	Adjustments	\$18.40
01/25	312	09/24	103	05/24	4	Less Payments Received	-\$1,226.77
12/24	177	08/24	155	03/24	1	Penalties	\$0.00
2024 Water Quality Information-Unregulated Contaminants. For more information call 813-757-9191. Informacion sobre la calidad del agua de 2024:contaminates no regulados. Para obtener mas informacion llame al 813-757-9191. https://www.plantcitygov.com/unregulatedcontaminants						Total Amount Due	\$1,964.88



City of Plant City

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

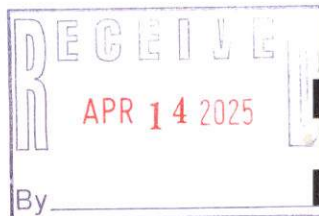
005107



***AUTO**MIXED AADC 323 5107 T13:21 5107 1 MB 0.617



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	
1519631	04/28/2025	\$1,964.88	

Remit and make checks in US funds payable to:



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

00006042025501519631400001964881

CITY OF PLANT CITY CUSTOMER SERVICE

813.659.4222
302 West Reynolds Street
customerservice@plantcitygov.com

We are here to serve you Monday through Friday 8:00 am – 4:45 pm, except for City observed holidays.

Application for new service or resumption of service is accepted between the hours of:

- 8:00 am – 4:00 pm
- Monday - Friday, except for City observed holidays
- New service will be turned on by the end of the next business day

NO AFTER-HOUR WATER TURN ON SERVICE CALLS ASSOCIATED WITH UNPAID BILLS

For after hour emergency water and sewer service calls, contact Utility Operations at (813) 757-9191.

Examples of emergency service calls are:

- Apparent leaks in water or sewer mains and services
- Vehicle accidents involving City water facilities (fire hydrants, water meters, backflow preventers)
- Sewer backups inside which include sewage rising into floor drains, bathtubs/showers (a single sink or toilet clog is generally an internal plumbing issue and does not involve City utilities)
- Significant change in water pressure or quality (taste, odor, color)

METHODS OF PAYMENT:

- 1) Automatic withdrawal from checking account (ACH) on due date: contact customer service.
- 2) On-line at www.plantcitygov.com: MasterCard, Visa, Discover or Checking Account (e-check)
 - One – Time Payment
 - Schedule Payment
- 3) Pay by Phone (Interactive Voice Response): 1-833-273-3890 (Toll Free)
- 4) Bank to Bank payments. Register through your financial institution.
- 5) Mail: City of Plant City, P O Box C, Plant City, Florida 33564-9003
- 6) In person: City Hall, 1st floor, 302 West Reynolds Street - cash, check, money order, credit card
- 7) Drop box: in front of City Hall - 24 Hours a Day, 7 Days a Week. Payment is posted at 8:00 am the following work day, which excludes holidays and weekends
 - City of Plant City (CPC) is not responsible for late or missing payments.
 - CPC cannot acknowledge payment until it is removed from the drop box and applied to the appropriate account. All CPC policies will apply if payment is not received.
 - Please do not put cash payments in the drop box.

Failure to receive a bill does not relieve the customer of responsibility to pay for services received. The customer is responsible for payments that have not been received by the CPC.

PAYMENT AND DISCONNECT POLICY

Utility bills are due upon receipt and become past due after the statement due date. If you believe that the amount on your billing statement is incorrect, please contact Customer Service to discuss your account before the due date.

Once service has been found in default, all past due charges together with a Service Default fee must be paid in full by 4:00 p.m. before service is resumed. Please contact customer service representative when making a past due payment through the Interactive Voice Response System (IVR) or Online.



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

Statement Date: March 14, 2025

Amount Due: **-\$169.87**

CREDIT - Do Not Pay
Account #: 221009462716

DO NOT PAY. You have a positive account balance.

Account Summary

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

Previous Amount Due	\$35.68
Payment(s) Received Since Last Statement	-\$237.13
Credit balance after payments and credits	-\$201.45
Current Month's Charges	\$31.58

Amount Due by March 14, 2025 **-\$169.87**

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

Your Energy Insight



Your average daily kWh used was **50% lower** 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



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

Account #: 221009462716

Due Date: March 14, 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 to enroll now.

Amount Due: **DO NOT PAY**

DO NOT PAY

685952042121

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.

6859520421212210094627160000000169874



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

Account #: 221009462716
Statement Date: March 14, 2025
Charges Due: DO NOT PAY

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
1000938048	03/10/2025	164	118	46 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
	Energy Charge	46 kWh @ \$0.08641/kWh	\$3.97
	Fuel Charge	46 kWh @ \$0.03083/kWh	\$1.42
	Storm Protection Charge	46 kWh @ \$0.00577/kWh	\$0.27
	Clean Energy Transition Mechanism	46 kWh @ \$0.00418/kWh	\$0.19
	Storm Surcharge	46 kWh @ \$0.02121/kWh	\$0.98
	Florida Gross Receipt Tax		\$0.68
	Electric Service Cost		\$27.04
	Franchise Fee		\$1.77
	Municipal Public Service Tax		\$2.77
	Total Electric Cost, Local Fees and Taxes		\$31.58

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$31.58

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

Ways To Pay Your Bill

Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111	Online: TampaElectric.com Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909
Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.	Phone Toll Free: 866-689-6469			

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: April 15, 2025

Amount Due: \$28.20

Due Date: May 06, 2025
Account #: 221009462716

REVISED INVOICE

Account Summary

Current Service Period: March 11, 2025 - April 08, 2025

Previous Amount Due	-\$169.87
Payment(s) Received Since Last Statement	-\$31.58
Credit balance after payments and credits	-\$201.45
Current Month's Charges	\$229.65

Amount Due by May 06, 2025 \$28.20

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 **80% lower** than it was in your previous period.



Scan here to view
your account online.

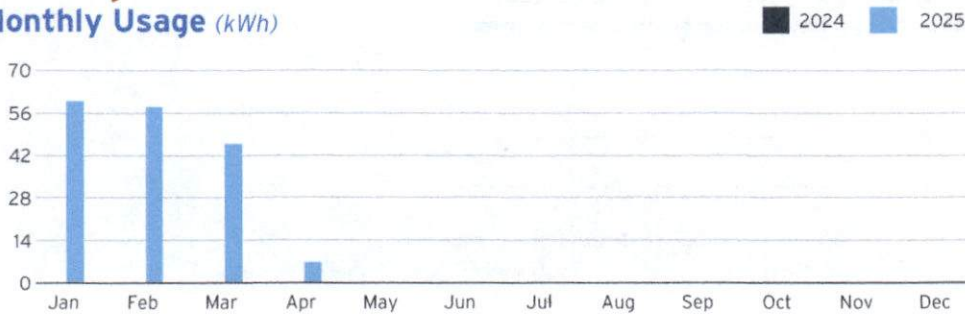
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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



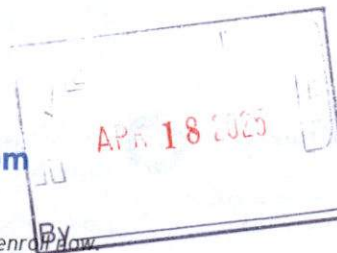
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Pay your bill online at TampaElectric.com

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

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Account #: 221009462716

Due Date: May 06, 2025

Amount Due: \$28.20

Payment Amount: \$ _____

682248377038

00000304 FTECO104152523344710 00000 03 01000000 11366 003

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.

6822483770382210094627160000000028200



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

Account #: 221009462716
Statement Date: April 15, 2025
Charges Due: May 06, 2025

Meter Read

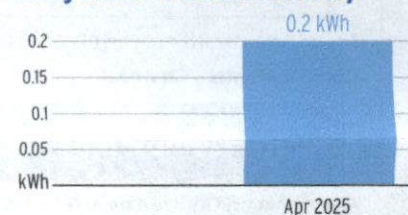
Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000938048	04/08/2025	171	164	7 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03083/kWh	\$0.22
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.81
Franchise Fee		\$1.30
Municipal Public Service Tax		\$2.09
Total Electric Cost, Local Fees and Taxes		\$23.20

Important Messages

Adjusted Bill. Please review your billing details for past charges that have been billed and/or adjusted appropriately.



Other Fees and Charges

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

Billing information continues on next page →

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Credit or Debit Card

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Phone

Toll Free:
866-689-6469

All Other Correspondences:

Tampa Electric
P.O. Box 111
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Contact Us

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TampaElectric.com

Phone:

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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:
2031 W BLUE ORCHID AVE
PLANT CITY, FL 33565

Account #: 221009462716
Statement Date: April 15, 2025
Charges Due: May 06, 2025

Charge Details Continued...

	Installments & Adjustments Miscellaneous Adjustments	\$201.45
Total Current Month's Charges		\$229.65

00000304-0000731 Page 3 of 6





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

Statement Date: April 14, 2025

Amount Due: \$243.18

Due Date: May 05, 2025

Account #: 221009059413

Account Summary

Current Service Period: March 11, 2025 - April 08, 2025

Previous Amount Due	\$452.27
Payment(s) Received Since Last Statement	-\$250.82
Miscellaneous Credits	-\$201.45
Current Month's Charges	\$243.18

Amount Due by May 05, 2025 \$243.18

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 **320% higher** than the same period last year.

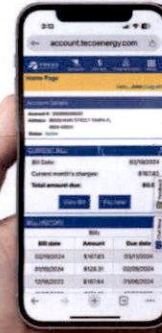


Your average daily kWh used was **2.44% higher** than it was in your previous period.



Scan here to view your account online.

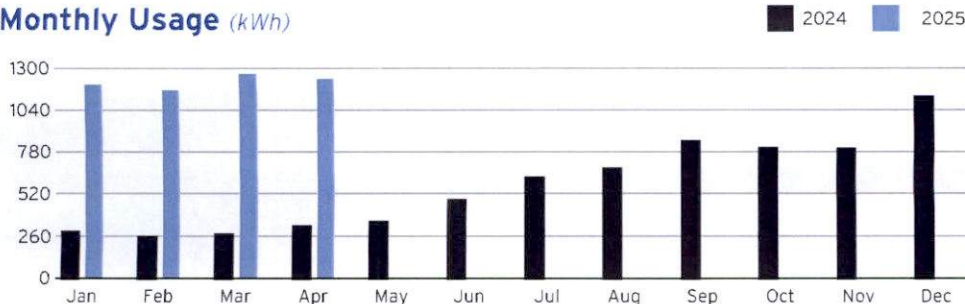
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- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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

Account #: 221009059413

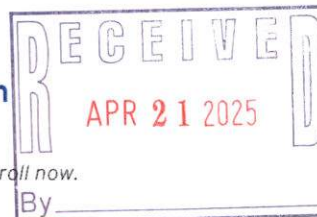
Due Date: May 05, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$243.18

Payment Amount: \$ _____

639038709450

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.

6390387094502210090594130000000243187



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

Account #: 221009059413
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Meter Read

Meter Location: PUMP STATION 2

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852829	04/08/2025	13,628	12,399		1,229 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,229 kWh @ \$0.08641/kWh	\$106.20
Fuel Charge	1,229 kWh @ \$0.03083/kWh	\$37.89
Storm Protection Charge	1,229 kWh @ \$0.00577/kWh	\$7.09
Clean Energy Transition Mechanism	1,229 kWh @ \$0.00418/kWh	\$5.14
Storm Surcharge	1,229 kWh @ \$0.02121/kWh	\$26.07
Florida Gross Receipt Tax		\$5.15
Electric Service Cost		\$205.81
Franchise Fee		\$13.48
Municipal Public Service Tax		\$18.89
Total Electric Cost, Local Fees and Taxes		\$238.18



Other Fees and Charges

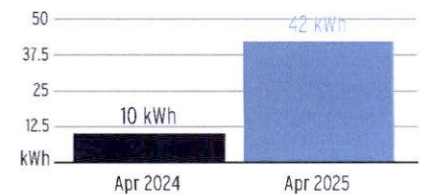
Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges

\$243.18

Billing information continues on next page →

Avg kWh Used Per Day



Important Messages

Balance Transfer. This billing statement reflects a transferred balance.

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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P.O. Box 31318
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Mail your payment in the enclosed envelope.

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



Credit or Debit Card

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



Phone

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Account #: 221009059413
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Charge Details Continued...



Miscellaneous Credits

Credit transferred from 221009462716	-\$201.45
Total Current Month's Credits	-\$201.45

Can you Dig it?

Call 811 to find out! Utility lines can be easily damaged by planting trees, installing fences, etc. Avoid potential outages for you and your neighbors by calling 811 two full business days before your project to have utility lines marked. It's free!

Digging on Saturday? Call 811 by Wednesday.

TampaElectric.com/811



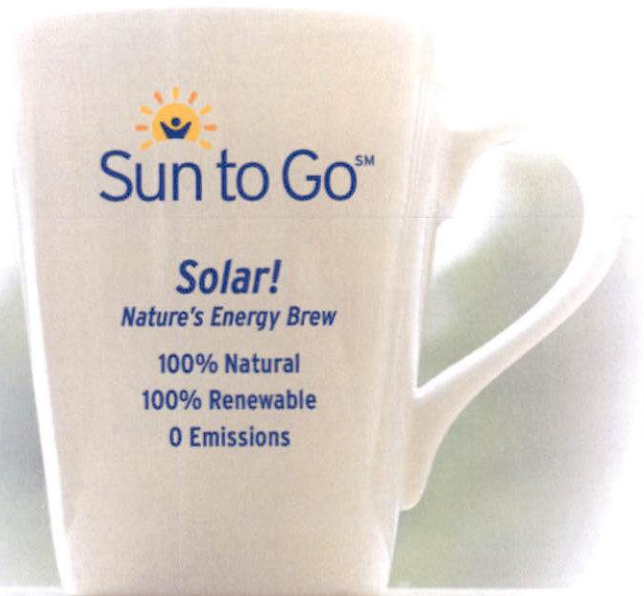
**Know what's below.
Call before you dig**

TEC070422 Rev6/23

Rise and Sunshine!

For about what you pay for a cup of home-brewed coffee, you can support renewable solar energy in our Tampa Bay communities. Just 16 cents a day (\$5 per month) added to your utility bill supports the use of solar energy throughout our neighborhoods. You can purchase one or more \$5, 200 kilowatt-hour "solar blocks" each month, and we deliver that much solar energy to the grid that keeps our power humming.

For more information, visit: TampaElectric.com/SunToGo



**Served to you by Tampa Electric, a leader
in solar energy generation.**

TEC031422_Rev_03.25



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

Statement Date: April 14, 2025

Amount Due: \$285.50

Due Date: May 05, 2025
Account #: 221009336381

Account Summary

Current Service Period: March 11, 2025 - April 08, 2025

Previous Amount Due	\$726.50
Payment(s) Received Since Last Statement	-\$726.50
Miscellaneous Credits	-\$315.56
Credit balance after payments and credits	-\$315.56
Current Month's Charges	\$601.06

Amount Due by May 05, 2025 \$285.50

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 **5% lower** than it was in your previous period.



Scan here to view your account online.

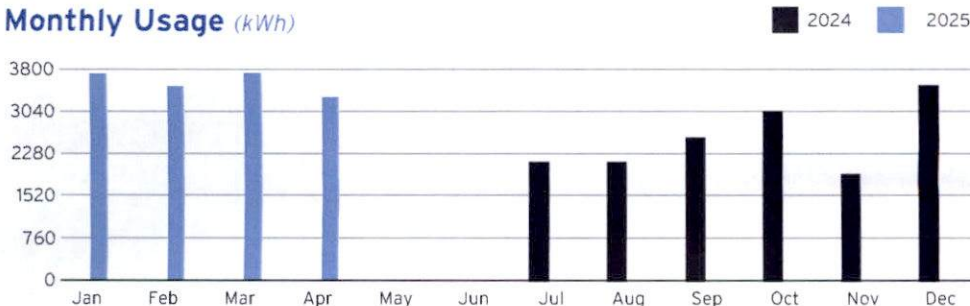
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- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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

Account #: 221009336381

Due Date: May 05, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$285.50

Payment Amount: \$ _____

661260786629

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.

6612607866292210093363810000000285501



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

Account #: 221009336381
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Meter Read

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000906161	04/08/2025	29,371	26,079	3,292 kWh	1	29 Days

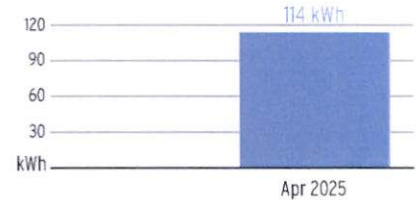
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,292 kWh @ \$0.08641/kWh	\$284.46
Fuel Charge	3,292 kWh @ \$0.03083/kWh	\$101.49
Storm Protection Charge	3,292 kWh @ \$0.00577/kWh	\$18.99
Clean Energy Transition Mechanism	3,292 kWh @ \$0.00418/kWh	\$13.76
Storm Surcharge	3,292 kWh @ \$0.02121/kWh	\$69.82
Florida Gross Receipt Tax		\$12.99
Electric Service Cost		\$519.78
Franchise Fee		\$34.05
Municipal Public Service Tax		\$47.23
Total Electric Cost, Local Fees and Taxes		\$601.06

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$601.06



Miscellaneous Credits

Sales Tax Credit	-\$315.56
Total Current Month's Credits	-\$315.56

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

Ways To Pay Your Bill



Bank Draft

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

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TampaElectric.com

Phone:

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

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7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: April 14, 2025

Amount Due: \$4,815.39

Due Date: May 05, 2025

Account #: 221009131659

Account Summary

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

Amount Due by May 05, 2025 \$4,815.39

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



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Account #: 221009131659

Due Date: May 05, 2025



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$4,815.39

Payment Amount: \$ _____

639038709451

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.

6390387094512210091316590000004815392




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

Account #: 221009131659
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 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
Storm Surcharge	90 kWh @ \$0.01230/kWh		\$1.11
Florida Gross Receipt Tax			\$0.19
Lighting Charges			\$270.26

Billing information continues on next page →

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

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

Account #: 221009131659
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 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
Storm Surcharge	435 kWh @ \$0.01230/kWh	\$5.35
Florida Gross Receipt Tax		\$0.93

Lighting Charges	\$1,306.28
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Billing information continues on next page →

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

Account #: 221009131659
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 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	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
Lighting Charges			\$540.53

Billing information continues on next page →

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


Account #: 221009131659
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 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
Storm Surcharge	255 kWh @ \$0.01230/kWh	\$3.14
Florida Gross Receipt Tax		\$0.54
Lighting Charges		\$765.75

Billing information continues on next page →




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

Account #: 221009131659
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 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	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 →

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

Account #: 221009131659
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 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
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: April 14, 2025
Charges Due: May 05, 2025

Important Messages



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

7627861



000003311 02 SP 106481234470308 P

Park East Community Development Dist
ATTN Brian K. Lamb & Manager
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States





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

Invoice Number: 7627861
Account Number: 231062000
Invoice Date: 01/24/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Park East Community Development Dist
ATTN Brian K. Lamb & Manager
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2021
(SERIES 2021 PROJECT) REVENUE ACCOUNT**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,440.63

All invoices are due upon receipt.

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

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND, SERIES 2021 (SERIES
2021 PROJECT) REVENUE ACCOUNT**

Invoice Number: 7627861
Account Number: 231062000
Current Due: \$4,440.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 231062000
Invoice # 7627861
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7627861
Invoice Date: 01/24/2025
Account Number: 231062000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND, SERIES 2021 (SERIES
2021 PROJECT) REVENUE ACCOUNT

Accounts Included 231062000 231062001 231062002 231062003 231062004 231062005
In This Relationship: 231062006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 01/01/2025 - 12/31/2025				\$3,750.00
19190 Other 2 amortization schedules 2024	400.00	1.00		\$400.00
Subtotal Extraordinary Services - In Arrears 01/01/2024 - 12/31/2024				\$400.00
Incidental Expenses 01/01/2025 to 12/31/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,440.63





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

147957

DATE

4/21/2025

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#**DUE DATE**

5/21/2025

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
Postage	45	Ea	1.18		52.89
Subtotal					52.89

Subtotal

\$52.89

Tax

\$0.00

Total Due

\$52.89

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
April 30, 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 April 30, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 104,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,055
Cash In Bank	246,129	-	-	-	-	-	-	246,129
Due From Developer	42,503	-	-	-	-	-	-	42,503
Due From Other Funds	-	143,550	-	-	-	-	-	143,550
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	357	1,032	-	-	1,389
Prepayment Account	-	2,079	-	-	-	-	-	2,079
Reserve Fund	-	143,550	34,772	-	-	-	-	178,322
Revenue Fund	-	653,351	76,145	-	-	-	-	729,496
Utility Deposits - TECO	800	-	-	-	-	-	-	800
Fixed Assets								
Construction Work In Process	-	-	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	-	-	10,952,000	10,952,000
TOTAL ASSETS	\$ 393,487	\$ 942,530	\$ 110,917	\$ 361	\$ 1,032	\$ 4,934,636	\$ 10,952,000	\$ 17,334,963
LIABILITIES								
Accounts Payable	\$ 29,079	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,079
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	10,702,000	10,702,000
Due To Other Funds	-	-	-	143,550	-	-	-	143,550
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	6,903
TOTAL LIABILITIES	35,982	-	-	143,550	-	-	10,952,000	11,131,532
FUND BALANCES								
Restricted for:								
Debt Service	-	942,530	110,917	-	-	-	-	1,053,447
Capital Projects	-	-	-	-	1,032	-	-	1,032
Unassigned:	357,505	-	-	(143,189)	-	4,934,636	-	5,148,952
TOTAL FUND BALANCES	357,505	942,530	110,917	(143,189)	1,032	4,934,636	-	6,203,431
TOTAL LIABILITIES & FUND BALANCES	\$ 393,487	\$ 942,530	\$ 110,917	\$ 361	\$ 1,032	\$ 4,934,636	\$ 10,952,000	\$ 17,334,963

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,393	\$ 2,393	0.00%
Interest - Tax Collector	-	1,271	1,271	0.00%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	383,725	347,466	(36,259)	90.55%
Special Assmnts- CDD Collected	-	40,774	40,774	0.00%
Developer Contribution	-	26,564	26,564	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	383,725	418,618	34,893	109.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,000	5,000	58.33%
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	4,441	2,059	68.32%
District Counsel	9,500	9,943	(443)	104.66%
District Engineer	9,500	9,243	257	97.29%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	2,954	6,046	32.82%
District Manager	25,000	17,500	7,500	70.00%
Accounting Services	9,000	5,250	3,750	58.33%
Auditing Services	6,000	1,400	4,600	23.33%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	139	361	27.80%
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	700	500	58.33%
Miscellaneous Expenses	250	25	225	10.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	117,525	68,239	49,286	58.06%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>Utility Services</u>				
Utility - Water & Sewer	10,000	10,640	(640)	106.40%
Utility - Electric	10,000	33,427	(23,427)	334.27%
Total Utility Services	20,000	44,067	(24,067)	220.34%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Field Services	27,000	13,524	13,476	50.09%
Contracts-Janitorial Services	9,000	2,434	6,566	27.04%
Contracts-Aquatic Control	38,000	11,500	26,500	30.26%
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	170	1,630	9.44%
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	71,475	(19,475)	137.45%
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	5,657	14,343	28.29%
Pool & Spa Repairs	2,000	-	2,000	0.00%
Aquatic Maintenance	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	6,000	-	6,000	0.00%
Misc-Access Cards	2,500	-	2,500	0.00%
Community Activities	10,000	-	10,000	0.00%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Pool Permits	500	-	500	0.00%
Pond Bank Improvements	5,000	-	5,000	0.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	236,200	119,199	117,001	50.47%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>Contingency</u>				
Misc-Contingency	10,000	4,520	5,480	45.20%
Total Contingency	10,000	4,520	5,480	45.20%
TOTAL EXPENDITURES	383,725	236,025	147,700	61.51%
Excess (deficiency) of revenues				
Over (under) expenditures	-	182,593	182,593	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Loan/Note Proceeds	-	243,737	243,737	0.00%
TOTAL FINANCING SOURCES (USES)	-	243,737	243,737	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 426,330</u>	<u>\$ 426,330</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(68,825)		
FUND BALANCE, ENDING		<u>\$ 357,505</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,745	\$ 16,745	0.00%
Special Assmnts- Tax Collector	572,524	581,410	8,886	101.55%
Special Assmnts- CDD Collected	-	69,550	69,550	0.00%
TOTAL REVENUES	572,524	667,705	95,181	116.62%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	230,000	5,000	97.87%
Interest Expense	337,524	171,443	166,081	50.79%
Total Debt Service	572,524	401,443	171,081	70.12%
TOTAL EXPENDITURES	572,524	401,443	171,081	70.12%
Excess (deficiency) of revenues				
Over (under) expenditures	-	266,262	266,262	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(69,550)	(69,550)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(69,550)	(69,550)	0.00%
Net change in fund balance	\$ -	\$ 196,712	\$ 196,712	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		\$ 942,530		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,148	\$ 1,148	0.00%
TOTAL REVENUES	-	1,148	1,148	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	18,718	(18,718)	0.00%
Total Debt Service	-	18,718	(18,718)	0.00%
TOTAL EXPENDITURES	-	18,718	(18,718)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(17,570)	(17,570)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	69,550	69,550	0.00%
TOTAL FINANCING SOURCES (USES)	-	69,550	69,550	0.00%
Net change in fund balance	\$ -	\$ 51,980	\$ 51,980	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		\$ 110,917		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 431	\$ 431	0.00%
TOTAL REVENUES	-	431	431	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	147,680	(147,680)	0.00%
Total Construction In Progress	-	147,680	(147,680)	0.00%
TOTAL EXPENDITURES	-	147,680	(147,680)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(147,249)	(147,249)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ (143,189)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 223	\$ 223	0.00%
TOTAL REVENUES	-	223	223	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
District Counsel	-	20,500	(20,500)	0.00%
District Engineer	-	7,000	(7,000)	0.00%
Total Administration	-	27,500	(27,500)	0.00%
TOTAL EXPENDITURES	-	27,500	(27,500)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(27,277)	(27,277)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		\$ 1,032		

Bank Account Statement

Park East CDD

Bank Account No. 5629
Statement No. 04-25

Statement Date 04/30/2025

G/L Account No. 101001 Balance	104,055.25	Statement Balance	114,649.88
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	114,649.88
Subtotal	104,055.25	Outstanding Checks	-10,594.63
Negative Adjustments	0.00	Ending Balance	104,055.25
Ending G/L Balance	104,055.25		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025		JE000534	Other Miscellaneous Revenues	Key Deposit	25.00	25.00	0.00
04/07/2025		JE000535	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	2,003.41	2,003.41	0.00
04/18/2025		JE000555	Special Assmnts-CDD Collected	Lennar Check Off Roll O&M	20,725.52	20,725.52	0.00
04/04/2025		JE000564	Rental Income	Counter Deposit	100.00	100.00	0.00
04/25/2025		JE000565	Interest - Tax Collector	Hillstax Collected	34.71	34.71	0.00
Total Deposits					22,888.64	22,888.64	0.00
Checks							
							0.00
03/17/2025	Payment	1316	INFRAMARK LLC	Check for Vendor V00014	-5,954.00	-5,954.00	0.00
04/01/2025	Payment	1319	CHARTER COMMUNICATION S	Check for Vendor V00048	-169.87	-169.87	0.00
04/01/2025	Payment	1320	CITY OF PLANT CITY	Check for Vendor V00032	-1,226.77	-1,226.77	0.00
04/01/2025	Payment	1321	INFRAMARK LLC	Check for Vendor V00014	-28.29	-28.29	0.00
04/01/2025	Payment	1322	JNJ CLEANING SERVICES	Check for Vendor V00051	-590.00	-590.00	0.00
04/01/2025	Payment	1323	TECO	Check for Vendor V00025	-5,792.71	-5,792.71	0.00
04/04/2025	Payment	1324	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
04/04/2025	Payment	1325	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
04/04/2025	Payment	1326	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
04/04/2025	Payment	1327	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
04/15/2025	Payment	1329	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
04/15/2025	Payment	1331	PARK EAST CDD	Check for Vendor V00015	-1,251.07	-1,251.07	0.00
04/17/2025	Payment	1332	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-5,560.00	-5,560.00	0.00

Bank Account Statement

Park East CDD

Bank Account No. 5629

Statement No. 04-25

Statement Date 04/30/2025

04/17/2025	Payment	1333	CITY OF PLANT CITY	Check for Vendor V00032	-1,964.88	-1,964.88	0.00
03/14/2025	Payment	DD425	TECO	Payment of Invoice 000632	-31.58	-31.58	0.00
Total Checks					-24,619.17	-24,619.17	0.00

Adjustments

Total Adjustments

Outstanding Checks

04/04/2025	Payment	1328	RYAN MOTKO	Check for Vendor V00016			-200.00
04/15/2025	Payment	1330	INFRAMARK LLC	Check for Vendor V00014			-5,954.00
04/29/2025	Payment	1335	US BANK	Check for Vendor V00018			-4,440.63
Total Outstanding Checks							-10,594.63

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Park East CDD

Bank Account No. 6700
Statement No. 04-25

Statement Date 04/30/25

G/L Account No. 101002 Balance at 04/30/25	246,128.67	Statement Balance	246,128.67
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	246,128.67	Subtotal	246,128.67
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	246,128.67	Ending Balance	246,128.67

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
04/30/2025		JE000563	Interest - Investments	Interest Earned	856.78	856.78	0.00
Total Deposits					856.78	856.78	0.00

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

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

001	1319	04/01/25	CHARTER COMMUNICATIONS	0411968031325	INTERNET SERVICE 03/13-04/12/25	INTERNET	546922-53908	\$169.87
001	1320	04/01/25	CITY OF PLANT CITY	1504817	water 2/8 - 3/7/2025	Utility - Water	543018-53150	\$1,226.77
001	1321	04/01/25	INFRAMARK LLC	146017	postage	Postage, Phone, Faxes, Copies	541024-51301	\$28.29
001	1322	04/01/25	JNJ CLEANING SERVICES	0520	cleaning March 2025	Amenity Center Cleaning & Supplies	531165-53908	\$590.00
001	1323	04/01/25	TECO	031425 1659	ELECTRIC 02/08-03/10/25	ELECTRIC SVC	543041-53150	\$4,815.39
001	1323	04/01/25	TECO	031425 6381	ELECTRIC 02/08-03/10/25	ELECTRIC SVC	543041-53150	\$726.50
001	1323	04/01/25	TECO	031425 9413	ELECTRIC 02/08-03/10/25	ELECTRIC SVC	543041-53150	\$250.82
001	1324	04/04/25	ALBERTO VIERA	AV 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1325	04/04/25	CARLOS DE LA OSSA	CO 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1326	04/04/25	KYLE SMITH	KS 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1327	04/04/25	NICHOLAS J. DISTER	ND 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1328	04/04/25	RYAN MOTKO	RM 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1329	04/15/25	ECO-LOGIC SERVICES LLC	5062	Pond Maint March 2025	LAKE MAINT March 2025	534067-53908	\$1,250.00
001	1330	04/15/25	INFRAMARK LLC	147061	management services April 2025	Website admin April 2025	549936-51301	\$100.00
001	1330	04/15/25	INFRAMARK LLC	147061	management services April 2025	district manager April 2025	531150-51301	\$2,500.00
001	1330	04/15/25	INFRAMARK LLC	147061	management services April 2025	field services April 2025	531122-53908	\$2,254.00
001	1330	04/15/25	INFRAMARK LLC	147061	management services April 2025	dissemination services April 2025	531142-51301	\$350.00
001	1330	04/15/25	INFRAMARK LLC	147061	management services April 2025	Accounting Services April 2025	532001-51301	\$750.00
001	1332	04/17/25	BLUE LIFE POOL SERVICE LLC	17839	pool services April 2025	POOL SVCS April 2025	546972-53908	\$1,000.00
001	1332	04/17/25	BLUE LIFE POOL SERVICE LLC	17195	pool service Feb 2025	Pool & Spa Maintenance	546972-53908	\$1,000.00
001	1332	04/17/25	BLUE LIFE POOL SERVICE LLC	15677	pool service September 2024	pool service Sept 2024	546972-53908	\$1,000.00
001	1332	04/17/25	BLUE LIFE POOL SERVICE LLC	16853	pool service January 2025	Pool & Spa Maintenance	546972-53908	\$1,000.00
001	1332	04/17/25	BLUE LIFE POOL SERVICE LLC	17029	pool service January 2025	Pool & Spa Maintenance	546972-53908	\$500.00
001	1332	04/17/25	BLUE LIFE POOL SERVICE LLC	17373	pool service March 2025	POOL SVCS March 2025	546972-53908	\$1,060.00
001	1333	04/17/25	CITY OF PLANT CITY	1519631	WATER 03/08/25-04/07/25	WATER 3/8 - 4/7/2025	543018-53150	\$1,964.88
001	1335	04/29/25	US BANK	7627861	TRUSTEE FEES 01/01/25-12/31/25	ProfServ-Trustee Fees	531045-51301	\$4,440.63

Fund Total **\$27,977.15**

SERIES 2021 DEBT SERVICE FUND - 200

200	1331	04/15/25	PARK EAST CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2021 FY25 TAX DIST ID 719	103200	\$1,251.07
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Fund Total **\$1,251.07**

Total Checks Paid **\$29,228.22**



Arturo Gandarilla

Arturo Gandarilla
DISTRICT FIELD COORDINATOR

PARK EAST MAY FIELD INSPECTION REPORT, 5/27/25, 10:41 AM

PARK EAST CDD, DOWN TO EARTH.

Tuesday, May 27, 2025

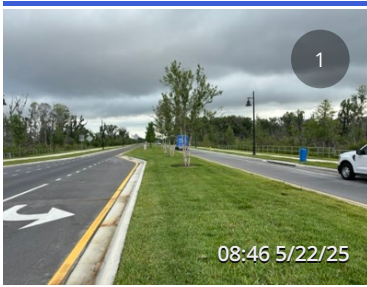
Prepared For Board Of Supervisors

27 Items Identified

Green - Completed

Red - Not Completed/ No response

Orange - Scheduled/Monitor



N. PARK RD.

ITEM 1

Assigned To: Down To Earth.

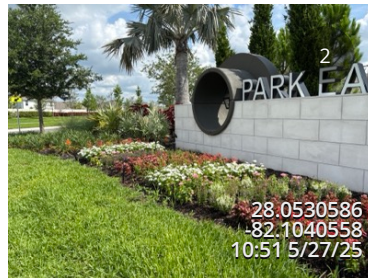
The turf has made a great improvement along North Park Rd.

VICTORIOUS FALLS ST.

ITEM 2

Assigned To: Down To Earth.

The monument is well-maintained, remove the weeds in the flower bed. Completed on the 5-29-25

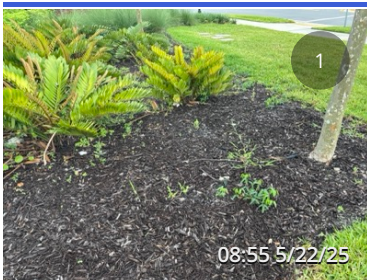


N. PARK RD.

ITEM 3

Assigned To: Down To Earth.

Down to Earth will cuffle the weeds throughout the bed along North Park Road and follow up with an appropriate herbicide treatment to prevent regrowth. Just pass Victorious Falls St. Scheduled to be completed on or before the 6-6-25

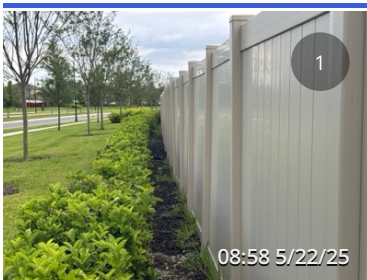


NORTHERN KEY

ITEM 4

Assigned To: Down To Earth.

Scuffle the weeds in the landscape beds along the fence just pass Northern Key heading N. On North Park rd. Scheduled to be completed on or before the 6-6-25

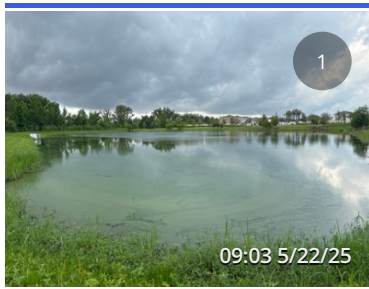


N. PARK RD.

ITEM 5

Assigned To: Down To Earth.

Scuffle and treat the weeds behind the viburnum hedge. Completed on the 5-29-25

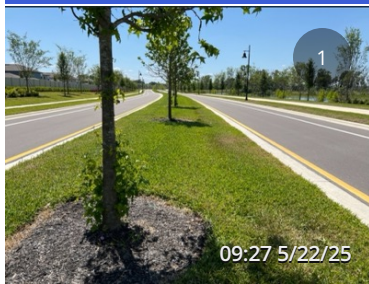


POND 1.

ITEM 6

Assigned To: Eco Logic.

The pond needs to be treated for filamentous, algae, and Shoreline weeds. No Response.



N. PARK RD.

ITEM 7

Assigned To: Down To Earth.

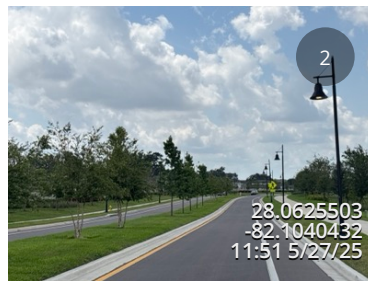
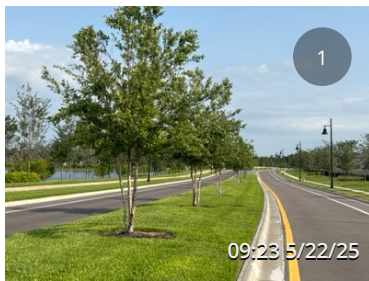
Remove the tree sprouts growing from the maple trees in the center island pass Northern Key heading N. Completed on the 5-29-25

N. PARK RD.

ITEM 8

Assigned To: Down To Earth.

The turf has made a huge improvement throughout the blvd.

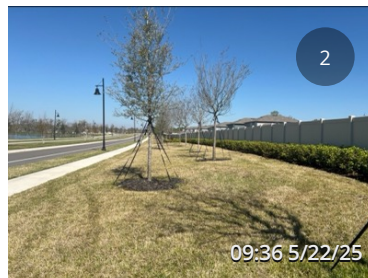
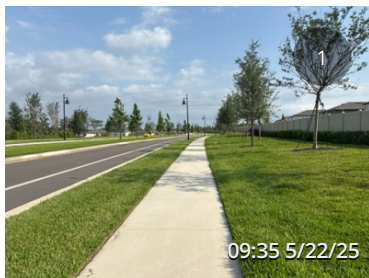


N. PARK RD.

ITEM 9

Assigned To: Down To Earth.

Here is a picture of a before and after of the turf along the North Park Rd Blvd.

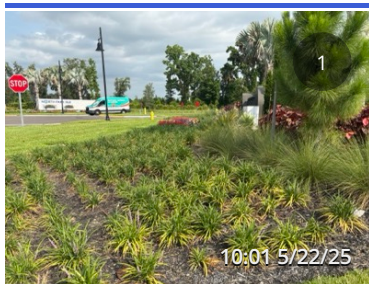
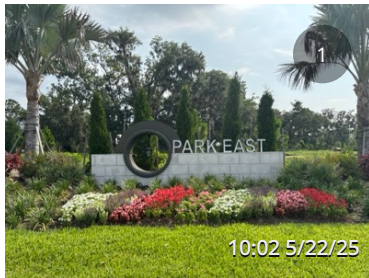


BLUE ORCHID AVE.

ITEM 10

Assigned To: Down To Earth

The monument is well-maintained along with the flowers, remove all dead from the saw palmetto palm. Scheduled to be completed on or before 6-6-25

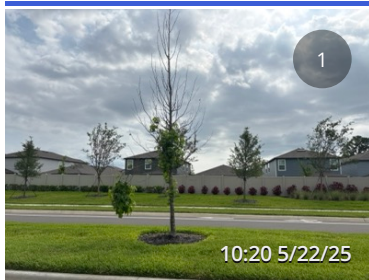


BLUE ORCHID AVE.

ITEM 11

Assigned To: Down To Earth.

Inspect and determine the reason why the liriope looks yellowish in front of the Monument. Watering time has been added and will continue to monitor.



N. PARK RD.

ITEM 12

Assigned To: Down To Earth.

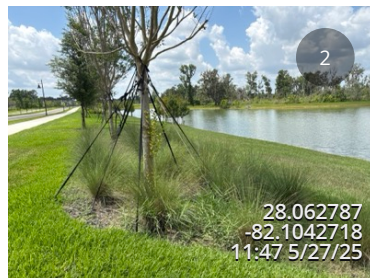
Provide a proposal to remove and install a new Maple tree at the center island on N. Park Rd. No response but will have an answer on the day of the meeting.

N. PARK RD.

ITEM 13

Assigned To: Down To Earth.

Remove the tree sprouts growing from the crepe myrtles on the west side of N. Park Rd. Just before Northern Key. Scheduled to be completed on 6-3-25.



N. PARK RD.

ITEM 14

Assigned To: Down To Earth.

Remove the weeds in the beds just before Northern key and soft edge all beds. Scheduled to be completed on 6-3-25

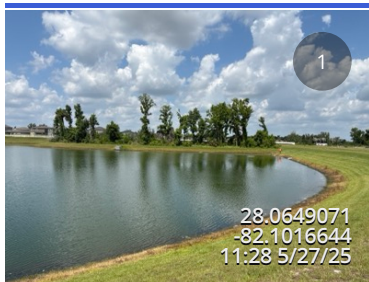
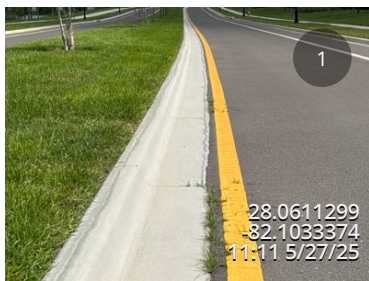


N. PARK RD.

ITEM 15

Assigned To: Down To Earth.

Treat the crack weeds along both sides of the Blvd. Scheduled to be completed on 6-3-25



POND 9.

ITEM 16

Assigned To: Eco Logic.

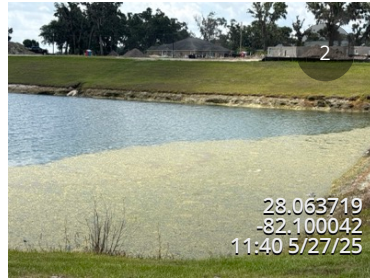
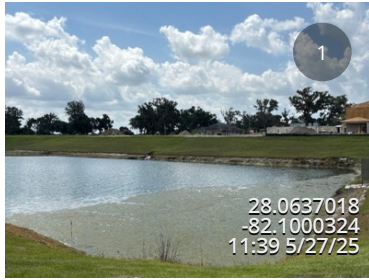
The pond has lots of trash. No Response

POND 12.

ITEM 17

Assigned To: Eco Logic.

The pond was treated for filamentous algae it is now dying off.

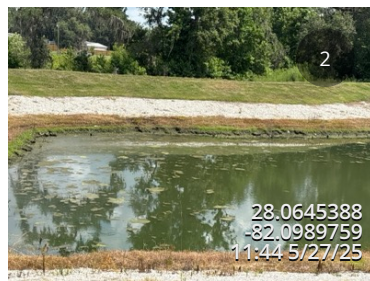
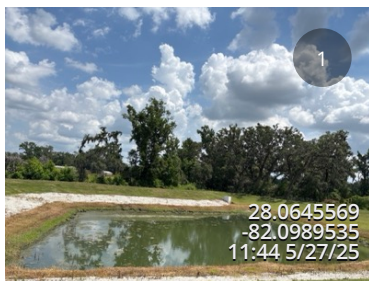


POND 13.

ITEM 18

Assigned To: Eco Logic.

The pond was treated for filamentous, algae, and Shoreline weeds.



NORTHERN KEY ST.

ITEM 19

Assigned To: Down To Earth.

Provide a proposal to install new mulch in the playground. Mulch is very light and needs more.

Waiting on board approval



P. E. CLUBHOUSE.

ITEM 20

Assigned To: Blue Life Pools.

The pool is clear, blue and well-maintained no issues at the moment of my inspection.

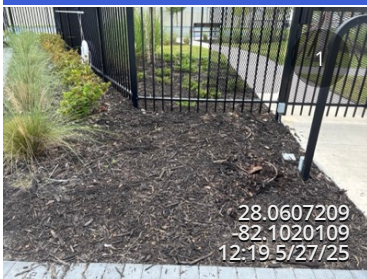
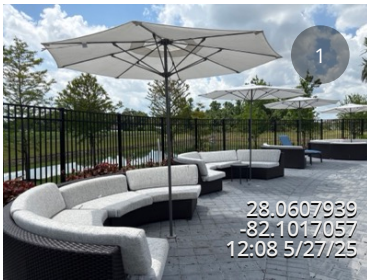


CLUBHOUSE.

ITEM 21

Assigned To: District Manager.

All the pool furniture and chaise lounges along with the table and chairs are all well-maintained.



CLUBHOUSE.

ITEM 22

Assigned To: Down To Earth.

Provide a proposal to install viburnum plants where they are missing at the back side of the clubhouse. Down to Earth will be sending the proposal before the end of 6-6-25

CLUBHOUSE.

ITEM 23

Assigned To: Down To Earth.



DOG PARK.

ITEM 24

Assigned To: Down To Earth.

The dog park is well-maintained.

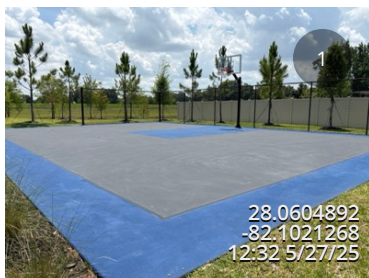


BASKETBALL COURT.

ITEM 25

Assigned To: District Manager.

The basketball court is well-maintained.



NORTHERN KEY DR.

ITEM 26

Assigned To: Down To Earth.

Trim the grasses away from the walking paths throughout the clubhouse area.

Scheduled for 6-3-25



CLUBHOUSE.

ITEM 27

Assigned To: District Manager.

The clubhouse is well- maintained and all water fountains and bathrooms are functional.