

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 07, 2025

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, August 07, 2025 at 2:00 p.m.

The Public Hearing and Regular Meeting of the **Park East Community Development District** will be held **August 07, 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#

THE PUBLIC HEARING & 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. PUBLIC HEARING ON ADOPTING FY 2026 FINAL BUDGET

- A. Open Public Hearing on Adopting FY 2026 Final Budget
- B. Discussion on Fiscal Year 2026 Budget
- C. Close Public Hearing on Adopting FY 2026 Final Budget
- D. Consideration of Resolution 2025-09; Adopting the FY 2026 Final Budget
- E. Consideration of Resolution 2025-10, Levying O&M Assessments

4. BUSINESS ITEMS

- A. Consideration of Janitorial Services Proposals
 - i. Spearem Enterprises, LLC
 - ii. City-Wide Cleaning, LLC
- B. Consideration of Resolution 2025-11, Setting the FY 2026 Meeting Schedule

5. CONSENT AGENDA

- A. Approval of Minutes of the July 10, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance June 2025
- C. Acceptance of the Financials and Approval of the Check Register for June 2025

6. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Park East Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Park

East Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attested By:

**Park East
Community Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Park East

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



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

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Special Assmnts- CDD Collected	383,725	\$ -
Special Assmnts- Tax Collector	-	678,135
TOTAL REVENUES	\$ 383,725	\$ 678,135
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	\$ 12,000	\$ 12,000
District Management	25,000	30,000
Administration	4,500	4,500
Recording Secretary	2,400	2,400
Construction Accounting	9,000	9,000
Financial/Revenue Collections	1,200	1,200
Rental and Leases	600	600
Accounting Services	9,000	9,000
Dissemination Agent/Reporting	5,000	5,000
Website Admin Services	1,200	1,200
District Engineer	9,500	12,500
District Counsel	9,500	15,000
Trustees Fees	6,500	6,500
Auditing Services	6,000	6,000
Postage, Phone, Faxes, Copies	500	500
Legal Advertising	3,500	3,500
Bank Fees	200	200
Dues, Licenses & Fees	175	175
Onsite Office Supplies	100	100
Website ADA Compliance	1,800	1,800
Misc Admin	250	250
ProfServ-Info Technology	600	600
ProfServ-Tax Collector	1,200	1,200
Operating Loan - Principal Repayment	-	83,333
Operating Loan - Interest Expense	-	17,500
Meeting Expense	2,800	2,800
Total Financial and Administrative	\$ 112,525	\$ 226,858
Insurance		
General Liability	\$ 5,000	\$ 3,346
Public Officials Insurance	5,000	3,238
Property & Casualty Insurance	-	10,293
Deductible	-	2,500
Total Insurance	\$ 10,000	\$ 19,377
Utility Services		
Electric Utility Services	\$ 10,000	\$ 69,000
Amenity Internet	1,800	1,800
Water/Waste	10,000	19,500
Total Utility Services	\$ 21,800	\$ 90,300

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

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
<i>Amenity</i>		
Field Servicees	\$ 27,000	\$ 18,000
Janitorial - Contract	9,000	7,200
Janitorial - Supplies/Other	1,000	1,000
Amenity Pest Control	1,000	1,000
Amenity R&M	10,000	10,000
Amenity Furniture R&M	1,000	1,000
Access Control R&M	6,000	6,000
Key Card Distribution	2,500	2,500
Dog Waste Station Service and Supplies	4,000	4,000
Pool Maintenance - Contract	20,000	18,000
Pool Treatments & Other R&M	2,000	2,000
Pool Permits	500	500
Community Events	10,000	10,000
Miscellaneous Maintenance	10,000	10,000
Holiday Decorations	-	10,000
Part Time Staff	-	40,000
<i>Total Amenity</i>	\$ 104,000	\$ 141,200
<i>Landscape and Pond Maintenance</i>		
Landscape Maintenance - Contract	\$ 52,000	\$ 100,000
Landscaping - Plant Replacement Program	5,000	5,000
Pond Bank Maintenance	5,000	5,000
Irrigation Maintenance	5,000	5,000
Aquatics - Contract	38,000	20,000
Aquatics - Other	5,000	5,000
Debris Cleanup	9,000	9,000
Wildlife Control	6,400	6,400
Storm Cleanup	-	35,000
<i>Total Landscape and Pond Maintenance</i>	\$ 125,400	\$ 190,400
<i>Contingency</i>		
Contingency Fund	10,000	10,000
<i>Total Contingency</i>	\$ 10,000	\$ 10,000
TOTAL EXPENDITURES	\$ 383,725	\$ 678,135
FUND BALANCE, BEGINNING	\$ (74,317)	\$ 151,907
FUND BALANCE, ENDING	\$ (74,317)	\$ 151,907

Park East

Community Development District

All Funds

Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION										
Series 2021										
Product	Units	O&M Assessment			Debt Service Series 2021			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 40'	486	\$ 1,337.20	\$ 767.69	\$ 569.51	\$ 1,276.60	\$ 1,276.60	\$ -	\$ 2,613.80	\$ 2,044.29	\$ 569.51
	486									
Series 2024										
Product	Units	O&M Assessment			Debt Service Series 2024			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 50'	14	\$ 1,671.50	\$ 959.61	\$ 711.89	\$ 1,728.72	\$ 1,728.72	\$ -	\$ 3,400.23	\$ 2,688.33	\$ 711.89
Single Family 60'	24	\$ 2,005.80	\$ 1,151.53	\$ 854.27	\$ 2,074.47	\$ 2,074.47	\$ -	\$ 4,080.27	\$ 3,226.00	\$ 854.27
	38									

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Park East Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than May 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attested By:

**Park East Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

ESTIMATE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101



Bill to
Park East

Ship to
Park East

Estimate details

Estimate no.: 1896
Estimate date: 07/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	Park East Clubhouse cleaning estimate. twice weekly cleaning of the clubhouse facility, this includes all areas indoors and the pool patio. all surfaces' windows tables floors bathrooms counters drinking fountains and trash in and around the facility. this price is based on 2 visits a/week billed every 4 weeks and includes trash bags, paper goods and cleaning supplies. If this estimate is approved a contract can be provided if required.	8	\$65.00	\$520.00

Total \$520.00

Note to customer

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

Accepted date

Accepted by

CITY-WIDE CLEANING L.L.C.

P.O. BOX 262142

TAMPA, FL. 33685

813-624-4479

Property Site: Park East

RESTROOMS:

Empty trash cans and replace liners.

Clean and disinfect all restroom fixtures.

Restock toilet tissue, paper towels and soap. Included with service.

Sweep and mop floors.

POOL AREA:

Blow off debris from pool area.

Straighten pool furniture.

Remove Trash.

Pick up loose trash around pool area.

Sweep off entrance and sidewalks.

Wipe off and sanitize water fountains.

Remove cob webs and bug nest.

ACTIVITY ROOM:

Remove trash, wipe down counters and sink.

Sweep and mop floors.

Clean windows.

PARKING LOT /OUTSIDE AREA:

Remove Debris And blow off.

REMARKS: Property Serviced 2/weekly.

Trash Bags and all Restroom supplies Included with service.

Cost:

City-Wide Cleaning Services will provide service 2/ weekly at
the cost of \$475.00 per month

This Proposal becomes a valid contract upon signing by
Contractee and City-wide Cleaning L.L.C.

City-Wide Cleaning L.L.C

Contractee Company Name

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARK EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS 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 the County of Hillsborough, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

**October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026**

**All meetings will convene at the Offices of Inframark
located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

**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, July 10, 2025, and called to order at 2:43 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Ryan Motko	Assistant Secretary
Kyle Smith	Assistant Secretary
Alberto Viera	Assistant Secretary

Also present were:

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

Ms. Cooper 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 2025-07; Re-Designation of Officers

The following persons were elected to the offices shown:

• Carlos de la Ossa	Chairperson
• Nicholas Dister	Vice Chairperson
• Brian Lamb	Secretary
• Leah Popelka	Treasurer
• Jayna Cooper	Assistant Secretary
• Ryan Motko	Assistant Secretary
• Albert Vierra	Assistant Secretary
• Kelly Evans	Assistant Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-07; Re-Designation of Officers, as detailed above, was adopted. 5-0

B. Consideration of Resolution 2025-08; No Fishing Policy

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-08; No Fishing Policy, was adopted. 5-0

FOURTH ORDER OF BUSINESS

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)
- H. Ratification of Blue Life Pool Service Estimate (\$232.00)

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

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

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. Dister with all in favor, the meeting was adjourned at 2:45 pm. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	6/1/2025	18465	\$1,000.00	\$1,000.00	June 2025 Pool services
CHARTER COMMUNICATIONS	6/13/2025	0411968061325	\$199.87	\$199.87	6/13 - 7/12/2025 Internet
DOWN TO EARTH	6/1/2025	143364	\$7,394.50	\$7,394.50	June 2025 Landscaping service
ECO-LOGIC SERVICES LLC	5/29/2025	5305	\$1,250.00	\$1,250.00	May 2025 Pond maintenance
INFRAMARK LLC	6/1/2025	150748	\$100.00		June 2025 Website maint and admin
INFRAMARK LLC	6/1/2025	150748	\$2,500.00		June 2025 District management
INFRAMARK LLC	6/1/2025	150748	\$2,254.00		June 2025 Field managment
INFRAMARK LLC	6/1/2025	150748	\$350.00		June 2025 Dissemination servicese
INFRAMARK LLC	6/1/2025	150748	\$750.00	\$5,954.00	June 2025 Accounting services
Monthly Contract Subtotal			\$15,798.37	\$15,798.37	
Utilities					
CITY OF PLANT CITY	6/6/2025	1549326	\$4,320.28	\$4,320.28	5/8 - 6/6/2025 Water and reclaim usage
INFRAMARK LLC	5/28/2025	150116	\$8,017.90	\$8,017.90	11/18/2024 Electric bill
TECO	6/13/2025	061325 221009059413	\$309.86	\$309.86	5/9 - 6/9/2025 Electricity
TECO	6/13/2025	061325 221009131659	\$4,820.33	\$4,820.33	5/9 - 6/9/2025 Electricity
TECO	6/13/2025	061325 221009336381	\$747.78	\$747.78	5/9 - 6/9/2025 Electricity
TECO	6/13/2025	061325 221009462716	\$25.67	\$25.67	5/9 - 6/9/2025 Electricity
Utilities Subtotal			\$18,241.82	\$18,241.82	
Regular Services					
ALBERTO VIERA	6/5/2025	AV-060525	\$200.00	\$200.00	BOARD 6/5/25
CARLOS DE LA OSSA	6/5/2025	CO-060525	\$200.00	\$200.00	BOARD 6/5/25
DOWN TO EARTH	5/29/2025	144249	\$98.16	\$98.16	May 2025 irrigation repairs
DOWN TO EARTH	6/16/2025	145386	\$5,411.86	\$5,411.86	June 2025 Annuals installation
INFRAMARK LLC	5/28/2025	150116	\$1,650.00	\$1,650.00	Debris removal
KYLE SMITH	6/5/2025	KS-060525	\$200.00	\$200.00	BOARD 6/5/25
NICHOLAS J. DISTER	6/5/2025	ND-060525	\$200.00	\$200.00	BOARD 6/5/25

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
RYAN MOTKO	6/5/2025	RM-060525	\$200.00	\$200.00	BOARD 6/5/25
STRALEY ROBIN VERICKER	6/10/2025	26636	\$2,193.00	\$2,193.00	May 2025 District counsel services
Regular Services Subtotal			\$10,353.02	\$10,353.02	
Additional Services					
A-TECH CONSULTING, INC.	5/27/2025	28243	\$2,731.88	\$2,731.88	5/27/2025 Amenity access cards
COASTAL OUTDOOR SERVICES, LLC	6/4/2025	2549	\$1,300.00	\$1,300.00	Aluminum rail repairs from accident
DOWN TO EARTH	5/27/2025	143278	\$5,411.86	\$5,411.86	May 2025 Annuals
DOWN TO EARTH	6/16/2025	145387	\$757.86	\$757.86	June 2025 Fertilizer
DOWN TO EARTH	6/16/2025	145385	\$2,706.00	\$2,706.00	June 2025 Landscaping Fertilizer
INFRAMARK LLC	6/17/2025	151860	\$233.79	\$233.79	May 2025 Postage and letters
Additional Services Subtotal			\$13,141.39	\$13,141.39	
TOTAL			\$57,534.60	\$57,534.60	

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
18465	06/01/2025	\$1,000.00	07/01/2025	Net 30	

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

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

Pay invoice

June 13, 2025
Invoice Number: 0411968061325
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 06/13/25 through 07/12/25
details on following pages*

Previous Balance	169.87
Payments Received -Thank You!	-169.87
Remaining Balance	\$0.00
Spectrum Business SM TV	39.99
Spectrum Business SM Internet	129.99
Spectrum Business SM Voice	19.99
Other Charges	5.00
Taxes, Fees and Charges	4.90
Current Charges	\$199.87
Total Due by 06/30/25	\$199.87

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 1-833-587-0726 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.

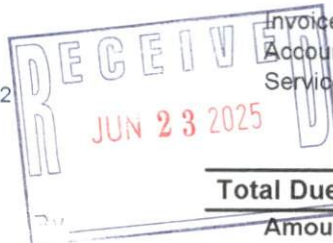


Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 13 06142025 NNNNNYNN 01 001070 0004

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



June 13, 2025

PARK EAST CDD

Invoice Number: 0411968061325
Account Number: 8337 12 001 0411968
Service At: 3930 NORTHERN KEY DR
CLUBHSE
PLANT CITY FL 33565-6013

Total Due by 06/30/25 **\$199.87**

Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712001041196800199877

Invoice Number: 0411968061325
 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 06142025 NNNNNYNN 01 001070 0004

Charge Details

Previous Balance	169.87
Check Payment-thank You 06/04	-169.87
Remaining Balance	\$0.00

Payments received after 06/13/25 will appear on your next bill.

Service from 06/13/25 through 07/12/25

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	-100.00
----------------------	---------

Your promotional price will expire on 06/12/26

Business WiFi	10.00
	\$129.99

Spectrum Business™ Internet Total **\$129.99**

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 **\$199.87**

Total Due by 06/30/25 **\$199.87**

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: #143634
June 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

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Park East CDD Contract (2025)	6/1/2025	7/1/2025	Net 30	
Estimate # 114858				

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

Billing Questions
Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

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/>.

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
5/29/2025	5305

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

Description		Amount
Lake Maintenance Services for May 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#

150748

DATE

6/1/2025

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#**DUE DATE**

7/1/2025

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: June 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.



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

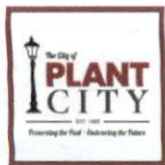
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1549326	06/06/2025	05/08/2025 - 06/06/2025	06/27/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	04/30/25	05/30/25	3464	3847	383	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	383	1068.57
WATER RECLAIM COMI	24232401	05/08/25	05/30/25	0	142	142	28.42
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	122	237.90
UTILITY TAX 10%							114.15
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	383	2600.57

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	\$4,707.00
04/25	447	01/25	312	09/24	103	Total Current Billing	\$4,370.54
04/25	167	12/24	177	08/24	155	Adjustments	\$0.00
03/25	94	11/24	186	07/24	1503	Less Payments Received	-\$4,707.00
02/25	172	10/24	117	05/24	26	Penalties	\$0.00
						Total Amount Due	\$4,320.28

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



City of Plant City

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

011801



***AUTO**MIXED AADC 750 11801 T38:47 11801 1 MB 0.617



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

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3930 NORTHERN KEY DR	D	1008701860	636330
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1549326	06/27/2025	\$4,320.28	

Remit and make checks in US funds payable to:



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

00006042025501549326500004320289



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

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
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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	\$4,707.00
04/25	447	01/25	312	09/24	103	Total Current Billing	\$4,370.54
04/25	167	12/24	177	08/24	155	Adjustments	\$0.00
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02/25	172	10/24	117	05/24	26	Penalties	\$0.00
						Total Amount Due	\$4,320.28

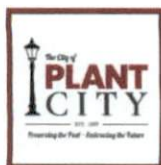
Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees

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	
1549326	06/27/2025	\$4,320.28	



City of Plant City

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





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150116

DATE

5/28/2025

BILL TO

Park East Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#**DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # WOPE04022025 \$225 / WOPE04112025 \$150 / WOPE03172025 \$1275	1	Ea	1,650.00		1,650.00
Angel R Montagna 11-18-24 TECO/PEOPLES GAS : Client Electric Bill \$8017.90	1	Ea	8,017.90		8,017.90
Subtotal					9,667.90

Subtotal

\$9,667.90

Tax

\$0.00

Total Due

\$9,667.90

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

Inframark
501 S Falkenburg Rd, Tampa, FL 33619
Phone: 813-295-5455
Customer ID: Park East CDD

Date: 03/17/2025
Invoice Due Date: 05/17/2025

Proposal For: Park East CDD
Prepared by: Don Cameron

W.O. # WOPE03172025

Field Work Orders	Quantity	Unit Price	Taxable?	Amount
Materials: n/a			No	\$
Labor: Pond clean ups on 3/4, 3/12, 3/17	5 hours	2 techs each @ \$75/hr	No	\$ 750
Road sign straightening on 3/4	3.5 hours		No	\$ 525
Disposal Fees		Flat Fee	No	\$n/a
Shipping/Handling			No	\$n/a
Total				\$ 1275

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: Michael Perez

Date: 03/17/2025

Date: _____

Inframark – Tampa, FL 33619

We are proud to provide a range of services for your community.



INVOICE

Inframark
501 S Falkenburg Rd, Tampa, FL 33619
Phone: 813-295-5455
Customer ID: Park East CDD

Date: 04/02/2025
Invoice Due Date: 06/02/2025

Proposal For: Park East CDD
Prepared by: Don Cameron

W.O. # WOPE04022025

Field Work Orders	Quantity	Unit Price	Taxable?	Amount
Materials: n/a				
Labor: Pond cleanup #1 Dog Park gate repair / temporary dog station installed	1 hours .5 hours	2 techs each @\$ 75/hr	No	\$ 225
Disposal Fees Shipping/Handling		Flat Fee	No No	\$n/a \$n/a
Total				\$ 225

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: Arturo Gandarilla

Date: 04/02/2025

Date: _____

Inframark – Tampa, FL 33619

We are proud to provide a range of services for your community.



INVOICE

Inframark
501 S Falkenburg Rd, Tampa, FL 33619
Phone: 813-295-5455
Customer ID: Park East CDD

Date: 04/11/2025
Invoice Due Date: 06/11/2025

Proposal For: Park East CDD
Prepared by: Don Cameron

W.O. # WOPE04112025

Field Work Orders	Quantity	Unit Price	Taxable?	Amount
Materials: n/a				
Labor: Repair broken interior gate @ dog park	1 hour	2 techs each @ \$75/hr	No	\$ 150
Disposal Fees Shipping/Handling		Flat Fee	No No	\$n/a \$n/a
Total				\$ 150

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: Arturo Gandarilla

Date: 04/11/2025

Date: _____

Inframark – Tampa, FL 33619

We are proud to provide a range of services for your community.



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

Statement Date: June 13, 2025

Amount Due: \$309.86

Due Date: July 07, 2025
Account #: 221009059413

Account Summary


Current Service Period: May 09, 2025 - June 09, 2025


Previous Amount Due	\$518.23
Payment(s) Received Since Last Statement	-\$518.23
Current Month's Charges	\$309.86

Amount Due by July 07, 2025 \$309.86

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 **212.5% higher** than the same period last year.

 Your average daily kWh used was **6.38% higher** than it was in your previous period.

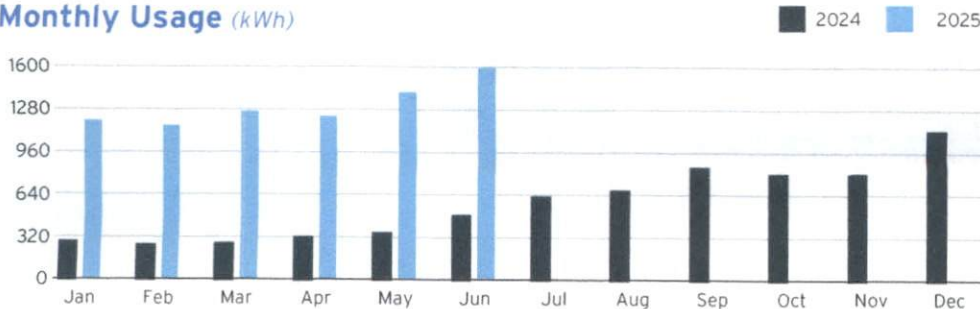


Scan here to view your account online.



An Audit You'll Love
Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

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: July 07, 2025

Amount Due: \$309.86

Payment Amount: \$ _____

640273315643



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.

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.

6402733156432210090594130000000309869



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

Account #: 221009059413
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Meter Read

Meter Location: PUMP STATION 2

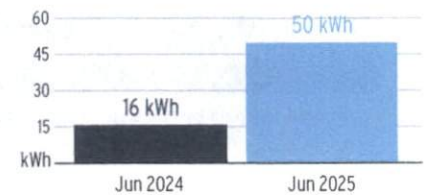
Service Period: May 09, 2025 - Jun 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852829	06/09/2025	16,627	15,034	1,593 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,593 kWh @ \$0.08641/kWh	\$137.65
Fuel Charge	1,593 kWh @ \$0.03391/kWh	\$54.02
Storm Protection Charge	1,593 kWh @ \$0.00577/kWh	\$9.19
Clean Energy Transition Mechanism	1,593 kWh @ \$0.00418/kWh	\$6.66
Storm Surcharge	1,593 kWh @ \$0.02121/kWh	\$33.79
Florida Gross Receipt Tax		\$6.70
Electric Service Cost		\$268.17
Franchise Fee		\$17.57
Municipal Public Service Tax		\$24.12
Total Electric Cost, Local Fees and Taxes		\$309.86

Total Current Month's Charges

\$309.86

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

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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 13, 2025

Amount Due: \$4,820.33

Due Date: July 07, 2025

Account #: 221009131659

Account Summary

Previous Amount Due	\$9,703.96
Payment(s) Received Since Last Statement	-\$9,703.96
Current Month's Charges	\$4,820.33

Amount Due by July 07, 2025 \$4,820.33

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



Scan here to view
your account online.



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: July 07, 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: \$4,820.33

Payment Amount: \$ _____

640273315644

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.

6402733156442210091316590000004820331



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

Account #: 221009131659
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Service Period: May 09, 2025 - Jun 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	90 kWh @ \$0.03412/kWh	\$3.07
Monthly Charge		\$262.60
Lighting Fuel Charge	90 kWh @ \$0.03363/kWh	\$3.03
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		\$0.20

Lighting Charges

\$270.55

Billing information continues on next page →

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P.O. Box 31318
Tampa, FL 33631-3318
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Account #: 221009131659
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Service Period: May 09, 2025 - Jun 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	435 kWh @ \$0.03412/kWh	\$14.84
Monthly Charge		\$1269.23
Lighting Fuel Charge	435 kWh @ \$0.03363/kWh	\$14.63
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		\$0.96

Lighting Charges **\$1,307.63**

Billing information continues on next page →

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

Account #: 221009131659
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Service Period: May 09, 2025 - Jun 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	180 kWh @ \$0.03412/kWh	\$6.14
Monthly Charge		\$525.20
Lighting Fuel Charge	180 kWh @ \$0.03363/kWh	\$6.05
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		\$0.40

Lighting Charges **\$541.09**

Billing information continues on next page →

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

Account #: 221009131659
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Service Period: May 09, 2025 - Jun 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	255 kWh @ \$0.03412/kWh	\$8.70
Monthly Charge		\$744.03
Lighting Fuel Charge	255 kWh @ \$0.03363/kWh	\$8.58
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		\$0.56

Lighting Charges \$766.55

Billing information continues on next page →

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

Account #: 221009131659
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Service Period: May 09, 2025 - Jun 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	225 kWh @ \$0.03412/kWh	\$7.68
Monthly Charge		\$656.50
Lighting Fuel Charge	225 kWh @ \$0.03363/kWh	\$7.57
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		\$0.50

Lighting Charges **\$676.38**

Billing information continues on next page →



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

Account #: 221009131659
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Service Period: May 09, 2025 - Jun 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	392 kWh @ \$0.03412/kWh	\$13.38
Monthly Charge		\$1223.52
Lighting Fuel Charge	392 kWh @ \$0.03363/kWh	\$13.18
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		\$0.87

Lighting Charges **\$1,258.13**

Total Current Month's Charges

\$4,820.33

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

Account #: 221009131659
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Important Messages

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

Statement Date: June 13, 2025

Amount Due: \$747.78

Due Date: July 07, 2025

Account #: 221009336381

Account Summary

Current Service Period: May 09, 2025 - June 09, 2025

Previous Amount Due \$889.35

Payment(s) Received Since Last Statement -\$889.35

Current Month's Charges \$747.78

Amount Due by July 07, 2025 \$747.78

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

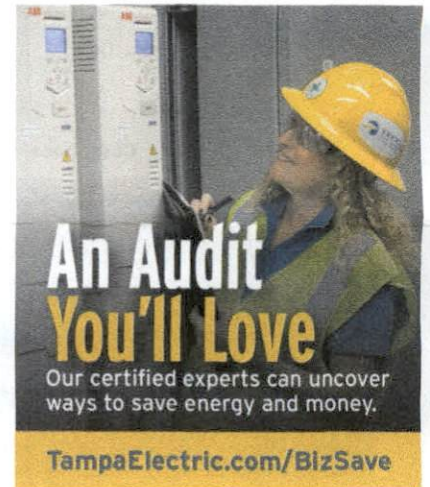
Your Energy Insight



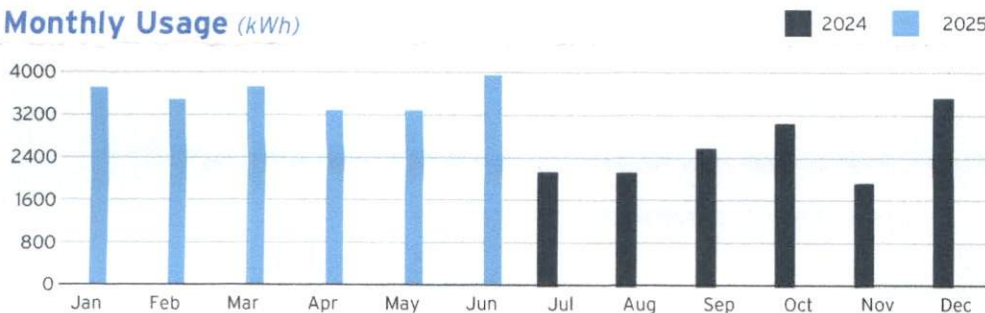
Your average daily kWh used was **12.84% higher** than it was in your previous period.



Scan here to view your account online.



Monthly Usage (kWh)



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



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

Account #: 221009336381

Due Date: July 07, 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: \$747.78

Payment Amount: \$ _____

666199052157

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.

6661990521572210093363810000000747785



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

Account #: 221009336381
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Meter Read

Service Period: May 09, 2025 - Jun 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000906161	06/09/2025	36,581	32,646	3,935 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	3,935 kWh @ \$0.08641/kWh	\$340.02
Fuel Charge	3,935 kWh @ \$0.03391/kWh	\$133.44
Storm Protection Charge	3,935 kWh @ \$0.00577/kWh	\$22.70
Clean Energy Transition Mechanism	3,935 kWh @ \$0.00418/kWh	\$16.45
Storm Surcharge	3,935 kWh @ \$0.02121/kWh	\$83.46
Florida Gross Receipt Tax		\$15.80

Electric Service Cost	\$632.03
Franchise Fee	\$41.40
Municipal Public Service Tax	\$56.35
Total Electric Cost, Local Fees and Taxes	\$729.78



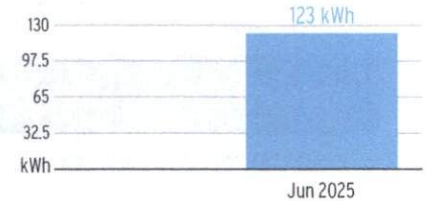
Other Fees and Charges

Elec Reconnect Chrg Meter	\$18.00
Total Other Fees and Charges	\$18.00

Total Current Month's Charges

\$747.78

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill



Bank Draft

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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

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

Contact Us

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Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 13, 2025

Amount Due: \$25.67

Due Date: July 07, 2025

Account #: 221009462716

Account Summary

Current Service Period: May 09, 2025 - June 09, 2025

Previous Amount Due	\$57.15
Payment(s) Received Since Last Statement	-\$57.15
Current Month's Charges	\$25.67

Amount Due by July 07, 2025 \$25.67

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

Your Energy Insight



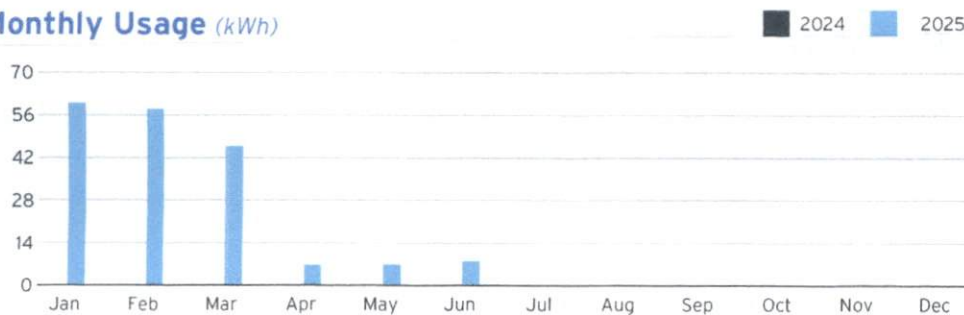
Your average daily kWh used was **50% higher** than it was in your previous period.



Scan here to view your account online.



Monthly Usage (kWh)



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



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

Account #: 221009462716

Due Date: July 07, 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: \$25.67

Payment Amount: \$ _____

652618906754

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.

6526189067542210094627160000000025679



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

Account #: 221009462716
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Meter Read

Service Period: May 09, 2025 - Jun 09, 2025

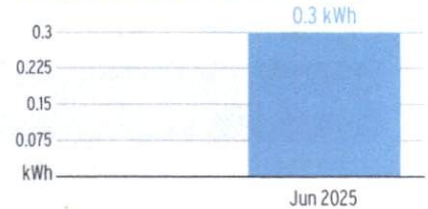
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000938048	06/09/2025	186	178		8 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	8 kWh @ \$0.08641/kWh	\$0.69
	Fuel Charge	8 kWh @ \$0.03391/kWh	\$0.27
	Storm Protection Charge	8 kWh @ \$0.00577/kWh	\$0.05
	Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
	Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
	Florida Gross Receipt Tax		\$0.55
	Electric Service Cost		\$21.92
	Franchise Fee		\$1.44
	Municipal Public Service Tax		\$2.31
	Total Electric Cost, Local Fees and Taxes		\$25.67

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$25.67

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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Kyle Smith	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko	X	\$200

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Kyle Smith	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko	X	\$200

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

Down to Earth

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



Invoice: #144249

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 2025 Irrigation Inspection
Repairs

Estimate # 119634

Invoice Date

5/29/2025

Date Due

6/13/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#119634 - May 2025 Irrigation Inspection Repairs				\$98.16

May 2025 irrigation inspection repairs

Estimates require a 50% deposit to order and schedule any
approved work.

Irrigation Installation				\$98.16
10H RAINBIRD PLASTIC NOZZLE. (Material)	Each	3.00	\$2.02	\$6.07
1806 6" SPRAY NSI (Material)	Each	1.00	\$7.09	\$7.09
Irrigation Labor (Hide) (Labor)				\$85.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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	\$98.16
Sales Tax	\$0.00
Total	\$98.16
Credits/Payments	(\$0.00)
Balance Due	\$98.16

Down to Earth

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



Invoice: #145386

June 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

Annual @ 3 Monument signs 3/24

Invoice Date

6/16/2025

Date Due

7/1/2025

Terms

Net 15

Customer PO #

Estimate # 114037

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114037 - Annual @ 3 Monument signs 3/24				\$5,411.86
<ul style="list-style-type: none"> Install annuals and bedding soil at the 3 monument signs to Park East. Adjust irrigation as needed. Bed prep first time and disposal. 				

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				\$4,821.86
Annuals 4-4.5" - installed (E) (Kit)	4"	756.00	\$3.32	\$2509.91
Comand Scape Planting Mix (Material)	Cubic Yard	9.00	\$173.55	\$1561.95
Site Prep, Removal, & Disposal (E) (Labor)				\$750.00
LCE006: Irrigation Repairs				\$590.00
Irrigation Labor (Hide) (Labor)				\$340.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$250.00	\$250.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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	\$5,411.86
Sales Tax	\$0.00
Total	\$5,411.86
Credits/Payments	(\$0.00)
Balance Due	\$5,411.86

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

Estimate: #114037

Customer Address

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

Billing Address

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

Physical Job Address

Park East
3930 Northern Ky Dr
Plant City, FL 33565

Job

Annual @ 3 Monument signs
3/24

Estimated Job Start Date

April 25, 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)				\$750.00
Annuals 4-4.5" - installed (E)	4"	756	\$3.32	\$2,509.91
Comand Scape Planting Mix	Cubic Yard	9	\$173.55	\$1,561.95
Irrigation Repairs				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$250.00	\$250.00
			Subtotal	\$5,411.86
			Estimated Tax	\$0.00
			Job Total	\$5,411.86

- Install annuals and bedding soil at the 3 monument signs to Park East.
- Adjust irrigation as needed.
- Bed prep first time and disposal.

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

Proposed By:

Dave Towsley
Down to Earth

03/24/2025

Date _____

Agreed & Accepted By:

Park East

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/>.

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Kyle Smith	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko	X	\$200

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Kyle Smith	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko	X	\$200

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Kyle Smith	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko	X	\$200

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
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

June 10, 2025

Client: 001544

Matter: 000001

Invoice #: 26636

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
5/1/2025	KCH	REVIEW LANDSCAPE AGREEMENT WITH LMP AND HIGHLIGHT AREAS OF BREACH; REVIEW JANUARY, FEBRUARY, AND MARCH INSPECTION REPORTS FOR LMP; REVIEW STATUS REPORT FROM DOWN TO EARTH FOR START DATE OF APRIL 7, 2025; PREPARE FOR AND ATTEND MEETING WITH C.DELAOSA, M.PEREZ, AND A.GANDARILLA TO DISCUSS LMP BREACH, NEGLIGENCE, AND POTENTIAL LITIGATION IN PERSON; PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	1.8	\$603.00
5/2/2025	KCH	PREPARE SERVICES AGREEMENT WITH ECO-LOGIC.	0.7	\$234.50
5/6/2025	KCH	REVIEW FINAL PUNCH LIST TO BE PRESENTED TO LMP/SUNRISE; PREPARE RECAP EMAIL FOR AFTER MEETING WITH LMP/SUNRISE; SEND SAME TO C.DELAOSA.	0.5	\$167.50
5/7/2025	KCH	PREPARE FOR AND ATTEND MEETING WITH C.DELAOSA, M.PEREZ, AND REPRESENTATIVES FROM LMP AND JUNIPER; PREPARE AND SEND RECAP EMAIL TO ALL ASSOCIATED PARTIES.	0.8	\$268.00
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON; DISCUSS ONGOING LANDSCAPE DISCUSSIONS WITH LMP WITH M. PEREZ AND C. DELAOSA.	0.5	\$167.50
5/20/2025	WAS	REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	0.1	\$33.50

June 10, 2025
 Client: 001544
 Matter: 000001
 Invoice #: 26636

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/20/2025	KCH	REVIEW EMAILS FROM M. PEREZ REGARDING COMMUNICATIONS WITH LMP REGARDING SOD/IRRIGATION ISSUES.	0.4	\$134.00
5/20/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDING AUTHORITY FOR CHAIR AND DISTRICT MANAGER WITH BOS RATIFICATION.	0.5	\$167.50
5/29/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICES.	0.2	\$81.00
5/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$134.00
Total Professional Services			6.4	\$2,193.00
Total Services				\$2,193.00
Total Disbursements				\$0.00
Total Current Charges				\$2,193.00
Previous Balance				\$5,095.00
Less Payments				(\$5,095.00)
PAY THIS AMOUNT				\$2,193.00

Please Include Invoice Number on all Correspondence



A-TECH Consulting, Inc.
3901 W. Osborne Avenue
Tampa, Florida 33614

*** Invoice ***

DATE	INVOICE #
5/27/2025	28243
TERMS	DUE DATE
Net 30	6/26/2025

BILL TO

Inframark
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607

P.O. NUMBER

N/A

Invoice Questions Please Call

813-887-1178

QTY	DESCRIPTION	AMOUNT
	ATECH PROJECT NUMBER: 15324 PROJECT NAME: INFRAMARK PARK EAST CDD - KEY CARDS 200 - ACCESS CARDS MATERIALS: Sales Tax Exemption: 85--8018588464C-7	2,371.88

Contact: J.D. Wigginton
(P) 813-887-1178 ext 30
(Cell) 813-477-1688

State of Florida Alarm Contractors License # EG13000338

Subject to standard terms and conditions, available at www.atechtampa.com

Sales Tax (7.5%)

\$0.00

Total

\$2,371.88

Balance Due

\$2,371.88

ACH Payment Information for A-TECH Consulting, Inc.

Name of Financial Institution TD Bank
Address of Financial Institution 5201 North Lois Avenue
 Tampa, FL 33614
Phone Number of Financial Institution 813-876-4617

Savings Account or Checking Account (Please circle one)

Bank Transit ABA Number 067014822
Bank Account Number 4317235722
Email Remittance Address jd@atechtampa.com



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: 2549

Invoice Date: June 4, 2025

Payment Due: June 19, 2025

Amount Due (USD): **\$1,300.00**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Additional Repairs needed to fence/rail itself being bent up and damaged and potentially needing new sections of railing Also cleanup for maintenance side as we spent half day since maintenance crew wasn't able to do it	1	\$1,300.00	\$1,300.00
Total:			\$1,300.00
Amount Due (USD):			\$1,300.00

[Pay Securely Online](#)

Bank
Payment

link.waveapps.com/nu38u6-ht9rua

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



Invoice

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.
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).



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

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: #143278

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

Park east Annuals

Invoice Date

5/27/2025

Date Due

6/11/2025

Terms

Net 15

Customer PO #

Estimate # 117258

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#117258 - Park east Annuals				\$5,411.86

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.

LCE006: Irrigation Repairs				\$590.00
Irrigation Labor (Hide) (Labor)				\$340.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$250.00	\$250.00
LCE017: Annual Installation				\$4,821.86
Annuals (Sub)	Each	1.00	\$4821.86	\$4821.86

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.propertyserviceportal.com)

Subtotal	\$5,411.86
Sales Tax	\$0.00
Total	\$5,411.86
Credits/Payments	(\$0.00)
Balance Due	\$5,411.86

**Down to Earth**

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

Estimate: #117258**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

Park east Annuals

Estimated Job Start Date

April 29, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Annual Installation				
Annuals	Each	1	\$4,821.86	\$4,821.86
Irrigation Repairs				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$250.00	\$250.00
Subtotal				\$5,411.86
Estimated Tax				\$0.00
Job Total				\$5,411.86

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

04/29/2025

Date

Agreed & Accepted By:

Park East CDD

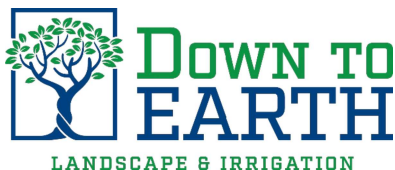
05/23/2025

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



Invoice: #145387

June 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

Top Choice application Amenity
Center

Invoice Date

6/16/2025

Date Due

7/1/2025

Terms

Net 15

Customer PO #

Estimate # 116766

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#116766 - Top Choice application Amenity Center				\$757.86
<ul style="list-style-type: none"> Apply Top choice Fire ant insecticide to the amenity center. Inside pool area, Play ground, dog park and common areas directly around the amenity center. 				

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				\$757.86
Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
Top Choice - Fert & Pest Application (Sub)	Each	1.00	\$692.86	\$692.86

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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/terms-and-conditions/)

Subtotal	\$757.86
Sales Tax	\$0.00
Total	\$757.86
Credits/Payments	(\$0.00)
Balance Due	\$757.86

**Down to Earth**

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

Estimate: #116766**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

Top Choice application Amenity
Center

Estimated Job Start Date

May 30, 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
Top Choice - Fert & Pest Application	Each	1	\$692.86	\$692.86
Subtotal				\$757.86
Estimated Tax				\$0.00
Job Total				\$757.86

- Apply Top choice Fire ant insecticide to the amenity center. Inside pool area, Play ground, dog park and common areas directly around the amenity center.

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

04/28/2025

Date

Agreed & Accepted By:

Park East CDD

05/15/2025

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



Invoice: #145385

June 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

June Fertilizer

Invoice Date

6/16/2025

Date Due

7/1/2025

Terms

Net 15

Customer PO #

Estimate # 118710

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#118710 - June Fertilizer				\$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.

LCE025: Tree/Plant Installation				\$2,536.00
- Fert & Pest Application (Sub)	Each	1.00	\$2536.00	\$2536.00
LCE006: Irrigation Repairs				\$170.00
Irrigation Labor (Hide) (Labor)				\$170.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

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

Subtotal	\$2,706.00
Sales Tax	\$0.00
Total	\$2,706.00
Credits/Payments	(\$0.00)
Balance Due	\$2,706.00

**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**Estimate Details**

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 - Preapproval

From Perez, Michael <michael.perez@inframark.com>
Date Tue 4/22/2025 9:26 AM
To Dave Towsley <dave.towsley@down2earthinc.com>

Attention!

Notice: External Email

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Good morning,

Please use this as a preapproval statement for a Not to Exceed \$5,000 for any emergency items that would be needed at the district.

Thank you

Michael Perez | District Manager



313 Campus Street Celebration, FL 34747
Email: michael.perez@inframark.com
Direct: 656-209-7919 | www.inframark.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".



Go Green: Please do not print this e-mail unless you really need to!



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151860

DATE

6/17/2025

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#**DUE DATE**

7/17/2025

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
B/W Copies	979	Ea	0.15		146.85
Postage	1	Ea	86.94		86.94
Subtotal					233.79

Subtotal \$233.79

Tax \$0.00

Total Due \$233.79

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



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

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

				SERIES 2021	SERIES 2024	GENERAL	GENERAL	
				CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2021	SERIES 2024	PROJECTS	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	FUND	FUND	GROUP FUND	ACCOUNT GROUP FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 16,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,781
Cash In Bank	207,124	-	-	-	-	-	-	207,124
Due From Developer	42,503	-	-	-	-	-	-	42,503
Due From Other Funds	-	146,127	-	-	-	-	-	146,127
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	359	1,038	-	-	1,397
Prepayment Account	-	2,093	-	-	-	-	-	2,093
Reserve Fund	-	143,550	34,772	-	-	-	-	178,322
Revenue Fund	-	489,471	34,297	-	-	-	-	523,768
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	\$ 267,208	\$ 781,241	\$ 69,069	\$ 363	\$ 1,038	\$ 4,934,636	\$ 10,937,000	\$ 16,990,555
LIABILITIES								
Accounts Payable	\$ 23,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,820
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	10,687,000	10,687,000
Due To Other Funds	2,577	-	-	143,550	-	-	-	146,127
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	6,903
TOTAL LIABILITIES	33,300	-	-	143,550	-	-	10,937,000	11,113,850
FUND BALANCES								
Restricted for:								
Debt Service	-	781,241	69,069	-	-	-	-	850,310
Capital Projects	-	-	-	-	1,038	-	-	1,038
Unassigned:	233,908	-	-	(143,187)	-	4,934,636	-	5,025,357
TOTAL FUND BALANCES	233,908	781,241	69,069	(143,187)	1,038	4,934,636	-	5,876,705
TOTAL LIABILITIES & FUND BALANCES	\$ 267,208	\$ 781,241	\$ 69,069	\$ 363	\$ 1,038	\$ 4,934,636	\$ 10,937,000	\$ 16,990,555

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,116	\$ 4,116	0.00%
Interest - Tax Collector	-	1,271	1,271	0.00%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	383,725	349,016	(34,709)	90.95%
Special Assmnts- CDD Collected	-	40,774	40,774	0.00%
Developer Contribution	-	26,564	26,564	0.00%
Other Miscellaneous Revenues	-	75	75	0.00%
TOTAL REVENUES	383,725	421,916	38,191	109.95%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,000	3,000	75.00%
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	15,483	(5,983)	162.98%
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	373	127	74.60%
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	81,159	36,366	69.06%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Utility - Water & Sewer	10,000	19,668	(9,668)	196.68%
Utility - Electric	10,000	53,145	(43,145)	531.45%
Total Utility Services	20,000	72,813	(52,813)	364.07%
<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	122,081	(70,081)	234.77%
Plant Replacement Program	5,000	9,453	(4,453)	189.06%
R&M - Amenity Center	10,000	-	10,000	0.00%
Miscellaneous Maintenance	10,000	8,586	1,414	85.86%
Pool & Spa Maintenance	20,000	7,657	12,343	38.29%
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	200,739	35,461	84.99%
<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	362,920	20,805	94.58%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues				
Over (under) expenditures	-	58,996	58,996	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	\$ -	\$ 302,733	\$ 302,733	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(68,825)		
FUND BALANCE, ENDING		\$ 233,908		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 21,562	\$ 21,562	0.00%
Special Assmnts- Tax Collector	572,524	583,987	11,463	102.00%
Special Assmnts- CDD Collected	-	69,550	69,550	0.00%
TOTAL REVENUES	572,524	675,099	102,575	117.92%
<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	-	104,973	104,973	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	\$ -	\$ 35,423	\$ 35,423	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		\$ 781,241		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2024 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,691	\$ 1,691	0.00%
TOTAL REVENUES	-	1,691	1,691	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	-	(59,418)	(59,418)	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	\$ -	\$ 10,132	\$ 10,132	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		\$ 69,069		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 433	\$ 433	0.00%
TOTAL REVENUES	-	433	433	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	-	(147,247)	(147,247)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ (143,187)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2024 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 229	\$ 229	0.00%
TOTAL REVENUES	-	229	229	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	-	(27,271)	(27,271)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		\$ 1,038		

Bank Account Statement

Park East CDD

Bank Account No. 5629
Statement No. 06-25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	16,781.28	Statement Balance	16,981.28
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	16,981.28
Subtotal	16,781.28	Outstanding Checks	-200.00
Negative Adjustments	0.00	Ending Balance	16,781.28
Ending G/L Balance	16,781.28		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/18/2025		JE000614	Special Assmnts-Tax Collector	Tax Revenue Debt Service	4,127.01	4,127.01	0.00
Total Deposits					4,127.01	4,127.01	0.00
Checks							
							0.00
05/21/2025	Payment	1349	INFRAMARK LLC	Check for Vendor V00014	-5,954.00	-5,954.00	0.00
05/28/2025	Payment	1350	DOWN TO EARTH CHARTER	Check for Vendor V00055	-18,344.50	-18,344.50	0.00
05/29/2025	Payment	1351	COMMUNICATION S	Check for Vendor V00048	-169.87	-169.87	0.00
05/29/2025	Payment	1352	COASTAL OUTDOOR SERVICES, LLC	Check for Vendor V00057	-3,930.00	-3,930.00	0.00
05/29/2025	Payment	1353	DOWN TO EARTH ECO-LOGIC SERVICES LLC	Check for Vendor V00055	-5,853.16	-5,853.16	0.00
05/29/2025	Payment	1354	SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
06/11/2025	Payment	1355	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
06/11/2025	Payment	1356	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-1,000.00	-1,000.00	0.00
06/11/2025	Payment	1357	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
06/11/2025	Payment	1358	COASTAL OUTDOOR SERVICES, LLC	Check for Vendor V00057	-1,300.00	-1,300.00	0.00
06/11/2025	Payment	1359	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
06/11/2025	Payment	1360	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
Total Checks					-38,601.53	-38,601.53	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							

Bank Account Statement

Park East CDD

Bank Account No.5629

Statement No.06-25

Statement Date06/30/2025

06/11/2025	Payment	1361	RYAN MOTKO	Check for Vendor V00016	-200.00
Total Outstanding Checks					-200.00

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Park East CDD

Bank Account No. 6700
Statement No. 06-25

Statement Date 06/30/2025

G/L Account No. 101002 Balance	207,123.57	Statement Balance	229,188.88
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	229,188.88
Subtotal	207,123.57	Outstanding Checks	-22,065.31
Negative Adjustments	0.00	Ending Balance	207,123.57
Ending G/L Balance	207,123.57		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/27/2025		JE000608	Other Miscellaneous Revenues	Deposit-keys	25.00	25.00	0.00
06/30/2025		JE000625	Interest - Investments	Intear earned for thr month of 05/25	840.97	840.97	0.00
Total Deposits					865.97	865.97	0.00
Checks							
							0.00
06/19/2025	Payment	1001	DOWN TO EARTH	Check for Vendor V00055	-12,806.36	-12,806.36	0.00
06/19/2025	Payment	1002	STRALEY ROBIN VERICKER	Check for Vendor V00006	-2,193.00	-2,193.00	0.00
Total Checks					-14,999.36	-14,999.36	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
06/26/2025	Payment	1003	A-TECH CONSULTING, INC.	Check for Vendor V00059			-2,731.88
06/26/2025	Payment	1004	CITY OF PLANT CITY	Check for Vendor V00032			-4,320.28
06/26/2025	Payment	1005	DOWN TO EARTH	Check for Vendor V00055			-8,875.72
06/26/2025	Payment	1006	INFRAMARK LLC	Check for Vendor V00014			-233.79
06/26/2025	Payment	1007	TECO	Check for Vendor V00025			-5,903.64
Total Outstanding Checks							-22,065.31
Outstanding Deposits							
Total Outstanding Deposits							

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1001	06/19/25	DOWN TO EARTH	143278	May 2025 Annuals	Landscape Maintenance	546300-53908	\$5,411.86
001	1001	06/19/25	DOWN TO EARTH	143364	June 2025 Landscaping service	Contracts - Landscape	534171-53908	\$7,394.50
001	1002	06/19/25	STRALEY ROBIN VERICKER	26636	May 2025 District counsel services	District Counsel	531146-51401	\$2,193.00
001	1003	06/26/25	A-TECH CONSULTING, INC.	28243	5/27/2025 Amenity access cards	Misc-Access Cards	549002-53908	\$2,731.88
001	1004	06/26/25	CITY OF PLANT CITY	1549326	5/8 - 6/6/2025 Water and reclaim usage	Utility - Water	543018-53150	\$4,320.28
001	1005	06/26/25	DOWN TO EARTH	145387	June 2025 Fertilizer	Landscape Maintenance	546300-53908	\$757.86
001	1005	06/26/25	DOWN TO EARTH	145386	June 2025 Annuals installation	Plant Replacement Program	546468-53908	\$5,411.86
001	1005	06/26/25	DOWN TO EARTH	145385	June 2025 Landscaping Fertilizer	Plant Replacement Program	546468-53908	\$2,706.00
001	1006	06/26/25	INFRAMARK LLC	151860	Postage and letter notices	May 2025 Postage and letters	541024-51301	\$233.79
001	1007	06/26/25	TECO	061325 221009059413	ELECTRIC 05/09/25 - 06/09/25	5/9 - 6/9/2025 Electricity	543041-53150	\$309.86
001	1007	06/26/25	TECO	061325 221009131659	ELECTRIC 05/09/25 - 06/09/25	5/9 - 6/9/2025 Electricity	543041-53150	\$4,820.33
001	1007	06/26/25	TECO	061325 221009336381	ELECTRIC 05/09/25 - 06/09/25	5/9 - 6/9/2025 Electricity	543041-53150	\$747.78
001	1007	06/26/25	TECO	061325 221009462716	ELECTRIC 05/09/25 - 06/09/25	5/9 - 6/9/2025 Electricity	543041-53150	\$25.67
001	1355	06/11/25	ALBERTO VIERA	AV-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1356	06/11/25	BLUE LIFE POOL SERVICE LLC	18465	June 2025 Pool services	Pool & Spa Maintenance	546972-53908	\$1,000.00
001	1357	06/11/25	CARLOS DE LA OSSA	CO-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1358	06/11/25	COASTAL OUTDOOR SERVICES, LLC	2549	Aluminum rail repairs and wall	Aluminum rail repairs from accident	546922-53908	\$1,300.00
001	1359	06/11/25	KYLE SMITH	KS-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1360	06/11/25	NICHOLAS J. DISTER	ND-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1361	06/11/25	RYAN MOTKO	RM-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
Fund Total								\$40,364.67

Total Checks Paid	\$40,364.67
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Arturo Gandarilla
DISTRICT FIELD COORDINATOR

PARK EAST JULY FIELD INSPECTION REPORT, 7/28/25, 8:38 AM

PARK EAST CDD, DOWN TO EARTH

Completed

Monday, July 28, 2025

Not
completed/ no
response

Prepared For Board Of Supervisors

Scheduled to
be completed

11 Items Identified

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

Due By: Monday, August 11, 2025

Assigned To: Down To Earth

Photos 1 through 3 show that the flowers in front of the monument have nice color and are looking healthy, but there are some weeds that should be removed before they get out of control.

Photo 2 also shows the ornamental grasses by the monument, which look healthy overall, but have some weeds growing in between them that need to be addressed.

Along North Park Road and Victorious Falls, the hedges along the fence are healthy, the beds are nicely edged, and the turf fertility looks good.

Photo 4 gives a wide view of the area and shows how well everything is being maintained — from the turf to the plant material.



ITEM 2- VICTORIOUS FALLS ST.

Due By: Monday, August 11, 2025

Assigned To: Eco Logic

Pond 4 has lots of torpedo and prim rose weeds this needs to be treated as soon as possible.



ITEM 3- VICTORIOUS FALLS ST.

Due By: Monday, August 11, 2025

Assigned To: Eco Logic

Pond 5 has lots of torpedo and prim rose, these needs to be treated as soon as possible.



ITEM 4- NORTHERN KEY DR.

Due By: Wednesday, August 13, 2025

Assigned To: Down To Earth

Photo 1: treat the crack weeds on the corner of N park rd and northern key.

Photo 2: treat the weeds in the beds along the community fence.

Photo 3: treat the crack weeds throughout the sidewalks.

Photo 4: the tree rings are being soft edged but need to work on the weeds around the trees throughout the blvd.



ITEM 5- NORTHERN KEY DR.

Due By: Wednesday, August 13, 2025

Assigned To: Down To Earth

Photos 1 and 2 show that the plant material is healthy and has good color. However, there are some weeds growing in between the liriope and the ornamental grasses that need to be removed.

Additionally, the copper leaf needs to be trimmed on both sides of the monument and all along North Park Boulevard.

Photos 3 and 4 show areas of turf that appear to be under stress. This is located on the corner of Northern Key and Radiant Mountain and should be checked to determine the cause.



ITEM 6- N. PARK RD.

Due By: Wednesday, August 13, 2025

Assigned To: Down To Earth

Photo 1: lift the trees along the blvd center island.

Photo 2: treat the weeds in all tree rings where needed.

Photo 3: treat the crack weeds along the road ways.



ITEM 7- DOG PARK

Due By: Wednesday, August 13, 2025

Assigned To: Down To Earth

Photos 1 through 3 show St. Augustine runners growing into the rock bed at the entrance of the dog park and along the fence line. This needs to be addressed before it spreads further and becomes more difficult to manage.



ITEM 8- CLUBHOUSE

Due By: Wednesday, August 13, 2025

Assigned To: Down To Earth

Photos 1 through 3 show plant material that needs dead material removed, as well as weeds that should be addressed throughout the beds.

Around the pool area, there are also weeds that need to be treated. Please apply weed control where applicable and safe to do so.



ITEM 9- POOL AREA

Due By: Wednesday, August 13, 2025

Assigned To: Down To Earth

Photo 1: remove the dead out of the plants.

Photo 2: Weeds throughout the beds.

Photo 3: prune the dead form the palm tree.



ITEM 10- MAILBOX AREA

Due By: Wednesday, August 13, 2025

Assigned To: Down To Earth

Photos 1 through 3 show a significant amount of weeds growing in the beds around the mailbox. This needs to be addressed as soon as possible, and weed control should be applied where applicable.



ITEM 11- BLUE ORCHID AVE.

Due By: Wednesday, August 13, 2025

Assigned To: Down To Earth

Photo 1 shows how good the flowers look in front of the monument; **however, there are some weeds growing in between that need to be addressed before they get out of control.**

Photo 2 highlights how great the plant material and turf look overall, **though there are some weeds throughout the beds that should be taken care of before they become a larger issue.**

Photo 3 is a wide-angle view showing that the turf, plant material, sidewalks, and roadways are all well maintained.

