

# *Park East Community Development District*

**January 08, 2026  
Agenda Package**

## **TEAMS MEETING INFORMATION**

**[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#

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



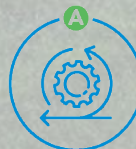
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# 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  
Rollamay Turkoane, District Manager

## Regular Meeting Agenda

Thursday, January 08, 2026 at 2:00 p.m.

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The Regular Meeting of the **Park East Community Development District** will be held **January 08, 2026, 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

### 4. CONSENT AGENDA

- A. Approval of Minutes of the December 04, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance November 2025
- C. Acceptance of the Financials and Approval of the Check Register for November 2025
- D. Ratification of Down to Earth Proposal #134427 (\$5,555.35)
- E. Ratification of Grau & Associates Audit Engagement Letter
- F. Ratification of Easement Encroachment Agreement – 3817 Radiant Mountain Drive
- G. Ratification of Down to Earth Proposal #134433 (\$2,021.85)
- H. Ratification of Salva Tree Cutting Service Proposal #2025-66 (\$2,000.00)

### 5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Field Inspections Report

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT

**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, December 4, 2025, and called to order at 2:44 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
Rollamay Turkoane	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tonja Stewart	District Engineer
Brian Lamb	VP Developer Services
Arturo Gandarilla	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. Turkoane called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations Series 2021 Bonds**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Arbitrage Rebate Counselors LLC Proposal–Annual Arbitrage Calculations Series 2021 Bonds, was approved. 5-0

**B. Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations Series 2024 Bonds**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations Series 2024 Bonds, was approved. 5-0

### C. Consideration of School Now CDD Website Proposal

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, School Now CDD Website Proposal, was approved. 5-0

### D. Report of FY 2025 Goals & Objectives

No action required by the Board. This report will be posted on the website.

### E. Consideration of Resolution 2026-04; Designation of Officers

The District officers are as follows:

- |                     |                     |
|---------------------|---------------------|
| • Carlos de la Ossa | Chairperson         |
| • Nicholas Dister   | Vice-Chairperson    |
| • Brian Lamb        | Secretary           |
| • Alberto Vierra    | Assistant Secretary |
| • Kyle Smith        | Assistant Secretary |
| • Ryan Motko        | Assistant Secretary |
| • Jayna Cooper      | Assistant Secretary |
| • Rollamay Turkoane | Assistant Secretary |
| • Eric Davidson     | Treasurer           |

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2026-04; Designation of Officers, as detailed above, was adopted. 5-0

## FOURTH ORDER OF BUSINESS

### Consent Agenda

- A. Approval of Minutes of the November 04, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance October 2025
- C. Acceptance of the Financials and Approval of the Check Register for October 2025
- D. Ratification of Down-to-Earth Proposal #132182 (\$2,296.00)
- E. Ratification of Down-to-Earth Proposal #132860 (\$281.00)
- F. Ratification of Inframark Proposal # 057-022-4-25 (\$2,700)



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

**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel****B. District Engineer****C. District Manager**

There being no reports, the next item followed.

**i. Field Inspections Report**

The Field Inspections report was presented, a copy of which was included in the agenda package. Mr. Gandarilla provided updates/pending statuses. Discussion ensued.

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

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,  
the meeting was adjourned at 2:50 pm. 5-0

\_\_\_\_\_  
Jayna Cooper/Rollamay Turkoane  
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	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	11/1/2025	21013	\$1,100.00			POOL SERVICES
CITY-WIDE CLEANING LLC	10/30/2025	19717	\$475.00			MONTHLY JANITORIAL SERVICES
DOWN TO EARTH	11/1/2025	157185	\$7,394.50			LANDSCAPE CONTRACT
ECO-LOGIC SERVICES LLC	10/30/2025	5893	\$1,250.00			LAKE MAINTENANCE
Monthly Contract Subtotal			\$10,219.50			
Variable Contract						
STRALEY ROBIN VERICKER	11/14/2025	27443	\$1,943.40			PROFESSIONAL SVCS
Variable Contract Subtotal			\$1,943.40			
Utilities						
CITY OF PLANT CITY	10/7/2025	1624434	\$822.89			WATER
TECO	11/13/2025	111325-221009462716	\$25.10			ELECTRIC
TECO	11/13/2025	111325-221009336381	\$753.95			ELECTRIC
TECO	11/13/2025	111325-221009059413	\$330.61			ELECTRIC
TECO	11/13/2025	111325-221009540230	\$696.96			ELECTRIC
TECO	11/13/2025	111325-221009131659	\$4,820.33		\$6,626.95	ELECTRIC
Utilities Subtotal			\$7,449.84			
Regular Services						
ALBERTO VIERA	11/6/2025	AV-110625	\$200.00			BOARD 11/06/25
CARLOS DE LA OSSA	11/6/2025	CO-110625	\$200.00			BOARD 11/06/25
DISCLOSURE TECHNOLOGY SERVICES, LLC	10/30/2025	1571	\$2,000.00			1YR SUBSCRIPTION-YR26 CONTINUING DISCLOSURES
KYLE SMITH	11/6/2025	KS-110625	\$200.00			BOARD 11/06/25
NICHOLAS J. DISTER	11/6/2025	ND-110625	\$200.00			BOARD 11/06/25
RYAN MOTKO	11/6/2025	RM-110625	\$200.00			BOARD 11/06/25
Regular Services Subtotal			\$3,000.00			

<p><b>PARK EAST CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Additional Services						
COASTAL FENCE SERVICES LLC	10/21/2025	49	\$4,175.00			Retaining Wall & Handrail Repairs
PARK EAST CDD	11/3/2025	11032025 - 01	\$3,983.69			SERIES 2021 FY25 TAX DIST ID 745
Additional Services Subtotal			\$8,158.69			
Miscellaneous						
VOID	11/25/2025	VOID A	\$0.01			Postage and Freight
Miscellaneous Subtotal			\$0.01			
TOTAL			\$30,771.44			

**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
21013	11/01/2025	\$1,100.00	12/01/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
<b>CLEANING</b>	REGULAR POOL SERVICE	1	1,000.00	1,000.00
<b>CYA MAINTENANCE</b>	CYA Fee per pool.	1	100.00	100.00

SUBTOTAL	1,100.00
TAX	0.00
TOTAL	1,100.00
BALANCE DUE	<b>\$1,100.00</b>

Pay invoice

## City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 19717

TO:

Park East

C/o Fortmanick

Plant City, FL

DATE:

10/30/5

[illegible]



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



Invoice: #157185  
November 2025

**Customer**

Park East CDD  
Inframark Management Services  
2654 Cypress Ridge Blvd, Suite 101

**Property / Project Address**

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

Wesley Chapel, FL 33544

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Park East CDD Contract (2025)	11/1/2025	12/1/2025	Net 30	
Estimate # 114858				

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

<div><b>Billing Questions</b> <a href="mailto:Theresa.Koglin@Down2earthinc.com">Theresa.Koglin@Down2earthinc.com</a> (321) 228-5717  Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> for all other questions or concerns.</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.propertyserviceportal.com">DTElandscape.propertyserviceportal.com</a>	Subtotal	\$7,394.50
		Sales Tax	\$0.00
		<b>Total</b>	<b>\$7,394.50</b>
	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>	Credits/Payments	(\$0.00)
		<b>Balance Due</b>	<b>\$7,394.50</b>

PO Box 18204  
Sarasota, FL 34276

Date	Invoice #
10/30/2025	5893

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

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

**Phone #** 941-312-1764

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

November 14, 2025  
Client: 001544  
Matter: 000001  
Invoice #: 27443

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/2/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
10/2/2025	KCH	ATTEND BOS MEETING IN PERSON.	0.3	\$112.50
10/3/2025	AM	DRAFT RECREATIONAL FACILITIES POLICIES AND REGULATIONS.	2.0	\$390.00
10/17/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	0.2	\$75.00
10/20/2025	JMV	PREPARE AND FILE DEED FOR RECORDING.	0.3	\$121.50
10/20/2025	CAW	REVISE AND FINALIZE SPECIAL WARRANTY DEED AND QUIT CLAIM DEED TO THE DISTRICT FOR COMMON AREA TRACTS.	0.2	\$75.00
10/20/2025	AM	RECORD QUIT CLAIM DEED AND SPECIAL WARRANTY DEED.	0.4	\$78.00
10/20/2025	KCH	REVIEW QUIT CLAIM DEED AND SPECIAL WARRANTY DEED AND PREPARE SAME FOR ONLINE RECORDING.	0.6	\$225.00
10/29/2025	KCH	REVIEW AND REVISE RECREATIONAL FACILITIES POLICIES AND REGULATIONS; REVIEW PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES.	0.7	\$262.50
10/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/31/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICE.	0.2	\$81.00
Total Professional Services			6.1	\$1,894.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/21/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$48.90
	Total Disbursements	\$48.90
	Total Services	\$1,894.50
	Total Disbursements	\$48.90
	Total Current Charges	\$1,943.40
	Previous Balance	\$4,069.50
	Less Payments	(\$4,069.50)
	PAY THIS AMOUNT	\$1,943.40

Please Include Invoice Number on all Correspondence



# City of Plant City

UTILITY BILLING DEPARTMENT

PO BOX C

PLANT CITY FL 33564-9003

## UTILITY BILL

Office hours for questions regarding your bill:

Monday - Friday 8:00 AM - 4:45 PM

Phone (813) 659-4222 Fax (813) 659-4236

Solid Waste pickup questions (813) 757-9208

After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
PARK EAST COMMUNITY DEVELOPMENT	636330	1008701860	3930 NORTHERN KEY DR

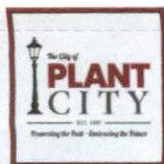
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1624434	11/07/2025	10/08/2025 - 11/07/2025	12/01/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	10/02/25	11/03/25	4179	4195	16	75.16
CONSUMPTION					RATE	USAGE	
WATER					2.870000	16	45.92
WATER RECLAIM COMI	24232401	10/02/25	11/03/25	1522	1717	195	38.18
CONSUMPTION					RATE	USAGE	
RECLAIM					1.450000	20	29.00
RECLAIM					2.010000	175	351.75
UTILITY TAX 10%							12.11
SEWER COMMERCIAL							162.36
CONSUMPTION					RATE	USAGE	
SEWER					6.990000	16	111.84

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		
10/25	61	05/25	383	02/25	172	Previous Balance	\$1,384.00
09/25	168	04/25	447	01/25	312	Total Current Billing	\$890.78
08/25	72	04/25	167	12/24	177	Adjustments	\$0.00
07/25	31	03/25	94	11/24	186	Less Payments Received	-\$1,384.00
Watering in Cooler Months-Riego en los meses mÃ¡s frescos						Penalties	\$0.00
<a href="https://www.swfwmd.state.fl.us/residents/water-conservation/skip-week">https://www.swfwmd.state.fl.us/residents/water-conservation/skip-week</a>						<b>Total Amount Due</b>	<b>\$822.89</b>
Florida-Friendly Landscaping-Paisajismo en ArmonÃa con Florida							
<a href="https://sfyl.ifas.ufl.edu/hillsborough/lawngarden/">https://sfyl.ifas.ufl.edu/hillsborough/lawngarden/</a>							



## City of Plant City

UTILITY BILLING DEPARTMENT

PO BOX C

PLANT CITY FL 33564-9003

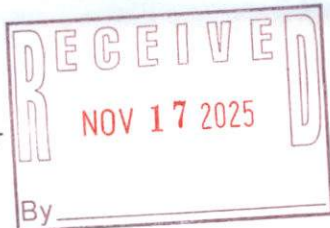
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PARK EAST COMMUNITY DEVELOPMENT  
DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



## 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	
1624434	12/01/2025	\$822.89	

Remit and make checks in US funds payable to:



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





## 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

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[illegible]

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Watering in Cooler Months-Riego en los meses mÃ¡s frescos <a href="https://www.swfwmd.state.fl.us/residents/water-conservation/skip-week">https://www.swfwmd.state.fl.us/residents/water-conservation/skip-week</a> Florida-Friendly Landscaping-Paisajismo en ArmonÃa con Florida <a href="https://sfyl.ifas.ufl.edu/hillsborough/lawngarden/">https://sfyl.ifas.ufl.edu/hillsborough/lawngarden/</a>						Penalties	\$0.00
						<b>Total Amount Due</b>	<b>\$822.89</b>

Watering in Cooler Months-Riego en los meses m  s frescos  
<https://www.swfwmd.state.fl.us/residents/water-conservation/skip-week>  
 Florida-Friendly Landscaping-Paisajismo en Armon  a con Florida  
<https://sfyl.ifas.ufl.edu/hillsborough/lawn/garden/>



## City of Plant City

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



## 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	
1624434	12/01/2025	\$822.89	



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

Statement Date: November 13, 2025

Amount Due: \$25.10

Due Date: December 04, 2025

Account #: 221009462716

## Account Summary

Current Service Period: October 08, 2025 - November 07, 2025

Previous Amount Due	\$28.40
Payment(s) Received Since Last Statement	-\$28.40
Current Month's Charges	\$25.10

Amount Due by December 04, 2025 \$25.10

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.

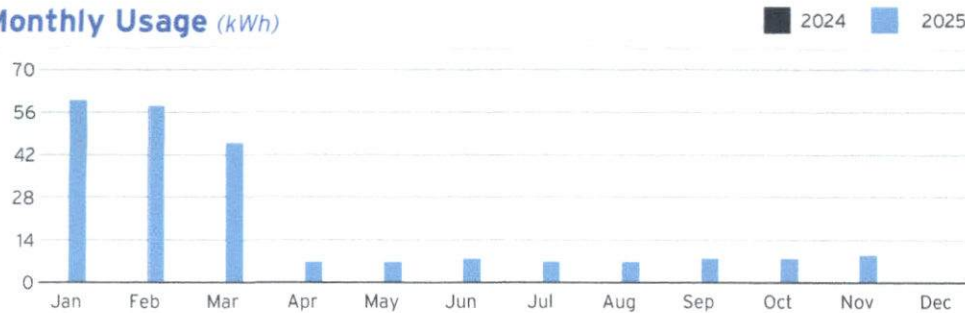


## SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](https://TampaElectric.com/YourWay).

## Monthly Usage (kWh)



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 #: 221009462716

Due Date: December 04, 2025



## Pay your bill online at TampaElectric.com

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

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

Amount Due: \$25.10

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

647680755757

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.

16 6476807557572210094627160000000025102





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

**Account #:** 221009462716  
**Statement Date:** November 13, 2025  
**Charges Due:** December 04, 2025

## Meter Read

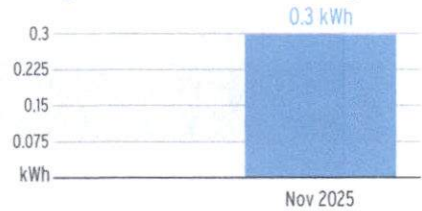
**Service Period:** Oct 08, 2025 - Nov 07, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000938048	11/07/2025	225	216	9 kWh	1	31 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

### Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	9 kWh @ \$0.08641/kWh	\$0.78
Fuel Charge	9 kWh @ \$0.03391/kWh	\$0.31
Storm Protection Charge	9 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	9 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	9 kWh @ \$0.02121/kWh	\$0.19
Florida Gross Receipt Tax		\$0.54

### Electric Service Cost

Franchise Fee	\$1.40
Municipal Public Service Tax	\$2.26

**Total Electric Cost, Local Fees and Taxes** **\$25.10**

**Total Current Month's Charges**

**\$25.10**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://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  
3930 NORTHERN KEY DR, CLBHE  
PLANT CITY, FL 33565-6013

Statement Date: November 13, 2025

Amount Due: \$753.95

Due Date: December 04, 2025

Account #: 221009336381

## Account Summary

Current Service Period: October 08, 2025 - November 07, 2025

Previous Amount Due	\$719.78
Payment(s) Received Since Last Statement	-\$719.78
Current Month's Charges	\$753.95

Amount Due by December 04, 2025 \$753.95

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 **107.94% higher** than the same period last year.

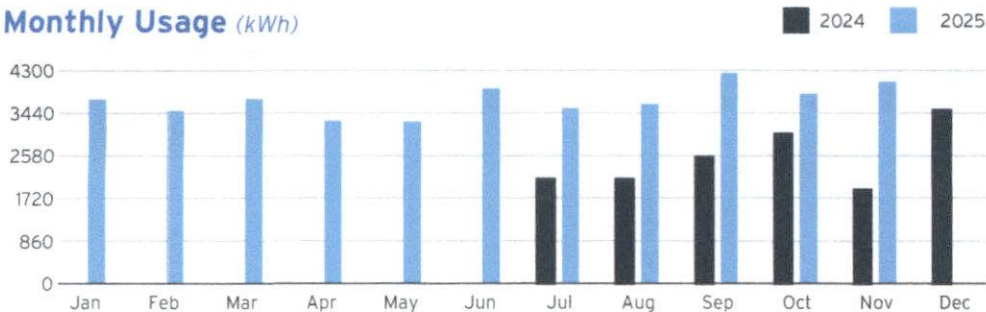


Your average daily kWh used was **.76% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



## SAVE TIME AND GET BUSINESS DONE FASTER

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Get details at [TampaElectric.com/YourWay](https://TampaElectric.com/YourWay).



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

Account #: 221009336381

Due Date: December 04, 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: \$753.95

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

647680755756

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.

18 6476807557562210093363810000000753959





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

**Account #:** 221009336381  
**Statement Date:** November 13, 2025  
**Charges Due:** December 04, 2025

Meter Read

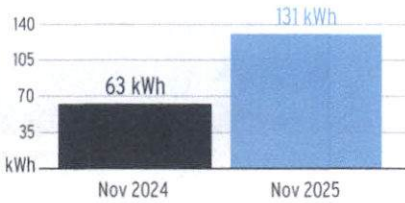
**Service Period:** Oct 08, 2025 - Nov 07, 2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000906161	11/07/2025	55,892	51,818	4,074 kWh	1	31 Days

Charge Details

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	4,074 kWh @ \$0.08641/kWh	\$352.03
Fuel Charge	4,074 kWh @ \$0.03391/kWh	\$138.15
Storm Protection Charge	4,074 kWh @ \$0.00577/kWh	\$23.51
Clean Energy Transition Mechanism	4,074 kWh @ \$0.00418/kWh	\$17.03
Storm Surcharge	4,074 kWh @ \$0.02121/kWh	\$86.41
Florida Gross Receipt Tax		\$16.32
<b>Electric Service Cost</b>		<b>\$652.98</b>
Franchise Fee		\$42.77
Municipal Public Service Tax		\$58.20
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$753.95</b>

Avg kWh Used Per Day



Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges \$753.95**

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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:** November 13, 2025

**Amount Due:** \$330.61

**Due Date:** December 04, 2025

**Account #:** 221009059413

## Account Summary

**Current Service Period:** October 08, 2025 - November 07, 2025

Previous Amount Due	\$308.67
Payment(s) Received Since Last Statement	-\$308.67
<b>Current Month's Charges</b>	<b>\$330.61</b>

**Amount Due by December 04, 2025 \$330.61**

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 **11.54% higher** than the same period last year.

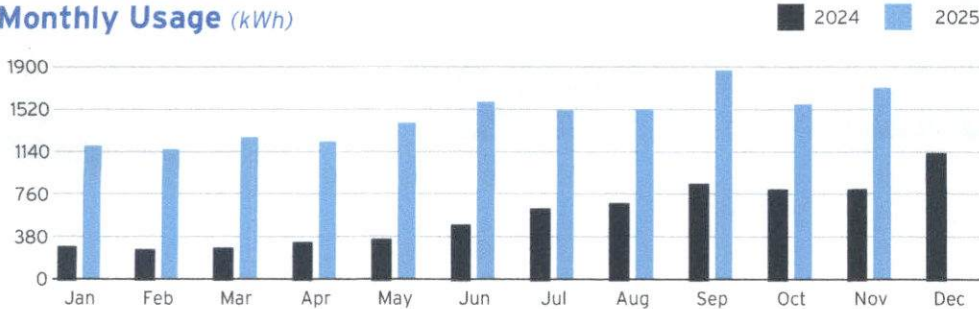


Your average daily kWh used was **1.85% higher** than it was in your previous period.



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)



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Get details at [TampaElectric.com/YourWay](https://TampaElectric.com/YourWay).



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

**Account #:** 221009059413

**Due Date:** December 04, 2025

**Amount Due:** \$330.61

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

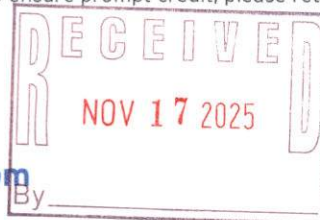
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See reverse side of your paystub for more ways to pay.

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



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.



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

**Account #:** 221009059413  
**Statement Date:** November 13, 2025  
**Charges Due:** December 04, 2025

Meter Read

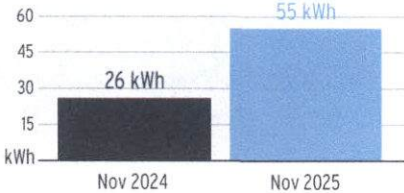
**Meter Location:** PUMP STATION 2  
**Service Period:** Oct 08, 2025 - Nov 07, 2025  
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852829	11/07/2025	24,822	23,109	1,713 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53	
Energy Charge	1,713 kWh @ \$0.08641/kWh	\$148.02	
Fuel Charge	1,713 kWh @ \$0.03391/kWh	\$58.09	
Storm Protection Charge	1,713 kWh @ \$0.00577/kWh	\$9.88	
Clean Energy Transition Mechanism	1,713 kWh @ \$0.00418/kWh	\$7.16	
Storm Surcharge	1,713 kWh @ \$0.02121/kWh	\$36.33	
Florida Gross Receipt Tax		\$7.15	
<b>Electric Service Cost</b>		<b>\$286.16</b>	
Franchise Fee		\$18.74	
Municipal Public Service Tax		\$25.71	
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$330.61</b>	

Avg kWh Used Per Day



Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges \$330.61**

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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**Credit or Debit Card**  
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**Phone**  
Toll Free: **866-689-6469**

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

Contact Us

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

Statement Date: November 13, 2025

Amount Due: \$696.96

Due Date: December 04, 2025

Account #: 221009540230

## Account Summary

Current Service Period: October 08, 2025 - November 07, 2025

Previous Amount Due	\$707.41
Payment(s) Received Since Last Statement	-\$707.41
<b>Current Month's Charges</b>	<b>\$696.96</b>

**Amount Due by December 04, 2025 \$696.96**

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



Scan here to view your account online.



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

Account #: 221009540230

Due Date: December 04, 2025



### Pay your bill online at TampaElectric.com

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

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

Amount Due: \$696.96

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

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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.

22 6600263446362210095402300000000696969




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

Account #: 221009540230  
Statement Date: November 13, 2025  
Charges Due: December 04, 2025

Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



## Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 31 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
Lighting Charges			\$696.96

**Total Current Month's Charges** **\$696.96**

Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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Ways To Pay Your Bill

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111
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Toll Free: **866-689-6469**

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  
SAM ALLEN ROAD, LIGHTS  
PLANT CITY, FL 33565

Statement Date: November 13, 2025

Amount Due: \$4,820.33

Due Date: December 04, 2025

Account #: 221009131659

## Account Summary

Previous Amount Due	\$4,893.58
Payment(s) Received Since Last Statement	-\$4,893.58
<b>Current Month's Charges</b>	<b>\$4,820.33</b>

**Amount Due by December 04, 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.



### SAVE TIME AND GET BUSINESS DONE FASTER

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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.

Account #: 221009131659

Due Date: December 04, 2025

Amount Due: \$4,820.33

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

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

Mail payment to:  
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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.





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

Account #: 221009131659  
Statement Date: November 13, 2025  
Charges Due: December 04, 2025

Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

⚡

**Electric Charges**

**Lighting Service Items LS-2 (Bright Choices) for 31 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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**Energy-Saving Programs:** 813-275-3909

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

Account #: 221009131659  
Statement Date: November 13, 2025  
Charges Due: December 04, 2025

Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 31 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:** November 13, 2025  
**Charges Due:** December 04, 2025

**Service Period:** Oct 08, 2025 - Nov 07, 2025

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

## Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 31 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:** November 13, 2025  
**Charges Due:** December 04, 2025

**Service Period:** Oct 08, 2025 - Nov 07, 2025

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

**Charge Details**



**Electric Charges**

**Lighting Service Items LS-2 (Bright Choices) for 31 days**

Lighting Energy Charge	255 kWh @ \$0.03412/kWh	\$8.70
Monthly Charge		\$744.03
Lighting Fuel Charge	255 kWh @ \$0.03363/kWh	\$8.58
Storm Protection Charge	255 kWh @ \$0.00559/kWh	\$1.43
Clean Energy Transition Mechanism	255 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	255 kWh @ \$0.01230/kWh	\$3.14
Florida Gross Receipt Tax		\$0.56

**Lighting Charges** **\$766.55**

Billing information continues on next page →

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

**Account #:** 221009131659  
**Statement Date:** November 13, 2025  
**Charges Due:** December 04, 2025

**Service Period:** Oct 08, 2025 - Nov 07, 2025

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

## Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 31 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 →





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

Account #: 221009131659  
Statement Date: November 13, 2025  
Charges Due: December 04, 2025

Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 31 days

Lighting Energy Charge	392 kWh @ \$0.03412/kWh	\$13.38
Monthly Charge		\$1223.52
Lighting Fuel Charge	392 kWh @ \$0.03363/kWh	\$13.18
Storm Protection Charge	392 kWh @ \$0.00559/kWh	\$2.19
Clean Energy Transition Mechanism	392 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	392 kWh @ \$0.01230/kWh	\$4.82
Florida Gross Receipt Tax		\$0.87

Lighting Charges \$1,258.13

Total Current Month's Charges \$4,820.33

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

Account #: 221009131659  
Statement Date: November 13, 2025  
Charges Due: December 04, 2025

## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park East CDD

Board Meeting Date: November 06, 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 Viera	X	\$200

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

Approved for payment:

Jayna Cooper  
District Manager Signature

November 06, 2025  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park East CDD

Board Meeting Date: November 06, 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 Viera	X	\$200

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

Approved for payment:

Jayna Cooper  
District Manager Signature

November 06, 2025  
Date

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

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com



INVOICE

BILL TO  
Inframark  
CDD:  
Park East Community Development District

INVOICE 1571  
DATE 10/30/2025

BOND SERIES	...	....
SPECIAL ASSESSMENT BONDS	2021 (SERIES 2021 PROJECT)	2024(SERIES 2024 PROJECT)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	2,000.00
<hr/>	
	<b>BALANCE DUE \$2,000.00</b>

Wire: City National Bank of Florida  
ABA/Routing- 066004367  
Account #- 30000615862  
Account Name-Disclosure Technology Services LLC

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name:	<u>Park East CDD</u>
Board Meeting Date:	<u>November 06, 2025</u>

	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 Viera	X	\$200

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

Approved for payment:

<u>Jayna Cooper</u>	<u>November 06, 2025</u>
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: November 06, 2025

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Approved for payment:

Jayna Cooper  
District Manager Signature

November 06, 2025  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name:	<u>Park East CDD</u>
Board Meeting Date:	<u>November 06, 2025</u>

	Name	In Attendance Please X	Paid
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper  
District Manager Signature

November 06, 2025  
Date

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



# INVOICE

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

813-394-1444  
[www.coastalfence.co](http://www.coastalfence.co)

**BILL TO**  
**Inframark- North Park East CDD**  
Arturo Gandarilla  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607  
United States  
  
656-245-3775  
[agandarilla@inframark.com](mailto:agandarilla@inframark.com)

**Invoice Number:** 49  
**Invoice Date:** October 21, 2025  
**Payment Due:** October 31, 2025  
**Amount Due (USD):** \$4,175.00  
 [Pay Securely Online](#)

Items	Quantity	Price	Amount
<b>Dot Handrail 42-inch height</b> Galvanized steel pipe sch40 grade	52	\$50.00	\$2,600.00
<b>Retained wall block repair</b> A plated dot handrail damaged was anchored to the cap retained wall block, and it is now repairing the required block to glue back with a new or existing cap block on 8 areas	9	\$175.00	\$1,575.00

**Total:** \$4,175.00  

---

**Amount Due (USD):** \$4,175.00

[Pay Securely Online](#)  
  
[link.waveapps.com/byng8q-sxndpw](http://link.waveapps.com/byng8q-sxndpw)

**Notes / Terms**

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





# INVOICE

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

813-394-1444  
www.coastalfence.co

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Fencing/railing 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 acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. 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 order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence 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.
9. 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.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. 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 soil - 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.



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Plant City, Florida 33565  
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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.

# PARK EAST CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/3/2025

**Payable To** Park East CDD

**Check Amount** **\$3,983.69**

**Check Description** Series 2021- FY 25 Tax Dist. ID Dist 745

**Special Instructions**

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

Jonathan Sciortino  
Authorization

DM	
Fund	_____
G/L	
Object Code	
Chk #	_____ Date _____



# PARK EAST CDD

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

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

200

Date Received	Amount Received	37.55%	37.55%	62.45%	62.45%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue			
11/14/2024	3,846.54	1,444.48	1,444.48	2,402.06	2,402.06	-	Dist 697	1267
11/22/2024	1,923.27	722.24	722.24	1,201.03	1,201.03	-	Dist 698	1267
12/6/2024	323,109.23	121,336.66	121,336.66	201,772.57	201,772.57	-	Dist 706	1267
12/3/2024	3,846.54	1,444.48	1,444.48	2,402.06	2,402.06	-	Dist 700	1267
12/16/2024	575,057.24	215,950.27	215,950.27	359,106.97	359,106.97	-	Dist 707	1267
1/7/2025	15,386.15	5,777.93	5,777.93	9,608.22	9,608.22	-	Dist 709	1275
2/7/2025	3,886.60	1,459.53	1,459.53	2,427.07	2,427.07	-	Dist 713	1300
3/10/2025	1,983.37	744.81	744.81	1,238.56	1,238.56	-	Dist 716	1317
4/7/2025	2,003.41	752.34	752.34	1,251.07	1,251.07	-	Dist 719	1331
6/18/2025	4,127.01	1,549.81	1,549.81	2,577.20	2,577.20	-	Dist 728	1018
11/3/2025	6,379.29	2,395.60	2,395.60	3,983.69	3,983.69	-	Dist 745	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	941,548.65	353,578.16	353,578.15	587,970.49	587,970.50			
<b>Net Total on Roll</b>	933,912.52		350,710.58		583,201.94			
<b>Collection Surplus / (Deficit)</b>	7,636.13		2,867.57		4,768.56			

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2025

Prepared by:



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

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
As of November 30, 2025  
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 30,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,796
Cash In Bank	25,816	-	-	-	-	-	-	25,816
Due From Developer	111,378	-	-	-	-	-	-	111,378
Due From Other Funds	-	-	69,550	-	-	-	-	69,550
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	365	1,055	-	-	1,420
Prepayment Account	-	85	-	-	-	-	-	85
Reserve Fund	-	143,479	34,772	-	-	-	-	178,251
Revenue Fund	-	99,990	78,013	-	-	-	-	178,003
Utility Deposits - TECO	800	-	-	-	-	-	-	800
Fixed Assets								
Construction Work In Process	-	-	-	-	-	13,716,099	-	13,716,099
Amount To Be Provided	-	-	-	-	-	-	7,542,000	7,542,000
<b>TOTAL ASSETS</b>	<b>\$ 168,790</b>	<b>\$ 243,554</b>	<b>\$ 182,335</b>	<b>\$ 369</b>	<b>\$ 1,055</b>	<b>\$ 13,716,099</b>	<b>\$ 7,542,000</b>	<b>\$ 21,854,202</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 11,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,570
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	7,292,000	7,292,000
Due To Other Funds	12,010	57,540	-	-	-	-	-	69,550
Deferred Inflow of Resources	49,215	-	-	-	-	-	-	49,215
<b>TOTAL LIABILITIES</b>	<b>72,795</b>	<b>57,540</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,542,000</b>	<b>7,672,335</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	186,014	182,335	-	-	-	-	368,349
Capital Projects	-	-	-	369	1,055	-	-	1,424
Unassigned:	95,995	-	-	-	-	13,716,099	-	13,812,094
<b>TOTAL FUND BALANCES</b>	<b>95,995</b>	<b>186,014</b>	<b>182,335</b>	<b>369</b>	<b>1,055</b>	<b>13,716,099</b>	<b>-</b>	<b>14,181,867</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 168,790</b>	<b>\$ 243,554</b>	<b>\$ 182,335</b>	<b>\$ 369</b>	<b>\$ 1,055</b>	<b>\$ 13,716,099</b>	<b>\$ 7,542,000</b>	<b>\$ 21,854,202</b>



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 374	\$ 374	0.00%
Special Assmnts- Tax Collector	602,869	11,537	(591,332)	1.91%
Special Assmnts- CDD Collected	-	59,784	59,784	0.00%
<b>TOTAL REVENUES</b>	<b>602,869</b>	<b>71,695</b>	<b>(531,174)</b>	<b>11.89%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	12,000	2,000	10,000	16.67%
Dissemination Agent/Reporting	5,000	417	4,583	8.34%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	375	2,025	15.63%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	4,307	2,193	66.26%
Disclosure Report	-	2,000	(2,000)	0.00%
District Counsel	15,000	1,943	13,057	12.95%
District Engineer	12,500	412	12,088	3.30%
Administrative Services	4,500	458	4,042	10.18%
Construction Accounting	9,000	-	9,000	0.00%
District Manager	30,000	2,083	27,917	6.94%
Accounting Services	9,000	1,000	8,000	11.11%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	16	484	3.20%
Rentals & Leases	600	100	500	16.67%
Insurance - General Liability	3,346	2,900	446	86.67%
Public Officials Insurance	3,238	2,805	433	86.63%
Insurance -Property & Casualty	10,293	10,293	-	100.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	266	(66)	133.00%
Financial & Revenue Collections	1,200	417	783	34.75%
Meeting Expense	2,800	-	2,800	0.00%
Website Administration	1,200	200	1,000	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Operating Loan Repayment	83,333	-	83,333	0.00%
Operating Loan - Interest Expense	17,500	-	17,500	0.00%
<b>Total Administration</b>	<b>246,235</b>	<b>32,267</b>	<b>213,968</b>	<b>13.10%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Utility Services</u></b>				
Clubhouse Internet, TV, Phone	1,800	409	1,391	22.72%
Utility - Water & Waste	19,500	2,207	17,293	11.32%
Utility - Electric	69,000	13,285	55,715	19.25%
<b>Total Utility Services</b>	<b>90,300</b>	<b>15,901</b>	<b>74,399</b>	<b>17.61%</b>
<b><u>Landscape Services</u></b>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	15,000	1,250	13,750	8.33%
Irrigation Repairs & Maintenance	5,000	481	4,519	9.62%
Landscape Maintenance - Contract	88,734	17,085	71,649	19.25%
Plant Replacement Program	5,000	6,381	(1,381)	127.62%
Storm Cleanup	35,000	-	35,000	0.00%
Aquatic Maintenance	5,000	1,250	3,750	25.00%
Pond Bank Improvements	5,000	-	5,000	0.00%
<b>Total Landscape Services</b>	<b>165,134</b>	<b>26,447</b>	<b>138,687</b>	<b>16.02%</b>
<b><u>Other Physical Environment</u></b>				
Field Services	18,000	1,500	16,500	8.33%
Contracts-Janitorial Services	7,200	1,231	5,969	17.10%
Amenity Center Pest Control	1,000	-	1,000	0.00%
R&M - Amenity Center	10,000	2,150	7,850	21.50%
Miscellaneous Maintenance	10,000	4,175	5,825	41.75%
Pool Maintenance - Contract	18,000	2,100	15,900	11.67%
Pool & Spa Repairs	2,000	-	2,000	0.00%
Access Control Maintenance & Repair	6,000	-	6,000	0.00%
Misc-Access Cards	2,500	-	2,500	0.00%
Community Activities	10,000	-	10,000	0.00%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Pool Permits	500	-	500	0.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
<b>Total Other Physical Environment</b>	<b>91,200</b>	<b>11,156</b>	<b>80,044</b>	<b>12.23%</b>
<b><u>Contingency</u></b>				
Contingency Fund	10,000	-	10,000	0.00%
<b>Total Contingency</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>602,869</b>	<b>85,771</b>	<b>517,098</b>	<b>14.23%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,076)	(14,076)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>117,701</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 103,625</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,117	\$ 4,117	0.00%
Special Assmnts- Tax Collector	569,704	12,010	(557,694)	2.11%
<b>TOTAL REVENUES</b>	<b>569,704</b>	<b>16,127</b>	<b>(553,577)</b>	<b>2.83%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	235,000	-	235,000	0.00%
Interest Expense	334,704	403,583	(68,879)	120.58%
<b>Total Debt Service</b>	<b>569,704</b>	<b>403,583</b>	<b>166,121</b>	<b>70.84%</b>
<b>TOTAL EXPENDITURES</b>	<b>569,704</b>	<b>403,583</b>	<b>166,121</b>	<b>70.84%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(387,456)	(387,456)	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	\$ -	\$ (457,006)	\$ (457,006)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>643,020</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 186,014</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 522	\$ 522	0.00%
Special Assmnts- Tax Collector	571,884	-	(571,884)	0.00%
Special Assmnts- CDD Collected	-	69,550	69,550	0.00%
<b>TOTAL REVENUES</b>	<b>571,884</b>	<b>70,072</b>	<b>(501,812)</b>	<b>12.25%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	240,000	-	240,000	0.00%
Interest Expense	331,884	27,039	304,845	8.15%
<b>Total Debt Service</b>	<b>571,884</b>	<b>27,039</b>	<b>544,845</b>	<b>4.73%</b>
<b>TOTAL EXPENDITURES</b>	<b>571,884</b>	<b>27,039</b>	<b>544,845</b>	<b>4.73%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	43,033	43,033	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	\$ -	\$ 112,583	\$ 112,583	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>69,752</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 182,335</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2</b>	<b>2</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	2	2	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>367</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 369</u></b>		



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6	\$ 6	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>6</b>	<b>6</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	6	6	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,049</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,055</u></b>		

# Bank Account Statement

Park East CDD

**Bank Account No.** 5629  
**Statement No.** 11-25

**Statement Date** 11/30/2025

<b>G/L Account No. 101001 Balance</b>	30,795.88	<b>Statement Balance</b>	30,795.88
<b>Positive Adjustments</b>	0.00	<b>Outstanding Deposits</b>	0.00
<b>Subtotal</b>	30,795.88	<b>Subtotal</b>	30,795.88
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	30,795.88	<b>Ending Balance</b>	30,795.88

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
11/03/2025		JE000716	Accounts Receivable	FY25 Excess Fees	6,379.29	6,379.29	0.00
11/07/2025		JE000717	Special Assmnts-Tax Collector	Tax Revenue	353.16	353.16	0.00
11/14/2025		JE000734	Special Assmnts-Tax Collector	Tax Rev Debt Svc	6,958.33	6,958.33	0.00
11/21/2025		JE000735	Special Assmnts-Tax Collector	Tax Rev Debt Svc	16,236.06	16,236.06	0.00
11/28/2025		JE000758	Interest - Investments	Interest Income	23.79	23.79	0.00
<b>Total Deposits</b>					29,950.63	29,950.63	0.00
<b>Checks</b>							
							0.00
11/21/2025		JE000759	Bank Fees	Bank Fees	-139.25	-139.25	0.00
<b>Total Checks</b>					-139.25	-139.25	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# Bank Account Statement

Park East CDD

**Bank Account No.** 6700  
**Statement No.** 11-25

**Statement Date** 11/30/2025

<b>G/L Account No. 101002 Balance</b>	25,816.37	<b>Statement Balance</b>	41,259.61
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	41,259.61
<b>Subtotal</b>	25,816.37	<b>Outstanding Checks</b>	-15,443.24
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	25,816.37
<b>Ending G/L Balance</b>	25,816.37		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
11/30/2025		JE000763	Interest - Investments	Interest Income	183.36	183.36	0.00
<b>Total Deposits</b>					183.36	183.36	0.00
<b>Checks</b>							
							0.00
10/06/2025	Payment	1064	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
10/06/2025	Payment	1065	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
10/17/2025	Payment	1074	DOWN TO EARTH	Check for Vendor V00055	-7,394.50	-7,394.50	0.00
10/20/2025	Payment	1077	RYAN MOTKO	Check for Vendor V00016	-400.00	-400.00	0.00
10/24/2025	Payment	1080	DOWN TO EARTH	Check for Vendor V00055	-3,351.00	-3,351.00	0.00
10/30/2025	Payment	1085	CITY-WIDE CLEANING LLC	Check for Vendor V00066	-475.00	-475.00	0.00
10/30/2025	Payment	1086	DOWN TO EARTH	Check for Vendor V00055	-7,882.00	-7,882.00	0.00
10/30/2025	Payment	1087	INFRAMARK LLC	Check for Vendor V00014	-577.77	-577.77	0.00
10/30/2025	Payment	1088	STRALEY ROBIN VERICKER	Check for Vendor V00006	-2,352.00	-2,352.00	0.00
11/06/2025	Payment	1089	PARK EAST CDD	Check for Vendor V00015	-3,983.69	-3,983.69	0.00
11/10/2025	Payment	1090	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
11/10/2025	Payment	1091	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-1,100.00	-1,100.00	0.00
11/10/2025	Payment	1092	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
11/10/2025	Payment	1094	DISCLOSURE TECHNOLOGY SERVICES, LLC	Check for Vendor V00034	-2,000.00	-2,000.00	0.00
11/10/2025	Payment	1095	DOWN TO EARTH	Check for Vendor V00055	-13,287.98	-13,287.98	0.00
11/10/2025	Payment	1096	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
11/10/2025	Payment	1097	INFRAMARK LLC	Check for Vendor V00014	-765.75	-765.75	0.00
11/10/2025	Payment	1098	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
11/10/2025	Payment	1099	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
11/10/2025	Payment	1100	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00

# Bank Account Statement

Park East CDD

**Bank Account No.** 6700

**Statement No.** 11-25

**Statement Date**

11/30/2025

11/03/2025	JE000762	Operating Loan Repayment	Operating Loan Repayment	-7,812.50	-7,812.50	0.00
<b>Total Checks</b>				-54,032.19	-54,032.19	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

10/24/2025	Payment	1082	SPEAREM ENTERPRISES, LLC	Check for Vendor V00064	-1,400.00
11/10/2025	Payment	1093	CITY-WIDE CLEANING LLC	Check for Vendor V00066	-475.00
11/25/2025	Payment	1101	CITY OF PLANT CITY	Check for Vendor V00032	-822.89
11/25/2025	Payment	1102	COASTAL FENCE SERVICES LLC	Check for Vendor V00067	-4,175.00
11/25/2025	Payment	1103	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,943.40
11/25/2025	Payment	1104	TECO	Check for Vendor V00025	-6,626.95
<b>Total Outstanding Checks</b>					-15,443.24

### Outstanding Deposits

### Total Outstanding Deposits

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

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

001	1090	11/10/25	ALBERTO VIERA	AV-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1091	11/10/25	BLUE LIFE POOL SERVICE LLC	21013	NOV 25-POOL SERVICES	POOL SERVICES	546972-53908	\$1,100.00
001	1092	11/10/25	CARLOS DE LA OSSA	CO-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1093	11/10/25	CITY-WIDE CLEANING LLC	19717	OCT 25-JANITORIAL CLEANING	MONTHLY JANITORIAL SERVICES	534026-53908	\$475.00
001	1094	11/10/25	DISCLOSURE TECHNOLOGY SERVICES, LLC	1571	CDA SAAS-1YR SUBSCRIPTION	1YR SUBSCRIPTION-YR26 CONTINUING DISCLOSURES	531142-51301	\$2,000.00
001	1095	11/10/25	DOWN TO EARTH	156935	OCT 25-SEASONAL FLOWER CHANGE	SEASONAL FLOWER CHANGE	546468-53902	\$5,893.48
001	1095	11/10/25	DOWN TO EARTH	157185	NOV 25-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	546300-53902	\$7,394.50
001	1096	11/10/25	ECO-LOGIC SERVICES LLC	5893	OCT 25-LAKE MAINTENANCE	LAKE MAINTENANCE	534067-53902	\$1,250.00
001	1097	11/10/25	INFRAMARK LLC	1163186	OCT 25-PRESSURE WASHING POOL DECK	PRESSURE WASHING POOL DECK	546516-53908	\$750.00
001	1097	11/10/25	INFRAMARK LLC	161843	SEPT 25-POSTAGE	POSTAGE	541024-51301	\$15.75
001	1098	11/10/25	KYLE SMITH	KS-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1099	11/10/25	NICHOLAS J. DISTER	ND-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1100	11/10/25	RYAN MOTKO	RM-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1101	11/25/25	CITY OF PLANT CITY	1624434	WATER 10/02/25-11/03/25	WATER	543021-53150	\$822.89
001	1102	11/25/25	COASTAL FENCE SERVICES LLC	49	Retaining Wall & Handrail Repairs	Miscellaneous Maintenance	546922-53908	\$4,175.00
001	1103	11/25/25	STRALEY ROBIN VERICKER	27443	DISTRICT COUNSEL THROUGH 10/31/25	PROFESSIONAL SVCS	531146-51301	\$1,943.40
001	1104	11/25/25	TECO	111325-221009462716	ELECTRIC 10/08/25-11/07/25	ELECTRIC	543041-53150	\$25.10
001	1104	11/25/25	TECO	111325-221009336381	ELECTRIC 10/08/25-11/07/25	ELECTRIC	543041-53150	\$753.95
001	1104	11/25/25	TECO	111325-221009059413	ELECTRIC 10/08/25-11/07/25	ELECTRIC	543041-53150	\$330.61
001	1104	11/25/25	TECO	111325-221009540230	ELECTRIC 10/08/25-11/07/25	ELECTRIC	543041-53150	\$696.96
001	1104	11/25/25	TECO	111325-221009131659	ELECTRIC 10/08/25-11/07/25	ELECTRIC	543041-53150	\$4,820.33
<b>Fund Total</b>								<b>\$33,446.97</b>

**SERIES 2021 DEBT SERVICE FUND - 200**

200	1089	11/06/25	PARK EAST CDD	11032025 - 01	FY25 TAX DIST ID 745	SERIES 2021 FY25 TAX DIST ID 745	103200	\$3,983.69
<b>Fund Total</b>								<b>\$3,983.69</b>

<b>Total Checks Paid</b>	<b>\$37,430.66</b>
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**Down to Earth Landscape & Irrigation**

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

**Estimate: #134427****Customer Address**

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

**Billing Address**

Inframark CCD  
Inframark Management Services  
2654 Cypress Ridge Blvd, Suite 101  
Wesley Chapel, FL 33544

**Physical Job Address**

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

**Job**

Seasonal flower change.

**Estimated Job Start Date**

December 12, 2025

**Proposed By**

Brent T Franklin

**Due Date****Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<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	\$97.94	\$195.87
<b>Irrigation Repairs</b>				
Irrigation Labor (Hide)				\$255.00
Miscellaneous Irrigation Parts	Each	1	\$100.00	\$100.00
<b>Subtotal</b>				<b>\$5,555.35</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$5,555.35</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:

Agreed & Accepted By:

**Brent T Franklin**  
Down to Earth

12/03/2025

Date

**Jayna Cooper** 12-8-25  
Inframark 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/>.



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

August 8, 2025

To Board of Supervisors  
Park East Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Park East Community Development District, City of Plant City, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Park East Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

### Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

### Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$6,000 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Park East Community Development District

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.


The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Park East Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

Signed by:

This letter correctly sets forth the understanding of Park East Community Development District.

By: 

CC0CB251E795481...

Title: Chair

Date: 12/17/2025





**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

**Review Number: 594791**

Prepared by and return to:  
Kathryn C. Hopkinson, Esq.  
Straley Robin Vericker  
1510 W. Cleveland St.  
Tampa, FL 33606  
Folio No.: 089733-3252

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### **Easement Encroachment Agreement**

This Easement Encroachment Agreement (this “**Agreement**”) is entered into as of \_\_\_\_\_, 202\_\_ (the “**Effective Date**”), between the **Park East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **DONALDO JUNIOR ROMERO CASTANEDA, JR.** and **JULIA ARACELY ROMERO** (collectively the “**Landowner**”) whose mailing address is 3817 Radiant Mountain Drive, Plant City, FL 33565.

### **WITNESSETH:**

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 271, PARK EAST PHASE 1B, 2, 3A AND 3B (the “**Property**”), a subdivision according to the plat thereof recorded at Plat Book 145, Pages 264-280 (the “**Plat**”), of the Public Records of Hillsborough County, Florida (the “**Plat**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.
2. **District Easement.** The District has a 15’ Drainage Easement (the “**Easement**”) along the Southern edge of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a fence as depicted in the Plot Plan submitted (the “**Improvements**”). The Improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of five (5) feet.
3. **Acknowledgment of Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18”) below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6”) separation space

between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables

4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.
5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
6. **Term and Termination.**
  - a. This Agreement shall remain in effect in perpetuity until terminated by either party.
  - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
  - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
  - d. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Hillsborough County.
  - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
  - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its

Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Hillsborough County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
11. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments.** This Agreement may only be amended in writing by the parties.
14. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

*[signatures pages to follow]*

**Witnesses:**

**Park East  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 202\_\_, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Park East Community Development District, on behalf of the District, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp



**Witnesses:**

**Donaldo Junior Romero Castaneda, Jr.,**  
an individual,

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Donaldo Junior Romero Castaneda, Jr.  
Landowner 1

\_\_\_\_\_  
Address

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 2025, by Donaldo Junior Romero Castaneda, Jr., Landowner 1, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

**Witnesses:**

**Julia Aracely Romero,**  
an individual,

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Julia Aracely Romero  
Landowner 2

\_\_\_\_\_  
Address

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 2025, by Julia Aracely Romero, Landowner 2, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

**Down to Earth Landscape & Irrigation**

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

**Estimate: #134433****Customer Address**

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

**Billing Address**

Inframark CCD  
Inframark Management Services  
2654 Cypress Ridge Blvd, Suite 101  
Wesley Chapel, FL 33544

**Physical Job Address**

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

**Job**

Tree Stake Removal and shell  
entry of dog park

**Estimated Job Start Date**

December 22, 2025

**Proposed By**

Nick Padgett

**Due Date****Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$1,820.00
Crushed Shell (Coquina rock) installed (E)	Cubic Yard	1	\$182.01	\$182.01
St. Augustine "Floratam" Sod installed (E)	Square Foot	10	\$1.98	\$19.84
<b>Subtotal</b>				<b>\$2,021.85</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$2,021.85</b>

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/>.



remove tree stakes

top coat shell entry of dog park

flush cut maple tree next to dog park replace with sod

this a \$85 discount from proposal # 132860

original price was \$2,536.85

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:

Agreed & Accepted By:

Nick Padgett  
Down to Earth

12/17/2025  
Date

Jayna Cooper

12-18-25  
Inframark Date

ESTIMATE

SALVA TREE CUTTING SERVICE  
36588 Smithfield Ln  
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com  
+1 (813) 420-8388  
www.salvastreecuttingservice.com



Bill to  
PARK EAST  
2005 Pan Am Circle, suite 300, Tampa fl  
33607

Ship to  
PARK EAST  
2005 Pan Am Circle, suite 300, Tampa fl  
33607

Estimate details  
Estimate no.: 2025-66  
Estimate date: 12/27/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	Bismarck palms N Park & Northern #2	1	\$2,000.00	\$2,000.00
		Bismarck palms N Park & Victorious Falls #2			
		Sabal Palmetto #6 front club house			
		Sabal Palmetto outside club house left side #6			
		Sabal Palmetto inside club house pool area #6			
		Bismarck palms inside club house pool area #10			
		Sabal Palmetto outside club house right side #6			
Total					\$2,000.00

Accepted date  
December 29, 2025

Accepted by  
Jayna Cooper



## PARK EAST CDD

December Field Inspection Report- Down To Earth

Monday, December 22, 2025

Prepared For Board Of Supervisors

13 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

completed  
no response/not completed  
scheduled/monitoring



## Item 1- Victorious Falls St.

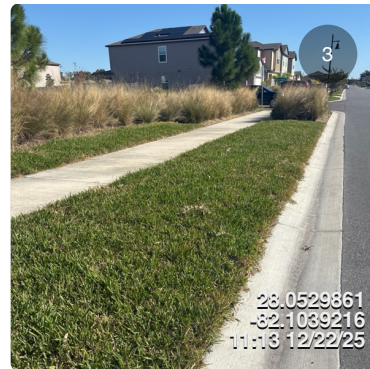
Due By: Monday, January 6, 2025

Assigned To: Down To Earth

Location: Victoria Falls and North Park Road

Observations:

- **Turf Condition:** Newly installed turf shows signs of stress.
- **Fertility:** Requires improvement to promote healthy growth.
- **Healthy Areas:** Some sections are green and healthy.



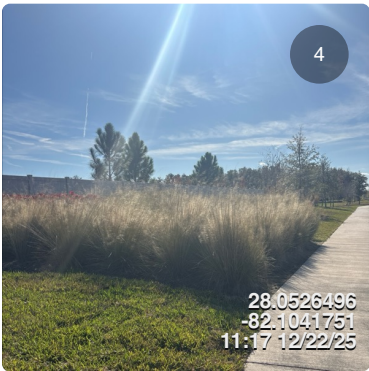
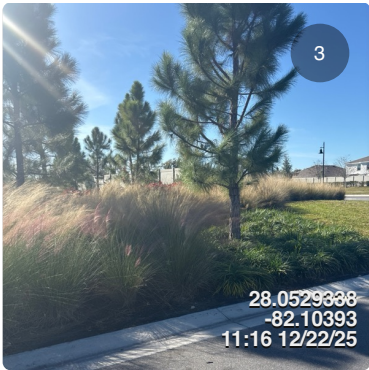
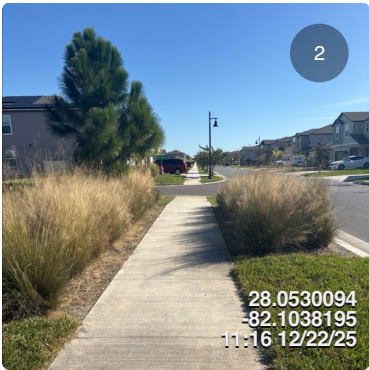
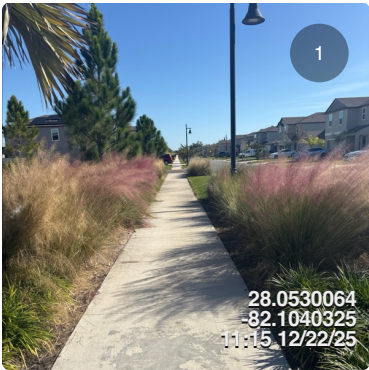
Down to earth continue monitoring the turf and making adjustments to insure proper coverage

Item 2- N. Park Rd & Victorious Falls St.

Due By: Monday, January 6, 2025

Assigned To: Down To Earth

Ornamental Grasses: While some flowering remains, the majority of blooms have died. go ahead and trim back the grasses.



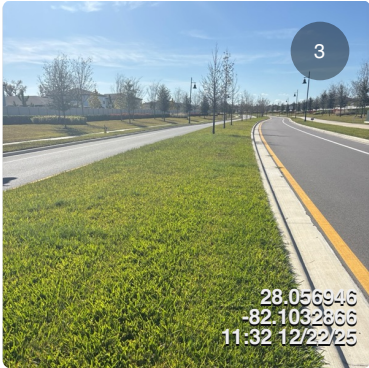
Scheduled to be completed after 1/05/26

Item 3- N. Park Rd Turf

Due By: Monday, January 6, 2025

Assigned To: Down To Earth

North Park Road Turf & Center Island: Turf in these areas also shows stress. While some areas appear green, overall fertility enhancement is necessary to ensure uniform health and vitality.





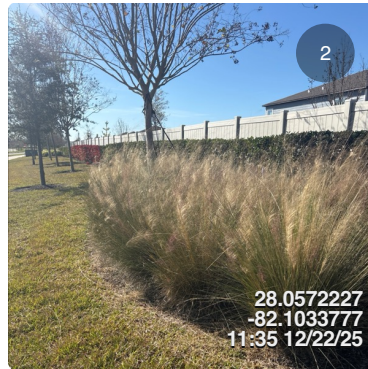
## Item 4- N. Park Rd Plant Material

Due By: Monday, January 6, 2025

Assigned To: Down To Earth

North Park Road Plant Material: Overall, the plant material is green and healthy.

- Ornamental Grasses: The flowers have died, so trim back the grasses

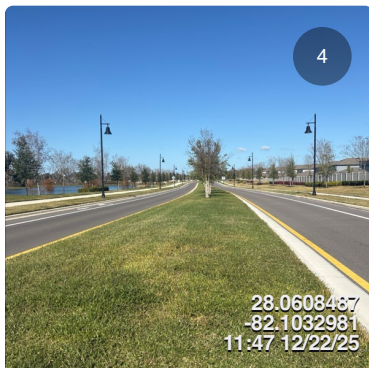
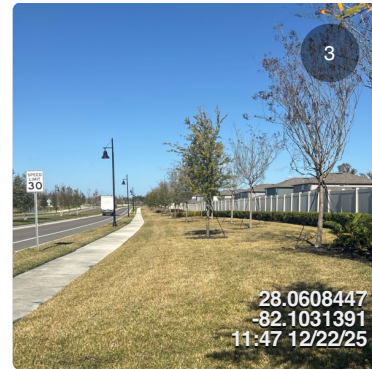
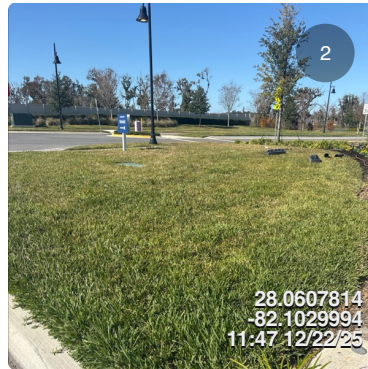


## Item 5- Northern Key

Due By: Monday, January 6, 2025

Assigned To: Down To Earth

Turf Condition: Fertility needs improvement. While some areas of turf are showing green and signs of improvement, overall fertility enhancement is required to support uniform growth and vibrant coloration.

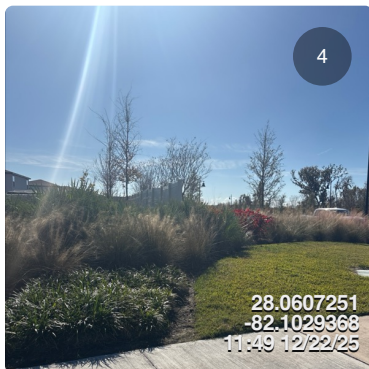


## Item 6- Northern Key

Due By: Monday, January 6, 2025

Assigned To: Down To Earth

- **New Flowers:** Recently installed, showing bright yellow and purple colors.
- **Overall Plant Material:** All plant material appears well-maintained and healthy.
- **Ornamental Grasses:** Similar to other areas, the flowers have died and the grasses should be trimmed to maintain a neat and uniform appearance.



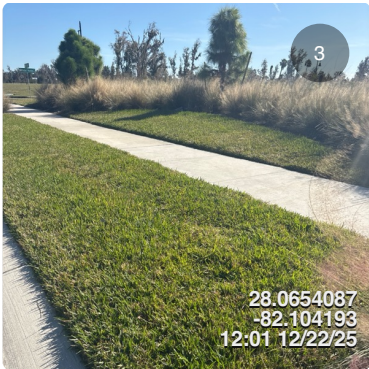
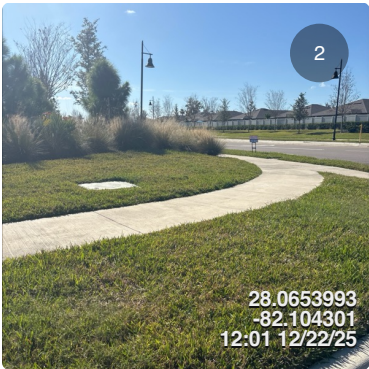


Item 7- Blue Orchid

Due By: Monday, January 6, 2025

Assigned To: Down To Earth

North Park Road (Blue Orchid Area) Turf: Turf shows signs of stress and requires fertility improvement. While some areas are green and showing signs of growth, overall fertility enhancement is needed to promote uniform health and coloration.



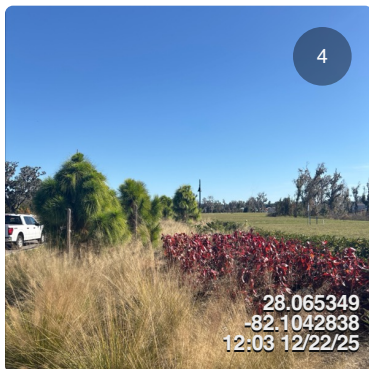
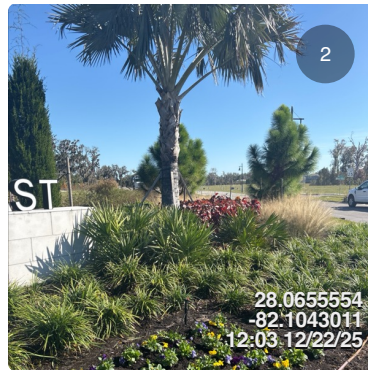
## Item 8- Blue Orchid

Due By: Monday, January 6, 2025

Assigned To: Down To Earth

Plant Material (North Park Road / Blue Orchid Area): Overall, the beds are well-maintained with very few weeds. Plant material appears healthy.

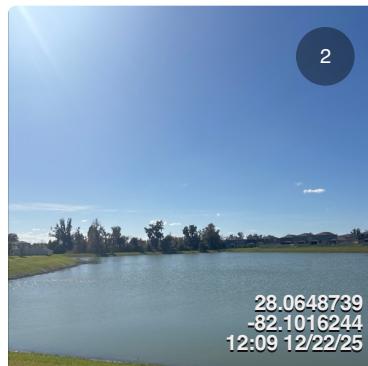
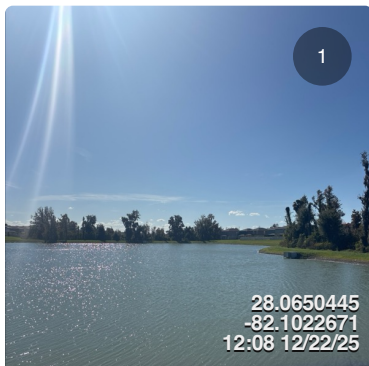
- Ornamental Grasses: Flowers have died off and the grasses should be trimmed to maintain a neat and uniform appearance.



## Item 9- Pond

Assigned To: Eco Logic

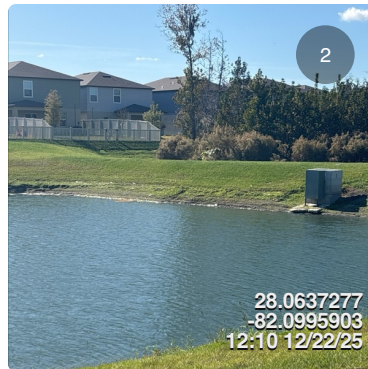
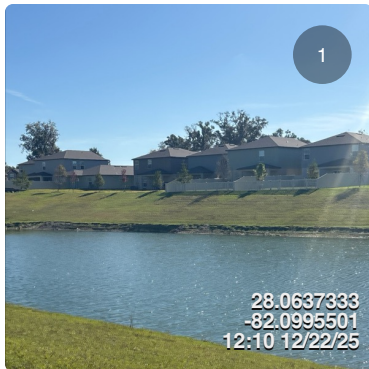
Pond 9 is well maintained.



## Item 10- Pond

Assigned To: Eco Logic

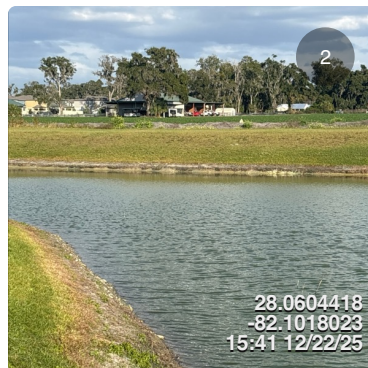
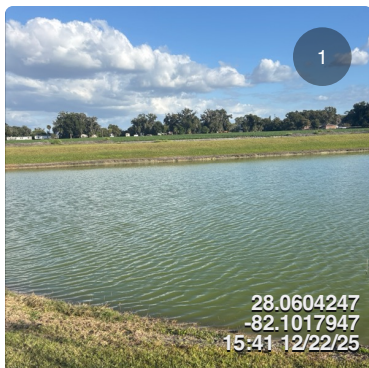
Pond 12 is well maintained



## Item 11- Pond

Assigned To: Eco Logic

Pond 8 is well maintained.





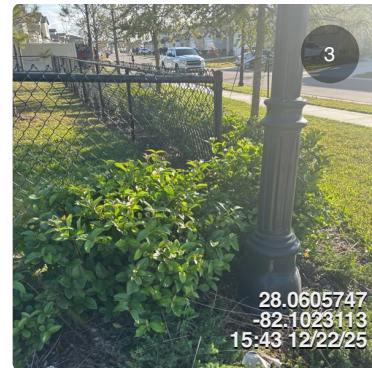
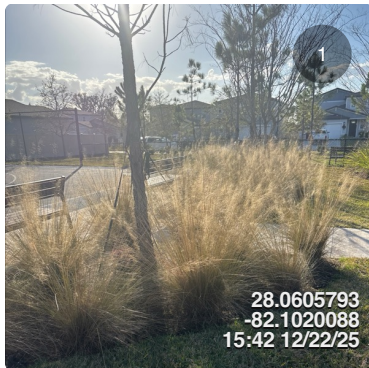
## Item 12- Clubhouse

Due By: Monday, January 6, 2025

Assigned To: Down To Earth

Clubhouse / Dog Park / Basketball Court

- Ornamental grasses adjacent to the basketball court need to be trimmed back, as the flowers have died off.
- Trim the plant material growing into the fence area within the dog park.
- Trim the viburnum hedge along the dog park to create proper separation from the fence



## Item 13- Clubhouse

Due By: Monday, January 6, 2025

Assigned To: Down To Earth

In Front of the Clubhouse

- Remove dead material from the plant beds.
- Some ornamental grasses have already been cut back; the remaining grasses should be cut back as soon as the flowers have died off.
- The ornamental grasses near the mailbox need to be cut back, as the flowers have already died off.

