

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 10, 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
Kelly Evans, Assistant Secretary
Alberto Viera, Assistant Secretary
Ryan Motko, Assistant Secretary

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, July 10, 2025 at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held **July 10, 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 2025-07; Re-Designation of Officers

4. CONSENT AGENDA

A. Approval of Minutes of the June 05, 2025, Regular Meeting

B. Consideration of Operation and Maintenance May 2025

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

D. Ratification of Down to Earth Proposal #119733 (\$1,833.40)

E. Ratification of Down to Earth Proposal #119734 (\$627.83)

F. Ratification of Down to Earth Proposal #11870 (\$2,706.00)

G. Ratification of Down to Earth Proposal #122606 (\$4,995.00)

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 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARK EAST COMMUNITY
DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Park East Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers.

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

Section 1. Carlos de la Ossa is appointed Chairman.
 Nicholas Dister is appointed Vice Chairman.
 Brian Lamb is appointed Secretary.
 Leah Popelka is appointed Treasurer.
 Jayna Cooper is appointed Assistant Secretary.
 Ryan Motko is appointed Assistant Secretary.
 Albert Vierra is appointed Assistant Secretary.
 Kelly Evans is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 2. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF JULY 2025.

**PARK EAST
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

**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, June 5, 2025, and called to order at 3:35 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. Consideration of Resolution 2025-05, Authorizing Spending Authority for District Manager and Chair of the Board

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-05, Authorizing Spending Authority for District Manager at \$5,000 and Chairperson at \$10,000 and \$15,000 for emergency expenses, as agreed was adopted. 5-0

B. Consideration of Resolution 2025-06, Approving Proposed Budget and Setting Public Hearing

For this budget, Management has worked directly with Mr. de la Ossa, Project Managers, District Staff, and vendors to set an accurate O&M amount for the fiscal year of \$678,135.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-06, Approving Proposed Budget and Setting Public Hearing for Thursday August 7, 2025 at 2:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0

C. Invoice 30705 – The Sprinkler Doctor, INC.

This item was not discussed.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of May 1, 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

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

There being no reports, the next item followed.

C. District Manager

i. Field Inspections Report

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

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, a request to work with staff outside of a meeting for Playground Mulch proposal, as agreed was approved. 5-0

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. Viera, with all in favor, the meeting was adjourned at 3:41 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	5/1/2025	18169	\$1,000.00	\$1,000.00	pool service May 2025
CHARTER COMMUNICATIONS	5/13/2025	0411968051325	\$169.87	\$169.87	5/13 - 6/12/2025 INTERNET
DOWN TO EARTH	5/1/2025	140597	\$7,394.50	\$7,394.50	LANDSCAPE MAINT May 2025
DOWN TO EARTH	4/1/2025	138356	\$7,394.50	\$7,394.50	April 2025 Landscaping maintenance
ECO-LOGIC SERVICES LLC	4/30/2025	5186	\$1,250.00	\$1,250.00	pond maint April 2025
INFRAMARK LLC	5/2/2025	149006	\$100.00		Website admin May 2025
INFRAMARK LLC	5/2/2025	149006	\$2,500.00		district management May 2025
INFRAMARK LLC	5/2/2025	149006	\$2,254.00		field services May 2025
INFRAMARK LLC	5/2/2025	149006	\$350.00		dissemination services May 2025
INFRAMARK LLC	5/2/2025	149006	\$750.00	\$5,954.00	accounting services May 2025
LANDSCAPE MAINTENANCE PROFESSIONALS INC	1/27/2025	310118	\$12,248.00	\$12,248.00	landscape maint January 2025
Monthly Contract Subtotal			\$35,410.87	\$35,410.87	
Utilities					
CITY OF PLANT CITY	5/7/2025	1534438	\$4,707.00	\$4,707.00	WATER 4/8 - 5/7/2025
TECO	5/14/2025	051425 221009131659	\$4,888.57	\$4,888.57	April 9 - May 8, 2025 Electric
TECO	5/14/2025	051425 221009059413	\$275.05	\$275.05	April 9 - May 8, 2025 Electric
TECO	5/14/2025	051425 221009336381	\$603.85	\$603.85	April 9 - May 8, 2025 Electric
TECO	5/14/2025	051425 221009462716	\$28.95	\$28.95	April 9 - May 8, 2025 Electric
Utilities Subtotal			\$10,503.42	\$10,503.42	
Regular Services					
ALBERTO VIERA	5/1/2025	AV-050125	\$200.00	\$200.00	BOARD 5/1/25
CARLOS DE LA OSSA	5/1/2025	CO-050125	\$200.00	\$200.00	BOARD 5/1/25
DEPARTMENT OF HEALTH	5/13/2025	29-BID-7841018	\$275.00	\$275.00	POOL PERMIT
KYLE SMITH	5/1/2025	KS-050125	\$200.00	\$200.00	BOARD 5/1/25
NICHOLAS J. DISTER	5/1/2025	ND-050125	\$200.00	\$200.00	BOARD 5/1/25
RYAN MOTKO	5/1/2025	RM-050125	\$200.00	\$200.00	BOARD 5/1/25
STRALEY ROBIN VERICKER	5/6/2025	26475	\$3,347.50	\$3,347.50	district counsel April 2025
VALLEY NATIONAL BANK	4/15/2025	041525 0001	\$3,689.24	\$3,689.24	LOAN PAYMENT
Regular Services Subtotal			\$8,311.74	\$8,311.74	
Additional Services					
COASTAL OUTDOOR SERVICES, LLC	5/15/2025	2453	\$3,930.00	\$3,930.00	Wall repair and aluminum rail repair from car accident
DOWN TO EARTH	4/30/2025	141536	\$7,337.00	\$7,337.00	fertilizer treatment April 2025

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
DOWN TO EARTH	4/23/2025	140056	\$750.00	\$750.00	Landscaping, removal 2 oaks
DOWN TO EARTH	3/31/2025	137465	\$1,700.00	\$1,700.00	Irrigation repairs audit
DOWN TO EARTH	3/31/2025	137466	\$8,500.00	\$8,500.00	Initial landscaping maintenance cleanup
DOWN TO EARTH	5/27/2025	143279	\$5,755.00	\$5,755.00	May 2025 Fertilization program
Additional Services Subtotal			\$27,972.00	\$27,972.00	
TOTAL			\$82,198.03	\$82,198.03	

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
18169	05/01/2025	\$1,000.00	05/31/2025	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

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.

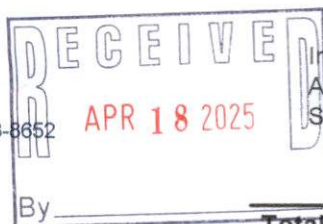


Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



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
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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**.



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



Invoice: #140597
May 2025

Customer
Park East CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Park East CDD Contract (2025)	5/1/2025	5/31/2025	Net 30	
Estimate # 114858				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#114858 - Park East CDD Contract (2025) May 2025				\$7,394.50

Billing Questions
ar@down2earthinc.com
(321) 263-2700

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

Subtotal	\$7,394.50
Sales Tax	\$0.00
Total	\$7,394.50
Credits/Payments	(\$0.00)
Balance Due	\$7,394.50

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Down to Earth

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



Invoice: #138356
April 2025

Customer

Park East CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Project/Job

Park East CDD Contract (2025)

Estimate # 114858

Invoice Date

4/1/2025

Date Due

5/1/2025

Terms

Net 30

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114858 - Park East CDD Contract (2025) April 2025				\$7,394.50

Billing Questions

ar@down2earthinc.com
(321) 263-2700

Visit us at <https://dtelandscape.com> for all
other questions or concerns.

Please click the link below to be directed to
the Down to Earth customer portal to view
invoices and to make payment by credit
card. A processing fee of 2.75% will be
added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

Subtotal	\$7,394.50
Sales Tax	\$0.00
Total	\$7,394.50
Credits/Payments	(\$0.00)
Balance Due	\$7,394.50

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
4/30/2025	5186

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

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

Pete@Eco-Logic-Services.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

149006

DATE

5/2/2025

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#**DUE DATE**

6/1/2025

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: May 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.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 310118

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

Date	Due Date
01/27/25	2/26/2025
Account Owner	PO#
David Manfrin	

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

Grand Total \$12,248.00

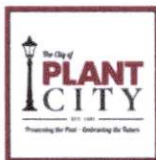
1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$280.00	\$12,248.00	\$0.00	\$13,698.70	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
8137576500



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
1534438	05/07/2025	04/08/2025 - 05/07/2025	05/28/2025

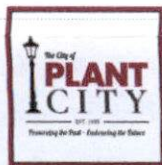
CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	04/01/25	04/30/25	3017	3464	447	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	447	1247.13
UTILITY TAX 10%							132.01
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	447	3035.13
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	\$1,964.88
04/25	167	12/24	177	08/24	155	Total Current Billing	\$4,707.00
03/25	94	11/24	186	07/24	1503	Adjustments	\$0.00
02/25	172	10/24	117	05/24	26	Less Payments Received	-\$1,964.88
01/25	312	09/24	103	05/24	4	Penalties	\$0.00
						Total Amount Due	\$4,707.00

2024 Annual Water Quality Report is available. To request a copy call 813-659-4222 or visit <https://www.plantcitygov.com/annualwaterreport>
Informe de calidad de agua 2024 esta disponible. Asistencia 813-659-4222 o al <https://www.plantcitygov.com/annualwaterreport>



City of Plant City

UTILITY BILLING DEPARTMENT

PO BOX C

PLANT CITY FL 33564-9003

006379



*AUTO**ALL FOR AADC 335 6379 T20:25 6379 1 AB 0.588



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	
1534438	05/28/2025	\$4,707.00	

Remit and make checks in US funds payable to:



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

00006042025501534438500004707006

Thank you for scheduling the following payments:

Account Number	Payment Amount	Payment Status
221009059413	\$518.23	Success
221009131659	\$9,703.96	Success
221009336381	\$889.35	Success
221009462716	\$57.15	Success

Total Payment Amount: \$11,168.69

Payment Date: 5/16/2025

Once processed successfully, your TECO account will reflect your payment on the business day following the above scheduled payment date.

Need to make a change? You can [edit your payment](#) up to one day before the scheduled date.

If you did not schedule this payment, please [let us know](#).

Have a great day,
Tampa Electric/Peoples Gas Customer Service Team.

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
SAM ALLEN ROAD, LIGHTS
PLANT CITY, FL 33565

Statement Date: May 14, 2025

Amount Due: \$9,703.96

Due Date: June 04, 2025

Account #: 221009131659

Past Due – Pay Immediately

Account Summary

Previous Amount Due	\$4,815.39
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately \$4,815.39

Current Month's Charges – Pay by June 04, 2025 \$4,888.57

Amount Due \$9,703.96

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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

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



Account #: 221009131659

Due Date: June 04, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$9,703.96

Payment Amount: \$ _____

625458509596

Past Due – \$4,815.39

Current – \$4,888.57

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.

6254585095962210091316590000009703965



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

Account #: 221009131659
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Service Period: Apr 09, 2025 - May 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 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**



Other Fees and Charges

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

Billing information continues on next page →

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813-275-3909

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


Account #: 221009131659
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Service Period: Apr 09, 2025 - May 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 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

 Other Fees and Charges		
Lighting Late Payment Fee		\$19.59
Total Other Fees and Charges		\$19.59

Billing information continues on next page →





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

Account #: 221009131659
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Service Period: Apr 09, 2025 - May 08, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 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

 Other Fees and Charges		
Lighting Late Payment Fee		\$8.11
Total Other Fees and Charges		\$8.11

Billing information continues on next page →





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

Account #: 221009131659
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Service Period: Apr 09, 2025 - May 08, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 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

 Other Fees and Charges		
Lighting Late Payment Fee		\$11.49
Total Other Fees and Charges		\$11.49

Billing information continues on next page →





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

Account #: 221009131659
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Service Period: Apr 09, 2025 - May 08, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	225 kWh @ \$0.03412/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

 Other Fees and Charges		
Lighting Late Payment Fee		\$10.14
Total Other Fees and Charges		\$10.14

Billing information continues on next page →




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


Account #: 221009131659
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Service Period: Apr 09, 2025 - May 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 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

 Other Fees and Charges		
Lighting Late Payment Fee		\$18.85
Total Other Fees and Charges		\$18.85

Total Current Month's Charges		\$4,888.57
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Service For:
SAM ALLEN ROAD
LIGHTS, PLANT CITY, FL 33565

Account #: 221009131659
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Important Messages

Be Prepared This Storm Season

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Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Thank you for scheduling the following payments:

Account Number	Payment Amount	Payment Status
221009059413	\$518.23	Success
221009131659	\$9,703.96	Success
221009336381	\$889.35	Success
221009462716	\$57.15	Success

Total Payment Amount: \$11,168.69

Payment Date: 5/16/2025

Once processed successfully, your TECO account will reflect your payment on the business day following the above scheduled payment date.

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Tampa Electric/Peoples Gas Customer Service Team.



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

Statement Date: May 14, 2025

Amount Due: \$518.23

Due Date: June 04, 2025

Account #: 221009059413

Past Due – Pay Immediately

Account Summary

Current Service Period: April 09, 2025 - May 08, 2025


Previous Amount Due	\$243.18
Payment(s) Received Since Last Statement	\$0.00


Past Due – Pay Immediately	\$243.18
Current Month's Charges – Pay by June 04, 2025	\$275.05

Amount Due **\$518.23**

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 **291.67% higher** than the same period last year.

 Your average daily kWh used was **11.9% higher** than it was in your previous period.



Scan here to view your account online.

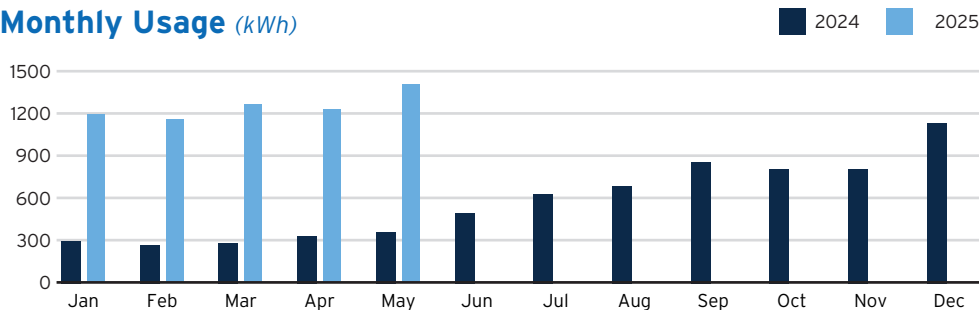


DOWNED IS DANGEROUS!

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For more safety tips, visit TampaElectric.com/PowerLineSafety

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 #: 221009059413

Due Date: June 04, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$518.23

Payment Amount: \$ _____

625458509595

Past Due – \$243.18

Current – \$275.05

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.

6254585095952210090594130000000518232



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

Account #: 221009059413
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Meter Read

Meter Location: PUMP STATION 2

Service Period: Apr 09, 2025 - May 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852829	05/08/2025	15,034		13,628		1,406 kWh	1	30 Days

Charge Details

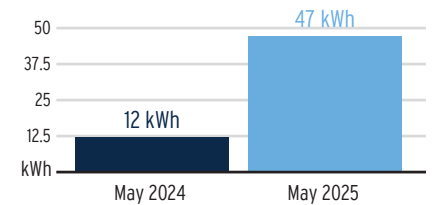
	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	1,406 kWh @ \$0.08641/kWh		\$121.49
Fuel Charge	1,406 kWh @ \$0.03083/kWh		\$43.35
Storm Protection Charge	1,406 kWh @ \$0.00577/kWh		\$8.11
Clean Energy Transition Mechanism	1,406 kWh @ \$0.00418/kWh		\$5.88
Storm Surcharge	1,406 kWh @ \$0.02121/kWh		\$29.82
Florida Gross Receipt Tax			\$5.83
Electric Service Cost			\$233.38
Franchise Fee			\$15.29
Municipal Public Service Tax			\$21.38
Total Electric Cost, Local Fees and Taxes			\$270.05

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

Total Current Month's Charges

\$275.05

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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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P.O. Box 31318
Tampa, FL 33631-3318
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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
Tampa, FL 33601-0111

Contact Us

Online:

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Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Thank you for scheduling the following payments:

Account Number	Payment Amount	Payment Status
221009059413	\$518.23	Success
221009131659	\$9,703.96	Success
221009336381	\$889.35	Success
221009462716	\$57.15	Success

Total Payment Amount: \$11,168.69

Payment Date: 5/16/2025

Once processed successfully, your TECO account will reflect your payment on the business day following the above scheduled payment date.

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

Statement Date: May 14, 2025

Amount Due: \$889.35

Due Date: June 04, 2025

Account #: 221009336381

Past Due – Pay Immediately

Account Summary

Current Service Period: April 09, 2025 - May 08, 2025

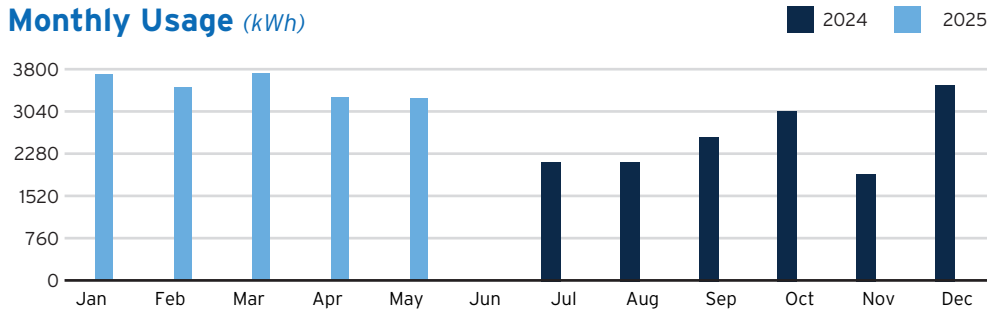
Previous Amount Due	\$285.50
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately	\$285.50
Current Month's Charges – Pay by June 04, 2025	\$603.85

Amount Due \$889.35

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

Monthly Usage (kWh)



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Account #: 221009336381

Due Date: June 04, 2025

Amount Due: \$889.35

Payment Amount: \$ _____

634100462406

Past Due – \$285.50

Current – \$603.85

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2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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6341004624062210093363810000000889357

Your Energy Insight



Your average daily kWh used was **4.39% lower** than it was in your previous period.



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

Account #: 221009336381
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Meter Read

Service Period: Apr 09, 2025 - May 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000906161	05/08/2025	32,646		29,371		3,275 kWh	1	30 Days

Charge Details

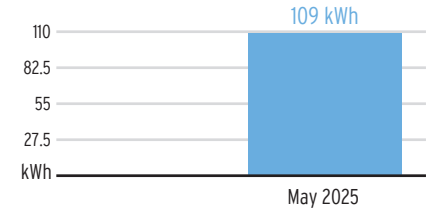
	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	3,275 kWh @ \$0.08641/kWh		\$282.99
Fuel Charge	3,275 kWh @ \$0.03083/kWh		\$100.97
Storm Protection Charge	3,275 kWh @ \$0.00577/kWh		\$18.90
Clean Energy Transition Mechanism	3,275 kWh @ \$0.00418/kWh		\$13.69
Storm Surcharge	3,275 kWh @ \$0.02121/kWh		\$69.46
Florida Gross Receipt Tax			\$12.95
Electric Service Cost			\$517.86
Franchise Fee			\$33.92
Municipal Public Service Tax			\$47.07
Total Electric Cost, Local Fees and Taxes			\$598.85

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

Total Current Month's Charges

\$603.85

Avg kWh Used Per Day



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221009336381	\$889.35	Success
221009462716	\$57.15	Success

Total Payment Amount: \$11,168.69

Payment Date: 5/16/2025

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Tampa Electric/Peoples Gas Customer Service Team.



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

Statement Date: May 14, 2025

Amount Due: \$57.15

Due Date: June 04, 2025

Account #: 221009462716

Past Due – Pay Immediately

Account Summary

Current Service Period: April 09, 2025 - May 08, 2025

Previous Amount Due	\$28.20
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately	\$28.20
Current Month's Charges – Pay by June 04, 2025	\$28.95

Amount Due \$57.15

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



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



Scan here to view your account online.

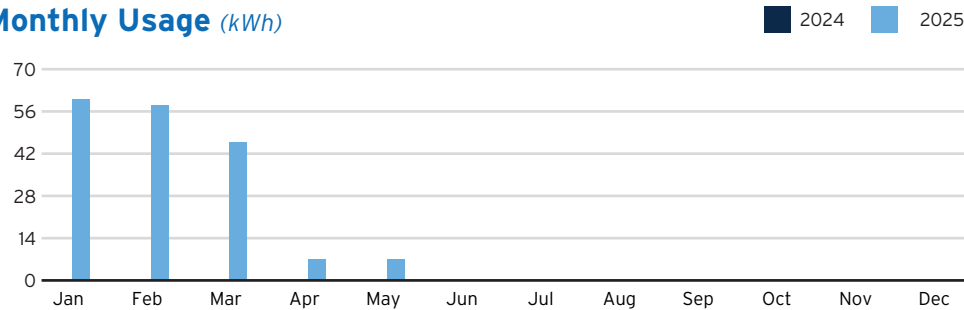


DOWNED IS DANGEROUS!

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

For more safety tips, visit [TampaElectric.com/PowerLineSafety](https://www.tampaelectric.com/PowerLineSafety)

Monthly Usage (kWh)



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

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



Account #: 221009462716

Due Date: June 04, 2025



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

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

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

Amount Due: \$57.15

Payment Amount: \$ _____

697062075734

Past Due – \$28.20
Current – \$28.95

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.

6970620757342210094627160000000057156



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

Account #: 221009462716
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Meter Read

Service Period: Apr 09, 2025 - May 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000938048	05/08/2025	178		171		7 kWh	1	30 Days

Charge Details

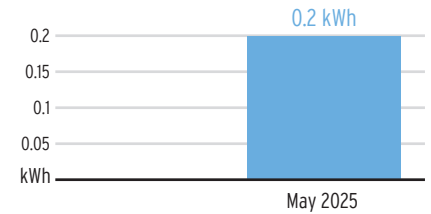
	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
	Fuel Charge	7 kWh @ \$0.03083/kWh	\$0.22
	Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
	Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
	Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
	Florida Gross Receipt Tax		\$0.51
	Electric Service Cost		\$20.45
	Franchise Fee		\$1.34
	Municipal Public Service Tax		\$2.16
	Total Electric Cost, Local Fees and Taxes		\$23.95

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

Total Current Month's Charges

\$28.95

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

Visit **TECOaccount.com** 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.



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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: May 1, 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

5/5/2025
Date

REVISED 5/5/2025 10:12

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: May 1, 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

5/5/2025
Date



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-2807480
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-7841018
Fee Amount: \$275.00

To: **Park East Community Development District**
2005 Pan Am Cir
Tampa, FL 33607

Total Amount Due: \$275.00

Payment Due 06/30/2025 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to Hillsborough County

Account Information for: 29-60-2807480
Facility Name: Park East Swimming Pool
Location Address 1: 3930 Northern Key Dr
Location Address 2:
City: Plant City
State: FL
Zip Code: 33565

County Mailing Address 1: P O Box 5135
County Mailing Address 2:
County Mailing City: Tampa
County Mailing State: FL
County Mailing Zip Code: 33675

Owner Name: Park East Community Development District
Owner Address 1: 2005 Pan Am Cir
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (727) 442-8443

Facility Contact Name: Park East Community Development District
Work Phone:
Home Phone: (727) 442-8443

Signature: _____

Date: _____

[Environmental Health Division - Account Information Copy]



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-2807480
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-7841018
Fee Amount: \$275.00

To: **Park East Community Development District**
2005 Pan Am Cir
Tampa, FL 33607

Total Amount Due: \$275.00
Payment Due 06/30/2025 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
[Business Office - Cashiering & Accounting Copy]

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: May 1, 2025

	Name	Please X	Paid
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Michael Perez
District Manager Signature

5/5/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: May 1, 2025

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Michael Perez
District Manager Signature

5/5/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: May 1, 2025

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

Approved for payment:

Michael Perez
District Manager Signature

5/5/2025
Date

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

May 06, 2025

Client: 001544

Matter: 000001

Invoice #: 26475

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/2/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
4/3/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
4/3/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/3/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW AND REVISE FORM FOOD TRUCK AGREEMENT; DISCUSS SAME FOOD TRUCK AGREEMENT AND VENDOR REQUIREMENTS WITH B.CHAPMAN.	0.4	\$130.00
4/4/2025	KCH	PREPARE TERMINATION NOTICE TO JNJ; PREPARE SERVICES AGREEMENT WITH NEPTUNE.	1.1	\$357.50
4/9/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.8	\$315.00
4/17/2025	KCH	REVIEW FIELD INSPECTION REPORTS FOR JANUARY, FEBRUARY, MARCH, AND FINAL IN PREPARATION FOR MEETING WITH LMP AND DOWN TO EARTH REGARDING INVOICES; EMAILS WITH M.PEREZ REGARDING SAME.	1.5	\$487.50

May 06, 2025
 Client: 001544
 Matter: 000001
 Invoice #: 26475

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2025	KCH	REVIEW LANDSCAPE MAINTENANCE AGREEMENT WITH DOWN TO EARTH; REVIEW 2025 HURRICANE RECOVERY FLIER FROM DOWN TO EARTH; PREPARE 2025 HURRICANE SEASON EMERGENCY SERVICES ADDENDUM WITH DOWN TO EARTH AND EMAIL WITH J.COOPER AND M.PEREZ REGARDING SAME FOR BOS REVIEW; PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	1.0	\$325.00
4/21/2025	KCH	REVIEW JANUARY, FEBRUARY, AND MARCH FIELD INSPECTION REPORTS FOR LMP.	0.9	\$292.50
4/22/2025	KCH	REVIEW DOWN TO EARTH FINAL REPORT ON LANDSCAPING AND IRRIGATION; TEAMS CALL WITH M.PEREZ AND C.DELAOSA REGARDING SAME; DISCUSS LMP INVOICES AND FINAL PUNCH LIST FOR SAME.	1.0	\$325.00
4/24/2025	KCH	REVIEW AGENDA PACKAGE; REVIEW PROPOSAL FROM ECO-LOGIC.	0.4	\$130.00
4/28/2025	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.8	\$300.00
4/30/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
Total Professional Services			11.1	\$3,347.50
Total Services			\$3,347.50	
Total Disbursements			\$0.00	
Total Current Charges				\$3,347.50
Previous Balance				\$1,747.50
PAY THIS AMOUNT				\$5,095.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26307	April 08, 2025	\$1,747.50	\$0.00	\$0.00	\$0.00	\$5,095.00
Total Remaining Balance Due						\$5,095.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,095.00	\$0.00	\$0.00	\$0.00



LOAN STATEMENT

P.O. Box 558
Wayne, NJ 07474-0558
Return Service Requested

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE
TAMPA FL 33607

Account/Note Number	00025027700-20001
Statement Date	04/15/25
Branch Number	776
Current Balance	\$250,000.00
Payment Due Date	05/01/25
Amount Due	\$3,689.24

Call 800-522-4100 with questions on your bill.

SUMMARY					
Note/Category	Current Balance	Interest Rate	Maturity Date	Description	Amount Due
20001/C	250,000.00	6.250000	01/31/28		
				Interest To 05/01/25	3,689.24
				Total Due On 05/01/25	\$3,689.24

YEAR-TO-DATE SUMMARY			
Interest Paid	0.00	Escrow Interest Paid	0.00
Unapplied Funds	0.00	Escrow Balance	0.00
Taxes Disbursed	0.00		

LOAN HISTORY								
Note Number	Posting Date	Effective Date	Transaction Description	Principal	Interest	Late Fees/ Others	Escrow	Insurance
20001	02/10/25	02/06/25	Note Increase	250,000.00	0.00	0.00	0.00	0.00

Please return the bottom portion of the statement with your loan payment.

☐ Check here for change of address or phone number and indicate changes.

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE
TAMPA FL 33607

997

Please remit and make check payable to:

Account/Note Number	00025027700-20001
Payment Due Date	05/01/25
Amount Due	\$3,689.24
Additional Prin, Int, Escrow, Fees:	
Amount Enclosed	

VALLEY NATIONAL BANK
PO BOX 953
WAYNE NJ 07474-0953

997 00025027700 20001 610 00000 0000368924 4

PAYMENT OPTIONS

Mail your loan payments to: Valley National Bank, P.O. Box 953, Wayne, NJ 07474-0953. See below for additional instructions on mailed payments. With a Valley checking account, you can transfer payments to your loan using online and mobile banking. If you don't have a Valley checking account, you can make digital payments at ValleyLoanPayments.com.

COMMERCIAL LOAN INQUIRIES – For Commercial Loan Inquiries, please call 1-800-522-4100 to speak with your Loan Officer.

FEE SCHEDULE FOR RESIDENTIAL MORTGAGE LOANS, HOME EQUITY LOANS, AUTO LOANS AND OTHER PERSONAL LOANS ONLY All fees are subject to change and may not apply in all instances, depending on applicable state laws.

- Payment by Phone \$10
- Returned Check Fee based on applicable state law

ADDITIONAL INFORMATION FOR AUTO LOANS ONLY:

If we have purchased force-placed insurance in connection with your auto loan, your statement will include a Fee Assessment in the Loan History section for the premium charged to your loan account. This amount will also be included in your Total Due until the premium is paid. If you subsequently provide appropriate proof of insurance coverage and we issue a refund for the premium charged to your loan account, your statement will include a "Misc Fee Waiver" for the amount of the refund in the statement period in which it is provided.

ADDITIONAL INFORMATION FOR RESIDENTIAL MORTGAGE LOANS AND HOME EQUITY LOANS ONLY:

Requests for Information and Error Notices – If you believe that there is an error regarding your loan or you would like to request information on your loan, you must send your error notice or information request to Valley National Bank to the attention of the appropriate department as follows: **Valley National Bank, Mortgage Services, 1720 Route 23, Wayne, NJ 07470-7533**. Please include your name, account number, property address and a description of the error or the information you are requesting. You may also contact us on the internet at: valley.com/customer-service

TAX AND INSURANCE INFORMATION

Additional Tax Bills – For loans with an escrow account, Valley is responsible for the payment of all regular property tax bills on your property (e.g., your annual tax bill). If you make improvements to your property and receive an additional tax bill often called an "added assessment" or supplemental tax bill, it is your responsibility to pay the additional tax bill directly to your tax collector. We are not responsible for payment of additional tax bills.

Water & Sewer Charges – Most municipalities include the payment of water and sewer charges in your property tax bill, and we will pay these charges through your escrow account. If your municipality issues separate bills for water and sewer charges, it is your responsibility to pay these charges directly to your tax collector.

Borrowers in Newly Constructed Homes – For loans with an escrow account, at your closing we attempted to collect sufficient funds to pay the added assessments that will be due when your home is fully assessed. The fully assessed original property tax bill will be sent directly to you by the tax assessor or collector. It is your responsibility to immediately forward this bill to our office to ensure timely payment. Valley National Bank will not be responsible for any penalties or interest if you do not immediately forward this bill to us.

Renewal Policies and Invoices – For loans with an escrow account, insurance renewal invoices must be provided to us 30 DAYS PRIOR TO THE EXPIRATION of your existing policy. Failure to provide the renewal policy information and invoice may result in Valley National Bank obtaining force placed insurance coverage to protect your property. The cost of this insurance will be assessed to your escrow account. The coverage provided by this force placed insurance may be different and more expensive than your current insurance. Please notify your agent to include your MORTGAGE LOAN NUMBER and the following mortgagee information in your policy declarations: Valley National Bank, ISAOA/ATIMA, P.O. Box 2074, Carmel, IN 46082.

Changing Insurance Companies During the Existing Policy Term – If you change insurers, please immediately provide us with the new policy and the paid receipt, directed to the attention of the Hazard Insurance Dept., Valley National Bank, ISAOA/ATIMA, P.O. Box 2074, Carmel, IN 46082.

If You Sustain Damage To Your Property – Report the loss to your insurance agent immediately and forward the estimates of damages and settlement check to our Hazard Insurance Dept. As a lien holder, we will need to endorse your settlement check prior to it being cashed. To protect our interest under the terms of the mortgage, we will require evidence that the property has been repaired. You may be required to pay property inspection fees to confirm repairs are properly completed in accordance with the terms of your mortgage. Substantial losses are handled by depositing insurance proceeds in an escrow account. Disbursements are made as work is completed.

STATE DISCLOSURES

New York Property Owners – As your mortgage servicer, we are registered with the New York Department of Financial Services (NYDFS). You may file complaints about us with the NYDFS. You may also obtain additional information by calling the NYDFS Consumer Assistance Unit at 800-342-3736 or by visiting the NYDFS website at www.dfs.ny.gov.

PAYMENT INSTRUCTIONS

Please complete and detach the remittance slip from your statement and return it with your payment in the enclosed return envelope. Write your account number on the front of your check or money order. Payments mailed to the address shown on your remittance slip that are received by 5 PM ET on any Monday through Friday that is not a bank holiday will be credited as of the date received. Payments accepted by us that do not conform to the above requirements will be credited no later than five (5) days after receipt.

Has your address or telephone number changed? If so, complete this form and return it to the correspondence address above.

NEW MAILING ADDRESS _____ **LOAN NUMBER** _____

CITY _____ **STATE** _____ **ZIP** _____

HOME PHONE _____ **BUSINESS PHONE** _____ **MOBILE PHONE** _____

E-MAIL _____

SIGNATURE _____ **DATE** _____



Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

BILL TO
Inframark- Park East CDD
Michael Perez
3930 Northern Key Drive
Plant City, Florida 33565
United States

656-209-7919
michael.perez@inframark.com

Invoice Number: 2453

Invoice Date: May 15, 2025

Payment Due: May 30, 2025

Amount Due (USD): **\$3,930.00**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Concrete reinstall the damaged wall cap section and use concrete to ensure it doesn't fail that way again. The wall wasn't correctly installed to begin with so can't guarantee anything without doing the entire wall	1	\$1,650.00	\$1,650.00
fence repair reinstall the fencing and ensure that the blocks that are being secured to have extra long bolts to go further into the ground and reinforced with extra concrete with the blocks on the second layer	1	\$2,280.00	\$2,280.00

Total: **\$3,930.00**

Amount Due (USD): **\$3,930.00**

[Pay Securely Online](#)

Bank
Payment

link.waveapps.com/3j3q2y-323d8y



Invoice

Notes / Terms

Payment Terms: 50% Deposit prior to scheduling

Remainder due at completion. Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.
3. Trees, sod, and plant material without automated irrigation cannot be warrantied. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.

16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).

17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.

18. Additional requests outside the proposal require approved change orders from customers.

Exclusions

1 . Any work or items not specifically included are excluded.

2 . Finish grade and additional topsoil - if needed - not in proposal.

3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.

4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.

5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.

6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.

7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

Down to Earth

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



Invoice: #141536

April 2025

Customer

Park East CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Project/Job

April Fertilizer additional program

Invoice Date

4/30/2025

Date Due

5/15/2025

Terms

Net 15

Customer PO #

Estimate # 114619

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114619 - April Fertilizer additional program				\$7,337.00
<ul style="list-style-type: none"> April fertilizer program (additional) This is a complex program to hopefully save as much turf as we can. We will be treating the turf multiple times in April and May. We will be going very aggressive with weed control, expect lots of browned up and dead areas. These areas will probably need to be resodded. Turf will be fully evaluated in June and we will pull soil samples to compare results. The goal of this is green up the community and save what we can. April turf will include a liquid fertilizer application along with insecticide and weed control, 2 weeks after this application we will apply a granular fertilizer. April Shrubs treatment will include a granular fertilizer with a preemergent to help control bed weeds. We will be testing in a small area of weed control on some grasses to see results before we do it wide spread. This is mainly for the green liriopoe that has lots of dollar weed currently. 				

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

LCE025: Tree/Plant Installation				\$7,337.00
Shrub- Fert & Pest Application (Sub)	Each	1.00	\$2615.00	\$2615.00
Site Prep, Removal, & Disposal (E) (Labor)				\$300.00
Turf Fert & Pest Application (Sub)	Each	1.00	\$4422.00	\$4422.00

Billing Questions

ar@down2earthinc.com
(321) 263-2700

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit

Subtotal	\$7,337.00
Sales Tax	\$0.00

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

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card. A processing fee of 2.75% will be added to all credit card payments.

[DTELandscape.property-service-portal](https://dtelandscape.com/property-service-portal)

Total	\$7,337.00
Credits/Payments	(\$0.00)
Balance Due	\$7,337.00

Name	SV	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total \$	\$0.15
North Park Isle	Turf	\$2,005.00	\$2,005.00	\$2,005.00	\$2,005.00	\$2,005.00	\$2,005.00	\$2,005.00	\$2,005.00	\$2,005.00	\$2,005.00	\$2,005.00	\$2,005.00	\$24,060.00	\$3,609.00
					\$2,005.00	\$2,005.00								\$4,010.00	\$601.50
	Arena					\$1,003.00								\$1,003.00	\$150.45
	Shrubs	\$1,450.00			\$1,450.00			\$1,450.00				\$1,450.00		\$5,800.00	\$870.00
	Snapshot	\$1,930.00			\$1,930.00			\$1,930.00				\$1,930.00		\$7,720.00	\$1,158.00
	Arena Palms				\$300.00	\$300.00	\$300.00							\$900.00	\$135.00
Park East CDD	Turf	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$15,840.00	\$2,376.00
					\$1,320.00	\$1,320.00								\$2,640.00	\$396.00
	Arena					\$660.00								\$660.00	\$99.00
	Shrubs	\$785.00			\$785.00			\$785.00			\$785.00			\$3,140.00	\$471.00
	Snapshot	\$1,045.00			\$1,045.00			\$1,045.00			\$1,045.00			\$4,180.00	\$627.00
Shared Commons	Turf	\$455.00	\$455.00	\$455.00	\$455.00	\$455.00	\$455.00	\$455.00	\$455.00	\$455.00	\$455.00	\$455.00	\$455.00	\$5,460.00	\$819.00
					\$455.00	\$455.00								\$910.00	\$136.50
	Arena					\$228.00								\$228.00	\$34.20
														\$0.00	\$0.00
														\$0.00	\$0.00
														\$0.00	\$0.00
														\$0.00	
														\$0.00	
Grand Total		\$8,990.00	\$3,780.00	\$3,780.00	\$13,070.00	\$9,751.00	\$4,080.00	\$8,990.00	\$3,780.00	\$3,780.00	\$5,610.00	\$7,160.00	\$3,780.00	\$76,551.00	\$11,482.65

Down to Earth

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



Invoice: #140056

April 2025

Customer

Park East CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Project/Job

remove 2 dead oak trees on pond
bank 5

Invoice Date

4/23/2025

Date Due

5/8/2025

Terms

Net 15

Customer PO #

Estimate # 115704

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#115704 - remove 2 dead oak trees on pond bank 5				\$750.00
<ul style="list-style-type: none"> Remove 2 dead oak trees that have fallen down and have 2 foot tall grass growing around them. This is located at pond 5 				

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

LCE025: Tree/Plant Installation

\$750.00

Site Prep, Removal, & Disposal (E) (Labor)

\$750.00

Billing Questions

ar@down2earthinc.com
(321) 263-2700

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[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$750.00
Sales Tax	\$0.00
Total	\$750.00
Credits/Payments	(\$0.00)
Balance Due	\$750.00

Down to Earth

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



Invoice: #137465

March 2025

Customer

Park East CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Project/Job

Irrigation audit prior to contract
3/14

Invoice Date

3/31/2025

Date Due

4/15/2025

Terms

Net 15

Customer PO #

Estimate # 113327

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#113327 - Irrigation audit prior to contract 3/14				\$1,700.00
<ul style="list-style-type: none"> Irrigation audit of complete system prior to contract start date. This is an evaluation of the system to ensure the system is working prior to start date. Detailed report will be given of any repairs or concerns once completed. This was discussed at the meeting with EPG and Inframark on 3/12 				
LCE006: Irrigation Repairs				\$1,700.00
Irrigation Labor (Labor)				\$1700.00

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

Billing Questions

ar@down2earthinc.com
(321) 263-2700

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[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/propertyserviceportal.com)

Subtotal	\$1,700.00
Sales Tax	\$0.00
Total	\$1,700.00
Credits/Payments	(\$0.00)
Balance Due	\$1,700.00

Down to Earth

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



Invoice: #137466

March 2025

Customer

Park East CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Project/Job

Detail cleanup prior to contract
start 3/14

Invoice Date

3/31/2025

Date Due

4/15/2025

Terms

Net 15

Customer PO #

Estimate # 113335

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#113335 - Detail cleanup prior to contract start 3/14				\$8,500.00
<ul style="list-style-type: none"> Full property detail prior to contract start date. During the resent site visit with Arturo we discussed in depth the current conditions of the property. The property has been neglected by its current vendor for some time. During the meeting on Wednesday 3/12 with EPG and Inframark we all discussed and decided to go ahead prior to the contract start date to do a full 1-2 days worth of detail work. This will include trimming bushes, weeding, removing dead plants and annuals, also will include all disposal of material. This estimate is based off of time and material and will be adjust once the job is completed. This proposal is based off of a 5 man crew for 2 days. 				

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

LCE025: Tree/Plant Installation	\$8,500.00
Site Prep, Removal, & Disposal (E) (Labor)	\$8500.00

Billing Questions

ar@down2earthinc.com
(321) 263-2700

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[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

Subtotal	\$8,500.00
Sales Tax	\$0.00
Total	\$8,500.00
Credits/Payments	(\$0.00)

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Balance Due	\$8,500.00
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Down to Earth

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



Invoice: #143279

May 2025

Customer

Park East CDD

2005 Pan Am Circle STE 300
Tampa, FL 33607

Property / Project Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Project/Job

May Extra fertilizer

Invoice Date

5/27/2025

Date Due

6/11/2025

Terms

Net 15

Customer PO #

Estimate # 118063

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#118063 - May Extra fertilizer				\$5,755.00

- Extra Fertilizer for turf and shrubs.

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

LCE025: Tree/Plant Installation				\$5,755.00
Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
Subcontractor - Fert & Pest Application (Sub)	Each	1.00	\$5690.00	\$5690.00

Billing Questions

JoEllen.Brown@Down2Earthinc.com
(352)396-6746

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/propertyserviceportal.com)

Subtotal	\$5,755.00
Sales Tax	\$0.00
Total	\$5,755.00
Credits/Payments	(\$0.00)
Balance Due	\$5,755.00

**Down to Earth**

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

Estimate: #118063

Customer Address

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

Billing Address

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

Physical Job Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Job

May Extra fertilizer

Estimated Job Start Date

May 7, 2025

Proposed By

Dave Towsley

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$65.00
Subcontractor - Fert & Pest Application	Each	1	\$5,690.00	\$5,690.00
Subtotal				\$5,755.00
Estimated Tax				\$0.00
Job Total				\$5,755.00

- Extra Fertilizer for turf and shrubs.

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

Proposed By:

Dave Towsley
Down to Earth

05/07/2025

Date

Agreed & Accepted By:

Signed by:

Carlos De La Ossa

CC0CB251E795481...

Park East CDD

5/8/2025

Date

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

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 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
<u>ASSETS</u>								
Cash - Operating Account	\$ 15,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,954
Cash In Bank	243,322	-	-	-	-	-	-	243,322
Due From Developer	42,503	-	-	-	-	-	-	42,503
Due From Other Funds	-	143,550	-	-	-	-	-	143,550
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	358	1,035	-	-	1,393
Prepayment Account	-	2,086	-	-	-	-	-	2,086
Reserve Fund	-	143,550	34,772	-	-	-	-	178,322
Revenue Fund	-	487,332	34,068	-	-	-	-	521,400
Utility Deposits - TECO	800	-	-	-	-	-	-	800
Fixed Assets								
Construction Work In Process	-	-	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	-	-	10,937,000	10,937,000
TOTAL ASSETS	\$ 302,579	\$ 776,518	\$ 68,840	\$ 362	\$ 1,035	\$ 4,934,636	\$ 10,937,000	\$ 17,020,970
<u>LIABILITIES</u>								
Accounts Payable	\$ 23,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,766
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	10,687,000	10,687,000
Due To Other Funds	-	-	-	143,550	-	-	-	143,550
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	6,903
TOTAL LIABILITIES	30,669	-	-	143,550	-	-	10,937,000	11,111,219
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	776,518	68,840	-	-	-	-	845,358
Capital Projects	-	-	-	-	1,035	-	-	1,035
Unassigned:	271,910	-	-	(143,188)	-	4,934,636	-	5,063,358
TOTAL FUND BALANCES	271,910	776,518	68,840	(143,188)	1,035	4,934,636	-	5,909,751
TOTAL LIABILITIES & FUND BALANCES	\$ 302,579	\$ 776,518	\$ 68,840	\$ 362	\$ 1,035	\$ 4,934,636	\$ 10,937,000	\$ 17,020,970

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,273	\$ 3,273	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	419,498	35,773	109.32%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,000	4,000	66.67%
ProfServ-Dissemination Agent	5,000	2,450	2,550	49.00%
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	13,290	(3,790)	139.89%
District Engineer	9,500	9,243	257	97.29%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	700	8,300	7.78%
District Manager	25,000	22,500	2,500	90.00%
Accounting Services	9,000	6,750	2,250	75.00%
Auditing Services	6,000	1,400	4,600	23.33%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	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	900	300	75.00%
Miscellaneous Expenses	250	25	225	10.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	117,525	77,732	39,793	66.14%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Utility - Water & Sewer	10,000	15,347	(5,347)	153.47%
Utility - Electric	10,000	47,241	(37,241)	472.41%
Total Utility Services	20,000	62,588	(42,588)	312.94%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Field Services	27,000	20,286	6,714	75.13%
Contracts-Janitorial Services	9,000	2,434	6,566	27.04%
Contracts-Aquatic Control	38,000	12,750	25,250	33.55%
Contracts-Trash & Debris Removal	9,000	1,650	7,350	18.33%
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	2,726	2,274	54.52%
Landscape Maintenance	52,000	105,931	(53,931)	203.71%
Plant Replacement Program	5,000	1,335	3,665	26.70%
R&M - Amenity Center	10,000	-	10,000	0.00%
Miscellaneous Maintenance	10,000	7,086	2,914	70.86%
Pool & Spa Maintenance	20,000	6,657	13,343	33.29%
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	2,732	(232)	109.28%
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	275	225	55.00%
Pond Bank Improvements	5,000	-	5,000	0.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	236,200	173,971	62,229	73.65%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Contingency</u>				
Misc-Contingency	10,000	4,520	5,480	45.20%
Total Contingency	10,000	4,520	5,480	45.20%
<u>Debt Service</u>				
Interest Expense	-	3,689	(3,689)	0.00%
Total Debt Service	-	3,689	(3,689)	0.00%
TOTAL EXPENDITURES	383,725	322,500	61,225	84.04%
Excess (deficiency) of revenues				
Over (under) expenditures	-	96,998	96,998	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>\$ 340,735</u>	<u>\$ 340,735</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(68,825)		
FUND BALANCE, ENDING		<u>\$ 271,910</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,416	\$ 19,416	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	670,376	97,852	117.09%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	230,000	5,000	97.87%
Interest Expense	337,524	340,126	(2,602)	100.77%
Total Debt Service	572,524	570,126	2,398	99.58%
TOTAL EXPENDITURES	572,524	570,126	2,398	99.58%
Excess (deficiency) of revenues				
Over (under) expenditures	-	100,250	100,250	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	\$ -	\$ 30,700	\$ 30,700	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		\$ 776,518		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 1,462	\$ 1,462	0.00%
TOTAL REVENUES	-	1,462	1,462	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	15,000	(15,000)	0.00%
Interest Expense	-	46,109	(46,109)	0.00%
Total Debt Service	-	61,109	(61,109)	0.00%
TOTAL EXPENDITURES	-	61,109	(61,109)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(59,647)	(59,647)	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	<u>\$ -</u>	<u>\$ 9,903</u>	<u>\$ 9,903</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		<u>\$ 68,840</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 432	\$ 432	0.00%
TOTAL REVENUES	-	432	432	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	-	(147,248)	(147,248)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ (143,188)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2024 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 226	\$ 226	0.00%
TOTAL REVENUES	-	226	226	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	-	(27,274)	(27,274)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		\$ 1,035		

Bank Account Statement

Park East CDD

Bank Account No. 5629

Statement No. 05-25

Statement Date 05/31/2025

G/L Account No. 101001 Balance	15,954.27	Statement Balance	51,455.80
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	15,954.27	Subtotal	51,455.80
Negative Adjustments	0.00	Outstanding Checks	-35,501.53
Ending G/L Balance	15,954.27	Ending Balance	15,954.27

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
04/04/2025	Payment	1328	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
04/15/2025	Payment	1330	INFRAMARK LLC	Check for Vendor V00014	-5,954.00	-5,954.00	0.00
04/29/2025	Payment	1335	US BANK	Check for Vendor V00018	-4,440.63	-4,440.63	0.00
05/05/2025	Payment	100014	STRALEY ROBIN VERICKER	Inv: 26307	-1,747.50	-1,747.50	0.00
05/05/2025	Payment	100015	JNJ CLEANING SERVICES	Inv: 0544	-664.00	-664.00	0.00
05/05/2025	Payment	100016	INFRAMARK LLC	Inv: 147957	-52.89	-52.89	0.00
05/05/2025	Payment	100017	STANTEC CONSULTING SERVICES	Inv: 2384740	-237.50	-237.50	0.00
05/08/2025	Payment	1336	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
05/08/2025	Payment	1337	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-1,000.00	-1,000.00	0.00
05/08/2025	Payment	1338	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
05/08/2025	Payment	1339	CHARTER COMMUNICATION S	Check for Vendor V00048	-169.87	-169.87	0.00
05/08/2025	Payment	1340	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
05/08/2025	Payment	1341	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
05/08/2025	Payment	1342	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
05/08/2025	Payment	1343	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
05/14/2025	Payment	1344	DOWN TO EARTH LANDSCAPE	Check for Vendor V00055	-14,731.50	-14,731.50	0.00
05/14/2025	Payment	1345	MAINTENANCE PROFESSIONALS INC	Check for Vendor V00038	-12,248.00	-12,248.00	0.00
05/14/2025	Payment	1346	STRALEY ROBIN VERICKER	Check for Vendor V00006	-3,347.50	-3,347.50	0.00

Bank Account Statement

Park East CDD

Bank Account No. 5629

Statement No. 05-25

Statement Date

05/31/2025

05/14/2025	Payment	1347	DEPARTMENT OF HEALTH	Check for Vendor V00047	-275.00	-275.00	0.00
05/16/2025	Payment	DD426	TECO	Payment of Invoice 000644	-28.20	-28.20	0.00
05/16/2025	Payment	DD427	TECO	Payment of Invoice 000645	-243.18	-243.18	0.00
05/16/2025	Payment	DD428	TECO	Payment of Invoice 000646	-285.50	-285.50	0.00
05/16/2025	Payment	DD429	TECO	Payment of Invoice 000647	-4,815.39	-4,815.39	0.00
05/21/2025	Payment	1348	CITY OF PLANT CITY	Check for Vendor V00032	-4,707.00	-4,707.00	0.00
05/14/2025	Payment	DD430	TECO	Payment of Invoice 000664	-4,888.57	-4,888.57	0.00
05/14/2025	Payment	DD431	TECO	Payment of Invoice 000665	-275.05	-275.05	0.00
05/14/2025	Payment	DD432	TECO	Payment of Invoice 000666	-603.85	-603.85	0.00
05/14/2025	Payment	DD433	TECO	Payment of Invoice 000667	-28.95	-28.95	0.00
Total Checks					-63,194.08	-63,194.08	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/21/2025	Payment	1349	INFRAMARK LLC	Check for Vendor V00014		-5,954.00
05/28/2025	Payment	1350	DOWN TO EARTH CHARTER	Check for Vendor V00055		-18,344.50
05/29/2025	Payment	1351	COMMUNICATION S	Check for Vendor V00048		-169.87
05/29/2025	Payment	1352	COASTAL OUTDOOR SERVICES, LLC	Check for Vendor V00057		-3,930.00
05/29/2025	Payment	1353	DOWN TO EARTH	Check for Vendor V00055		-5,853.16
05/29/2025	Payment	1354	ECO-LOGIC SERVICES LLC	Check for Vendor V00031		-1,250.00
Total Outstanding Checks						-35,501.53

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Park East CDD

Bank Account No. 6700
Statement No. 05-25

Statement Date 05/31/2025

G/L Account No. 101002 Balance	243,322.27	Statement Balance	243,322.27
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	243,322.27	Subtotal	243,322.27
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	243,322.27	Ending Balance	243,322.27

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/31/2025		JE000609	Interest - Investments	Intear earned for the month of 04/25	882.84	882.84	0.00
Total Deposits					882.84	882.84	0.00
Checks							
							0.00
05/19/2025	Payment	DD101	VALLEY NATIONAL BANK	Payment of Invoice 000669	-3,689.24	-3,689.24	0.00
Total Checks					-3,689.24	-3,689.24	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100014	05/05/25	STRALEY ROBIN VERICKER	26307	dist counsel March 2025	DISTRICT counsel March 2025	531146-51401	\$1,747.50
001	100015	05/05/25	JNJ CLEANING SERVICES	0544	cleaning april 2025	Amenity Center Cleaning & Supplies	531165-53908	\$664.00
001	100016	05/05/25	INFRAMARK LLC	147957	postage	Postage, Phone, Faxes, Copies	541024-51301	\$52.89
001	100017	05/05/25	STANTEC CONSULTING SERVICES	2384740	district engineer March 2025	District Engineer	531147-51301	\$237.50
001	1336	05/08/25	ALBERTO VIERA	AV-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1337	05/08/25	BLUE LIFE POOL SERVICE LLC	18169	pool services May 2025	pool service May 2025	546972-53908	\$1,000.00
001	1338	05/08/25	CARLOS DE LA OSSA	CO-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1339	05/08/25	CHARTER COMMUNICATIONS	0411968041325	INTERNET SERVICE 04/13/25-05/12/25	INTERNET	541022-53908	\$169.87
001	1340	05/08/25	ECO-LOGIC SERVICES LLC	5186	Pond Maint April 2025	Contracts-Aquatic Control	534067-53908	\$1,250.00
001	1341	05/08/25	KYLE SMITH	KS-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1342	05/08/25	NICHOLAS J. DISTER	ND-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1343	05/08/25	RYAN MOTKO	RM-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1344	05/14/25	DOWN TO EARTH	141536	fertilizer treatment program	fertilizer treatment April 2025	546300-53908	\$7,337.00
001	1344	05/14/25	DOWN TO EARTH	140597	Landscape Contract May 2025	LANDSCAPE MAINT May 2025	534171-53908	\$7,394.50
001	1345	05/14/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	310118	Landscape Contract January 2025	landscape maint January 2025	534171-53908	\$12,248.00
001	1346	05/14/25	STRALEY ROBIN VERICKER	26475	district counsel April 2025	District Counsel	531146-51401	\$3,347.50
001	1347	05/14/25	DEPARTMENT OF HEALTH	29-BID-7841018	POOL PERMIT	Dues, Licenses, Subscriptions	554020-51301	\$275.00
001	1348	05/21/25	CITY OF PLANT CITY	1534438	WATER 04/08/25-05/07/25	WATER 4/8 - 5/7/2025	543018-53150	\$4,707.00
001	1349	05/21/25	INFRAMARK LLC	149006	management services May 2025	Website admin May 2025	549936-51301	\$100.00
001	1349	05/21/25	INFRAMARK LLC	149006	management services May 2025	district management May 2025	531150-51301	\$2,500.00
001	1349	05/21/25	INFRAMARK LLC	149006	management services May 2025	field services May 2025	531122-53908	\$2,254.00
001	1349	05/21/25	INFRAMARK LLC	149006	management services May 2025	dissemination services May 2025	531142-51301	\$350.00
001	1349	05/21/25	INFRAMARK LLC	149006	management services May 2025	accounting services May 2025	532001-51301	\$750.00
001	1350	05/28/25	DOWN TO EARTH	140056	Landscaping, removal 2 oaks	Landscape Maintenance	546300-53908	\$750.00
001	1350	05/28/25	DOWN TO EARTH	137465	Irrigation Audit	Irrigation repairs audit	546930-53908	\$1,700.00
001	1350	05/28/25	DOWN TO EARTH	137466	Initial landscaping cleanup	Initial landscaping maintenance cleanup	546300-53908	\$8,500.00
001	1350	05/28/25	DOWN TO EARTH	138356	April 2025 Landscaping maintenance	Contracts - Landscape	534171-53908	\$7,394.50
001	1351	05/29/25	CHARTER COMMUNICATIONS	0411968051325	SERVICE 05/13/25-06/12/25	5/13 - 6/12/2025 INTERNET	546922-53908	\$169.87
001	1352	05/29/25	COASTAL OUTDOOR SERVICES, LLC	2453	Wall repair and aluminum rail repair	Wall repair and aluminum rail repair from car accident	546922-53908	\$3,930.00
001	1353	05/29/25	DOWN TO EARTH	143279	FERTILIZER MAY 2025	May 2025 Fertilization program	546300-53908	\$5,755.00
001	1353	05/29/25	DOWN TO EARTH	144249	May 2025 Irrigation repairs	Irrigation Maintenance	546930-53908	\$98.16
001	1354	05/29/25	ECO-LOGIC SERVICES LLC	5305	May 2025 Pond maintenance	Contracts-Aquatic Control	534067-53908	\$1,250.00
001	DD101	05/19/25	VALLEY NATIONAL BANK	041525 0001	Loan Payment	Interest Expense	572001-51701	\$3,689.24
001	DD426	05/16/25	TECO	050625 221009462716	ELECTRIC 03/11/25-04/08/25	ELECTRIC SVC	543041-53150	\$28.20
001	DD427	05/16/25	TECO	041425 221009059413	ELECTRIC 03/11/25-04/08/25	ELECTRIC SVC	543041-53150	\$243.18
001	DD428	05/16/25	TECO	041425 221009336381	ELECTRIC 03/11/25-04/08/25	ELECTRIC SVC	543041-53150	\$285.50
001	DD429	05/16/25	TECO	041425 221009131659	ELECTRIC 03/11/25-04/08/25	ELECTRIC SVC	543041-53150	\$4,815.39
001	DD430	05/14/25	TECO	051425 221009131659	ELECTRIC 04/09/25-05/08/25	April 9 - May 8, 2025 Electric	543041-53150	\$4,888.57
001	DD431	05/14/25	TECO	051425 221009059413	ELECTRIC 04/09/25-05/08/25	April 9 - May 8, 2025 Electric	543041-53150	\$275.05
001	DD432	05/14/25	TECO	051425 221009336381	ELECTRIC 04/09/25-05/08/25	April 9 - May 8, 2025 Electric	543041-53150	\$603.85
001	DD433	05/14/25	TECO	051425 221009462716	ELECTRIC 04/09/25-05/08/25	April 9 - May 8, 2025 Electric	543041-53150	\$28.95
Fund Total								\$91,790.22

Total Checks Paid	\$91,790.22
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**Down to Earth**

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

Estimate: #119733**Customer Address**

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

Billing Address

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

Physical Job Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Job

Maple tree replacement

Estimated Job Start Date

June 27, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$300.00
Red Maple installed (E)	3" Caliper	1	\$1,163.40	\$1,163.40
Equipment (use for kits only)	Each	1	\$150.00	\$150.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$170.00
Miscellaneous Irrigation Parts	Each	1	\$50.00	\$50.00
Subtotal				\$1,833.40
Estimated Tax				\$0.00
Job Total				\$1,833.40

- Replace dead maple tree along Park rd. in center median towards dead end.
- Adjust irrigation as needed

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

Proposed By:

Dave Towsley
Down to Earth

05/30/2025

Date

Agreed & Accepted By:


Park East CDD

Date

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

**Down to Earth**

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

Estimate: #119734**Customer Address**

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

Billing Address

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

Physical Job Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Job

Replace missing plants (Pool)

Estimated Job Start Date

June 27, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$65.00
Viburnum Obovatum "Walters Viburnum" Installed (E)	7 Gallon	3	\$94.25	\$282.75
Fountain Grass "Green/White"	3 Gallon	3	\$20.03	\$60.08
Irrigation Repairs				
Irrigation Labor (Hide)				\$170.00
Miscellaneous Irrigation Parts	Each	1	\$50.00	\$50.00
Subtotal				\$627.83
Estimated Tax				\$0.00
Job Total				\$627.83

- Add 3 #3 Walters viburnum along inside fence area near gate
- Add 3 #3 White muley grass in from of viburnum
- Adjust and modify irrigation
- Add 20 #3 Thryallis in front of the gate leading to the pool

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

Proposed By:

Dave Towsley
Down to Earth

05/30/2025

Date

Agreed & Accepted By:

Michael Perez

Park East CDD

6/5/2025

Date

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

**Down to Earth**

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

Estimate: #118710**Customer Address**

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

Billing Address

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

Physical Job Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Job

June Fertilizer

Estimated Job Start Date

June 26, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
- Fert & Pest Application	Each	1	\$2,536.00	\$2,536.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$170.00
			Subtotal	\$2,706.00
			Estimated Tax	\$0.00
			Job Total	\$2,706.00

- Liquid fertilizer / insecticide/ herbicide treatment.

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

Proposed By:

Dave Towsley
Down to Earth

05/15/2025

Date

Agreed & Accepted By:


Park East CDD

05/19/2025

Date

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

**Down to Earth**

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

Estimate: #122606**Customer Address**

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

Billing Address

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

Physical Job Address

Park East CDD
3930 Northern Ky Dr
Plant City, FL 33565

Job

July fertilizer

Estimated Job Start Date

July 1, 2025

Proposed By

Dave Towsley

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Subcontractor - Fert & Pest Application	Each	1	\$4,825.00	\$4,825.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$170.00
Subtotal				\$4,995.00
Estimated Tax				\$0.00
Job Total				\$4,995.00

- July fertilizer extra program. Turf, Shrubs, and palms

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

Proposed By:

Dave Towsley
Down to Earth

07/01/2025

Date

Agreed & Accepted By:

Park East CDD

Date

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



ARTURO GANDARILLA.
DISTRICT FIELD COORDINATOR

PARK EAST JUNE FIELD INSPECTION REPORT, 6/23/25, 9:25 AM

PARK EAST CDD. DOWN TO EARTH.

Green - Completed

Red - Not Completed/ No response

Orange - Scheduled/ Monitor

Monday, June 23, 2025

Prepared For Board Of Supervisors

12 Items Identified

ITEM 1- N. PARK RD.& VICTORIOUS FALLS ST.

Due By: Monday, July 7, 2025

Assigned To: Down To Earth.

1. Entrance monument is well-maintained.
2. The flowers are scheduled to be replaced within 2 to 3 weeks from today.
 - Down to Earth will have completed by July 7, 2025
3. plants and turf are green and healthy.



ITEM 2 N. PARK RD.

Assigned To: Eco Logic.

Pond 1 was recently treated for multiple types of aquatic weeds. As shown in the photos, the treatment appears to be effective—several of the weeds are beginning to die off. Water levels are currently a bit high, but overall, the treatment is showing positive results.



ITEM 3- N. PARK RD.

Due By: Monday, July 7, 2025

Assigned To: Down To Earth.

1. Heading N. on Park rd. the grass is green, healthy and well maintained.
2. Treat the weeds in the tree rings throughout the Blvd.
3. Scuffle the weeds in the society garlic bed at each center island.
 - Down to Earth will have completed by July 7, 2025



ITEM 4- VICTORIOUS FALLS ST. & GREAT PARK CT.

Due By: Monday, July 7, 2025

Pond 4 is currently experiencing a significant presence of aquatic weeds. A treatment evaluation may be necessary to address the overgrowth and maintain water quality and aesthetic standards.



ITEM 5- VICTORIOUS FALLS ST. & RADIANT MOUNTAIN DR.

Due By: Monday, July 7, 2025

Assigned To: Eco Logic.

Pond 5:

Alligator weed and torpedo grass are present and need to be treated

- Eco Logic will have completed by July 7, 2025



ITEM 6- S. WILDER RD.

Due By: Monday, July 7, 2025

Assigned To: Eco Logic.

Torpedo grass, alligator weed, and pennywort are present and need treatment.

- Eco Logic will have completed by July 7, 2025



ITEM 7- CLUBHOUSE.

Due By: Monday, July 7, 2025

Assigned To: Down To Earth.

1. Remove the dead saw palmetto and provide proposals to have a new one installed.
(To the left of the main gate of clubhouse)
 2. Trim back the grasses and soft edge the beds.
 3. Keep stop sign clear- trim the low branches.
- Down To Earth will have completed by July 7, 2025



ITEM 8- CLUBHOUSE.

Due By: Monday, July 7, 2025

Assigned To: Down To Earth.

1.&2. There is a significant amount of weed growth in the landscape beds. Please remove the weeds and apply appropriate weed control treatment.

3. Blue Flag Iris – Clubhouse Area:

All the blue flag iris in the clubhouse area appears stressed, with browning at the tips. Please inspect and determine the cause.

➤ Down To Earth will have completed by July 7, 2025



ITEM 9- N. PARK RD. & NORTHERN KEY DR.

Due By: Monday, July 14, 2025

Assigned To: Down To Earth.

1. Center Island – North Park Rd (Northern Key):

The juniper in the center of the island has a significant weed presence that needs to be addressed as soon as possible.

2. Northern Key Dr. & North Park Rd – Liriope Beds:

Torpedo grass and crabgrass are present in the Liriope beds and need to be removed. All beds in this area should be weed-free and treated with appropriate weed control.

3. Entrance Monument Beds:

Each entrance landscape bed should be maintained weed-free. Currently, there is a significant amount of weed growth present at each entrance that needs to be addressed.

➤ Down To Earth will have completed by July 7, 2025



ITEM 10- N. PARK RD.

Due By: Monday, July 7, 2025

Assigned To: Down To Earth.

1-4. Victoria Falls to Blue Orchid – Landscape Beds:

The landscape beds along this stretch have a significant amount of weeds that need to be addressed as soon as possible.

- Down To Earth will have completed by July 7, 2025



ITEM 11- N. PARK RD.

Due By: Monday, July 7, 2025

Assigned To: Down To Earth.

1-3. North Park Rd (Blue Orchid to Tahitian Sunrise):

Heading south on N. Park Road from Blue Orchid to Tahitian Sunrise, the landscape beds have a significant amount of weeds that need to be addressed asap. Once weeds are removed, the beds should be treated with appropriate weed control to prevent regrowth.

- Down To Earth will have completed by July 7, 2025



ITEM 12- TAHITIAN SUNRISE DR. & N. PARK RD.

Due By: Monday, July 7, 2025

Assigned To: Down To Earth.

1-2. Fern Maintenance:

Trim back the fern to clearly separate it from the grass and mulch bed, allowing for line trimming underneath without causing damage to the plant.

4. Remove the tall weeds growing in the fern.

- Down To Earth will have completed by July 7, 2025

