

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**OCTOBER 02, 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  
Kyle Smith, 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, October 02, 2025 at 2:00 p.m.

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The Regular Meeting of the **Park East Community Development District** will be held **October 02, 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:** 240 062 334 037 6 **Passcode:** wU2Sy36X

**Dial-in by phone** +1 646-838-1601 **Pin:** 311 963 193#

## 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 Resolution 2026-01; Designation of Officers

**B.** Consideration of Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement

### 4. CONSENT AGENDA

**A.** Approval of Minutes of the September 04, 2025, Regular Meeting

**B.** Consideration of Operation and Maintenance August 2025

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

**D.** Ratification of Down to Earth Proposal #127523 (\$2,480.00)

**E.** Ratification of Down to Earth Proposal #127027 (\$5,893.48)

### 5. STAFF REPORTS

**A.** District Counsel

**B.** District Engineer

**C.** District Manager

**i.** Field Inspections Report

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT

**RESOLUTION 2026-01**

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

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

**1. District Officers.** The District officers are as follows:

\_\_\_\_\_ is appointed Chairperson.  
\_\_\_\_\_ is appointed Vice-Chairperson.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Secretary.  
\_\_\_\_\_ is appointed Treasurer.  
\_\_\_\_\_ is appointed Assistant Treasurer.

**2. Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**3. Effective Date.** This Resolution shall become effective immediately upon its adoption.

Adopted this 2<sup>nd</sup> day of October, 2025.

Attest:

**Park East Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

## RESOLUTION 2026-02

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, the District owns, maintains, and operates certain recreational facilities;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations for its amenity facilities;

**WHEREAS**, the Board held a public hearing on Thursday, October 2, 2025, to receive public comment on its proposed Clubhouse Gathering Room Reservation Policies and Usage Agreement (the “**Reservation Policies and Usage Agreement**”);

**WHEREAS**, the proposed Reservation Policies and Usage Agreement are meant to provide for efficient and effective District operations, and for the safety and security of the District and its members; and

**WHEREAS**, after hearing and considering public comment, the Board has determined that the proposed Reservation Policies and Usage Agreement should be adopted.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. **Adoption.** The Board hereby adopts the Clubhouse Gathering Room Reservation Policies and Usage Agreement for the Recreational Facilities as finalized in the form attached hereto as **Exhibit A**.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such



other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. **Effective Date.** This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED on October 2, 2025.**

**Attest:**

**Park East  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary/Assistant Secretary

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

# **EXHIBIT A**

## **Park East Community Development District**

### **Clubhouse Gathering Room Reservation Policies and Usage Agreement**

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

The regular meeting of the Board of Supervisors of Park East Community Development District was held on Thursday, September 4, 2025, and called to order at 3:06 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer ( <i>via phone</i> )
Paul Young	Field Manager

*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**

There being no comments, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Goals & Objectives**

On MOTION by Mr. de la Ossa seconded by Mr. Motko , with all in favor, Goals & Objectives, were approved. 5-0
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**FOURTH ORDER OF BUSINESS**

**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)**

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There being no reports, the next item followed.

**i. Field Inspections Report**

The Field Inspections report was presented, a copy of which was included in the  
agenda package. Mr. Young mentioned landscaping issues.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

Mr. Motko commented on the dog parks.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,  
the meeting was adjourned at 3:08 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
<b>Monthly Contract</b>					
BLUE LIFE POOL SERVICE LLC	8/1/2025	19908	\$1,000.00	\$1,000.00	POOL SERVICE AUGUST 2025
DOWN TO EARTH	8/1/2025	149125	\$7,394.50	\$7,394.50	LANDSCAPE CONTRACT
ECO-LOGIC SERVICES LLC	8/1/2025	5543	\$1,250.00	\$1,250.00	LAKE MAINTENANCE JULY 2025
INFRAMARK LLC	8/1/2025	155243	\$100.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	8/1/2025	155243	\$2,500.00		DISTRICT MANAGEMENT
INFRAMARK LLC	8/1/2025	155243	\$2,254.00		FIELD MANAGEMENT
INFRAMARK LLC	8/1/2025	155243	\$350.00		DISSEMINATION SERVICES
INFRAMARK LLC	8/1/2025	155243	\$750.00	\$5,954.00	ACCOUNTING SERVICES
NEPTUNE SERVICES	8/5/2025	0053919	\$600.00	\$600.00	JANITORIAL SERVICES
NEPTUNE SERVICES	8/5/2025	0053920	\$600.00	\$600.00	JANITORIAL SERVICES
NEPTUNE SERVICES	8/5/2025	0053921	\$600.00	\$600.00	JANITORIAL SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$17,398.50</b>	<b>\$17,398.50</b>	
<b>Variable Contract</b>					
STRALEY ROBIN VERICKER	8/15/2025	26965	\$929.50	\$929.50	DISTRICT COUNSEL
<b>Variable Contract Subtotal</b>			<b>\$929.50</b>	<b>\$929.50</b>	
<b>Utilities</b>					
CHARTER COMMUNICATIONS	8/13/2025	0411968081325	\$199.87	\$199.87	INTERNET
CITY OF PLANT CITY	8/7/2025	1579287	\$1,825.90	\$1,825.90	WATER
TECO	7/15/2025	221009540230 071525	\$424.66	\$424.66	ELECTRIC SVC
TECO	8/13/2025	081325-221009131659	\$4,820.33	\$4,820.33	ELECTRIC
TECO	8/13/2025	081325-221009336381	\$938.31	\$938.31	ELECTRIC
TECO	8/14/2025	081425-221009540230	\$673.61	\$673.61	ELECTRIC
TECO	8/13/2025	081325-221009059413	\$292.88	\$292.88	ELECTRIC
TECO	8/13/2025	081325-221009462716	\$23.22	\$23.22	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$9,198.78</b>	<b>\$9,198.78</b>	

<b>PARK EAST CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Regular Services</b>					
ALBERTO VIERA	8/7/2025	AV-080725	\$200.00	\$200.00	BOARD 8/7/25
BLUE LIFE POOL SERVICE LLC	8/4/2025	20118	\$102.00	\$102.00	RULES SIGN
CARLOS DE LA OSSA	8/7/2025	CO-080725	\$200.00	\$200.00	BOARD 8/7/25
DOWN TO EARTH	8/18/2025	151176	\$81.50	\$81.50	IRRIGATION REPAIRS
KYLE SMITH	8/7/2025	KS-080725	\$200.00	\$200.00	BOARD 8/7/25
NICHOLAS J. DISTER	8/7/2025	ND-080725	\$200.00	\$200.00	BOARD 8/7/25
RYAN MOTKO	8/7/2025	RM-080725	\$200.00	\$200.00	BOARD 8/7/25
STANTEC CONSULTING SERVICES	8/14/2025	2442475	\$425.75	\$425.75	ENGINEERING SERVICES
US BANK	7/25/2025	245631000	\$4,256.13	\$4,256.13	TRUSTE FEES
<b>Regular Services Subtotal</b>			<b>\$5,865.38</b>	<b>\$5,865.38</b>	
<b>Additional Services</b>					
COASTAL OUTDOOR SERVICES, LLC	7/9/2025	2669	\$10,754.00	\$10,754.00	REMULCH THE PLAYGROUND AREA
COASTAL OUTDOOR SERVICES, LLC	8/14/2025	2776	\$3,300.00	\$3,300.00	REPAIRS AND MAINTENANCE
DOWN TO EARTH	7/29/2025	149713	\$4,995.00	\$4,995.00	JULY FERTILIZER
DOWN TO EARTH	7/29/2025	149714	\$3,072.97	\$3,072.97	SEASONAL FLOWER CHANGE
ECO-LOGIC SERVICES LLC	8/1/2025	5544	\$12,450.00	\$12,450.00	CLEANUP FLOODPLAIN AREAS
<b>Additional Services Subtotal</b>			<b>\$34,571.97</b>	<b>\$34,571.97</b>	
<b>TOTAL</b>			<b>\$67,964.13</b>		

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

# Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19908	08/01/2025	\$1,000.00	08/31/2025	Net 30	

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

SUBTOTAL	1,000.00
TAX	0.00
TOTAL	1,000.00
BALANCE DUE	<b>\$1,000.00</b>

Pay invoice

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



Invoice: #149125  
August 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

<b><u>Project/Job</u></b>	<b><u>Invoice Date</u></b>	<b><u>Date Due</u></b>	<b><u>Terms</u></b>	<b><u>Customer PO #</u></b>
Park East CDD Contract (2025)	8/1/2025	8/31/2025	Net 30	
Estimate # 114858				

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

<div><p><b><u>Billing Questions</u></b></p><p><a href="mailto:Francine.Martinez@Down2Earthinc.com">Francine.Martinez@Down2Earthinc.com</a> (352) 523-4954</p><p>Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> for all other questions or concerns.</p></div>	To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments. <a href="https://dtelandscape.com/property-service-portal">DTELandscape.property-service-portal.com</a>		Subtotal	\$7,394.50
	To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added. <a href="https://huntington.billeriq.com/ebpp/DownToEarth/">https://huntington.billeriq.com/ebpp/DownToEarth/</a>		Sales Tax	\$0.00
			<b>Total</b>	<b>\$7,394.50</b>
			Credits/Payments	(\$0.00)
			<b>Balance Due</b>	<b>\$7,394.50</b>

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

<b>Date</b>	<b>Invoice #</b>
8/1/2025	5543

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

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

Pete@Eco-Logic-Services.com

# 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

August 15, 2025

Client: 001544

Matter: 000001

Invoice #: 26965

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/3/2025	KCH	REVIEW AGEND PACKAGE.	0.4	\$150.00
7/8/2025	WAS	DRAFT NO FISHING POLICY AND RESOLUTION ADOPTING NO FISHING POLICY.	0.8	\$268.00
7/9/2025	JMV	REVIEW AGENDA PACKE AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
7/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
7/10/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
Total Professional Services			2.5	\$929.50

August 15, 2025  
Client: 001544  
Matter: 000001  
Invoice #: 26965

Page: 2

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Total Services	\$929.50	
Total Disbursements	\$0.00	
Total Current Charges		\$929.50
Previous Balance		\$3,648.00
Less Payments		(\$3,648.00)
<b>PAY THIS AMOUNT</b>		<b>\$929.50</b>

*Please Include Invoice Number on all Correspondence*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

155243

**DATE**

8/1/2025

**CUSTOMER ID**

C2354

**NET TERMS**

Due On Receipt

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

8/1/2025

**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: August 2025

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

**Subtotal**

\$5,954.00

**Tax**

\$0.00

**Total Due**

\$5,954.00

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

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

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

*Account Name: INFRAMARK, LLC*

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

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

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



# Neptune Multi services LLC

11423 Crestlake Village Dr  
Riverview, FL, 33569-2939  
Neptunemts@gmail.com  
neptunemts@gmail.com  
813-778-9857

# Invoice

Invoice No: 0053919  
Date: 08/05/2025  
Terms: NET 14  
Due Date: 08/19/2025

Bill To: Park East CDD  
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial Services May 2025	1	\$600.00	\$600.00

## Payment Instructions

Cashapp \$neptunejku

Pay Now



Invoice2go  
from bill

VISA

MasterCard

Bank

Subtotal	\$600.00
TAX 0%	\$0.00
Total	\$600.00
Paid	\$0.00

Balance Due \$600.00



# Neptune Multi services LLC

11423 Crestlake Village Dr  
 Riverview, FL, 33569-2939  
 Neptunemts@gmail.com  
 neptunemts@gmail.com  
 813-778-9857

# Invoice

Invoice No: 0053920  
 Date: 08/05/2025  
 Terms: NET 14  
 Due Date: 08/19/2025

Bill To: Park East CDD  
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial Services June 2025	1	\$600.00	\$600.00

## Payment Instructions

Cashapp \$neptunejku

Pay Now



Invoice2go  
from bill

VISA

MasterCard

Bank

Subtotal	\$600.00
TAX 0%	\$0.00
Total	\$600.00
Paid	\$0.00

**Balance Due \$600.00**



# Neptune Multi services LLC

11423 Crestlake Village Dr  
 Riverview, FL, 33569-2939  
 Neptunemts@gmail.com  
 neptunemts@gmail.com  
 813-778-9857

# Invoice

Invoice No: 0053921  
 Date: 08/05/2025  
 Terms: NET 14  
 Due Date: 08/19/2025

Bill To: Park East CDD  
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial services July 2025	1	\$600.00	\$600.00

## Payment Instructions

Cashapp \$neptunejku



Subtotal	\$600.00
TAX 0%	\$0.00
Total	\$600.00
Paid	\$0.00

**Balance Due \$600.00**

# 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

August 15, 2025

Client: 001544

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Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

## SERVICES

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August 15, 2025  
Client: 001544  
Matter: 000001  
Invoice #: 26965

Page: 2

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Total Services	\$929.50	
Total Disbursements	\$0.00	
Total Current Charges		\$929.50
Previous Balance		\$3,648.00
Less Payments		(\$3,648.00)
<b>PAY THIS AMOUNT</b>		<b>\$929.50</b>

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

August 13, 2025  
Invoice Number: 0411968081325  
Account Number: **8337 12 001 0411968**  
Security Code: **7587**  
Service At: 3930 NORTHERN KEY DR  
CLUBHSE  
PLANT CITY FL 33565-6013

**Contact Us**

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

**Summary**

Service from 08/13/25 through 09/12/25  
details on following pages

Previous Balance	199.87
Payments Received -Thank You!	-199.87
<b>Remaining Balance</b>	<b>\$0.00</b>
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
<b>Total Due by 08/30/25</b>	<b>\$199.87</b>

**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**IMPORTANT PHONE UPDATE**

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at [Spectrumbusiness.net](http://Spectrumbusiness.net).

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

**Stay connected to your business** and save big with multi-line mobile savings. Call 1-855-767-1766.

**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 08142025 NNNNNYNN 01 000998 0004

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

August 13, 2025

**PARK EAST CDD**

Invoice Number: 0411968081325  
Account Number: 8337 12 001 0411968  
Service At: 3930 NORTHERN KEY DR  
CLUBHSE  
PLANT CITY FL 33565-6013

**Total Due by 08/30/25** **\$199.87**  
Amount you are enclosing \$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712001041196800199877



Invoice Number: 0411968081325  
 Account Number: 8337 12 001 0411968  
 Security Code: 7587

**Contact Us**

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

8633 2390 DY RP 13 08142025 NNNNNYNN 01 000998 0004

**Charge Details**

Previous Balance	199.87
Check Payment-thank You 07/30	-199.87
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 08/13/25 will appear on your next bill.

Service from 08/13/25 through 09/12/25

**Spectrum Business™ TV**

Spectrum Business TV Stream	39.99
	<b>\$39.99</b>

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

**Spectrum Business™ Internet**

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

Your promotional price will expire on 06/12/26

Promotional Discount	-100.00
----------------------	---------

Your promotional price will expire on 06/12/26

Business WiFi	10.00
	<b>\$129.99</b>

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

**Spectrum Business™ Voice**

<b>Phone number (813) 730-1091</b>	
Voice Mail	0.00
Spectrum Business Voice	50.00
Promotional Discount	-30.01

Your promotional price will expire on 06/12/26

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

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

**Other Charges**

Payment Processing	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>

**Taxes, Fees and Charges**

Communications Services Tax	4.90
<b>Taxes, Fees and Charges Total</b>	<b>\$4.90</b>

<b>Current Charges</b>	<b>\$199.87</b>
<b>Total Due by 08/30/25</b>	<b>\$199.87</b>

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

Continued on the next page....

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)

**Simplify your life with Auto Pay!**

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

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

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

Visit: [spectrumbusiness.net/payment](http://spectrumbusiness.net/payment)

(My Account login required)

**Payment Options**

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](http://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

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

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







# 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
1579287	08/07/2025	07/08/2025 - 08/07/2025	08/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	07/01/25	08/01/25	3878	3950	72	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	72	200.88
WATER RECLAIM COMI	24232401	07/01/25	08/01/25	508	913	405	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	385	750.75
UTILITY TAX 10%							27.39
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	72	488.88

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

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$1,345.63
07/25	31	03/25	94	11/24	186	Total Current Billing	\$1,825.90
05/25	383	02/25	172	10/24	117	Adjustments	\$0.00
04/25	447	01/25	312	09/24	103	Less Payments Received	-\$1,345.63
04/25	167	12/24	177	08/24	155	Penalties	\$0.00
						<b>Total Amount Due</b>	<b>\$1,825.90</b>

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

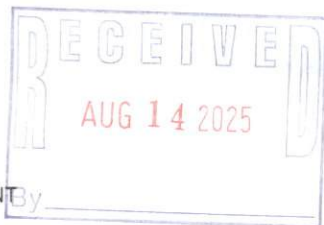
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\*AUTO\*\*ALL FOR AADC 335 10027 T31:39 10027 1 AB 0.636



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	
1579287	08/28/2025	\$1,825.90	

Remit and make checks in US funds payable to:



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

00006042025501579287200001825900



**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.

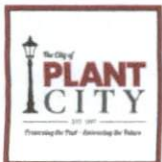
BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$1,345.63
07/25	31	03/25	94	11/24	186	Total Current Billing	\$1,825.90
05/25	383	02/25	172	10/24	117	Adjustments	\$0.00
04/25	447	01/25	312	09/24	103	Less Payments Received	-\$1,345.63
04/25	167	12/24	177	08/24	155	Penalties	\$0.00
						<b>Total Amount Due</b>	<b>\$1,825.90</b>

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.



**City of Plant City**  
 UTILITY BILLING DEPARTMENT  
 PO BOX C  
 PLANT CITY FL 33564-9003

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3930 NORTHERN KEY DR	D	1008701860	636330
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1579287	08/28/2025	\$1,825.90	





**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
PARK EAST CDD PH 5  
PLANT CITY, FL 33565

**Statement Date:** July 15, 2025

**Amount Due:** \$424.66

**Due Date:** August 05, 2025

**Account #:** 221009540230

## Account Summary

**Current Service Period:** June 23, 2025 - July 09, 2025

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

<b>Current Month's Charges</b>	<b>\$424.66</b>
--------------------------------	-----------------

<b>Amount Due by August 05, 2025</b>	<b>\$424.66</b>
--------------------------------------	-----------------

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](https://TECOaccount.com)



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

**Account #:** 221009540230

**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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$424.66

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

645211562905

PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
PARK EAST CDD PH 5  
PLANT CITY, FL 33565

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.

6452115629052210095402300000000424661



**Service For:**  
PARK EAST CDD PH 5  
PLANT CITY, FL 33565

**Account #:** 221009540230  
**Statement Date:** July 15, 2025  
**Charges Due:** August 05, 2025

**Service Period:** Jun 23, 2025 - Jul 09, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 17 days

Lighting Energy Charge	119 kWh @ \$0.03412/kWh	\$4.06
Monthly Charge		\$384.44
Lighting Fuel Charge	119 kWh @ \$0.03363/kWh	\$4.00
Storm Protection Charge	119 kWh @ \$0.00559/kWh	\$0.67
Clean Energy Transition Mechanism	119 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	119 kWh @ \$0.01230/kWh	\$1.46
Florida Gross Receipt Tax		\$0.26
State Tax		\$29.72

**Lighting Charges** **\$424.66**

**Total Current Month's Charges**

**\$424.66**

## Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

**Prorated Bill.** Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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





PARK EAST COMMUNITY DEVELOPMENT  
DISTRICT  
SAM ALLEN ROAD, LIGHTS  
PLANT CITY, FL 33565

Statement Date: August 13, 2025

Amount Due: \$4,820.33

Due Date: September 03, 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 September 03, 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.

Let's be honest.  
You don't  
need me  
anymore.

You can get your bill by  
email or text, skip the  
stamp and pay securely online.  
Move on to paperless billing.

Log in at [TECOaccount.com](http://TECOaccount.com)  
and select "ON" to enroll.

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



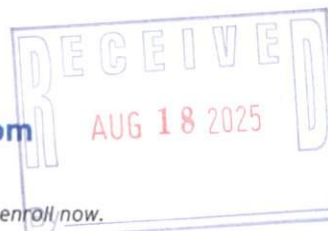
To ensure prompt credit, please return stub portion of this bill with your payment.



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

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



Account #: 221009131659

Due Date: September 03, 2025

Amount Due: \$4,820.33

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

689655777211

PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE SUITE 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.

6896557772112210091316590000004820330





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

**Account #:** 221009131659  
**Statement Date:** August 13, 2025  
**Charges Due:** September 03, 2025

**Service Period:** Jul 10, 2025 - Aug 07, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	90 kWh @ \$0.03412/kWh	\$3.07
Monthly Charge		\$262.60
Lighting Fuel Charge	90 kWh @ \$0.03363/kWh	\$3.03
Storm Protection Charge	90 kWh @ \$0.00559/kWh	\$0.50
Clean Energy Transition Mechanism	90 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	90 kWh @ \$0.01230/kWh	\$1.11
Florida Gross Receipt Tax		\$0.20

#### Lighting Charges

**\$270.55**

Billing information continues on next page →

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](https://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://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://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: August 13, 2025  
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	435 kWh @ \$0.03412/kWh	\$14.84
Monthly Charge		\$1269.23
Lighting Fuel Charge	435 kWh @ \$0.03363/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:** August 13, 2025  
**Charges Due:** September 03, 2025

**Service Period:** Jul 10, 2025 - Aug 07, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$541.09</b>

Billing information continues on next page →



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

**Account #:** 221009131659  
**Statement Date:** August 13, 2025  
**Charges Due:** September 03, 2025

**Service Period:** Jul 10, 2025 - Aug 07, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	255 kWh @ \$0.03412/kWh	\$8.70
Monthly Charge		\$744.03
Lighting Fuel Charge	255 kWh @ \$0.03363/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:** August 13, 2025  
**Charges Due:** September 03, 2025

**Service Period:** Jul 10, 2025 - Aug 07, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$676.38</b>

Billing information continues on next page →

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

Account #: 221009131659  
Statement Date: August 13, 2025  
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

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

00000039-0000418-Page 9 of 24



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

Account #: 221009131659  
Statement Date: August 13, 2025  
Charges Due: September 03, 2025

## Important Messages

### Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit [TECOaccount.com/Welcome](https://TECOaccount.com/Welcome); it's fast, easy and secure.

### Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
3930 NORTHERN KEY DR, CLBHE  
PLANT CITY, FL 33565-6013

Statement Date: August 13, 2025

Amount Due: \$938.31

Due Date: September 03, 2025

Account #: 221009336381

## Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	\$890.08
Payment(s) Received Since Last Statement	-\$890.08
Current Month's Charges	\$938.31

Amount Due by September 03, 2025 \$938.31

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

## Your Energy Insight

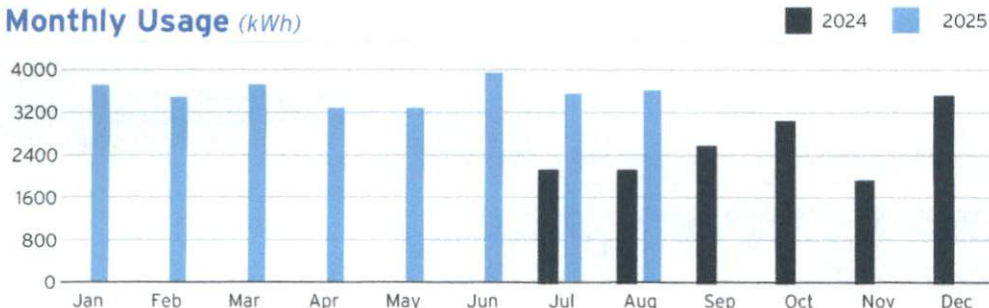
Your average daily kWh used was **73.61% higher** than the same period last year.

Your average daily kWh used was **5.93% higher** than it was in your previous period.



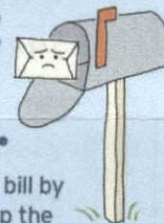
Scan here to view your account online.

## Monthly Usage (kWh)



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

Let's be honest.  
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at [TECOaccount.com](https://TECOaccount.com) and select "ON" to enroll.



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

Account #: 221009336381

Due Date: September 03, 2025



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

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

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

Amount Due: \$938.31

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

652618939551

PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

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.

6526189395512210093363810000000938317





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

Account #: 221009336381  
Statement Date: August 13, 2025  
Charges Due: September 03, 2025

Meter Read

Service Period: Jul 10, 2025 - Aug 07, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000906161	08/07/2025	43,735	40,119		3,616 kWh	1	29 Days

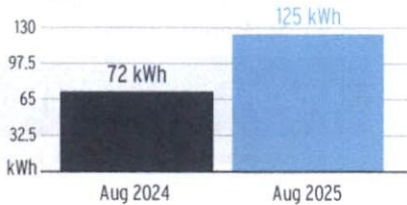
Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	3,616 kWh @ \$0.08641/kWh	\$312.46
	Fuel Charge	3,616 kWh @ \$0.03391/kWh	\$122.62
	Storm Protection Charge	3,616 kWh @ \$0.00577/kWh	\$20.86
	Clean Energy Transition Mechanism	3,616 kWh @ \$0.00418/kWh	\$15.11
	Storm Surcharge	3,616 kWh @ \$0.02121/kWh	\$76.70
	Florida Gross Receipt Tax		\$14.51
	<b>Electric Service Cost</b>		<b>\$580.53</b>
	Franchise Fee		\$38.02
	Municipal Public Service Tax		\$51.76
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$670.31</b>

	<b>Other Fees and Charges</b>	
	Electric Security Deposit	\$268.00
	<b>Total Other Fees and Charges</b>	<b>\$268.00</b>

<b>Total Current Month's Charges</b>	<b>\$938.31</b>
--------------------------------------	-----------------

Avg kWh Used Per Day



Important Messages

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**Quarterly Fuel Source**  
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**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://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://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://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  
PARK EAST CDD PH 5  
PLANT CITY, FL 33565

Statement Date: August 14, 2025

Amount Due: \$673.61

Due Date: September 04, 2025

Account #: 221009540230

## Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	\$424.66
Payment(s) Received Since Last Statement	-\$424.66
Miscellaneous Credits	-\$29.72
Credit balance after payments and credits	-\$29.72
<b>Current Month's Charges</b>	<b>\$703.33</b>

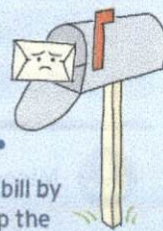
**Amount Due by September 04, 2025 \$673.61**

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



Scan here to view  
your account online.

Let's be honest.  
You don't  
need me  
anymore.



You can get your bill by  
email or text, skip the  
stamp and pay securely online.  
Move on to paperless billing.

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and select "ON" to enroll.

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



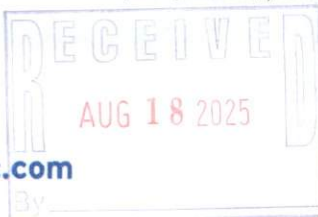
To ensure prompt credit, please return stub portion of this bill with your payment.



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

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



Account #: 221009540230

Due Date: September 04, 2025

Amount Due: \$673.61

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

600000787560

00004342 FTECO108152501101410 00000 02 01000000 11070 002

PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE SUITE 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.

60000078756022100954023000000000673616





**Service For:**  
PARK EAST CDD PH 5  
PLANT CITY, FL 33565

**Account #:** 221009540230  
**Statement Date:** August 14, 2025  
**Charges Due:** September 04, 2025

**Service Period:** Jul 10, 2025 - Aug 07, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

## Important Messages

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Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit [TECOaccount.com/Welcome](https://TECOaccount.com/Welcome); it's fast, easy and secure.

### Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	210 kWh @ \$0.03412/kWh	\$7.17
Monthly Charge		\$678.43
Lighting Fuel Charge	210 kWh @ \$0.03363/kWh	\$7.06
Storm Protection Charge	210 kWh @ \$0.00559/kWh	\$1.17
Clean Energy Transition Mechanism	210 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	210 kWh @ \$0.01230/kWh	\$2.58
Florida Gross Receipt Tax		\$0.46
<b>Lighting Charges</b>		<b>\$696.96</b>



### Other Fees and Charges

Lighting Late Payment Fee	\$6.37
<b>Total Other Fees and Charges</b>	<b>\$6.37</b>

## Total Current Month's Charges

**\$703.33**



### Miscellaneous Credits

Sales Tax Credit	-\$29.72
<b>Total Current Month's Credits</b>	<b>-\$29.72</b>

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## Ways To Pay Your Bill



### Bank Draft

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### 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://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

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### Phone:

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**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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PARK EAST COMMUNITY DEVELOPMENT  
DISTRICT  
3515 N WILDER RD, PUMP 2  
PLANT CITY, FL 33565-2679

Statement Date: August 13, 2025

Amount Due: \$292.88

Due Date: September 03, 2025

Account #: 221009059413

## Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	\$295.45
Payment(s) Received Since Last Statement	-\$295.45
Miscellaneous Credits	-\$2.16
Credit balance after payments and credits	-\$2.16
Current Month's Charges	\$295.04

Amount Due by September 03, 2025 \$292.88

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 **130.43% higher** than the same period last year.

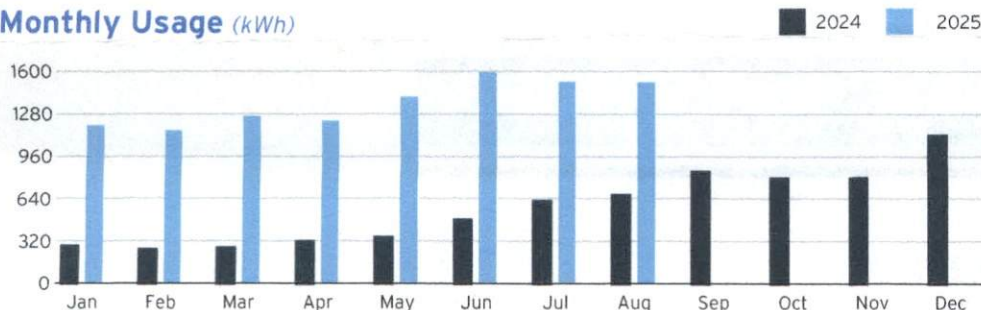


Your average daily kWh used was **3.92% higher** than it was in your previous period.



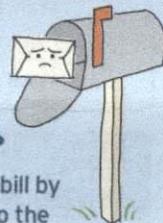
Scan here to view your account online.

## Monthly Usage (kWh)



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

Let's be honest.  
You don't  
need me  
anymore.



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Log in at [TECOaccount.com](https://TECOaccount.com) and select "ON" to enroll.



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

Account #: 221009059413

Due Date: September 03, 2025



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

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

Amount Due: \$292.88

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

689655777210

PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

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.

6896557772102210090594130000000292882





PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
2031 W BLUE ORCHID AVE  
PLANT CITY, FL 33565

Statement Date: August 13, 2025

Amount Due: \$23.22

Due Date: September 03, 2025

Account #: 221009462716

## Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	\$23.97
Payment(s) Received Since Last Statement	-\$23.97

Current Month's Charges	\$23.22
-------------------------	---------

**Amount Due by September 03, 2025 \$23.22**

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

## Your Energy Insight

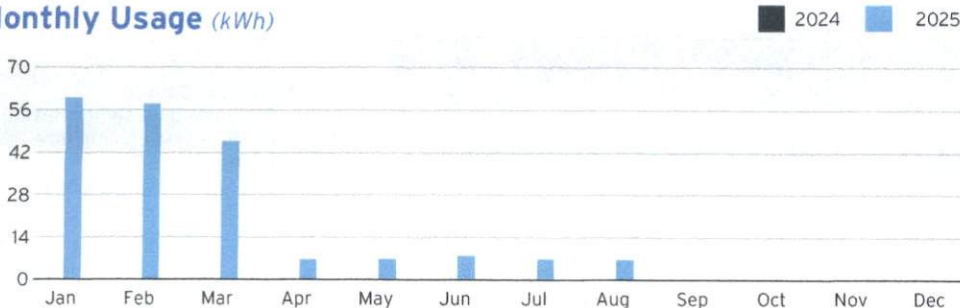


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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Let's be honest.  
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at [TECOaccount.com](https://TECOaccount.com) and select "ON" to enroll.



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

Account #: 221009462716

Due Date: September 03, 2025



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

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

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

Amount Due: \$23.22

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

647680706020

PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

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.

6476807060202210094627160000000023225



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

**Account #:** 221009462716  
**Statement Date:** August 13, 2025  
**Charges Due:** September 03, 2025

## Meter Read

**Service Period:** Jul 10, 2025 - Aug 07, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000938048	08/07/2025	200	193		7 kWh	1	29 Days

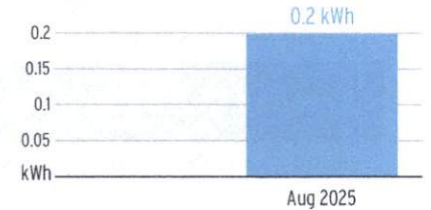
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/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		\$0.50
<b>Electric Service Cost</b>		<b>\$19.83</b>
Franchise Fee		\$1.30
Municipal Public Service Tax		\$2.09
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$23.22</b>

## Avg kWh Used Per Day



## Important Messages

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### Quarterly Fuel Source

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**Total Current Month's Charges**

**\$23.22**

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Tampa Electric  
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Tampa, FL 33601-0111

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**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name:	Park East CDD
Board Meeting Date:	August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Kyle Smith	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>	08/07/2025
District Manager Signature	Date

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



**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
20118	08/04/2025	\$102.00	09/03/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	<b>RULES SING</b>	Rules Sing	1	102.00	102.00

SUBTOTAL	102.00
TAX	0.00
TOTAL	102.00
BALANCE DUE	<b>\$102.00</b>

Pay invoice



# POOL RULES

1. NO FOOD OR BEVERAGES IN THE POOL OR ON POOL WET DECK. COMMERCIALY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL WET DECK FOR POOL PATRON HYDRATION.
2. NO GLASS OR ANIMALS IN THE FENCED POOL AREA (OR 50 FEET (15 240 MM) FROM UNFENCED POOL).
3. BATHING LOAD: \_\_\_\_\_ PERSONS.
4. POOL HOURS: DAWN A.M. TO DUSK P.M.
5. SHOWER BEFORE ENTERING.
6. DO NOT SWALLOW THE POOL WATER.

POOL MAXIMUM DEPTH:  
\_\_\_\_ FEET \_\_\_\_ INCHES

# NO DIVING

2438PL



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name:	Park East CDD
Board Meeting Date:	August 07, 2025

Name		In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Kyle Smith	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>	08/07/2025
District Manager Signature	Date

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

**Down to Earth**

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



Invoice: #151176

August 2025

**Customer**

Park East CDD

2005 Pan Am Circle STE 300

Tampa , FL 33607

**Property / Project Address**

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

**Project/Job**

Invoice Irrigation Form 07.24.2025

Estimate # 124475

**Invoice Date**

8/18/2025

**Date Due**

9/2/2025

**Terms**

Net 15

**Customer PO #****Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#124475 - Invoice Irrigation Form 07.24.2025				<b>\$81.50</b>
<b>LCE006: Irrigation Repairs</b>				<b>\$81.50</b>
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	1.00	\$40.00	\$40.00
Drip Line Fittings (Kit)	Each	5.00	\$3.00	\$15.00
Drip Line Repair (Kit)	Foot	1.00	\$2.50	\$2.50
Standard Irrigation Nozzle Replaced (Kit)	Each	3.00	\$8.00	\$24.00

**Billing Questions**

[Francine.Martinez@Down2Earthinc.com](mailto:Francine.Martinez@Down2Earthinc.com)  
(352) 523-4954

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

To view invoices and to make payment by credit  
card, please click the link below. A processing fee  
of 2.75% will be added to all credit card payments.  
[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check  
payments), please click the link below. No  
processing fee will be added.  
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$81.50
Sales Tax	\$0.00
<b>Total</b>	<b>\$81.50</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$81.50</b>

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name:	Park East CDD
Board Meeting Date:	August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Kyle Smith	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>	08/07/2025
District Manager Signature	Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name:

Park East CDD

Board Meeting Date:

August 07, 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	Kyle Smith	X	\$200
5	Alberto Viero	X	\$200

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

Approved for payment:

Jayna Cooper

District Manager Signature

08/07/2025

Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name:	Park East CDD
Board Meeting Date:	August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Kyle Smith	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>	08/07/2025
District Manager Signature	Date

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



## INVOICE

Page 1 of 2

Invoice Number	2442475
Invoice Date	August 14, 2025
Customer Number	170224
Project Number	238202122

**Bill To**

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

**EFT/ACH Remit To (Preferred)**

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

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Park East CDD

<b>Stantec Project Manager:</b>	Stewart, Tonja L
<b>Authorization Amount:</b>	\$13,998.50
<b>Authorization Previously Billed:</b>	\$376.75
<b>Authorization Budget Remaining:</b>	\$13,196.00
<b>Authorization Billed to Date:</b>	\$802.50
<b>Current Invoice Due:</b>	\$425.75
<b>For Period Ending:</b>	August 8, 2025

---

<b>Email Invoice:</b>	InframarkCMS@payableslockbox.com
<b>CC:</b>	michael.perez@inframark.com

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

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

## INVOICE

Page 2 of 2

Invoice Number

2442475

Project Number

238202122

## Top Task 2025

## FY 2025 Districct Engineering Task

Professional Services

## Billing Level

	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-07-23	0.25	183.00	45.75
		<b>0.25</b>		<b>45.75</b>
Level 10				
Waag, R Tyson (Tyson)	2025-06-05	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-07-10	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-08-06	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-08-07	0.50	190.00	95.00
		<b>2.00</b>		<b>380.00</b>
<b>Professional Services Subtotal</b>		<b>2.25</b>		<b>425.75</b>

## Top Task 2025 Total

425.75

Total Fees &amp; Disbursements

\$425.75

INVOICE TOTAL (USD)

**\$425.75**



Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-07-23	238202122	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	PROJECT MANAGER SUPPORT	
2025-06-05	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-07-10	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE VIA TEAMS	
2025-08-06	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY BOARD MEETING PREPARATION.	
2025-08-07	238202122	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING ATTENDANCE (BUDGET MEETING AND REGULAR AGENDA).	
<b>Total Project 238202122</b>					<b>2.25</b>		<b>\$425.75</b>		



Corporate Trust Services  
EP-MN-VN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7833837  
Account Number: 245631000  
Invoice Date: 07/25/2025  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807



Park East Community Development District  
Attn c/o District Manager  
2005 Pan Am Circle  
Ste 300  
Tampa, FL 33607

United States  
Park East Community Development District Special Assessment Bonds, Series 2024 (Series 2024 Project)

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

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

Park East Community Development District Special  
Assessment Bonds, Series 2024 (Series 2024 Project)

Invoice Number: 7833837  
Account Number: 245631000  
Current Due: \$4,256.13  
  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 245631000  
Invoice # 7833837  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





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

Invoice Number: 7833837  
Invoice Date: 07/25/2025  
Account Number: 245631000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Park East Community Development District Special  
Assessment Bonds, Series 2024 (Series 2024  
Project)

Accounts Included 245631000 245631001 245631002 245631003 245631004 245631005  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$3,950.00
Incidental Expenses 07/01/2025 to 06/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





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

8137756994  
www.coastaloutdoorfl.com

## Invoice

**BILL TO**  
**Inframark- Park East CDD**  
Jayna Cooper  
3930 Northern Key Drive  
Plant City, Florida 33565  
United States  
  
813-340-9022  
jayna.cooper@inframark.com

**Invoice Number:** 2669  
**P.O./S.O. Number:** 3930 Northern Ky Dr  
Clubhouse  
**Invoice Date:** July 9, 2025  
**Payment Due:** July 24, 2025  
**Amount Due (USD):** **\$10,754.00**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
<b>Playground</b> remulch the playground area to provide a fresh layer of new playground grade mulch	1	\$10,754.00	\$10,754.00

**Total:** \$10,754.00

**Amount Due (USD):** **\$10,754.00**

[Pay Securely Online](#)

Bank  
Payment

[link.waveapps.com/rfv2uw-eyar7g](https://link.waveapps.com/rfv2uw-eyar7g)

### Notes / Terms

Payment Terms: 50% Deposit prior to scheduling

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

### Clarifications

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.



## Invoice

2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.
3. Trees, sod, and plant material without automated irrigation cannot be warrantied. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and/or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).
17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.



**Coastal Outdoor Services LLC**

6101 Ike Smith Rd  
Plant City, Florida 33565  
United States

8137756994  
www.coastaloutdoorfl.com

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## Invoice

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

### Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional topsoil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



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

8137756994  
www.coastaloutdoorfl.com

## Invoice

### BILL TO

#### **Inframark- Park East CDD**

Jayna Cooper  
3930 Northern Key Drive  
Plant City, Florida 33565  
United States

813-340-9022  
jayna.cooper@inframark.com

**Invoice Number:** 2776

**Invoice Date:** August 14, 2025

**Payment Due:** August 29, 2025

**Amount Due (USD):** **\$3,300.00**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
<b>Labor and Materials</b> Remove old umbrellas and install new ones, pressure was aluminum furniture around pool, diagnose and repair low voltage lighting system 2 transformers, bulbs, light housing and photocell	1	\$3,300.00	\$3,300.00

**Total:** **\$3,300.00**

**Amount Due (USD):** **\$3,300.00**

[Pay Securely Online](#)

Bank  
Payment

[link.waveapps.com/kxngz7-5z8vra](https://link.waveapps.com/kxngz7-5z8vra)

### Notes / Terms

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Clarifications





## Invoice

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Plant City, Florida 33565  
United States

8137756994  
[www.coastaloutdoorfl.com](http://www.coastaloutdoorfl.com)

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## Invoice

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

**Down to Earth**

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



Invoice: #149713

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

**Project/Job**

July fertilizer

**Invoice Date**

7/29/2025

**Date Due**

8/13/2025

**Terms**

Net 15

**Customer PO #**

Estimate # 122606

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#122606 - July fertilizer				<b>\$4,995.00</b>

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

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

<b>LCE025: Tree/Plant Installation</b>				<b>\$4,825.00</b>
Subcontractor - Fert & Pest Application (Sub)	Each	1.00	\$4825.00	\$4825.00
<b>LCE006: Irrigation Repairs</b>				<b>\$170.00</b>
Irrigation Labor (Hide) (Labor)				\$170.00

**Billing Questions**

[Francine.Martinez@Down2Earthinc.com](mailto:Francine.Martinez@Down2Earthinc.com)  
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.  
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.  
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$4,995.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$4,995.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$4,995.00</b>

**Down to Earth**

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

**Estimate: #122606****Customer Address**

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

**Billing Address**

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

**Physical Job Address**

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

**Job**

July fertilizer

**Estimated Job Start Date**

July 1, 2025

**Proposed By**

Dave Towsley

**Due Date**

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

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

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

Proposed By:

**Dave Towsley**  
Down to Earth

07/01/2025

Date

Agreed & Accepted By:

Park East CDD

Date

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

**Down to Earth**

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



Invoice: #149714

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

**Project/Job**

Seasonal flower change.

**Invoice Date**

7/29/2025

**Date Due**

8/13/2025

**Terms**

Net 15

**Customer PO #**

Estimate # 122839

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#122839 - Seasonal flower change.				\$3,072.97
<ul style="list-style-type: none"> <li>Remove seasonal flowers and install new seasonal flowers</li> <li>Adjust Irrigation as needed for new flowers.</li> <li>Micro nutrient fertilizer and Snap shot for weed growth</li> </ul>				

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

<b>LCE025: Tree/Plant Installation</b>				<b>\$2,817.97</b>
Annuals - Deluxe (Sub)	4"	1188.00	\$2.12	\$2517.97
Site Prep, Removal, & Disposal (E) (Labor)				\$300.00
<b>LCE006: Irrigation Repairs</b>				<b>\$255.00</b>
Irrigation Labor (Hide) (Labor)				\$255.00

**Billing Questions**

[Francine.Martinez@Down2Earthinc.com](mailto:Francine.Martinez@Down2Earthinc.com)  
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.  
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.  
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$3,072.97
Sales Tax	\$0.00
<b>Total</b>	<b>\$3,072.97</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$3,072.97</b>

PO Box 18204  
Sarasota, FL 34276

<b>Date</b>	<b>Invoice #</b>
8/1/2025	5544

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

[illegible]

Pete@Eco-Logic-Services.com

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
August 31, 2025

Prepared by:



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**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of August 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
<b><u>ASSETS</u></b>								
Cash - Operating Account	\$ 16,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,262
Cash In Bank	91,146	-	-	-	-	-	-	91,146
Due From Developer	42,503	-	-	-	-	-	-	42,503
Due From Other Funds	-	143,550	-	-	-	-	-	143,550
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	361	1,045	-	-	1,406
Prepayment Account	-	14	-	-	-	-	-	14
Reserve Fund	-	143,550	34,772	-	-	-	-	178,322
Revenue Fund	-	493,317	34,749	-	-	-	-	528,066
Utility Deposits - TECO	800	-	-	-	-	-	-	800
Fixed Assets								
Construction Work In Process	-	-	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	-	-	10,932,000	10,932,000
<b>TOTAL ASSETS</b>	<b>\$ 150,711</b>	<b>\$ 780,431</b>	<b>\$ 69,521</b>	<b>\$ 365</b>	<b>\$ 1,045</b>	<b>\$ 4,934,636</b>	<b>\$ 10,932,000</b>	<b>\$ 16,868,709</b>
<b><u>LIABILITIES</u></b>								
Accounts Payable	\$ 16,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,389
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	10,682,000	10,682,000
Due To Other Funds	-	-	-	143,550	-	-	-	143,550
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	6,903
<b>TOTAL LIABILITIES</b>	<b>23,292</b>	<b>-</b>	<b>-</b>	<b>143,550</b>	<b>-</b>	<b>-</b>	<b>10,932,000</b>	<b>11,098,842</b>
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	780,431	69,521	-	-	-	-	849,952
Capital Projects	-	-	-	-	1,045	-	-	1,045
Unassigned:	127,419	-	-	(143,185)	-	4,934,636	-	4,918,870
<b>TOTAL FUND BALANCES</b>	<b>127,419</b>	<b>780,431</b>	<b>69,521</b>	<b>(143,185)</b>	<b>1,045</b>	<b>4,934,636</b>	<b>-</b>	<b>5,769,867</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 150,711</b>	<b>\$ 780,431</b>	<b>\$ 69,521</b>	<b>\$ 365</b>	<b>\$ 1,045</b>	<b>\$ 4,934,636</b>	<b>\$ 10,932,000</b>	<b>\$ 16,868,709</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,269	\$ 5,269	0.00%
Interest - Tax Collector	-	1,283	1,283	0.00%
Rental Income	-	150	150	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%
<b>TOTAL REVENUES</b>	<b>383,725</b>	<b>423,156</b>	<b>39,431</b>	<b>110.28%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	11,000	1,000	91.67%
Dissemination Agent/Reporting	5,000	3,850	1,150	77.00%
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	20,061	(10,561)	211.17%
District Engineer	9,500	9,669	(169)	101.78%
Administrative Services	4,500	-	4,500	0.00%
Construction Accounting	9,000	-	9,000	0.00%
District Manager	25,000	27,500	(2,500)	110.00%
Accounting Services	9,000	8,250	750	91.67%
Auditing Services	6,000	7,200	(1,200)	120.00%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	1,622	(1,122)	324.40%
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	531	(331)	265.50%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,579	(379)	131.58%
Miscellaneous Expenses	250	25	225	10.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>117,525</b>	<b>108,171</b>	<b>9,354</b>	<b>92.04%</b>
<b><u>Utility Services</u></b>				
Utility - Water & Waste	10,000	22,839	(12,839)	228.39%
Utility - Electric	10,000	66,348	(56,348)	663.48%
<b>Total Utility Services</b>	<b>20,000</b>	<b>89,187</b>	<b>(69,187)</b>	<b>445.94%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Field Services	27,000	24,794	2,206	91.83%
Contracts-Janitorial Services	9,000	2,434	6,566	27.04%
Contracts-Aquatic Control	38,000	27,700	10,300	72.89%
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	370	1,430	20.56%
Insurance - General Liability	5,000	9,939	(4,939)	198.78%
Irrigation Repairs & Maintenance	5,000	3,087	1,913	61.74%
Landscape Maintenance - Contract	52,000	149,075	(97,075)	286.68%
Plant Replacement Program	5,000	17,521	(12,521)	350.42%
R&M - Amenity Center	10,000	1,902	8,098	19.02%
Miscellaneous Maintenance	10,000	12,356	(2,356)	123.56%
Pool Maintenance - Contract	20,000	11,357	8,643	56.79%
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%
<b>Total Other Physical Environment</b>	<b>236,200</b>	<b>265,082</b>	<b>(28,882)</b>	<b>112.23%</b>
<b><u>Contingency</u></b>				
Contingency Fund	10,000	4,520	5,480	45.20%
<b>Total Contingency</b>	<b>10,000</b>	<b>4,520</b>	<b>5,480</b>	<b>45.20%</b>
<b><u>Debt Service</u></b>				
Interest Expense	-	3,689	(3,689)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>3,689</b>	<b>(3,689)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>383,725</b>	<b>470,649</b>	<b>(86,924)</b>	<b>122.65%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	(47,493)	(47,493)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Loan/Note Proceeds	-	243,737	243,737	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>243,737</b>	<b>243,737</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 196,244	\$ 196,244	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(68,825)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 127,419</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 25,802	\$ 25,802	0.00%
Special Assmnts- Tax Collector	572,524	583,987	11,463	102.00%
Special Assmnts- CDD Collected	-	69,550	69,550	0.00%
<b>TOTAL REVENUES</b>	<b>572,524</b>	<b>679,339</b>	<b>106,815</b>	<b>118.66%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	235,000	235,000	-	100.00%
Interest Expense	337,524	340,176	(2,652)	100.79%
<b>Total Debt Service</b>	<b>572,524</b>	<b>575,176</b>	<b>(2,652)</b>	<b>100.46%</b>
<b>TOTAL EXPENDITURES</b>	<b>572,524</b>	<b>575,176</b>	<b>(2,652)</b>	<b>100.46%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	104,163	104,163	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(69,550)	(69,550)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(69,550)</b>	<b>(69,550)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 34,613	\$ 34,613	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>745,818</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 780,431</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,143	\$ 2,143	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2,143</b>	<b>2,143</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	15,000	(15,000)	0.00%
Interest Expense	-	46,109	(46,109)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>61,109</b>	<b>(61,109)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>61,109</b>	<b>(61,109)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(58,966)	(58,966)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	69,550	69,550	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>69,550</b>	<b>69,550</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 10,584	\$ 10,584	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>58,937</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 69,521</b>		



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 435	\$ 435	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>435</b>	<b>435</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	147,680	(147,680)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>147,680</b>	<b>(147,680)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>147,680</b>	<b>(147,680)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(147,245)	(147,245)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,060</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (143,185)</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 236	\$ 236	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>236</b>	<b>236</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
District Counsel	-	20,500	(20,500)	0.00%
District Engineer	-	7,000	(7,000)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>27,500</b>	<b>(27,500)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>27,500</b>	<b>(27,500)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(27,264)	(27,264)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>28,309</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,045</b>		

# Bank Account Statement

Park East CDD

**Bank Account No.** 6700  
**Statement No.** 08-25

**Statement Date** 08/31/2025

<b>G/L Account No. 101002 Balance</b>	91,145.85	<b>Statement Balance</b>	97,499.85
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	91,145.85	<b>Subtotal</b>	97,499.85
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-6,354.00
<b>Ending G/L Balance</b>	91,145.85	<b>Ending Balance</b>	91,145.85

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
08/04/2025		JE000674	Rental Income	Deposit	50.00	50.00	0.00
08/31/2025		JE000675	Interest - Investments	Intear earned for the month of 07/25	452.48	452.48	0.00
<b>Total Deposits</b>					502.48	502.48	0.00
<b>Checks</b>							
07/22/2025	Payment	1022	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
07/24/2025	Payment	1023	BUSINESS OBSERVER, INC.	Check for Vendor V00061	-293.13	-293.13	0.00
07/30/2025	Payment	1028	TECO	Check for Vendor V00025	-6,029.83	-6,029.83	0.00
08/06/2025	Payment	1029	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-1,000.00	-1,000.00	0.00
08/06/2025	Payment	1030	DOWN TO EARTH	Check for Vendor V00055	-12,389.50	-12,389.50	0.00
08/06/2025	Payment	1031	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-13,700.00	-13,700.00	0.00
07/30/2025	Payment	1032	DOWN TO EARTH	Check for Vendor V00055	-3,072.97	-3,072.97	0.00
07/30/2025	Payment	1033	TECO	Check for Vendor V00025	-424.66	-424.66	0.00
08/12/2025	Payment	1034	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
08/12/2025	Payment	1035	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
08/12/2025	Payment	1036	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
08/13/2025	Payment	1038	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
08/14/2025	Payment	1039	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-102.00	-102.00	0.00
08/14/2025	Payment	1041	NEPTUNE SERVICES	Check for Vendor V00063	-1,800.00	-1,800.00	0.00
08/20/2025	Payment	1042	TECO	Check for Vendor V00025	-6,748.35	-6,748.35	0.00
08/21/2025	Payment	1043	CITY OF PLANT CITY	Check for Vendor V00032	-1,825.90	-1,825.90	0.00
08/21/2025	Payment	1044	STRALEY ROBIN VERICKER	Check for Vendor V00006	-929.50	-929.50	0.00
08/21/2025	Payment	1045	US BANK	Check for Vendor V00018	-4,256.13	-4,256.13	0.00
<b>Total Checks</b>					-53,571.97	-53,571.97	0.00

# Bank Account Statement

Park East CDD

**Bank Account No.**6700

**Statement No.**08-25

**Statement Date**08/31/2025

Adjustments

Total Adjustments

Outstanding Checks

07/14/2025	Payment	1019	RYAN MOTKO	Check for Vendor V00016	-200.00
08/12/2025	Payment	1037	RYAN MOTKO	Check for Vendor V00016	-200.00
08/14/2025	Payment	1040	INFRAMARK LLC	Check for Vendor V00014	-5,954.00
Total Outstanding Checks					-6,354.00

Outstanding Deposits

Total Outstanding Deposits



# Bank Account Statement

Park East CDD

**Bank Account No.** 5629

**Statement No.** 08-25

**Statement Date** 08/31/2025

<b>G/L Account No. 101001 Balance</b>	16,261.60	<b>Statement Balance</b>	16,261.60
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	16,261.60	<b>Subtotal</b>	16,261.60
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	16,261.60	<b>Ending Balance</b>	16,261.60

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
08/29/2025		JE000673	Interest - Investments	Interest Income	0.02	0.02	0.00
<b>Total Deposits</b>					0.02	0.02	0.00
<b>Checks</b>							
							0.00
06/11/2025	Payment	1361	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
08/25/2025		JE000653	Bank Fees	Bank Fees	-531.23	-531.23	0.00
<b>Total Checks</b>					-731.23	-731.23	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1029	08/06/25	BLUE LIFE POOL SERVICE LLC	19908	POOL SERVICE AUGUST 2025	Pool Maintenance - Contract	546972-53908	\$1,000.00
001	1030	08/06/25	DOWN TO EARTH	149713	JULY FERTILIZER	Plant Replacement Program	546468-53908	\$4,995.00
001	1030	08/06/25	DOWN TO EARTH	149125	LANDSCAPE CONTRACT AUGUST 2025	LANDSCAPE CONTRACT	534171-53908	\$7,394.50
001	1031	08/06/25	ECO-LOGIC SERVICES LLC	5544	CLEANUP FLOODPLAIN AREAS	Contracts-Aquatic Control	534067-53908	\$12,450.00
001	1031	08/06/25	ECO-LOGIC SERVICES LLC	5543	LAKE MAINTENANCE JULY 2025	Contracts-Aquatic Control	534067-53908	\$1,250.00
001	1034	08/12/25	ALBERTO VIERA	AV-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1035	08/12/25	CARLOS DE LA OSSA	CO-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1036	08/12/25	KYLE SMITH	KS-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1037	08/12/25	RYAN MOTKO	RM-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1038	08/13/25	NICHOLAS J. DISTER	ND-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1039	08/14/25	BLUE LIFE POOL SERVICE LLC	20118	RULES SIGN	R&M - Amenity Center	546516-53908	\$102.00
001	1040	08/14/25	INFRAMARK LLC	155243	DISTRICT MANAGEMENT AUGUST 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1040	08/14/25	INFRAMARK LLC	155243	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT	531150-51301	\$2,500.00
001	1040	08/14/25	INFRAMARK LLC	155243	DISTRICT MANAGEMENT AUGUST 2025	FIELD MANAGEMENT	531122-53908	\$2,254.00
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001	1040	08/14/25	INFRAMARK LLC	155243	DISTRICT MANAGEMENT AUGUST 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1041	08/14/25	NEPTUNE SERVICES	0053919	JANITORIAL SERVICES MAY 2025	JANITORIAL SERVICES	546516-53908	\$600.00
001	1041	08/14/25	NEPTUNE SERVICES	0053920	JANITORIAL SERVICES JUNE 2025	JANITORIAL SERVICES	546516-53908	\$600.00
001	1041	08/14/25	NEPTUNE SERVICES	0053921	JANITORIAL SERVICES JULY 2025	JANITORIAL SERVICES	546516-53908	\$600.00
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001	1042	08/20/25	TECO	081325-221009336381	ELECTRIC 07/10/25-08/07/25	ELECTRIC	543041-53150	\$938.31
001	1042	08/20/25	TECO	081425-221009540230	ELECTRIC 07/10/25-08/07/25	ELECTRIC	543041-53150	\$673.61
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001	1042	08/20/25	TECO	081325-221009462716	ELECTRIC 07/10/25-08/07/25	ELECTRIC	543041-53150	\$23.22
001	1043	08/21/25	CITY OF PLANT CITY	1579287	WATER 07/01/25-08/01/25	WATER	543021-53150	\$1,825.90
001	1044	08/21/25	STRALEY ROBIN VERICKER	26965	DISTRICT COUNSEL THROUGH 07/31/25	DISTRICT COUNSEL	531146-51401	\$929.50
001	1045	08/21/25	US BANK	245631000	TRUSTEE FEES 07/01/25-06/30/26	TRUSTEE FEES	531045-51301	\$4,256.13
<b>Fund Total</b>								<b>\$49,705.38</b>

<b>Total Checks Paid</b>	<b>\$49,705.38</b>
--------------------------	--------------------

**Down to Earth**

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

**Estimate: #127523****Customer Address**

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

**Billing Address**

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

**Physical Job Address**

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

**Job**

September Fertilizer

**Estimated Job Start Date**

September 26, 2025

**Proposed By**

Dave Towsley

**Due Date**

<b><u>Estimate Details</u></b>				
<b>Description of Services &amp; Materials</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>Tree/Plant Installation</b>				
Fert & Pest Application	Each	1	\$2,310.00	\$2,310.00
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$170.00
<b>Subtotal</b>				<b>\$2,480.00</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$2,480.00</b>

- Sept. granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control
- Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

**Dave Towsley**  
Down to Earth

09/03/2025

Date

Agreed & Accepted By:

*Jayna Cooper*

9-9-25

Park East CDD

Date

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



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

**Estimate: #127027**

**Customer Address**

Inframark  
 Jayna Cooper  
 2005 Pan Am Circle Suite 300  
 Tampa, Florida 33604  
 Jayna.Cooper@inframark.com  
 813-608-8242

**Billing Address**

Jayna Cooper  
 Inframark  
 2005 Pan Am Circle Suite 300  
 Tampa, FL 33604

**Physical Job Address**

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

**Job**

Seasonal flower change.

**Estimated Job Start Date**

October 3, 2025

**Proposed By**

Brent T Franklin

**Due Date**

<b><u>Estimate Details</u></b>				
<b>Description of Services &amp; Materials</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$300.00
Annuals - Deluxe	4"	1188	\$3.96	\$4,704.48
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES)	Each	2	\$267.00	\$534.00
<b>Irrigation Repairs</b>				
Irrigation Labor (Hide)				\$255.00
Miscellaneous Irrigation Parts	Each	1	\$100.00	\$100.00
<b>Subtotal</b>				<b>\$5,893.48</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$5,893.48</b>

- Remove seasonal flowers and install new seasonal flowers
- Adjust Irrigation as needed for new flowers.
- Micro nutrient fertilizer and Snap shot for weed growth

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

Proposed By:

**Brent T Franklin**  
 Down to Earth

09/02/2025

Date

Agreed & Accepted By:

Signed by:

*Kollamay Turkoane*

1F3BE9E795D0415...

Inframark

9/23/2025

Date

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





## PARK EAST CDD

Field inspection- Down To Earth

Tuesday, September 16, 2025

Prepared For Board Of Supervisors

15 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

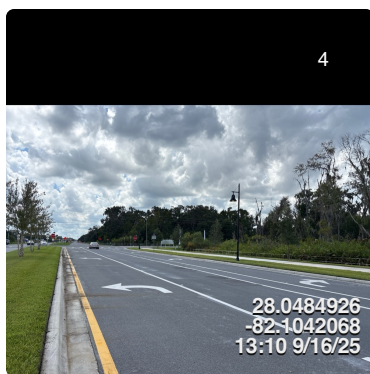
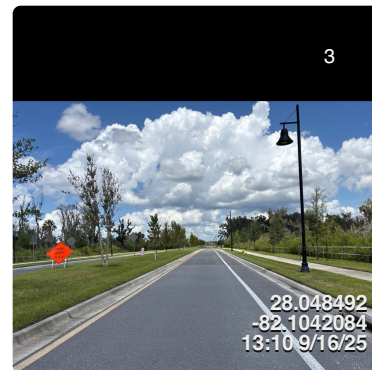
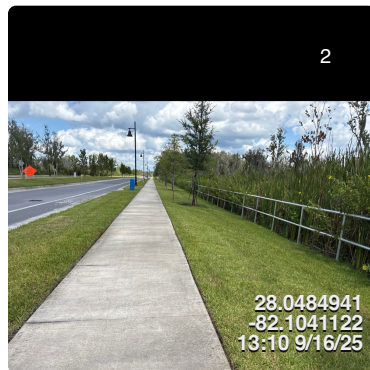
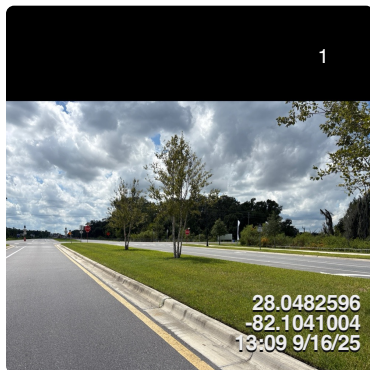
Not completed/No response

Scheduled/Monitoring

## Item 1- N. Park Rd.

Assigned To: Down To Earth

Photos 1–4 show that the turf at the entrance to North Park Road heading north has good fertility and has shown significant improvement.

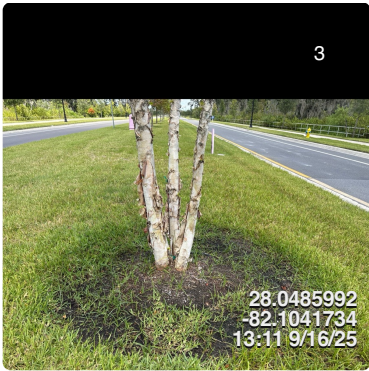
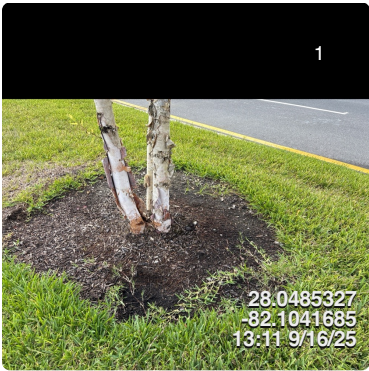


Item 2- N. Park Rd.

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the tree rings on the center island and along both sides of the boulevard on North Park Road need to be cleared and treated with weed control to improve their overall appearance.



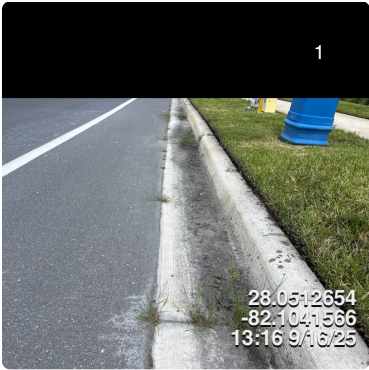
Scheduled for 10-1-25

Item 3- N. Park Rd

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the curbs along North Park Road heading north toward Victorious Falls need to have crack weeds removed, be treated, and sprayed with weed control. Additionally, the tree rings along the boulevard should be treated and sprayed to clearly separate them from the turf and improve their overall appearance.



Scheduled for 10-1-25

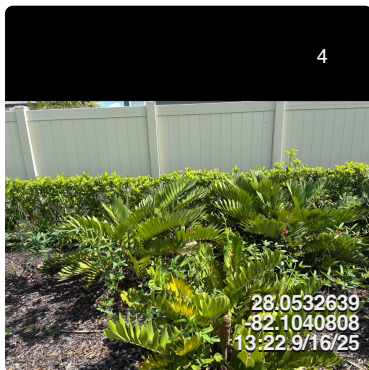
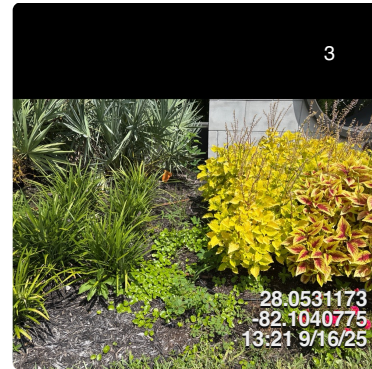
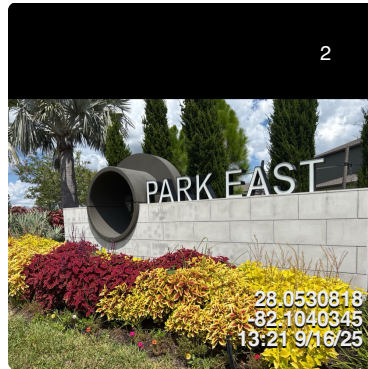
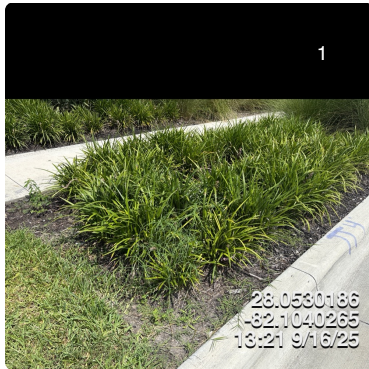


#### Item 4- Victorious Falls St.

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the plant material at the entrance of Victorious Falls St. by the monument is healthy and green. However, there is a significant amount of weeds throughout the beds that need to be removed and treated with weed control where applicable.

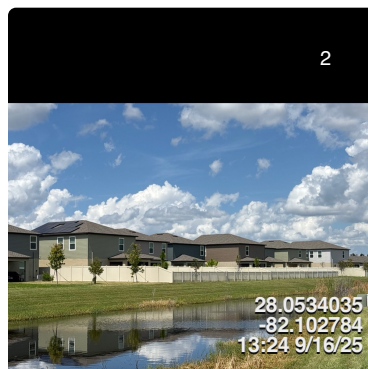
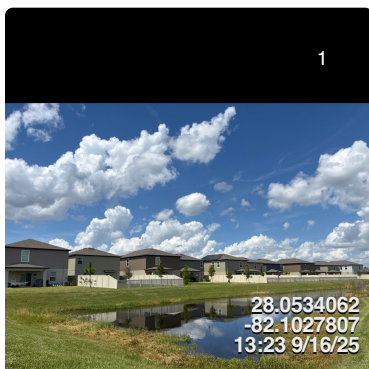


Scheduled for 10-1-25

#### Item 5-pond 5

Assigned To: Eco Logic

The pond was treated for cattail and shoreline weeds, which have now begun to die off.

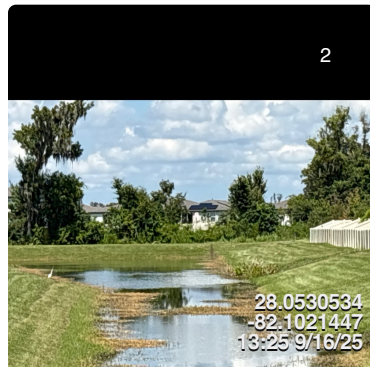
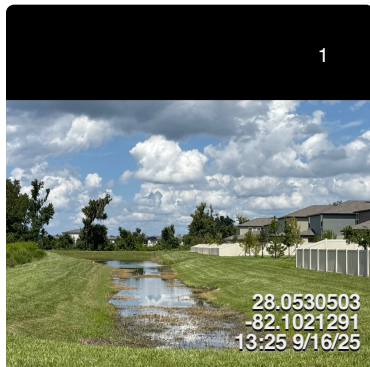




## Item 6- Pond 4

Assigned To: Eco Logic

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

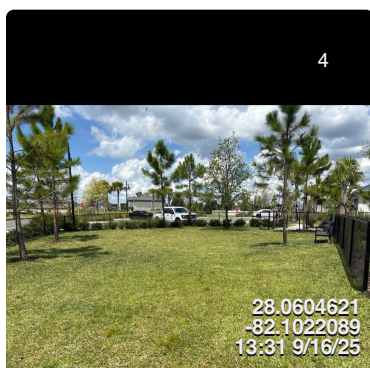
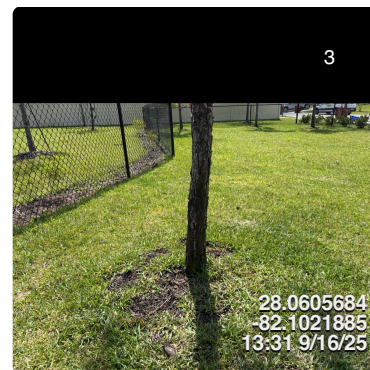
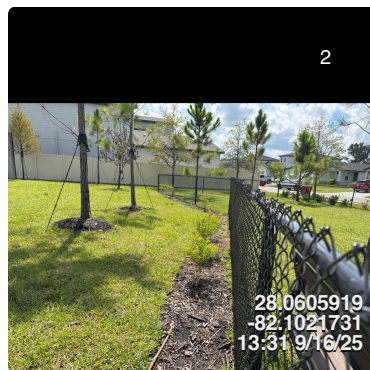
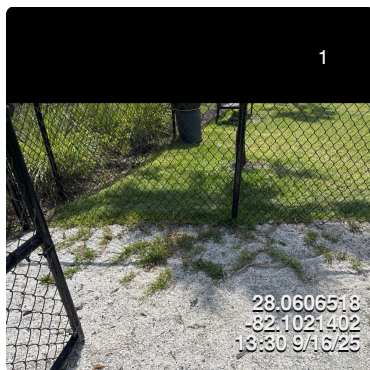


## Item 7- Dog Park

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the Dog Park turf has good fertility. However, the St. Augustine runners in the rock bed near the entrance need to be treated with weed control, and all tree rings should also be sprayed to clearly separate the tree rings from the turf.

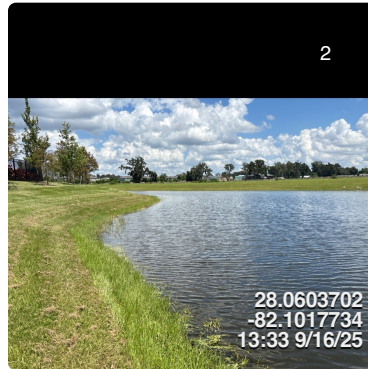
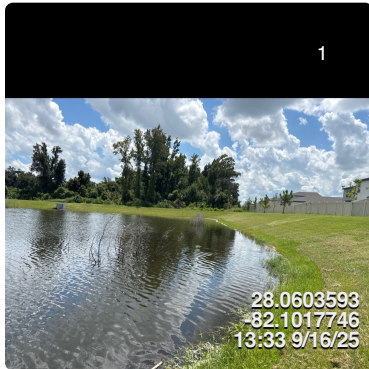


Scheduled for 10-1-25

## Item 8- Pond 8

Assigned To: Eco Logic

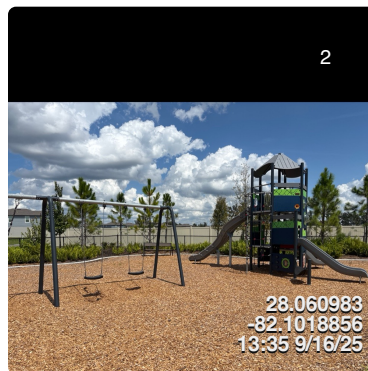
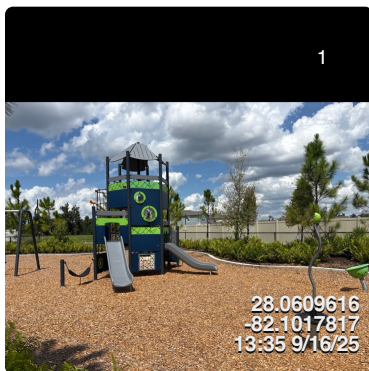
The pond has some duck weed and torpedo grass which they have been treated and is beginning to die off



## Item 9- Playground

Assigned To: Down To Earth

Photos 1–3 show that the playground is well maintained, and the mulch areas are in good condition and free of weeds



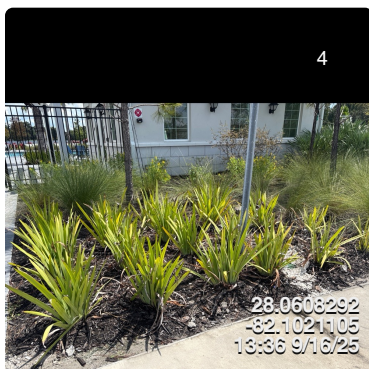
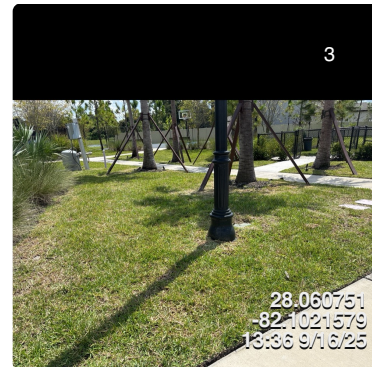
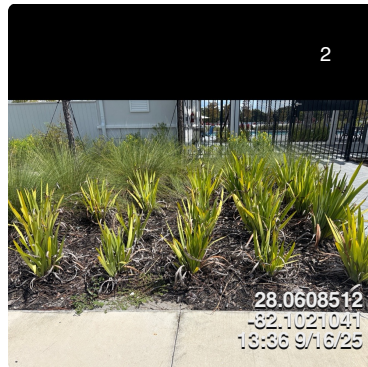


## Item 10- Clubhouse

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the turf in front of the clubhouse and surrounding areas appears stressed and yellowing. Please check the irrigation timing and runtime to help determine the cause. Also, remove any dead plant material and trim off any dead portions from the existing plants.

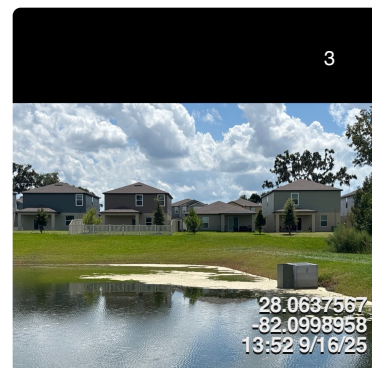
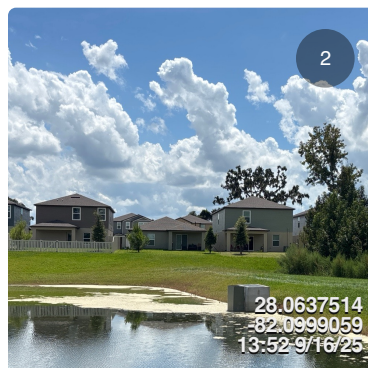
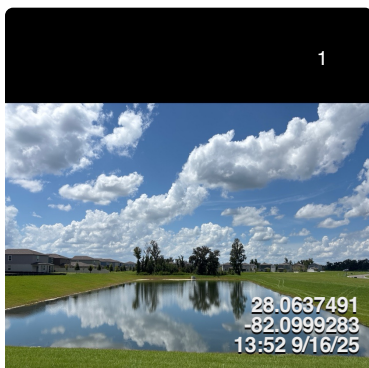


Scheduled for 10-1-25

## Item 11- Pond 12

Assigned To: Eco Logic

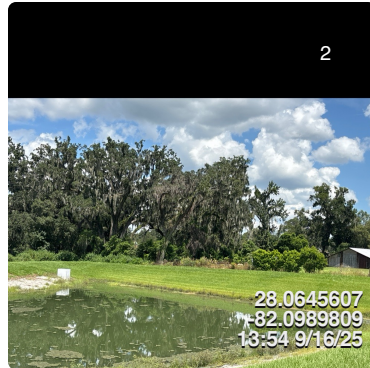
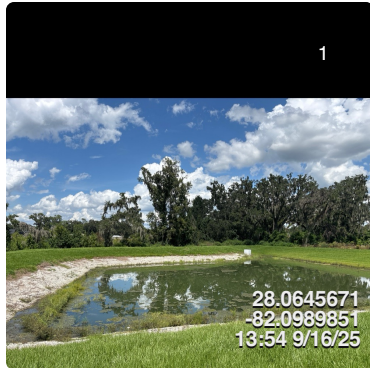
The pond was treated for duckweed, which has now died off



## Item 12- Pond 13

Assigned To: Eco Logic

The pond was treated for filamentous, algae, and shoreline weeds which now has begun to die off

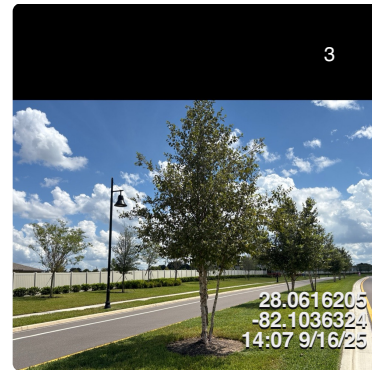
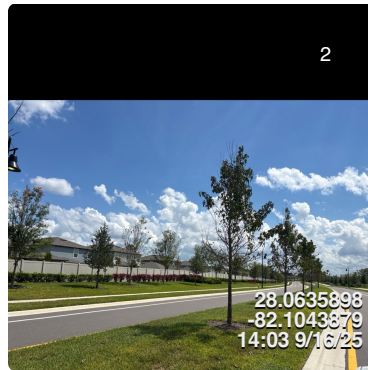
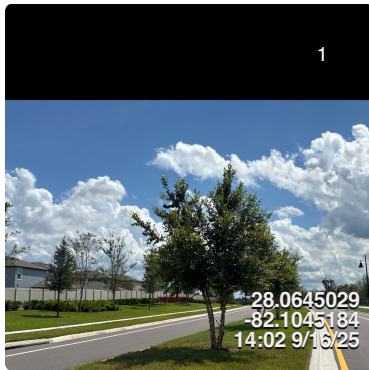


## Item 13- N. Park Isle

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the center islands from Northern Key toward Tropical Oasis are generally well maintained. However, the trees appear somewhat stressed and should be inspected to determine the cause. Additionally, the plant bed at the tip of the center island contains a significant amount of weeds that need to be removed.



The maple tree is in the season to start dropping its leaves.

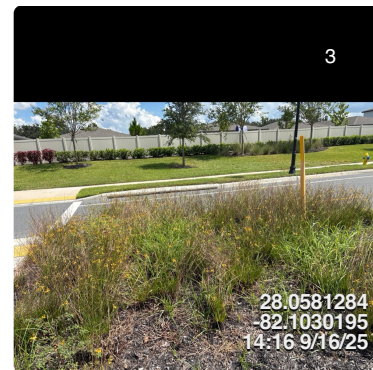
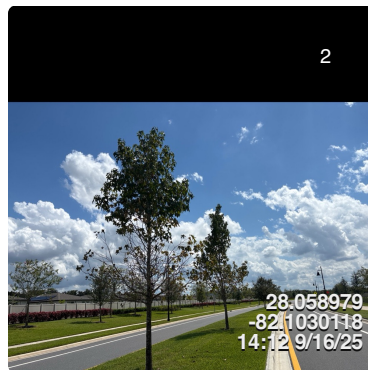
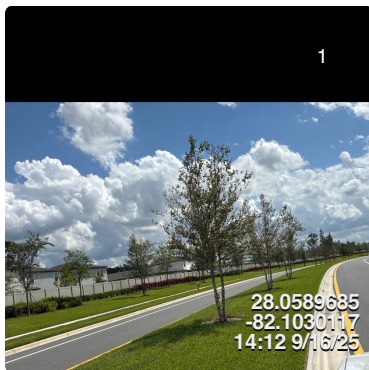


## Item 14- N. Park Rd

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the turf in the center islands along North Park Road heading north is well maintained, with good fertility. However, the trees appear somewhat stressed and should be inspected to determine the cause. In addition, at the very end of the center island, just before Northern Key, the plant material contains a significant amount of weeds that need to be addressed



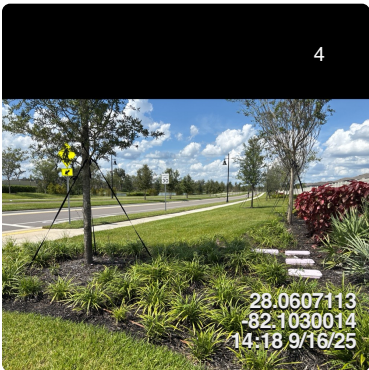
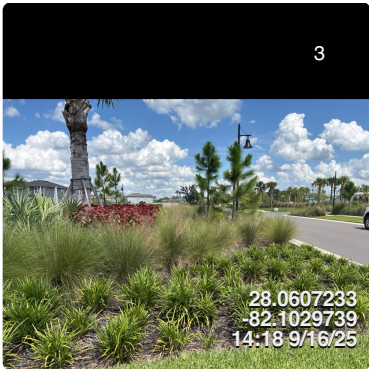
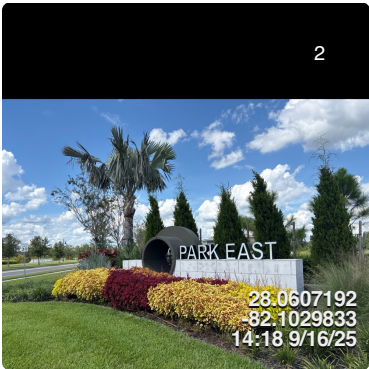
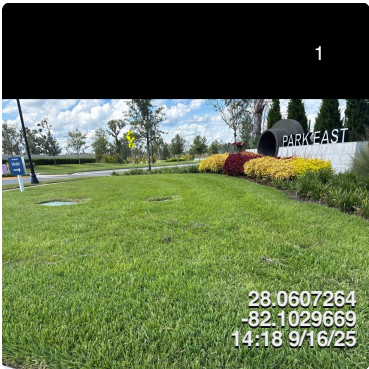
Scheduled for 10-1-25

Item 15- Northern Key Dr.

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the plant material and flowers at the monument look healthy and well-maintained throughout the beds. However, there is a significant presence of weeds across all the beds that should be treated and removed as soon as possible.



Scheduled for 10-1-25