

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 04, 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
Arturo Gandarilla, Field Manager

Regular Meeting Agenda

Thursday, September 04, 2025 at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held **September 04, 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 REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

A. Consideration of Goals & Objectives

4. CONSENT AGENDA

A. Approval of Minutes of the August 07, 2025, Public Hearing & Regular Meeting

B. Consideration of Operation and Maintenance July 2025

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

D. Ratification of Spearem Enterprises LLC Clubhouse Gutter Repairs and Indoor Trim Repair – Est. no. 1898 (\$1,400.00)

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: August 4, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Park East Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Park East Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Park East Community Development District

**MINUTES OF MEETING
PARK EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of Park East Community Development District was held on Thursday August 7, 2025, and called to order at 3:43 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
John Vericker	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Arturo Gandarilla	Field Manager
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Ms. Cooper explained this section of the meeting is specific to general comments and instructed the public present to limit any comments regarding the budget to the Public Hearing and mentioned areas such as the “Highwater Mark” and it’s definitions.. Discussion ensued.

The Board received comments regarding community communications.

THIRD ORDER OF BUSINESS

Public Hearing on Adopting FY 2026 Final Budget

A. Open Public Hearing on Adopting Fiscal Year - 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Public Hearing on Adopting FY 2026 Final Budget, was opened. 5-0

B. Discussion on Fiscal Year 2026 Budget

Discussion ensued regarding unforeseen expenses, loan payments, insurance costs, percentages, fees, contingency funds, storm clean-ups, landscaping, inquiry submissions and statute of limitations, criteria used to reach the budget numbers and it's limits, to which Mr. Vericker mentioned the HOA and Ms. Cooper also directed to visit the Florida Commission on Ethics if needed. Ms. Cooper volunteered to provide expenditure and audit reports. She also, advised of items removed in an effort to reduce the budget such as holiday decorations, part-time staff, debris clean-up and reduced landscaping contract. Mr. de la Ossa detailed factors influencing the increases and encouraged visit to the website.

C. Close Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Public Hearing on Adopting Fiscal Year 2026 Final Budget, was closed. 5-0

D. Consideration of Resolution 2025-09; Adopting the Fiscal Year 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-09; Adopting the FY 2026 Final Budget, as revised was adopted. 5-0

E. Consideration of Resolution 2025-10, Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-10, Levying O&M Assessments, was adopted. 5-0

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Janitorial Services Proposals**

- a. Spearem Enterprises, LLC
- b. City-Wide Cleaning, LLC

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, to provide *Neptune Multi Services LLC* termination letter for services, was adopted. 5-0

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, proposal from *City-Wide Cleaning, LLC*, was approved. 5-0

B. Consideration of Resolution 2025-11, Setting the FY 2026 Meeting Schedule

The following is the Fiscal Year 2026 CDD Meeting Schedule:

- 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 2:00pm ET at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-11, Setting the FY 2026 Meeting Schedule, as detailed above, was adopted. 5-0

FIFTH ORDER OF BUSINESS**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**

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

SIXTH 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. Mr. Gandarilla added pending items referred to *Down to Earth* with regards to liquid fertilization applications, an RFP for more rock installation in the dog park areas and chain-link fence weeds maintenance.

SEVENTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith with all in favor, the meeting was adjourned at 4:06 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	7/1/2025	18956	\$1,100.00	\$1,100.00	POOL SERVICE JULY 2025
BLUE LIFE POOL SERVICE LLC	10/1/2024	16850 BALANCE	\$500.00	\$500.00	POOL SERVICE
BLUE LIFE POOL SERVICE LLC	11/1/2024	16851 BALANCE	\$600.00	\$600.00	POOL SERVICE
BLUE LIFE POOL SERVICE LLC	12/1/2024	16852 BALANCE	\$500.00	\$500.00	POOL SERVICE
CHARTER COMMUNICATIONS	7/13/2025	0411968071325	\$199.87	\$199.87	INTERNET
DOWN TO EARTH	7/1/2025	146788	\$7,394.50	\$7,394.50	LANDSCAPE SERVICE
ECO-LOGIC SERVICES LLC	7/1/2025	5436	\$1,250.00	\$1,250.00	LAKE MAINTENANCE
INFRAMARK LLC	7/1/2025	152952	\$100.00		July 2025 Website maintenance
INFRAMARK LLC	7/1/2025	152952	\$2,500.00		July 2025 District management
INFRAMARK LLC	7/1/2025	152952	\$2,254.00		July 2025 Field management
INFRAMARK LLC	7/1/2025	152952	\$350.00		July 2025 Dissemination services
INFRAMARK LLC	7/1/2025	152952	\$750.00	\$5,954.00	July 2025 Accounting services
LANDSCAPE MAINTENANCE PROFESSIONALS INC	3/3/2025	318653	\$7,998.00	\$7,998.00	LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$25,496.37	\$25,496.37	
Utilities					
CITY OF PLANT CITY	7/7/2025	1564219	\$1,345.63	\$1,345.63	WATER
TECO	7/15/2025	071525 221009462716	\$23.97	\$23.97	ELECTRIC
TECO	7/15/2025	071525 221009131659	\$4,820.33	\$4,820.33	ELECTRIC
TECO	7/15/2025	071525 221009336381	\$890.08	\$890.08	ELECTRIC
TECO	7/15/2025	071525 221009059413	\$295.45	\$295.45	ELECTRIC
Utilities Subtotal			\$7,375.46	\$7,375.46	
Regular Services					
ALBERTO VIERA	7/10/2025	AV-071025	\$200.00	\$200.00	BOARD 7/10/25
BUSINESS OBSERVOR, INC.	7/4/2025	25-01895H	\$214.38	\$214.38	LEGAL AD
BUSINESS OBSERVOR, INC.	7/11/2025	25-01960H	\$78.75	\$78.75	LEGAL AD
CARLOS DE LA OSSA	7/10/2025	CO-071025	\$200.00	\$200.00	BOARD 7/10/25
GRAU AND ASSOCIATES	7/1/2025	27924	\$5,800.00	\$5,800.00	AUDIT SVCS FYE 09/30/24
INFRAMARK LLC	7/16/2025	154332	\$100.18	\$100.18	COPIES AND POSTAGE
KELLY EVANS	7/10/2025	KE-071025	\$200.00	\$200.00	BOARD 7/10/25

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
KYLE SMITH	7/10/2025	KS-071025	\$200.00	\$200.00	BOARD 7/10/25
NICHOLAS J. DISTER	7/10/2025	ND-071025	\$200.00	\$200.00	BOARD 7/10/25
RYAN MOTKO	7/10/2025	RM-071025	\$200.00	\$200.00	BOARD 7/10/25
STRALEY ROBIN VERICKER	7/9/2025	26802	\$3,648.00	\$3,648.00	PROFESSIONAL SVCS
Regular Services Subtotal			\$11,041.31	\$11,041.31	
Additional Services					
INFRAMARK LLC	7/16/2025	154332	\$270.00	\$270.00	Gate Hinges Replacement
LANDSCAPE MAINTENANCE PROFESSIONALS INC	1/23/2025	308730	\$1,450.70	\$1,450.70	MULCH
LANDSCAPE MAINTENANCE PROFESSIONALS INC	3/31/2025	324429	\$91.69	\$91.69	WET CHECK REPAIRS
LANDSCAPE MAINTENANCE PROFESSIONALS INC	3/31/2025	324430	\$81.25	\$81.25	WET CHECK REPAIRS
LANDSCAPE MAINTENANCE PROFESSIONALS INC	3/31/2025	324431	\$107.06	\$107.06	WET CHECK REPAIRS
PARK EAST CDD	6/18/2025	06182025 - 728	\$2,577.20	\$2,577.20	SERIES 2021 FY25 TAX DIST ID 728
Additional Services Subtotal			\$4,577.90	\$4,577.90	
TOTAL			\$48,491.04	\$48,491.04	

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18956	07/01/2025	\$1,100.00	07/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,000.00	1,000.00
	CYA MAINTENANCE	CYA Fee per pool.	1	100.00	100.00

SUBTOTAL	1,100.00
TAX	0.00
TOTAL	1,100.00
BALANCE DUE	\$1,100.00

Pay invoice

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16850	10/01/2024	\$500.00	10/31/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE OCT 2024	1	1,000.00	1,000.00

Pay invoice

SUBTOTAL	1,000.00
TAX	0.00
TOTAL	1,000.00
PAYMENT	500.00
BALANCE DUE	\$500.00

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16851	11/01/2024	\$600.00	12/01/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE NOV 2024	1	1,000.00	1,000.00
	CYA MAINTENANCE	CYA FEE 3 TIMES A YEAR ONLY	1	100.00	100.00

Pay invoice

SUBTOTAL	1,100.00
TAX	0.00
TOTAL	1,100.00
PAYMENT	500.00
BALANCE DUE	\$600.00

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16852	12/01/2024	\$500.00	12/31/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE DEC 2024	1	1,000.00	1,000.00

Pay invoice

SUBTOTAL	1,000.00
TAX	0.00
TOTAL	1,000.00
PAYMENT	500.00
BALANCE DUE	\$500.00

July 13, 2025
Invoice Number: 0411968071325
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 07/13/25 through 08/12/25
details on following pages

Previous Balance	199.87
Payments Received -Thank You!	-199.87
Remaining Balance	\$0.00
Spectrum Business™ TV	39.99
Spectrum Business™ Internet	129.99
Spectrum Business™ Voice	19.99
Other Charges	5.00
Taxes, Fees and Charges	4.90
Current Charges	\$199.87
Total Due by 07/30/25	\$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.

Channel Lineup and Rate Card: To obtain the current channel lineup available in your area, please go to business.spectrum.com/channel-lineup or contact us at 1-800-314-7195 to request a paper copy be mailed to you.

Telecommunications Relay Service (TRS).

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

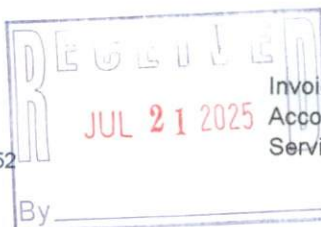
Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

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 DY RP 13 07142025 NNNNNYNN 01 000971 0004

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



July 13, 2025

PARK EAST CDD

Invoice Number: 0411968071325
Account Number: 8337 12 001 0411968
Service At: 3930 NORTHERN KEY DR
CLUBHSE
PLANT CITY FL 33565-6013

Total Due by 07/30/25 \$199.87
Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712001041196800199877

Invoice Number: 0411968071325
 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 DY RP 13 07142025 NNNNNYNN 01 000971 0004

Charge Details

Previous Balance	199.87
Check Payment-thank You 07/09	-199.87
Remaining Balance	\$0.00

Payments received after 07/13/25 will appear on your next bill.

Service from 07/13/25 through 08/12/25

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 07/30/25 **\$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: #146788
July 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)	7/1/2025	7/31/2025	Net 30	
Estimate # 114858				

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#114858 - Park East CDD Contract (2025) July 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.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

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

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

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
7/1/2025	5436

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

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

Pete@Eco-Logic-Services.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

152952

CUSTOMER ID

C2354

PO#**DATE**

7/1/2025

NET TERMS

Due On Receipt

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: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	100.00		100.00
District Management	1	Ea	2,500.00		2,500.00
Field Management	1	Ea	2,254.00		2,254.00
Dissemination Services	1	Ea	350.00		350.00
Accounting Services	1	Ea	750.00		750.00
Subtotal					5,954.00

Subtotal

\$5,954.00

Tax

\$0.00

Total Due

\$5,954.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 318653

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

Date	Due Date
03/03/25	4/2/2025
Account Owner	PO#
DAVID MANFRIN	

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

Subtotal	\$12,248.00
Less Payments/Credits	(\$4,250.00)
Balance Due	\$7,998.00

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

Thank you for allowing us to serve you.



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
1564219	07/07/2025	06/07/2025 - 07/07/2025	07/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	05/30/25	07/01/25	3847	3878	31	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	31	86.49
WATER RECLAIM COMI	24232401	05/30/25	07/01/25	142	508	366	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	346	674.70
UTILITY TAX 10%							15.95
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	31	210.49

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		
05/25	383	02/25	172	10/24	117	Previous Balance	\$4,320.28
04/25	447	01/25	312	09/24	103	Total Current Billing	\$1,345.63
04/25	167	12/24	177	08/24	155	Adjustments	\$0.00
03/25	94	11/24	186	07/24	1503	Less Payments Received	-\$4,320.28
						Penalties	\$0.00
						Total Amount Due	\$1,345.63

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

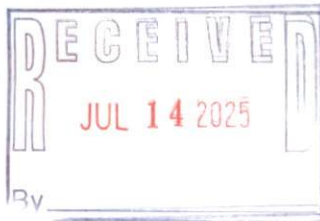
005210



***AUTO**MIXED AADC 750 5210 T14:17 5210 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	
1564219	07/28/2025	\$1,345.63	

Remit and make checks in US funds payable to:



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

00006042025501564219200001345636



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
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	\$4,320.28
05/25	383	02/25	172	10/24	117	Total Current Billing	\$1,345.63
04/25	447	01/25	312	09/24	103	Adjustments	\$0.00
04/25	167	12/24	177	08/24	155	Less Payments Received	-\$4,320.28
03/25	94	11/24	186	07/24	1503	Penalties	\$0.00
						Total Amount Due	\$1,345.63

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	
1564219	07/28/2025	\$1,345.63	



City of Plant City

UTILITY BILLING DEPARTMENT

PO BOX C

PLANT CITY FL 33564-9003





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

Statement Date: July 15, 2025

Amount Due: \$23.97

Due Date: August 05, 2025

Account #: 221009462716

Account Summary

Current Service Period: June 10, 2025 - July 09, 2025

Previous Amount Due	\$25.67
Payment(s) Received Since Last Statement	-\$25.67
Current Month's Charges	\$23.97

Amount Due by August 05, 2025 \$23.97

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

Your Energy Insight



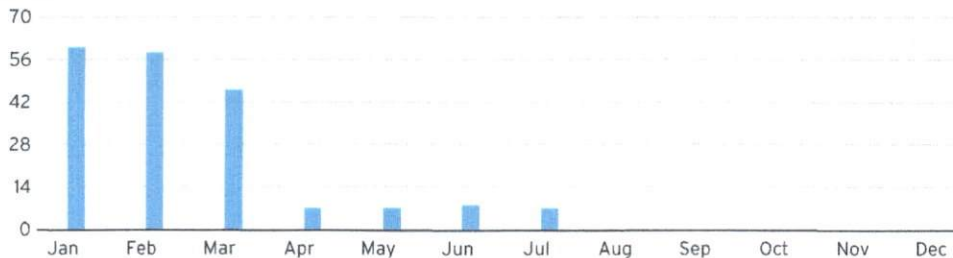
Your average daily kWh used was **33.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

2024 2025



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: August 05, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$23.97

Payment Amount: \$ _____

692124873599

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.

6921248735992210094627160000000023970



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

Account #: 221009462716
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Meter Read

Service Period: Jun 10, 2025 - Jul 09, 2025

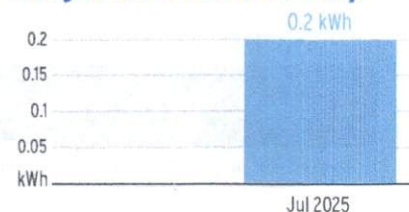
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000938048	07/09/2025	193	186	7 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
	Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
	Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
	Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
	Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
	Florida Gross Receipt Tax		\$0.51
	Electric Service Cost		\$20.47
	Franchise Fee		\$1.34
	Municipal Public Service Tax		\$2.16
	Total Electric Cost, Local Fees and Taxes		\$23.97

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$23.97

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



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

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



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

Statement Date: July 15, 2025

Amount Due: \$4,820.33

Due Date: August 05, 2025

Account #: 221009131659

Account Summary

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

Amount Due by August 05, 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: August 05, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$4,820.33

Payment Amount: \$ _____

685952105304

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.

6859521053042210091316590000004820331



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

Account #: 221009131659
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Account #: 221009131659
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	435 kWh @ \$0.03412/kWh	\$14.84
Monthly Charge		\$1269.23
Lighting Fuel Charge	435 kWh @ \$0.03363/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: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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



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

Account #: 221009131659
Statement Date: July 15, 2025
Charges Due: August 05, 2025


Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



00000036-0000382-Page 15 of 24

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	255 kWh @ \$0.03412/kWh	\$8.70
Monthly Charge		\$744.03
Lighting Fuel Charge	255 kWh @ \$0.03363/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 →




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

Account #: 221009131659
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	225 kWh @ \$0.03412/kWh	\$7.68
Monthly Charge		\$656.50
Lighting Fuel Charge	225 kWh @ \$0.03363/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 →

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

Account #: 221009131659
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	392 kWh @ \$0.03412/kWh	\$13.38
Monthly Charge		\$1223.52
Lighting Fuel Charge	392 kWh @ \$0.03363/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: July 15, 2025
Charges Due: August 05, 2025

Important Messages

00000036-0000383-Page 18 of 24



PARK EAST COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
3930 NORTHERN KEY DR, CLBHSE
PLANT CITY, FL 33565-6013

Statement Date: July 15, 2025

Amount Due: \$890.08

Due Date: August 05, 2025

Account #: 221009336381

Account Summary

Current Service Period: June 10, 2025 - July 09, 2025

Previous Amount Due	\$747.78
Payment(s) Received Since Last Statement	-\$747.78
Current Month's Charges	\$890.08

Amount Due by August 05, 2025 \$890.08

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

Your Energy Insight

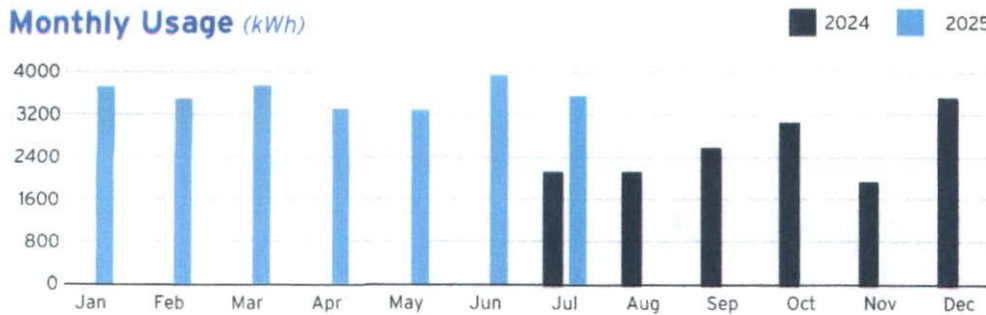
Your average daily kWh used was **57.33% higher** than the same period last year.

Your average daily kWh used was **4.07% lower** 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

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS™ TAMPA ELECTRIC
AN EMERA COMPANY



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



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.



Account #: 221009336381

Due Date: August 05, 2025

Amount Due: \$890.08

Payment Amount: \$ _____

692124873598

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.

6921248735982210093363810000000890088



Service For:
 3930 NORTHERN KEY DR
 CLBHSE, PLANT CITY, FL 33565-6013

Account #: 221009336381
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Meter Read

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000906161	07/09/2025	40,119	36,581	3,538 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	3,538 kWh @ \$0.08641/kWh	\$305.72
Fuel Charge	3,538 kWh @ \$0.03391/kWh	\$119.97
Storm Protection Charge	3,538 kWh @ \$0.00577/kWh	\$20.41
Clean Energy Transition Mechanism	3,538 kWh @ \$0.00418/kWh	\$14.79
Storm Surcharge	3,538 kWh @ \$0.02121/kWh	\$75.04
Florida Gross Receipt Tax		\$14.23

Electric Service Cost **\$569.06**

Franchise Fee \$37.27

Municipal Public Service Tax \$50.75

Total Electric Cost, Local Fees and Taxes **\$657.08**



Other Fees and Charges

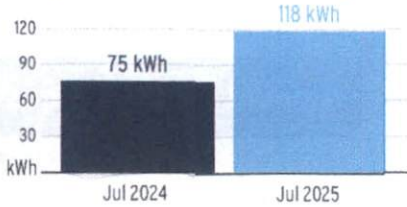
Electric Security Deposit \$233.00

Total Other Fees and Charges **\$233.00**

Total Current Month's Charges

\$890.08

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
 866-832-6249
Residential Customer Care:
 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

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

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



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

Statement Date: July 15, 2025

Amount Due: \$295.45

Due Date: August 05, 2025

Account #: 221009059413

Account Summary

Current Service Period: June 10, 2025 - July 09, 2025

Previous Amount Due	\$309.86
Payment(s) Received Since Last Statement	-\$309.86
Current Month's Charges	\$295.45

Amount Due by August 05, 2025 \$295.45

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

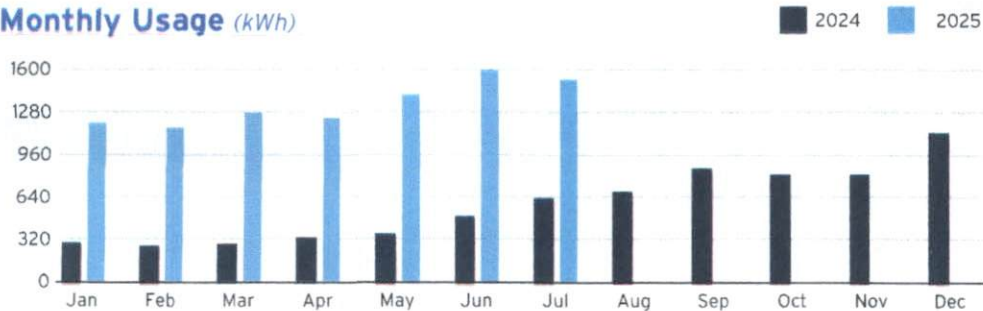
Your Energy Insight

- Your average daily kWh used was **168.42% higher** than the same period last year.
- Your average daily kWh used was **2% 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

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS | TAMPA ELECTRIC
AN EMERA COMPANY



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

Account #: 221009059413

Due Date: August 05, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$295.45

Payment Amount: \$ _____

651384352670

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.

6513843526702210090594130000000295454



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

Account #: 221009059413
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Meter Read

Meter Location: PUMP STATION 2

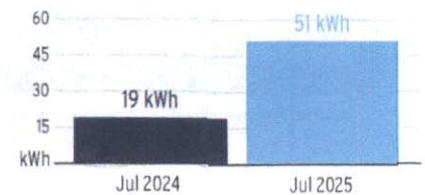
Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000852829	07/09/2025	18,148	16,627	1,521 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,521 kWh @ \$0.08641/kWh	\$131.43
Fuel Charge	1,521 kWh @ \$0.03391/kWh	\$51.58
Storm Protection Charge	1,521 kWh @ \$0.00577/kWh	\$8.78
Clean Energy Transition Mechanism	1,521 kWh @ \$0.00418/kWh	\$6.36
Storm Surcharge	1,521 kWh @ \$0.02121/kWh	\$32.26
Florida Gross Receipt Tax		\$6.39
Electric Service Cost		\$255.70
Franchise Fee		\$16.75
Municipal Public Service Tax		\$23.00
Total Electric Cost, Local Fees and Taxes		\$295.45

Total Current Month's Charges

\$295.45

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

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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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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Park East CDD
Board Meeting Date:	July 10, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Kelly Evans	X	\$200
5	Alberto Viera	X	\$200

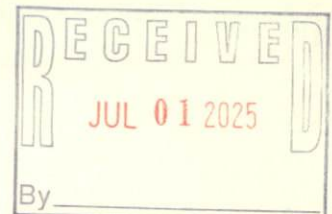
The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322



INVOICE

Legal Advertising

Invoice # 25-01895H

Date 07/04/2025

Attn:
Park East CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01895H
Notice of Public Hearing and Board of Supervisors Meeting
RE: Park East CDD Fiscal Year 2025-2026 Budget Board of Supervisors
Meeting on 8/7/25 @ 2:00 PM
Published: 7/4/2025

\$214.38

Important Message

**Please include our Serial #
on your check**

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$214.38

**Payment is expected within 30 days of the
first publication date of your notice.**

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Park East Community Development District

The Board of Supervisors (the "Board") of the Park East Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024-2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
SF 40'	\$1,337.20	\$767.69	74%	\$569.51	\$47.46
SF 50'	\$1,671.50	\$959.61	74%	\$711.89	\$59.32
SF 60'	\$2,005.80	\$1,151.53	74%	\$854.27	\$71.19

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez, District Manager



4915-9721-6564, v. 1
July 4, 2025

25-01896H

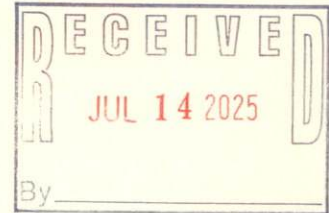
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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322



INVOICE

Legal Advertising

Invoice # 25-01960H

Date 07/11/2025

Attn:
Park East CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01960H

\$78.75

Notice of Public Hearing and Board of Supervisors Meeting

RE: Park East CDD Fiscal Year 2025-2026 Budget Board of Supervisors
Meeting on 8/7/25 @ 2:00 PM

Published: 7/11/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$78.75

Payment is expected within 30 days of the
first publication date of your notice.

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Business Observer

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3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Park East Community Development District

The Board of Supervisors (the "**Board**") of the Park East Community Development District (the "**District**") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://parkeastdd.com/> or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez, District Manager
4923-8878-3409, v. 1
July 11, 2025

25-01960H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Park East CDD
Board Meeting Date:	July 10, 2025

Name		In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Kelly Evans	X	\$200
5	Alberto Viero	X	\$200

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

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Park East Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 27924
Date 07/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>5,800.00</u>
Current Amount Due	\$ <u><u>5,800.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,800.00	0.00	0.00	0.00	0.00	5,800.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

154332

DATE

7/16/2025

CUSTOMER ID

C2354

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/16/2025

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
WO #WOPE06202025 \$270	1	Ea	270.00		270.00
B/W Copies	300	Ea	0.15		45.00
Postage	48	Ea	1.13		54.40
Color Copies	2	Ea	0.39		0.78
Subtotal					370.18

Subtotal

\$370.18

Tax

\$0.00

Total Due

\$370.18

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Park East CDD
Board Meeting Date:	July 10, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Kelly Evans	X	\$200
5	Alberto Viero	X	\$200

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

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: July 10, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	X
2	Nick Dister	X	X
3	Ryan Motko	X	X
4	Kyle Smith	X	\$200.00
5	Alberto Viero	X	X

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

Approved for payment:

Jayna Cooper
District Manager Signature

7/10/2025
Date

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BOARD OF SUPERVISORS

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District Manager Signature	Date

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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

July 09, 2025

Client: 001544

Matter: 000001

Invoice #: 26802

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.0	\$405.00
6/2/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	\$97.50
6/2/2025	KCH	PREPARE RESPONSE TO LMP/JUNIPER AND EMAIL WITH C. DELAOSSA REGARDING SAME; PHONE CALL WITH C. DELAOSSA REGARDING SAME; EMAILS WITH DOWN TO EARTH REGARDING REMEDIATION AND CLEANUP INVOICES.	0.6	\$225.00
6/3/2025	KCH	REVIEW INVOICES/ESTIMATES FROM DOWN TO EARTH FOR REMEDIATION OF LANDSCAPING AND INITIAL CLEANUP; PHONE CALL WITH M. PEREZ REGARDING SAME; EMAILS WITH C. DELAOSSA REGARDING NEXT STEPS IN COMMUNICATION WITH LMP/JUNIPER.	0.4	\$150.00
6/4/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH T. STEWART; TELEPHONE CALL WITH C. DE LA OSSA; REVIEW REQUISITION ISSUES.	0.6	\$243.00
6/4/2025	KCH	EMAILS WITH N. SALERNO REGARDING NEGOTIATIONS ON DTE INVOICES.	0.2	\$75.00
6/5/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.5	\$202.50
6/5/2025	KCH	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE UPDATED SPENDING AUTHORITY RESOLUTION.	0.6	\$225.00

SERVICES

Date	Person	Description of Services	Hours	Amount
6/6/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$390.00
6/10/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET; REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.6	\$507.00
6/11/2025	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING; PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	1.0	\$405.00
6/11/2025	AM	REVISE RESOLUTIONS TO INCLUDE OFF ROLL ASSESSMENTS.	0.5	\$97.50
6/11/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00
6/16/2025	KCH	PREPARE FOR AND ATTEND TEAMS MEETING WITH N. SALERNO OF JUNIPER.	0.3	\$112.50
6/19/2025	LC	RESEARCH RE FUNDING ALLOCATION RESOLUTIONS.	0.2	\$39.00
6/20/2025	CAW	REVIEW NOTICES OF PUBLIC HEARING TO ADOPT THE 2025/2026 BUDGET, MAILED O/M ASSESSMENT LETTER, RESOLUTION ADOPTING 2025/2026 BUDGET, AND RESOLUTION IMPOSING ASSESSMENTS.	0.3	\$112.50
6/20/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION AD AND RESOLUTIONS WITH INSTRUCTIONS.	0.2	\$39.00
6/20/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.4	\$150.00
6/24/2025	KCH	REVIEW FINAL LONG FORM FIRST PUBLICATION FOR NOTICE OF PUBLIC HEARING.	0.2	\$75.00
6/25/2025	LC	REVIEW SPREADSHEET FROM J. COOPER RE SEAT DESIGNATIONS AND TERMS; RESEARCH RE SAME; REVISE SPREADSHEET TO CORRECT INFORMATION.	0.2	\$39.00
6/30/2025	LC	REVIEW CORRESPONDENCE FROM J. COOPER REQUESTING INFORMATION ON PROJECTED FIRST GENERAL ELECTION AND PROJECTED TURNOVER DATES; UPDATE J. COOPER'S SPREADSHEET RE SAME.	0.1	\$19.50
Total Professional Services			12.6	\$3,648.00

July 09, 2025
Client: 001544
Matter: 000001
Invoice #: 26802

Page: 3

Total Services	\$3,648.00	
Total Disbursements	\$0.00	
Total Current Charges		\$3,648.00
Previous Balance		\$2,193.00
Less Payments		(\$2,193.00)
PAY THIS AMOUNT		\$3,648.00

Please Include Invoice Number on all Correspondence

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 308730

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

Date	Due Date
01/23/25	2/22/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
	\$1,450.70

#316427 - Victorious Falls Mulch

Installation of mulch to cover a trench dug by electrician and to cover bare areas from construction at Victorious Falls & Park Rd

Cocoa Brown Mulch - 01/21/2025

Grand Total **\$1,450.70**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$0.00	\$0.00	\$0.00	\$280.00	\$9,448.70

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 324429

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

Date	Due Date
03/31/25	4/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$91.69

#333699 - Wet Check Repairs Controller C 3-31-25

Wet Check repairs for 3-31-25

Lateral Components - 03/31/2025

Hunter PRO Nozzle 15 ft. Radius Half Circle 180 Degree	1.00EA	\$2.25	\$2.25
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28
Irrigation Technician Labor	1.00HR	\$70.00	\$70.00
Rain Bird XF Coupling 17 mm	4.00EA	\$0.79	\$3.16

Grand Total \$91.69

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$0.00	\$0.00	\$0.00	\$280.00	\$9,448.70

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 324430

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

Date	Due Date
03/31/25	4/30/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#333705 - Wet Check Repairs Controller D 3-31-25				\$81.25
<i>Lateral Components - 03/31/2025</i>				
Hunter PRO Nozzle 15 ft. Radius Half Circle 180 Degree	5.00EA	\$2.25	\$11.25	
Irrigation Technician Labor	1.00HR	\$70.00	\$70.00	

Subtotal	\$81.25
Less Payments/Credits	(\$0.00)
Balance Due	\$81.25

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

Thank you for allowing us to serve you.

thelmpadvantage.com

8135676500

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 324431

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

Date	Due Date
03/31/25	4/30/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#333707 - Wet Check Repairs Clubhouse 3-31-25				\$107.06
<i>Lateral Components - 03/31/2025</i>				
Hunter PRO Nozzle 15 ft. Radius Half Circle 180 Degree	2.00EA	\$2.25	\$4.50	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	2.00EA	\$16.28	\$32.56	
Irrigation Technician Labor	1.00HR	\$70.00	\$70.00	
Subtotal				\$107.06
Less Payments/Credits				(\$0.00)
Balance Due				\$107.06

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

Thank you for allowing us to serve you.

thelmpadvantage.com

813.576500

PARK EAST CDD
DISTRICT CHECK REQUEST

Today's Date 6/18/2025

Payable To Park East CDD

Check Amount \$2,577.20

Check Description Series 2021- FY 25 Tax Dist. ID Dist 728

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

PARK EAST CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	350,710.58	37.55%	37.55%
Net DS 2021	583,201.94	62.45%	62.45%
Net Total	933,912.52	100.00%	100.00%

200

Date Received	Amount Received	37.55%	37.55%	62.45%	62.45%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue			
11/14/2024	3,846.54	1,444.48	1,444.48	2,402.06	2,402.06	-	Dist 697	1267
11/22/2024	1,923.27	722.24	722.24	1,201.03	1,201.03	-	Dist 698	1267
12/6/2024	323,109.23	121,336.66	121,336.66	201,772.57	201,772.57	-	Dist 706	1267
12/3/2024	3,846.54	1,444.48	1,444.48	2,402.06	2,402.06	-	Dist 700	1267
12/16/2024	575,057.24	215,950.27	215,950.27	359,106.97	359,106.97	-	Dist 707	1267
1/7/2025	15,386.15	5,777.93	5,777.93	9,608.22	9,608.22	-	Dist 709	1275
2/7/2025	3,886.60	1,459.53	1,459.53	2,427.07	2,427.07	-	Dist 713	1300
3/10/2025	1,983.37	744.81	744.81	1,238.56	1,238.56	-	Dist 716	1317
4/7/2025	2,003.41	752.34	752.34	1,251.07	1,251.07	-	Dist 719	1331
6/18/2025	4,127.01	1,549.81	1,549.81	2,577.20	2,577.20	-	Dist 728	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	935,169.36	351,182.56	351,182.55	583,986.80	583,986.81			
Net Total on Roll	933,912.52		350,710.58		583,201.94			
Collection Surplus / (Deficit)	1,256.84		471.97		784.87			

Property:

Park East

1

North Park Isle

Date

3/31/25

Technician

Mojica

Arrive/ Depart

1

Clock D

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

Clock Type/ #	<i>Hunter Acc 2</i>					Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1			<i>A</i>		<i>A</i>
Rain Sensor	<i>(ok)</i>	bad		Battery Replaced	Y	N							
Notes:							<i>12:00 Am</i>	2					
							Pgm B	1		<i>B</i>		<i>B</i>	
							<i>12:00 Am</i>	2					
							Pgm C	1		<i>C</i>		<i>C</i>	
							<i>6:00 Am</i>	2					
							Pgm D	1					
								2					

		Programs				2					
Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)				
1	d	25		15			Labor	Hrs	Rate	Amount	
2	S	40					Supervisor:				
3	b	25					Technician:				
4	R	25					Total Labor Charges			\$	
5	S	40					Materials	QTY	Unit	Extended	
6	D	25		15							
7	b	40									
8	S	25									
9	R	25									
10	b	25									
11	S	25									
12	S	20									
13	b	20									
14	D	25	15								
15	S	25									
16	R	40									
17	Sh	25									
18	R	25									
19	b	40	15								
20	S	40									
21	S	25									
22	b	25	15								
23	n		10				Total Materials	\$			
24	A		10				Total Labor	\$			
Season Adjust %							Grand Total	\$			
Run Time							Bill To:				
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information											

2

Property:

NORTH Park 15LE

Date

3/31/25

Technician

Melises

Arrive/ Depart

1

clock = D

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

Clock Type/ #	Hunter Acc	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1		
Rain Sensor	ok	bad	Battery Replaced	Y	N	12:00 Am	2		
Notes:						Pgm B	1		
						12:00 Am	2		
						Pgm C	1		
						7:00 Am	2		
						Pgm D	1		
							2		

Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
							Labor	Hrs	Rate	Amount
25	S			10			Supervisor:			
26	b	1:00		10			Technician:			
27	R			10			Total Labor Charges \$			
28	S		15	10			Materials	QTY	Unit	Extended
29	b		50							
30	S			15						
31	D			15						
32	b			15						
33										
34	S	20								
35	S		15							
36	S			15						
37	b			10						
38	S	10								
39	S	10								
40	S	10								
41	S	10								
42	bD			10						
43	S	10								
44	S	10								
45	b	10								
46	S	10								
47	D			15			Total Materials	\$		
48	S	10					Total Labor	\$		
Season Adjust %							Grand Total	\$		
Run Time							Bill To:			

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



Landscape
Maintenance
Professionals, Inc.

3

Property:

North Park Isle

Date

3/31/25

Technician

Moses

Arrive/ Depart

1

Clock = D

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

Clock Type/ #	Hunter Acc2						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1		A		A		A
Rain Sensor	OK	bad		Battery Replaced	Y	N	12:00 Am	2						
Notes:							Pgm B	1	B		B		B	
							10:00 Am	2						
							Pgm C	1	C			C		C
							5:00 Am	2						
							Pgm D	1						
								2						

		Programs						2									
Zone #	Type	A	B	C	D	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)							
49	R		10							Labor		Hrs	Rate	Amount			
50	b		10							Supervisor:							
51	D		10							Technician:							
52	b			15								Total Labor Charges		\$			
53	S		10							Materials		QTY	Unit	Extended			
54	R		10														
55	D			15													
56	S		10														
57	S		10														
58	b		10														
59	D			15													
60	b		10														
61	D			15													
62	S		10														
63	R		10														
64	D		10														
65	S		10														
66	R		10														
67	S		10														
68	D		10	15													
69	R		10														
70	b		10	10													
71	S		10							Total Materials		\$					
72	b			10						Total Labor		\$					
Season Adjust %		1								Grand Total		\$					
Run Time										Bill To:							
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information																	

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

Property:

4 North Park 151e

Date 3/31/25

Technician MOISES

Arrive/ Depart 1

Clock = D

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

Clock Type/ #	Hunter Acc2						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1		A		A		A
Rain Sensor	OK	bad		Battery Replaced	Y	N	12:00 Am	2						
Notes:							Pgm B	1	B		B		B	
							6:00 Am	2						
							Pgm C	1	C			C		C
							8:00 Am	2						
							Pgm D	1						
								2						

		Programs													
Zone #	Type	A	B	C	D	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)					
73	R		10							Labor		Hrs	Rate	Amount	
74	b		20							Supervisor: ISMAEL B		30 mins	70.0	70.00	
75	D			15						Technician: MOISES		30 mins	70.00	70.00	
76	S		10			Nozzles = 3						Total Labor Charges		\$70.00	
77	S		10							Materials		QTY	Unit	Extended	
78	b			15						Nozzle		5	2.25	11.25	
79	S		20			Nozzles = 2									
80	D			15											
81	b		5												
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															
21															
22															
23										Total Materials		\$11.25			
24										Total Labor		\$70.00			
Season Adjust %										Grand Total		\$81.25			
Run Time										Bill To:					
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information															

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

OPP 333705



Property:

North Park Isle Club House

Date

3/31/25

Technician

Moises

Arrive/ Depart

1

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

Clock E

Clock Type/ # Hunter 1002

Battery Date Confirm Time/ Date

Rain Sensor 6k bad

Notes:

Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Pgm A 1		A			A		
Pgm B 2							
Pgm B 1							
Pgm B 2							
Pgm C 1							
Pgm C 2							
Pgm D 1							
Pgm D 2							

Programs				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D	Labor	Amount
1	5	30				Supervisor: Ismael B	70.00
2	0	25				Technician: Moises	70.00
3	6	25					70.00
4	5	25					70.00
5	5	25					70.00
6	6	25					70.00
7	0	25					70.00
8	5	30					70.00
9	5	30					70.00
10	0	25					70.00
11	6	15					70.00
12	6	45					70.00
13							70.00
14							70.00
15							70.00
16							70.00
17							70.00
18							70.00
19							70.00
20							70.00
21							70.00
22							70.00
23							70.00
24							70.00

Zone Information				Materials			
Zone #	Type	A	B	C	D	QTY	Unit
1	5	30				2	16.28
2	0	25				2	2.25
3	6	25					
4	5	25					
5	5	25					
6	6	25					
7	0	25					
8	5	30					
9	5	30					
10	0	25					
11	6	15					
12	6	45					
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

Total Labor Charges				Total Labor Charges			
Zone #	Type	A	B	C	D	QTY	Unit
1	5	30				2	16.28
2	0	25				2	2.25
3	6	25					
4	5	25					
5	5	25					
6	6	25					
7	0	25					
8	5	30					
9	5	30					
10	0	25					
11	6	15					
12	6	45					
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

Total Labor				Total Labor			
Zone #	Type	A	B	C	D	QTY	Unit
1	5	30				2	16.28
2	0	25				2	2.25
3	6	25					
4	5	25					
5	5	25					
6	6	25					
7	0	25					
8	5	30					
9	5	30					
10	0	25					
11	6	15					
12	6	45					
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

Total Materials				Total Materials			
Zone #	Type	A	B	C	D	QTY	Unit
1	5	30				2	16.28
2	0	25				2	2.25
3	6	25					
4	5	25					
5	5	25					
6	6	25					
7	0	25					
8	5	30					
9	5	30					
10	0	25					
11	6	15					
12	6	45					
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

Total Labor				Total Labor			
Zone #	Type	A	B	C	D	QTY	Unit
1	5	30				2	16.28
2	0	25				2	2.25
3	6	25					
4	5	25					
5	5	25					
6	6	25					
7	0	25					
8	5	30					
9	5	30					
10	0	25					
11	6	15					
12	6	45					
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

Grand Total				Grand Total			
Zone #	Type	A	B	C	D	QTY	Unit
1	5	30				2	16.28
2	0	25				2	2.25
3	6	25					
4	5	25					
5	5	25					
6	6	25					
7	0	25					
8	5	30					
9	5	30					
10	0	25					
11	6	15					
12	6	45					
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

Bill To:				Bill To:			
Zone #	Type	A	B	C	D	QTY	Unit
1	5	30				2	16.28
2	0	25				2	2.25
3	6	25					
4	5	25					
5	5	25					
6	6	25					
7	0	25					
8	5	30					
9	5	30					
10	0	25					
11	6	15					
12	6	45					
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

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

08P 333 767

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



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

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of July 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 16,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,793
Cash In Bank	140,349	-	-	-	-	-	-	140,349
Due From Developer	42,503	-	-	-	-	-	-	42,503
Due From Other Funds	-	143,550	-	-	-	-	-	143,550
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	360	1,042	-	-	1,402
Prepayment Account	-	2,100	-	-	-	-	-	2,100
Reserve Fund	-	143,550	34,772	-	-	-	-	178,322
Revenue Fund	-	494,121	34,519	-	-	-	-	528,640
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	\$ 200,445	\$ 783,321	\$ 69,291	\$ 364	\$ 1,042	\$ 4,934,636	\$ 10,937,000	\$ 16,926,099
<u>LIABILITIES</u>								
Accounts Payable	\$ 8,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,826
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	10,687,000	10,687,000
Due To Other Funds	-	-	-	143,550	-	-	-	143,550
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	6,903
TOTAL LIABILITIES	15,729	-	-	143,550	-	-	10,937,000	11,096,279
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	783,321	69,291	-	-	-	-	852,612
Capital Projects	-	-	-	-	1,042	-	-	1,042
Unassigned:	184,716	-	-	(143,186)	-	4,934,636	-	4,976,166
TOTAL FUND BALANCES	184,716	783,321	69,291	(143,186)	1,042	4,934,636	-	5,829,820
TOTAL LIABILITIES & FUND BALANCES	\$ 200,445	\$ 783,321	\$ 69,291	\$ 364	\$ 1,042	\$ 4,934,636	\$ 10,937,000	\$ 16,926,099

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,817	\$ 4,817	0.00%
Interest - Tax Collector	-	1,283	1,283	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	-	100	100	0.00%
TOTAL REVENUES	383,725	422,654	38,929	110.15%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	10,000	2,000	83.33%
ProfServ-Dissemination Agent	5,000	3,500	1,500	70.00%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	8,697	(2,197)	133.80%
District Counsel	9,500	19,131	(9,631)	201.38%
District Engineer	9,500	9,243	257	97.29%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	25,000	-	100.00%
Accounting Services	9,000	7,500	1,500	83.33%
Auditing Services	6,000	7,200	(1,200)	120.00%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	473	27	94.60%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	5,000	-	100.00%
Legal Advertising	3,500	1,489	2,011	42.54%
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	1,000	200	83.33%
Miscellaneous Expenses	250	25	225	10.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	117,525	99,956	17,569	85.05%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Utility - Water & Sewer	10,000	21,013	(11,013)	210.13%
Utility - Electric	10,000	59,175	(49,175)	591.75%
Total Utility Services	20,000	80,188	(60,188)	400.94%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Field Services	27,000	22,540	4,460	83.48%
Contracts-Janitorial Services	9,000	2,434	6,566	27.04%
Contracts-Aquatic Control	38,000	14,000	24,000	36.84%
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	3,006	1,994	60.12%
Landscape Maintenance	52,000	130,927	(78,927)	251.78%
Plant Replacement Program	5,000	17,521	(12,521)	350.42%
R&M - Amenity Center	10,000	-	10,000	0.00%
Miscellaneous Maintenance	10,000	9,056	944	90.56%
Pool & Spa Maintenance	20,000	10,357	9,643	51.79%
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	2,622	(122)	104.88%
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	224,497	11,703	95.05%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Contingency</u>				
Misc-Contingency	10,000	4,520	5,480	45.20%
Total Contingency	10,000	4,520	5,480	45.20%
<u>Debt Service</u>				
Interest Expense	-	3,689	(3,689)	0.00%
Total Debt Service	-	3,689	(3,689)	0.00%
TOTAL EXPENDITURES	383,725	412,850	(29,125)	107.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	9,804	9,804	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	\$ -	\$ 253,541	\$ 253,541	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(68,825)		
FUND BALANCE, ENDING		\$ 184,716		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 23,642	\$ 23,642	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	677,179	104,655	118.28%
<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	-	107,053	107,053	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	\$ -	\$ 37,503	\$ 37,503	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		\$ 783,321		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2024 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,913	\$ 1,913	0.00%
TOTAL REVENUES	-	1,913	1,913	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	-	(59,196)	(59,196)	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	\$ -	\$ 10,354	\$ 10,354	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		\$ 69,291		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 434	\$ 434	0.00%
TOTAL REVENUES	-	434	434	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	-	(147,246)	(147,246)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ (143,186)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 233	\$ 233	0.00%
TOTAL REVENUES	-	233	233	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	-	(27,267)	(27,267)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		\$ 1,042		

Bank Account Statement

Park East CDD

Bank Account No. 5629

Statement No. 07-25

Statement Date 07/31/25

G/L Account No. 101001 Balance at 07/31/25	16,792.81	Statement Balance	16,992.81
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	16,792.81	Subtotal	16,992.81
Negative Adjustments	0.00	Outstanding Checks	-200.00
Ending G/L Balance	16,792.81	Ending Balance	16,792.81

Warning! Bank reconciliation might not be possible because there are direct posting entries. For more information, see <https://go.microsoft.com/fwlink/?>

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/09/2025		JE000615	Other Miscellaneous Revenues	Deposit-Keys	25.00	25.00	0.00
07/14/2025		JE000616	Misc-Access Cards	Deposit- Refund Access	110.00	110.00	0.00
07/17/2025		JE000620		R/C Interest Tax Collector	11.53	11.53	0.00
Total Deposits					146.53	146.53	0.00
Checks							
							0.00
07/14/2025		JE000618		R/C- Refund Deposit Access	-110.00	-110.00	0.00
07/14/2025		JE000619		R/C- Deposit Keys	-25.00	-25.00	0.00
Total Checks					-135.00	-135.00	0.00
Outstanding Checks							
06/11/25	Payment	1361	RYAN MOTKO	Check for Vendor V00016			-200.00
Total Outstanding Checks							-200.00

Bank Account Statement

Park East CDD

Bank Account No. 6700
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101002 Balance	140,348.75	Statement Balance	150,569.34
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	150,569.34
Subtotal	140,348.75	Outstanding Checks	-10,220.59
Negative Adjustments	0.00	Ending Balance	140,348.75
Ending G/L Balance	140,348.75		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/30/2025		JE000566	Interest - Investments	Intear earned for the month of 03/25	856.78	856.78	0.00
07/17/2025		JE000617	Interest - Tax Collector	Interest - Tax Collector	11.53	11.53	0.00
07/14/2025		JE000618		R/C- Refund Deposit	110.00	110.00	0.00
07/14/2025		JE000619		R/C- Deposit Keys	25.00	25.00	0.00
07/31/2025		JE000635	Interest - Investments	Intear earned for the month of 06/25	700.62	700.62	0.00
Total Deposits					1,703.93	1,703.93	0.00
Checks							
							0.00
04/30/2025		JE000566	Interest - Investments	Intear earned for the month of 03/25	-856.78	-856.78	0.00
06/26/2025	Payment	1003	A-TECH CONSULTING, INC.	Check for Vendor V00059	-2,731.88	-2,731.88	0.00
06/26/2025	Payment	1004	CITY OF PLANT CITY	Check for Vendor V00032	-4,320.28	-4,320.28	0.00
06/26/2025	Payment	1005	DOWN TO EARTH	Check for Vendor V00055	-8,875.72	-8,875.72	0.00
06/26/2025	Payment	1006	INFRAMARK LLC	Check for Vendor V00014	-233.79	-233.79	0.00
06/26/2025	Payment	1007	TECO	Check for Vendor V00025	-5,903.64	-5,903.64	0.00
07/03/2025	Payment	1008	CHARTER COMMUNICATION S	Check for Vendor V00048	-199.87	-199.87	0.00
07/03/2025	Payment	1009	INFRAMARK LLC	Check for Vendor V00014	-21,575.90	-21,575.90	0.00
07/09/2025	Payment	1010	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-1,100.00	-1,100.00	0.00
07/09/2025	Payment	1011	DOWN TO EARTH	Check for Vendor V00055	-7,394.50	-7,394.50	0.00
07/09/2025	Payment	1012	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
07/09/2025	Payment	1013	GRAU AND ASSOCIATES	Check for Vendor V00026	-5,800.00	-5,800.00	0.00
07/14/2025	Payment	1014	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
07/14/2025	Payment	1015	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00

Bank Account Statement

Park East CDD

Bank Account No. 6700

Statement No. 07-25

Statement Date

07/31/2025

07/14/2025	Payment	1017	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
07/14/2025	Payment	1018	PARK EAST CDD	Check for Vendor V00015	-2,577.20	-2,577.20	0.00
07/17/2025	Payment	1020	STRALEY ROBIN VERICKER	Check for Vendor V00006	-3,648.00	-3,648.00	0.00
07/17/2025		JE000620		R/C Interest Tax Collector	-11.53	-11.53	0.00
07/22/2025	Payment	1021	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-1,600.00	-1,600.00	0.00
07/24/2025	Payment	1024	COMMUNICATION S	Check for Vendor V00048	-199.87	-199.87	0.00
07/24/2025	Payment	1025	CITY OF PLANT CITY	Check for Vendor V00032	-1,345.63	-1,345.63	0.00
07/24/2025	Payment	1026	INFRAMARK LLC LANDSCAPE	Check for Vendor V00014	-370.18	-370.18	0.00
07/24/2025	Payment	1027	MAINTENANCE PROFESSIONALS INC	Check for Vendor V00038	-9,728.70	-9,728.70	0.00
Total Checks					-80,323.47	-80,323.47	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/14/2025	Payment	1019	RYAN MOTKO	Check for Vendor V00016		-200.00
07/22/2025	Payment	1022	KYLE SMITH	Check for Vendor V00028		-200.00
07/24/2025	Payment	1023	BUSINESS OBSERVOR, INC.	Check for Vendor V00061		-293.13
07/30/2025	Payment	1028	TECO	Check for Vendor V00025		-6,029.83
07/30/2025	Payment	1032	DOWN TO EARTH	Check for Vendor V00055		-3,072.97
07/30/2025	Payment	1033	TECO	Check for Vendor V00025		-424.66

Total Outstanding Checks

-10,220.59

Outstanding Deposits

Total Outstanding Deposits

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1008	07/03/25	CHARTER COMMUNICATIONS	0411968061325	6/13 - 7/12/2025 Internet	Miscellaneous Maintenance	546922-53908	\$199.87
001	1009	07/03/25	INFRAMARK LLC	150748	June 2025 District management services	June 2025 Website maint and admin	549936-51301	\$100.00
001	1009	07/03/25	INFRAMARK LLC	150748	June 2025 District management services	June 2025 District management	531150-51301	\$2,500.00
001	1009	07/03/25	INFRAMARK LLC	150748	June 2025 District management services	June 2025 Field management	531122-51301	\$2,254.00
001	1009	07/03/25	INFRAMARK LLC	150748	June 2025 District management services	June 2025 Dissemination services	531012-51301	\$350.00
001	1009	07/03/25	INFRAMARK LLC	150748	June 2025 District management services	June 2025 Accounting services	532001-51301	\$750.00
001	1009	07/03/25	INFRAMARK LLC	150116	Work orders for debris, signs straightening, gate repairs, and electricity	Debris removal	534121-51301	\$1,650.00
001	1009	07/03/25	INFRAMARK LLC	150116	Work orders for debris, signs straightening, gate repairs, and electricity	11/18/2024 Electric bill	543041-53150	\$8,017.90
001	1009	07/03/25	INFRAMARK LLC	152952	July 2025 District Management services	July 2025 Website maintenance	549936-51301	\$100.00
001	1009	07/03/25	INFRAMARK LLC	152952	July 2025 District Management services	July 2025 District management	531150-51301	\$2,500.00
001	1009	07/03/25	INFRAMARK LLC	152952	July 2025 District Management services	July 2025 Field management	531122-51301	\$2,254.00
001	1009	07/03/25	INFRAMARK LLC	152952	July 2025 District Management services	July 2025 Dissemination services	531142-51301	\$350.00
001	1009	07/03/25	INFRAMARK LLC	152952	July 2025 District Management services	July 2025 Accounting services	532001-51301	\$750.00
001	1010	07/09/25	BLUE LIFE POOL SERVICE LLC	18956	POOL SERVICE JULY 2025	Pool & Spa Maintenance	546972-53908	\$1,100.00
001	1011	07/09/25	DOWN TO EARTH	146788	LANDSCAPE SERVICE JULY 2025	LANDSCAPE SERVICE	546300-53908	\$7,394.50
001	1012	07/09/25	ECO-LOGIC SERVICES LLC	5436	LAKE MAINTENANCE JUNE 2025	LAKE MAINTENANCE	534067-53908	\$1,250.00
001	1013	07/09/25	GRAU AND ASSOCIATES	27924	AUDIT FYE 09/30/24	AUDIT SVCS FYE 09/30/24	532002-51301	\$5,800.00
001	1014	07/14/25	ALBERTO VIERA	AV-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1015	07/14/25	CARLOS DE LA OSSA	CO-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1017	07/14/25	NICHOLAS J. DISTER	ND-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1019	07/14/25	RYAN MOTKO	RM-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1020	07/17/25	STRALEY ROBIN VERICKER	26802	PROFESSIONAL SERVICES THROUGH 06/30/25	PROFESSIONAL SVCS	531146-51401	\$3,648.00
001	1021	07/22/25	BLUE LIFE POOL SERVICE LLC	16850 BALANCE	POOL SERVICE OCT 24	POOL SERVICE	546972-53908	\$500.00
001	1021	07/22/25	BLUE LIFE POOL SERVICE LLC	16851 BALANCE	POOL SERVICE NOV 24	POOL SERVICE	546972-53908	\$600.00
001	1021	07/22/25	BLUE LIFE POOL SERVICE LLC	16852 BALANCE	POOL SERVICE DEC 24	POOL SERVICE	546972-53908	\$500.00
001	1022	07/22/25	KYLE SMITH	KS-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1023	07/24/25	BUSINESS OBSERVOR, INC.	25-01895H	LEGAL AD 07/04/25	LEGAL AD	548002-51301	\$214.38
001	1023	07/24/25	BUSINESS OBSERVOR, INC.	25-01960H	LEGAL AD 07/11/25	LEGAL AD	548002-51301	\$78.75
001	1024	07/24/25	CHARTER COMMUNICATIONS	0411968071325	SERVICE 07/13/25-08/12/25	INTERNET	546922-53908	\$199.87
001	1025	07/24/25	CITY OF PLANT CITY	1564219	WATER 05/30/25-07/01/25	WATER	543018-53150	\$1,345.63
001	1026	07/24/25	INFRAMARK LLC	154332	DISTRICT INVOICE	COPIES AND POSTAGE	541024-51301	\$100.18
001	1026	07/24/25	INFRAMARK LLC	154332	DISTRICT INVOICE	Gate Hinges Replacement	546922-53908	\$270.00
001	1027	07/24/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	318653	LANDSCAPE MAINTENANCE MARCH 2025	LANDSCAPE MAINTENANCE	546300-53908	\$7,998.00
001	1027	07/24/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	308730	MULCH	Landscape Maintenance	546300-53908	\$1,450.70
001	1027	07/24/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	324429	WET CHECK REPAIRS	Irrigation Repairs & Maintenance	546179-53908	\$91.69
001	1027	07/24/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	324430	WET CHECK REPAIRS	Irrigation Repairs & Maintenance	546179-53908	\$81.25
001	1027	07/24/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	324431	WET CHECK REPAIRS	Irrigation Repairs & Maintenance	546179-53908	\$107.06
001	1028	07/30/25	TECO	071525 221009462716	ELECTRIC 06/10/25-07/09/25	ELECTRIC	543041-53150	\$23.97
001	1028	07/30/25	TECO	071525 221009131659	ELECTRIC 06/10/25-07/09/25	ELECTRIC	543041-53150	\$4,820.33
001	1028	07/30/25	TECO	071525 221009336381	ELECTRIC 06/10/25-07/09/25	ELECTRIC	543041-53150	\$890.08
001	1028	07/30/25	TECO	071525 221009059413	ELECTRIC 06/10/25-07/09/25	ELECTRIC	543041-53150	\$295.45
001	1032	07/30/25	DOWN TO EARTH	149714	SEASONAL FLOWER CHANGE 50% DOWN	SEASONAL FLOWER CHANGE	546468-53908	\$3,072.97
001	1033	07/30/25	TECO	221009540230 071525	SERVICE 06/23/25 - 07/09/25	ELECTRIC SVC	543041-53150	\$424.66
Fund Total								\$65,033.24

SERIES 2021 DEBT SERVICE FUND - 200

200	1018	07/14/25	PARK EAST CDD	06182025 - 728	FY25 TAX DIST ID 728	SERIES 2021 FY25 TAX DIST ID 728	103200	\$2,577.20
Fund Total								\$2,577.20

Total Checks Paid	\$67,610.44
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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.: 1898
Estimate date: 07/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	Clubhouse Gutter repairs and indoor trim repair. This includes extending the existing gutter downspouts to direct the water away from the building as well as adding another down spout on the rear corner of the building also re- attaching the baseboard trim caulking and paint to match.	1	\$1,400.00	\$1,400.00

Total \$1,400.00

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 8/12/25

Accepted by Jayna Cooper



Park East CDD

Park East CDD, Down to Earth

Tuesday, August 19, 2025

Prepared For Board Of Supervisors

13 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed
No response/ Not
completed
Monitoring/Scheduled

Item 1- Victorious Falls St.

Due By: Wednesday, September 3, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that the beds along Victorious Falls still contain a significant amount of weeds. While Down to Earth has made some improvement, there are still areas that need further attention.



Scheduled for 8-27-25

Item 2- Victorious Falls St.

Due By: Wednesday, September 3, 2025

Assigned To: Down To Earth

At the entrance of Park East on Victorious Falls, the St. Augustine turf appears stretched, yellowing, and has some dead patches, as can be seen in photos 1 through 4. Please inspect and determine the cause of the turf's condition.



Will continue to monitor DTE has also been out to Park East and will provide a proposal to replace all bad areas.

Item 3- Pond 1

Due By: Wednesday, September 3, 2025

Assigned To: Eco Logic

Pond 1 has a heavy presence of primrose and other miscellaneous weeds that need to be addressed as soon as possible.



Scheduled for the week of 8-26-25

Item 4- Pond 4

Assigned To: Eco Logic

The pond was treated for shoreline weeds which now have died off.



Item 5- Pond 5

Due By: Wednesday, September 3, 2025

Assigned To: Eco Logic

The pond has lots of torpedo grass,primrose and cattail.



Scheduled for the week of 8-26-25

Item 6- Clubhouse

Due By: Wednesday, September 3, 2025

Assigned To: Down To Earth

Photos 1–4 show that the landscape beds inside the pool area at the clubhouse have a significant amount of weeds that need to be removed, and weed control should be applied where applicable.



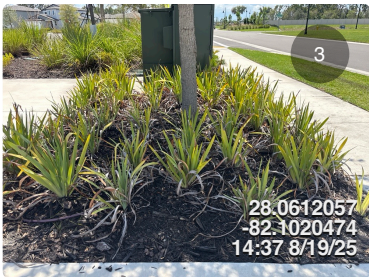
Scheduled for the week of 8-26-25

Item 7- Clubhouse

Due By: Wednesday, September 3, 2025

Assigned To: Down To Earth

Photos 1 through 3 show that the Apostle Iris needs the dead material trimmed off, and any surrounding plant material should also have dead growth removed.



Scheduled for the week of 8-26-25

Item 8- Clubhouse

Due By: Wednesday, September 3, 2025

Assigned To: Down To Earth

Photos 1–4 show that the dog park is generally well maintained. Down to Earth has sprayed around the dog park fence to separate the St. Augustine from the mulch. However, the St. Augustine runners growing in the rock bed need to be removed as soon as possible. Additionally, the plant material growing through the fence needs to be separated, and the grasses should be separated from the thryallis.



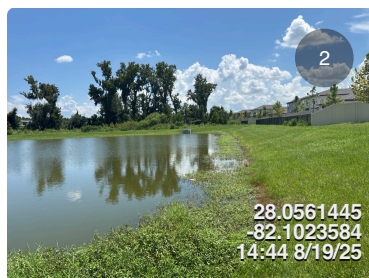
Scheduled for the week of 8-26-25

Item 9- Pond 6

Due By: Wednesday, September 3, 2025

Assigned To: Eco Logic

The pond has lots of primrose and torpedo grass.



Scheduled for 8-27-25

Item 10- Pond 12

Due By: Wednesday, September 3, 2025

Assigned To: Eco Logic

The pond has lots of filamentous algae.



Scheduled for 8-27-25

Item 11- Pond 13

Due By: Wednesday, September 3, 2025

Assigned To: Eco Logic

The pond has platonic algae and shoreline weeds.



Scheduled for 8-27-25

Item 12- Blue Orchid Ave

Assigned To: Down To Earth

Photos 1–4 show that the entrance of Park East off Blue Orchid has seen significant improvement in weed control by Down to Earth. The pictures also show that the plant material, trees, and turf are all in good condition, and fertility appears to be adequate.



Item 13- N. Park Rd.

Assigned To: Down To Earth

Photos 1–3 show that the turf along North Park Road Boulevard is in good condition, and the plant material also appears healthy. The trees in the center islands have been properly raised. Overall, Down to Earth has been doing an excellent job.

