

# *Park East Community Development District*

**February 05, 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, February 05, 2026 at 2:00 p.m.

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The Regular Meeting of the **Park East Community Development District** will be held **February 05, 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 January 08, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance December 2025
- C. Acceptance of the Financials and Approval of the Check Register for December 2025
- D. Ratification of Coastal Fence Services Proposal #77 (\$2,700.00)
- E. Ratification of Coastal Fence Services Proposal #82 (\$775.00)
- F. Ratification of Coastal Outdoor Services LLC Proposal #1186 (\$9,860.00)

### 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**

1           The regular meeting of the Board of Supervisors of Park East Community Development  
2 District was held on Thursday, January 8, 2026, and called to order at 2:42 p.m., at the Offices of  
3 Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4  
5           Present and constituting a quorum were:

6		
7	Carlos de la Ossa	Chairperson
8	Nicholas Dister	Vice Chairperson
9	Ryan Motko	Assistant Secretary
10	Kyle Smith	Assistant Secretary
11	Alberto Viera	Assistant Secretary

12  
13           Also present were:

14		
15	Jayna Cooper	District Manager
16	Rollamay Turkoane	District Manager
17	Kathryn Hopkinson	District Counsel
18	John Vericker	District Counsel
19	Tonja Stewart	District Engineer
20	Arturo Gandarilla	Field Manager

21  
22           *This is not a certified or verbatim transcript but rather represents the context and*  
23 *summary of the meeting. The full meeting is available in audio format upon request. Contact*  
24 *the District Office for any related costs for an audio copy.*

25  
26 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

27           Ms. Turkoane called the meeting to order, and a quorum was established.

28  
29 **SECOND ORDER OF BUSINESS**

**Public Comment**

30           There being no members of the public present, the next order of business followed.

31  
32 **THIRD ORDER OF BUSINESS**

**Business Items**

33           There being none, the next order of business followed.

34  
35 **FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- 36           **A. Approval of Minutes of the December 08, 2025, Regular Meeting**  
37           **B. Consideration of Operation and Maintenance November 2025**  
38           **C. Acceptance of the Financials/Approval of the Check Register for November 2025**  
39           **D. Ratification of Down to Earth Proposal #134427 (\$5,555.35)**  
40           **E. Ratification of Grau & Associates Audit Engagement Letter**  
41           **F. Ratification of Easement Encroachment Agreement – 3817 Radiant Mountain**  
42           **Drive**

- 43 **G. Ratification of Down to Earth Proposal #134433 (\$2,021.85)**
- 44 **H. Ratification of Salva Tree Cutting Service Proposal #2025-66 (\$2,000.00)**
- 45

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

48

49 **FIFTH ORDER OF BUSINESS** **Staff Reports**

- 50 **A. District Counsel**
- 51 **B. District Engineer**  
 52 Ms. Stewart is working on the public facilities report.
- 53 **C. District Manager**  
 54 There being no reports, the next item followed.

55 **i. Field Inspections Report**  
 56 The Field Inspections report was presented, a copy of which was included in the  
 57 agenda package. Mr. Gandarilla provided completed items, updates/pending statuses.

58

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

- 61 • Additional dog stations along the main road will be considered in fiscal year 2027  
 62 budget planning.

63

64 **SEVENTH ORDER OF BUSINESS** **Adjournment**  
 65 There being no further business,

66

67 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,  
 68 the meeting was adjourned at 2:45 pm. 5-0

69

70

71

72 \_\_\_\_\_  
 Jayna Cooper/Rollamay Turkoane  
 73 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
<b>Monthly Contract</b>						
BLUE LIFE POOL SERVICE LLC	12/1/2025	21448	\$1,000.00			POOL SERVICES
CITY-WIDE CLEANING LLC	11/25/2025	19795	\$475.00			MONTHLY JANITORIAL SERVICES
CITY-WIDE CLEANING LLC	12/22/2025	19843	\$475.00		\$950.00	MONTHLY JANITORIAL SERVICES
DOWN TO EARTH	12/1/2025	160839	\$7,394.50			LANDSCAPE CONTRACT
DOWN TO EARTH	11/26/2025	161347	\$281.00			TRASH CLEAN UP
DOWN TO EARTH	11/26/2025	161367	\$2,296.00		\$9,971.50	FERTILIZER
ECO-LOGIC SERVICES LLC	11/30/2025	6015	\$1,250.00			LAKE MAINTENANCE
INFRAMARK LLC	12/1/2025	165685	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165685	\$458.33			ADMINISTRATIVE SERVICES
INFRAMARK LLC	12/1/2025	165685	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165685	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165685	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	12/1/2025	165685	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	12/1/2025	165685	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	12/1/2025	165685	\$100.00			RENTAL & LEASES
INFRAMARK LLC	12/1/2025	165685	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	12/1/2025	165685	\$200.00	\$6,650.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	11/11/2025	163559	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163559	\$175.00			ACCOUNTING SERVICES-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163559	\$458.33			ADMINISTRATION
INFRAMARK LLC	11/11/2025	163559	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163559	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163559	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	11/11/2025	163559	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	11/11/2025	163559	\$316.67			FINANCIAL & REVENUE COLLECTION-RETRO-BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163559	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	11/11/2025	163559	\$50.00			RENTAL & LEASES -RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163559	\$100.00			RENTAL & LEASES
INFRAMARK LLC	11/11/2025	163559	\$100.00			TECHNOLOGY SERVICES

**PARK EAST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	11/11/2025	163559	\$50.00			TECHNOLOGY/DATA STORAGE-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163559	\$200.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	11/11/2025	163559	\$100.00	\$7,341.67		WEBSITE ADMIN-RETRO BILLING OCTOBER
INFRAMARK LLC	12/22/2025	166716	\$11.66		\$14,003.33	POSTAGE
STANTEC CONSULTING SERVICES	11/20/2025	2488723	\$411.75			ENGINEERING SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$27,586.58</b>			
<b>Utilities</b>						
CHARTER COMMUNICATIONS	11/13/2025	0411968111325	\$199.87			SERVICES
CHARTER COMMUNICATIONS	12/13/2025	0411968121325	\$208.82		\$408.69	SERVICES
<b>Utilities Subtotal</b>			<b>\$408.69</b>			
<b>Regular Services</b>						
ALBERTO VIERA	12/4/2025	AV-120425	\$200.00			BOARD 12/04/25
A-TECH CONSULTING, INC.	11/25/2025	28378	\$750.00			11/25/25-RECONNECTED SERVER IP ADDRESS
CARLOS DE LA OSSA	12/4/2025	CO-120425	\$200.00			BOARD 12/04/25
COASTAL OUTDOOR SERVICES, LLC	12/1/2025	3114	\$3,400.00			INSTALLATION 7 LIGHTS
INFRAMARK LLC	12/3/2025	1163891	\$2,700.00			MAINTENANCE-10 OUTDOOR UMBRELLA'S
KYLE SMITH	12/4/2025	KS-120425	\$200.00			BOARD 12/04/25
NICHOLAS J. DISTER	12/4/2025	ND-120425	\$200.00			BOARD 12/04/25
RYAN MOTKO	12/4/2025	RM-120425	\$200.00			BOARD 12/04/25
<b>Regular Services Subtotal</b>			<b>\$7,850.00</b>			
<b>Additional Services</b>						
BLUE LIFE POOL SERVICE LLC	12/10/2025	21667	\$619.00			POOL SERVICES
DOWN TO EARTH	11/26/2025	161368	\$481.09			IRRIGATION REPAIRS
PARK EAST CDD	11/14/2025	11142025 -749	\$3,603.09			SERIES 2021 FY26 TAX DIST ID 749
PARK EAST CDD	11/21/2025	11142025 -750	\$8,407.18			SERIES 2021 FY26 TAX DIST ID 750
PARK EAST CDD	12/3/2025	12032025-751	\$6,005.13			SERIES 2021 FY26 TAX DIST ID 751
PARK EAST CDD	12/5/2025	12052025-753	\$366,313.18		\$384,328.58	SERIES 2021 FY26 TAX DIST ID 753
<b>Additional Services Subtotal</b>			<b>\$385,428.67</b>			

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Miscellaneous</b>						
VOID	12/23/2025	122325	\$0.01			Misc. Service Revenue
<b>Miscellaneous Subtotal</b>			<b>\$0.01</b>			
<b>TOTAL</b>			<b>\$421,273.95</b>			

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

# Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21448	12/01/2025	\$1,000.00	12/31/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
<b>CLEANING</b>	REGULAR POOL SERVICE	1	1,000.00	1,000.00

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

Pay invoice



**Down to Earth Landscape & Irrigation**

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



Invoice: #160839

December 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**

Park East CDD Contract (2025)  
Estimate # 114858

**Invoice Date**

12/1/2025

**Date Due**

12/31/2025

**Terms**

Net 30

**Customer PO #**

**Invoice Details**

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

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

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

**Down to Earth Landscape & Irrigation**

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



Invoice: #161347

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**

Park East trash clean up  
 Estimate # 132860

**Invoice Date**

11/26/2025

**Date Due**

12/11/2025

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#132860 - Park East trash clean up				<b>\$281.00</b>
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Trash clean up 2703 Quail Oaks Dr

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

<b>LCE025: Tree/Plant Installation</b>				<b>\$196.00</b>
Equipment (use for kits only) (Equipment)	Each	1.00	\$1.00	\$1.00
Site Prep, Removal, & Disposal (E) (Labor)				\$195.00
<b>LCE005: Irrigation Installation</b>				<b>\$85.00</b>
Irrigation Labor (Hide) (Labor)				\$85.00

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

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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

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

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$281.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$281.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$281.00</b>

**Down to Earth Landscape & Irrigation**

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



Invoice: #161367

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**

November Fertilizer  
 Estimate # 132182

**Invoice Date**

11/26/2025

**Date Due**

12/11/2025

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#132182 - November Fertilizer				<b>\$2,296.00</b>
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- Nov. granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control
- Extra fertilizer treatment agreed upon contract signing.

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

<b>LCE025: Tree/Plant Installation</b>				<b>\$2,211.00</b>
Fert & Pest Application (Sub)	Each	1.00	\$2211.00	\$2211.00
<b>LCE005: Irrigation Installation</b>				<b>\$85.00</b>
Irrigation Labor (Hide) (Labor)				\$85.00

<p style="text-align: center;"><b>Billing Questions</b>  <a href="mailto:Theresa.Koglin@Down2earthinc.com">Theresa.Koglin@Down2earthinc.com</a>                  (321) 228-5717</p> <p>Visit us at <a href="https://dtlandscape.com">https://dtlandscape.com</a> for all other questions or concerns.</p>	<p>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://dtlandscape.propertyserviceportal.com">DTELandscape.propertyserviceportal.com</a></p> <p>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></p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Subtotal</td> <td style="width: 40%; text-align: right;">\$2,296.00</td> </tr> <tr> <td>Sales Tax</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right;"><b>\$2,296.00</b></td> </tr> <tr> <td>Credits/Payments</td> <td style="text-align: right;">(\$0.00)</td> </tr> <tr> <td><b>Balance Due</b></td> <td style="text-align: right;"><b>\$2,296.00</b></td> </tr> </table>	Subtotal	\$2,296.00	Sales Tax	\$0.00	<b>Total</b>	<b>\$2,296.00</b>	Credits/Payments	(\$0.00)	<b>Balance Due</b>	<b>\$2,296.00</b>
Subtotal	\$2,296.00											
Sales Tax	\$0.00											
<b>Total</b>	<b>\$2,296.00</b>											
Credits/Payments	(\$0.00)											
<b>Balance Due</b>	<b>\$2,296.00</b>											

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



1. Introduction  
The purpose of this study is to investigate the effect of ...

2. Methodology  
The study was conducted using a quantitative approach with a sample size of ...

3. Results  
The findings of the study indicate that there is a significant positive correlation between ...

4. Conclusion  
Based on the results, it can be concluded that ...

5. Recommendations  
It is recommended that further research be conducted to explore ...

6. References  
The following references were used in the preparation of this report:

7. Appendix  
The following data were used in the analysis:

Table 1: Summary of Data			
Variable	Mean	Standard Deviation	Range
Variable 1	15.2	3.5	10-20
Variable 2	22.8	4.2	15-30
Variable 3	18.5	2.8	12-25
Variable 4	25.1	5.1	18-35
Variable 5	12.3	2.1	8-18

- 1. The first finding is that there is a significant positive correlation between the variables.
- 2. The second finding is that the mean value of the variables is significantly higher than the expected value.

UNIVERSITY OF ...

Prepared by:

Dr. ...

...

Date of Submission:

...





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

165685

**DATE**

12/1/2025

**BILL TO**

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

**CUSTOMER ID**

C2354

**NET TERMS**

Due On Receipt

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

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administrative Fees	1	Ea	458.33		458.33
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,500.00		1,500.00
Financial and Revenue Collections	1	Ea	416.67		416.67
Recording Secretary	1	Ea	375.00		375.00
Rental & Leases	1	Ea	100.00		100.00
Technology Services	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	200.00		200.00
<b>Subtotal</b>					<b>6,650.00</b>

<b>Subtotal</b>	\$6,650.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$6,650.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

163559

**DATE**

11/11/2025

**BILL TO**

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

**CUSTOMER ID**

C2354

**NET TERMS**

Due On Receipt

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

11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Accounting Services-Retro-Billing October	1	Ea	175.00		175.00
Administrative Fees	1	Ea	458.33		458.33
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,500.00		1,500.00
Financial and Revenue Collections	1	Ea	416.67		416.67
Financial and Revenue Collections- Retro-Billing October	1	Ea	316.67		316.67
Recording Secretary	1	Ea	375.00		375.00
Rental & Leases	1	Ea	100.00		100.00
Rental & Leases- Retro-Billing October	1	Ea	50.00		50.00
Technology Services	1	Ea	100.00		100.00
Technology Services- Retro Billing October	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Website Maintenance / Admin-Retro Billing October	1	Ea	100.00		100.00
<b>Subtotal</b>					<b>7,341.67</b>

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

163559

**DATE**

11/11/2025

**CUSTOMER ID**

C2354

**NET TERMS**

Due On Receipt

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

11/11/2025

**BILL TO**

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

Services provided for the Month of: November 2025

<b>Subtotal</b>	\$7,341.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$7,341.67

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

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

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



INVOICE

**Invoice Number** 2488723  
**Invoice Date** November 20, 2025  
**Customer Number** 170224  
**Project Number** 238202122

**Bill To**  
 Park East Community  
 Development District  
 Accounts Payable  
 c/o Inframark  
 210 North University Drive,  
 Suite 702, Coral Springs, FL  
 33071,  
 United States

**EFT/ACH Remit To (Preferred)**  
 Stantec Consulting Services Inc. (SCSI)  
 Bank of America  
 ABA No. : 111000012  
 Account No: 3752096026  
 Email Remittance: [eff@stantec.com](mailto:eff@stantec.com)

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

**Project Description:** Park East CDD

<b>Stantec Project Manager:</b>	Stewart, Tonja L
<b>Authorization Amount:</b>	\$26,498.50
<b>Authorization Previously Billed:</b>	\$3,498.00
<b>Authorization Budget Remaining:</b>	\$22,588.75
<b>Authorization Billed to Date:</b>	\$3,909.75
<b>Current Invoice Due:</b>	\$411.75
<b>For Period Ending:</b>	November 20, 2025

**Email Invoice:** [InframarkCMS@payableslockbox.com](mailto:InframarkCMS@payableslockbox.com)  
**CC:** Inframark

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

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

INVOICE

Invoice Number

2488723

Project Number

238202122

---

**Top Task 2026**                      **2026 FY General Consulting Services**

**Professional Services**

<b>Billing Level</b>	<b>Date</b>	<b>Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Level 09				
Nurse, Vanessa M	2025-10-09	1.25	183.00	228.75
Nurse, Vanessa M	2025-10-13	0.50	183.00	91.50
Nurse, Vanessa M	2025-10-21	0.25	183.00	45.75
Nurse, Vanessa M	2025-10-23	0.25	183.00	45.75
		<b>2.25</b>		<b>411.75</b>
		<hr/>		<hr/>
<b>Professional Services Subtotal</b>		<b>2.25</b>		<b>411.75</b>
		<hr/>		<hr/>

---

**Top Task 2026 Total** **411.75**

---

Total Fees & Disbursements \$411.75

**INVOICE TOTAL (USD)** **\$411.75**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-09	238202122	2026	NURSE, VANESSA M	0.75	183.00	137.25	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-10-09	238202122	2026	NURSE, VANESSA M	0.50	183.00	91.50	HOUSE BILL 7013 COMPLIANCE	
2025-10-13	238202122	2026	NURSE, VANESSA M	0.50	183.00	91.50	UPDATED EPG PROJECT TASK SUMMARY	
2025-10-21	238202122	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED EPG PROJECT TASK SUMMARY	
2025-10-23	238202122	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
<b>Total subTask 2026</b>				<b>2.25</b>		<b>411.75</b>		
<b>Total Top Task 2026</b>				<b>2.25</b>		<b>411.75</b>		
<b>Total Project 238202122</b>				<b>2.25</b>		<b>411.75</b>		

November 13, 2025  
 Invoice Number: 0411968111325  
 Account Number: **8337 12 001 0411968**  
 Security Code: **7587**  
 Service At: 3930 NORTHERN KEY DR  
 CLUBHSE  
 PLANT CITY FL 33565-6013

**Contact Us**

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

**NEWS AND INFORMATION**

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

Enjoy multi-line savings on **Business Mobile** with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.



**Summary** *Service from 11/13/25 through 12/12/25 details on following pages*

Previous Balance	408.69
Payments Received -Thank You!	-408.69
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	39.99
Spectrum Business™ Internet	129.99
Spectrum Business™ Voice	19.99
Other Charges	5.00
Taxes, Fees and Charges	4.90
Current Charges	\$199.87
<b>Total Due by 11/30/25</b>	<b>\$199.87</b>

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 13 11142025 NNNNNYNN 01 001024 0005

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



November 13, 2025

**PARK EAST CDD**

Invoice Number: 0411968111325  
 Account Number: 8337 12 001 0411968  
 Service At: 3930 NORTHERN KEY DR  
 CLUBHSE  
 PLANT CITY FL 33565-6013

**Total Due by 11/30/25** **\$199.87**  
 Amount you are enclosing \$



**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833712001041196800199877



Invoice Number: 0411968111325  
 Account Number: 8337 12 001 0411968  
 Security Code: 7587

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

8633 2390 DY RP 13 11142025 NNNNNYNN 01 001024 0005

**Charge Details**

Previous Balance		408.69
Check Payment-thank You	10/21	-199.87
Check Payment-thank You	10/29	-208.82
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 11/13/25 will appear on your next bill.

Service from 11/13/25 through 12/12/25

**Spectrum Business™ TV**

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

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

**Spectrum Business™ Internet**

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

Your promotional price will expire on 06/12/26

Promotional Discount -100.00

Your promotional price will expire on 06/12/26

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

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

**Spectrum Business™ Voice**

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

**Spectrum Business™ Voice Continued**

Your promotional price will expire on 06/12/26

**\$19.99**

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

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

**Other Charges**

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

**Taxes, Fees and Charges**

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

<b>Current Charges</b>	<b>\$199.87</b>
<b>Total Due by 11/30/25</b>	<b>\$199.87</b>

**Billing Information**

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

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

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

Continued on the next page....

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

**Simplify your life with Auto Pay!**

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

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

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

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

(My Account login required)



**Payment Options**

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

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

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



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

Jayna Cooper  
District Manager Signature

December 04, 2025  
Date

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



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

**\*\*\* Invoice \*\*\***

DATE	INVOICE #
11/25/2025	28378
TERMS	DUE DATE
Net 30	12/25/2025

**BILL TO**

Park East

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

P.O. NUMBER
N/A

Invoice Questions Please Call
813-887-1178

QTY	DESCRIPTION	AMOUNT
	ATECH PROJECT NUMBER: 15560 PROJECT NAME: Park East CDD  Park East CDD  Scope: Reconnected server to updated IP address.	
6	LABOR: 6 hrs @ \$ 125.00/hr  Sales Tax Exemption: 85--8018588464C-7	750.00

Contact: J.D. Wigginton (P) 813-887-1178 ext 30 (Cell) 813-477-1688	<b>Sales Tax (7.5%)</b>	\$0.00
	<b>Total</b>	\$750.00
State of Florida Alarm Contractors License # EG13000338 Subject to standard terms and conditions, available at <a href="http://www.atechtampa.com">www.atechtampa.com</a>	<b>Balance Due</b>	\$750.00

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

Jayna Cooper  
District Manager Signature

December 04, 2025  
Date

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



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

8137756994  
www.coastaloutdoorfl.com

# Invoice

**BILL TO**  
**Inframark- Park East CDD**  
Jayna Cooper  
3930 Northern Key Drive  
Plant City, Florida 33565  
United States

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

**Invoice Number:** 3114  
**Invoice Date:** December 1, 2025  
**Payment Due:** December 16, 2025

**Amount Due (USD): \$3,400.00**

[Pay Securely Online](#)

Items	Quantity	Price	Amount
<b>Lighting</b> installation of 7 lights, repair 4 lights and hammer stakes, 60 ft of 12/2 wire. includes labor and connections	1	\$3,400.00	\$3,400.00

**Total:** \$3,400.00

**Amount Due (USD): \$3,400.00**

[Pay Securely Online](#)

[link.waveapps.com/tj38mr-pud7gk](https://link.waveapps.com/tj38mr-pud7gk)

### Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% FEE WILL BE APPLIED TO CREDIT CARDS.

### Clarifications

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



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

8137756994  
www.coastaloutdoorfl.com

## Invoice

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



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

8137756994  
www.coastaloutdoorfl.com

## Invoice

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

### 19. Assumption of Risk:

The Client acknowledges that there are inherent risks associated with the landscaping services, including but not limited to property damage, personal injury, or financial loss. The Client voluntarily assumes all risks and agrees to hold the Coastal outdoor harmless.

### Indemnification:

The Client agrees to indemnify and hold Coastal Outdoor, its employees, agents, and subcontractors harmless from any claims, damages, losses, or expenses arising out of or in connection with the landscaping services, except for claims resulting from the Landscape Contractor's gross negligence or willful misconduct.

### Insurance:

The Landscape Contractor agrees to maintain appropriate liability insurance coverage during the term of the agreement and provide proof of insurance upon request.

### Limitation of Liability:

The Landscape Contractor's liability to the Client shall be limited to the amount paid by the Client for the landscaping services provided. Under no circumstances shall the Landscape Contractor be liable for any consequential, incidental, or indirect damages.

### Exclusions

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



**Inframark, LLC**  
**2002 West Grand Parkway North, Suite 100**  
**Katy, Texas 77449**  
**(281) 578-4200**

<b>Client ID Number</b>	
-------------------------	--

<b>Invoice Number</b>	<b>1163891</b>
<b>Invoice Date</b>	<b>12/3/2025</b>
<b>Due Date</b>	<b>1/2/2026</b>

**To: Park East Community Development District**  
**2005 Pan Am Cir Ste 300**

**Tampa, FL 33607-6008**

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$2,700.00</b>

<b>Subtotal</b>	<b>\$2,700.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$2,700.00</b>

**Please Pay This Amount**

**Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778**

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

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

**Account Name : INFRAMARK, LLC**

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

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

**Please include the Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

03 Dec 2025 01:41:35PM CST

DISTRICT : PARK EAST COMMUNITY DEVELOPMENT  
DISTRICT

Go Green! Think before you print.

INVOICE NO. 1163891 - DETAIL

INVOICE DATE: 12/3/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	11/30/2025	4368542	PKECDD District Area	General Maintenance; Supply and Install 10 Beige Outdoor Umbrella's 9'.	\$0.00	\$0.00	\$2,700.00	\$0.00	\$2,700.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: December 04, 2025

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

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

Approved for payment:

Jayna Cooper  
District Manager Signature

December 04, 2025  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: December 04, 2025

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5 Alberto Viero	X	ÁGEEÁ

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Jayna Cooper  
District Manager Signature

December 04, 2025  
Date

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Park East CDD

Board Meeting Date: December 04, 2025

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3 Ryan Motko	X	ÁGEEÁ
4 Kyle Smith	X	ÁGEEÁ
5 Alberto Viero	X	ÁGEEÁ

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

Approved for payment:

Jayna Cooper  
District Manager Signature

December 04, 2025  
Date

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

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

# Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21667	12/10/2025	\$619.00	01/09/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
FEEDER.	NEW CHEMICAL STENNER PUMP.	1	559.00	559.00
LABOR REPAIR.	FULL INSTALLATION	1	60.00	60.00

SUBTOTAL	619.00
TAX	0.00
TOTAL	619.00
BALANCE DUE	<b>\$619.00</b>

Pay invoice

**Down to Earth Landscape & Irrigation**

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



Invoice: #161368

November 2025

**Customer**

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

Wesley Chapel, FL 33544

**Property / Project Address**

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

**Project/Job**

November 2025 Irrigation Inspection Repairs  
Estimate # 134148

**Invoice Date**

11/26/2025

**Date Due**

12/11/2025

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#134148 - November 2025 Irrigation Inspection Repairs				<b>\$481.09</b>
---	--	--	--	-----------------

November 2025 irrigation inspection repairs

**Amenity Center Controller**

4 Drip tube fittings and 2 nozzles

**Tropical Oasis and Tahitian Sunrise Controllers**

(11) Hunter Pro C spray heads that appear to have been damaged by vehicles (8 on zone # 11 and 3 on zone #15

(2) 4" Rotors

16 Nozzles

3 feet of drip tube and 7 drip fittings

2 feet of 2" lateral line and 2 couplings

Misc bubblers and funny pipe fittings

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

**LCE005: Irrigation Installation \$481.09**

10H RAINBIRD PLASTIC NOZZLE. (Material)	Each	18.00	\$2.02	\$36.36
2" CL160 PVC (Material)	Foot	2.00	\$2.55	\$5.10
2" Lateral Line Fitting (Material)	Each	2.00	\$2.17	\$4.34
4" Pop Up Rotor (Material)	EA	2.00	\$38.00	\$75.99
Drip Tube (Material)	Foot	3.00	\$0.84	\$2.52

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

Drip Tube Fittings (Material)	Each	11.00	\$0.74	\$8.13
Flex-Funny Pipe (Material)	Per Foot	4.00	\$1.91	\$7.65
Funny Pipe Fittings (Kit)	Each	4.00	\$3.00	\$12.00
Irrigation Labor (Hide) (Labor)				\$297.50
Micro Jet/Brass Mini Spray Replaced (Kit)	Each	3.00	\$10.50	\$31.50

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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

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

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

Subtotal	\$481.09
Sales Tax	\$0.00
<b>Total</b>	<b>\$481.09</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$481.09</b>

**PARK EAST CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 11/14/2025

**Payable To** Park East CDD

**Check Amount** \$3,603.09

**Check Description** Series 2021- FY 25 Tax Dist. ID 749

**Special Instructions** Please send check request with bank letter.

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

Jonathan Sciortino  
Authorization

**PARK EAST CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 11/21/2025

**Payable To** Park East CDD

**Check Amount** **\$8,407.18**

**Check Description** Series 2021- FY 25 Tax Dist. ID 750

**Special Instructions** Please send check request with bank letter.

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

*Jonathan Sciortino*  
Authorization

# PARK EAST CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	543,085.26	48.22%	48.22%	
Net DS 2021	583,201.94	51.78%	51.78%	3%
Net DS 2024	-	0.00%	0.00%	
Net Total	1,126,287.20	100.00%	100.00%	

200

Date Received	Amount Received	48.22%	51.78%	100.00%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		<b>Raw Numbers</b> Operations Revenue, Occupied Units	<b>Raw Numbers</b> 2021 Debt Service Revenue	<b>Raw Numbers</b> 2024 Debt Service Revenue			
11/14/2025	6,958.33	3,355.24	3,603.09	-	-	749	
11/21/2025	16,236.06	7,828.88	8,407.18	-	-	750	
12/3/2025	\$11,597.19	5,592.06	6,005.13	-	-	751	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	34,791.58	16,776.18	18,015.40	-			
<b>Net Total on Roll</b>	1,126,287.20						
<b>Collection Surplus / (Deficit)</b>	(1,091,495.62)						

**PARK EAST CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 12/3/2025

**Payable To** Park East CDD

**Check Amount** **\$6,005.13**

**Check Description** Series 2021- FY 25 Tax Dist. ID 751

**Special Instructions** Please send check request with bank letter.

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

Jonathan Sciortino  
Authorization

# PARK EAST CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	543,085.26	48.22%	48.22%	
Net DS 2021	583,201.94	51.78%	51.78%	3%
Net DS 2024	-	0.00%	0.00%	
Net Total	1,126,287.20	100.00%	100.00%	

200

Date Received	Amount Received	48.22%	51.78%	100.00%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		<b>Raw Numbers Operations Revenue, Occupied Units</b>	<b>Raw Numbers 2021 Debt Service Revenue</b>	<b>Raw Numbers 2024 Debt Service Revenue</b>			
11/14/2025	6,958.33	3,355.24	3,603.09	-	-	749	
11/21/2025	16,236.06	7,828.88	8,407.18	-	-	750	
12/3/2025	\$11,597.19	5,592.06	6,005.13	-	-	751	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	34,791.58	16,776.18	18,015.40	-			
<b>Net Total on Roll</b>	1,126,287.20						
<b>Collection Surplus / (Deficit)</b>	(1,091,495.62)						

**PARK EAST CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 12/5/2025

**Payable To** Park East CDD

**Check Amount** **\$366,313.18**

**Check Description** Series 2021- FY 25 Tax Dist. ID 753

**Special Instructions** Please send check request with bank letter.

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

Jonathan Sciortino  
Authorization

# PARK EAST CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	543,085.26	48.22%	48.22%	
Net DS 2021	583,201.94	51.78%	51.78%	66%
Net DS 2024	-	0.00%	0.00%	
Net Total	1,126,287.20	100.00%	100.00%	

200

Date Received	Amount Received	48.22%	51.78%	100.00%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		<b>Raw Numbers Operations Revenue, Occupied Units</b>	<b>Raw Numbers 2021 Debt Service Revenue</b>	<b>Raw Numbers 2024 Debt Service Revenue</b>			
11/14/2025	6,958.33	3,355.24	3,603.09	-	-	749	
11/21/2025	16,236.06	7,828.88	8,407.18	-	-	750	
12/3/2025	\$11,597.19	5,592.06	6,005.13	-	-	751	
12/5/2025	707,428.79	341,115.61	366,313.18	-	-	753	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	742,220.37	357,891.79	384,328.58	-			
<b>Net Total on Roll</b>	1,126,287.20						
<b>Collection Surplus / (Deficit)</b>	(384,066.83)						

*Park East  
Community  
Development  
District*

*Financial Report*

*December 31, 2025*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
							LONG-TERM DEBT ACCOUNT GROUP FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 30,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,710
Cash In Bank	695,254	-	-	-	-	-	-	695,254
Due From Developer	111,378	-	-	-	-	-	-	111,378
Due From Other Funds	-	121,413	69,550	-	-	-	-	190,963
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	366	1,059	-	-	1,425
Prepayment Account	-	85	-	-	-	-	-	85
Reserve Fund	-	143,479	34,772	-	-	-	-	178,251
Revenue Fund	-	485,130	78,350	-	-	-	-	563,480
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>\$ 838,142</b>	<b>\$ 750,107</b>	<b>\$ 182,672</b>	<b>\$ 370</b>	<b>\$ 1,059</b>	<b>\$ 13,716,099</b>	<b>\$ 7,542,000</b>	<b>\$ 23,030,449</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 21,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,153
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	7,292,000	7,292,000
Due To Other Funds	190,963	-	-	-	-	-	-	190,963
Deferred Inflow of Resources	49,215	-	-	-	-	-	-	49,215
<b>TOTAL LIABILITIES</b>	<b>261,331</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,542,000</b>	<b>7,803,331</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	750,107	182,672	-	-	-	-	932,779
Capital Projects	-	-	-	370	1,059	-	-	1,429
Unassigned:	576,811	-	-	-	-	13,716,099	-	14,292,910
<b>TOTAL FUND BALANCES</b>	<b>576,811</b>	<b>750,107</b>	<b>182,672</b>	<b>370</b>	<b>1,059</b>	<b>13,716,099</b>	<b>-</b>	<b>15,227,118</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 838,142</b>	<b>\$ 750,107</b>	<b>\$ 182,672</b>	<b>\$ 370</b>	<b>\$ 1,059</b>	<b>\$ 13,716,099</b>	<b>\$ 7,542,000</b>	<b>\$ 23,030,449</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,773	\$ 2,773	0.00%
Special Assmnts- Tax Collector	602,869	536,073	(66,796)	88.92%
Special Assmnts- CDD Collected	-	59,784	59,784	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
<b>TOTAL REVENUES</b>	<b>602,869</b>	<b>598,655</b>	<b>(4,214)</b>	<b>99.30%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	3,000	9,000	25.00%
Dissemination Agent/Reporting	5,000	833	4,167	16.66%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	750	1,650	31.25%
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	2,299	12,701	15.33%
District Engineer	12,500	412	12,088	3.30%
Administrative Services	4,500	917	3,583	20.38%
Construction Accounting	9,000	-	9,000	0.00%
District Manager	30,000	4,167	25,833	13.89%
Accounting Services	9,000	2,175	6,825	24.17%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	27	473	5.40%
Rentals & Leases	600	250	350	41.67%
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	394	(194)	197.00%
Financial & Revenue Collections	1,200	1,150	50	95.83%
Meeting Expense	2,800	-	2,800	0.00%
Website Administration	1,200	500	700	41.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Operating Loan Repayment	83,333	7,813	75,520	9.38%
Operating Loan - Interest Expense	17,500	-	17,500	0.00%
<b>Total Administration</b>	<b>246,235</b>	<b>47,417</b>	<b>198,818</b>	<b>19.26%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Utility Services</u></b>				
Clubhouse Internet, TV, Phone	1,800	618	1,182	34.33%
Utility - Water & Waste	19,500	2,985	16,515	15.31%
Utility - Electric	69,000	15,046	53,954	21.81%
<b>Total Utility Services</b>	<b>90,300</b>	<b>18,649</b>	<b>71,651</b>	<b>20.65%</b>
<b><u>Landscape Services</u></b>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	15,000	2,500	12,500	16.67%
Irrigation Repairs & Maintenance	5,000	481	4,519	9.62%
Landscape Maintenance - Contract	88,734	24,480	64,254	27.59%
Plant Replacement Program	5,000	20,671	(15,671)	413.42%
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>49,382</b>	<b>115,752</b>	<b>29.90%</b>
<b><u>Other Physical Environment</u></b>				
Field Services	18,000	3,000	15,000	16.67%
Contracts-Janitorial Services	7,200	2,181	5,019	30.29%
Amenity Center Pest Control	1,000	-	1,000	0.00%
R&M - Amenity Center	10,000	4,850	5,150	48.50%
Miscellaneous Maintenance	10,000	9,597	403	95.97%
Pool Maintenance - Contract	18,000	3,100	14,900	17.22%
Pool & Spa Repairs	2,000	619	1,381	30.95%
Access Control Maintenance & Repair	6,000	750	5,250	12.50%
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>24,097</b>	<b>67,103</b>	<b>26.42%</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>139,545</b>	<b>463,324</b>	<b>23.15%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	459,110	459,110	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>117,701</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 576,811</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,928	\$ 4,928	0.00%
Special Assmnts- Tax Collector	569,704	575,292	5,588	100.98%
<b>TOTAL REVENUES</b>	<b>569,704</b>	<b>580,220</b>	<b>10,516</b>	<b>101.85%</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	-	176,637	176,637	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	<u>\$ -</u>	<u>\$ 107,087</u>	<u>\$ 107,087</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>643,020</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 750,107</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 859	\$ 859	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>70,409</b>	<b>(501,475)</b>	<b>12.31%</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	-	43,370	43,370	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	<u>\$ -</u>	<u>\$ 112,920</u>	<u>\$ 112,920</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>69,752</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 182,672</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>3</b>	<b>3</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	3	3	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>367</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 370</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 10	\$ 10	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>10</b>	<b>10</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	10	10	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,049</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,059</b>		

# Bank Account Statement

Park East CDD

**Bank Account No.** 5629  
**Statement No.** 12-25

**Statement Date** 12/31/2025

<b>G/L Account No. 101001 Balance</b>	30,710.28	<b>Statement Balance</b>	30,710.28
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	30,710.28	<b>Subtotal</b>	30,710.28
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	30,710.28	<b>Ending Balance</b>	30,710.28

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/05/2025		JE000737	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	707,428.79	707,428.79	0.00
12/31/2025		JE000768	Interest - Investments	Interest Income	42.20	42.20	0.00
<b>Total Deposits</b>					707,470.99	707,470.99	0.00
<b>Checks</b>							
							0.00
12/05/2025		JE000738		Tax Revenue Debt Service-	-707,428.79	-707,428.79	0.00
12/22/2025		JE000769	Bank Fees	Bank Fees	-127.80	-127.80	0.00
<b>Total Checks</b>					-707,556.59	-707,556.59	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.** 12-25

**Statement Date** 12/31/25

<b>G/L Account No. 101002 Balance at 12/31/25</b>	695,253.56	<b>Statement Balance</b>	695,928.56
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	695,928.56
<b>Subtotal</b>	695,253.56	<b>Outstanding Checks</b>	-675.00
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	695,253.56
<b>Ending G/L Balance</b>	695,253.56		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							0.00
12/02/2025		JE000739	Other Miscellaneous Revenues	Deposit- Keys	25.00	25.00	0.00
12/03/2025		JE000736	Special Assmnts- Tax Collector	Tax Rev Debt Srvc	11,597.19	11,597.19	0.00
12/05/2025		JE000738		Tax Revenue Debt Service-	707,428.79	707,428.79	0.00
12/19/2025		JE000765	Special Assmnts- Tax Collector	Tax Revenue Debt Service	368,791.10	368,791.10	0.00
12/31/2025		JE000767	Interest - Investments	Interest Income	2,173.57	2,173.57	0.00
<b>Total Deposits</b>					1,090,015.65	1,090,015.65	0.00
<b>Checks</b>							0.00
11/10/2025		1093	CITY-WIDE CLEANING LLC	Check for Vendor V00066	-475.00	-475.00	0.00
11/25/2025		1101	CITY OF PLANT CITY	Check for Vendor V00032	-822.89	-822.89	0.00
11/25/2025		1102	COASTAL FENCE SERVICES LLC	Check for Vendor V00067	-4,175.00	-4,175.00	0.00
11/25/2025		1103	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,943.40	-1,943.40	0.00
11/25/2025		1104	TECO	Check for Vendor V00025	-6,626.95	-6,626.95	0.00
12/05/2025		1106	PARK EAST CDD	Payment of Invoice 000835	-3,603.09	-3,603.09	0.00
12/05/2025		1107	PARK EAST CDD	Payment of Invoice 000836	-8,407.18	-8,407.18	0.00
12/05/2025		1108	PARK EAST CDD	Payment of Invoice 000837	-6,005.13	-6,005.13	0.00
12/09/2025		1109	ALBERTO VIERA	Payment of Invoice 000838	-200.00	-200.00	0.00
12/09/2025		1110	CARLOS DE LA OSSA	Payment of Invoice 000842	-200.00	-200.00	0.00
12/09/2025		1111	KYLE SMITH	Payment of Invoice 000839	-200.00	-200.00	0.00
12/09/2025		1112	NICHOLAS J. DISTER	Payment of Invoice 000841	-200.00	-200.00	0.00
12/09/2025		1114	SPEAREM ENTERPRISES, LLC	Payment of Invoice 000800	-1,400.00	-1,400.00	0.00
12/11/2025		1115	A-TECH CONSULTING, INC.	Payment of Invoice 000848	-750.00	-750.00	0.00

# Bank Account Statement

Park East CDD

**Bank Account No.** 6700

**Statement No.** 12-25

**Statement Date** 12/31/25

Date	Check No.	Description	Payment of Invoice	Debit	Credit	Balance
12/11/2025	1116	BLUE LIFE POOL SERVICE LLC	Payment of Invoice 000847	-1,000.00	-1,000.00	0.00
12/11/2025	1117	CHARTER COMMUNICATIONS COASTAL	Payment of Invoice 000843	-199.87	-199.87	0.00
12/11/2025	1119	OUTDOOR SERVICES, LLC	Payment of Invoice 000849	-3,400.00	-3,400.00	0.00
12/11/2025	1120	ECO-LOGIC SERVICES LLC	Payment of Invoice 000846	-1,250.00	-1,250.00	0.00
12/11/2025	1121	STANTEC CONSULTING SERVICES	Payment of Invoice 000844	-411.75	-411.75	0.00
12/16/2025	1122	INFRAMARK LLC	Check for Vendor V00014	-16,691.67	-16,691.67	0.00
12/16/2025	1123	PARK EAST CDD	Check for Vendor V00015	-366,313.18	-366,313.18	0.00
12/17/2025	1124	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-619.00	-619.00	0.00
12/17/2025	1125	DOWN TO EARTH	Check for Vendor V00055	-10,452.59	-10,452.59	0.00
<b>Total Checks</b>				<b>-435,346.70</b>	<b>-435,346.70</b>	<b>0.00</b>

**Outstanding Checks**

12/09/25	Payment	1113	RYAN MOTKO	Payment of Invoice 000840		-200.00
12/11/25	Payment	1118	CITY-WIDE CLEANING LLC	Payment of Invoice 000851		-475.00
<b>Total Outstanding Checks</b>						<b>-675.00</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1109	12/09/25	ALBERTO VIERA	AV-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1110	12/09/25	CARLOS DE LA OSSA	CO-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1111	12/09/25	KYLE SMITH	KS-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1112	12/09/25	NICHOLAS J. DISTER	ND-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1113	12/09/25	RYAN MOTKO	RM-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1114	12/09/25	SPEAREM ENTERPRISES, LLC	6269	CLUBHOUSE GUTTER REPAIRS	R&M - Amenity Center	546516-53908	\$1,400.00
001	1115	12/11/25	A-TECH CONSULTING, INC.	28378	11/25/25-RECONNECTED SERVER IP ADDRESS	Access Control Maintenance & Repair	546998-53908	\$750.00
001	1116	12/11/25	BLUE LIFE POOL SERVICE LLC	21448	DEC 25-POOLS SERVICES	POOL SERVICES	546972-53908	\$1,000.00
001	1117	12/11/25	CHARTER COMMUNICATIONS	0411968111325	SERVICES 11/13/25-12/12/25	SERVICES	541036-53150	\$199.87
001	1118	12/11/25	CITY-WIDE CLEANING LLC	19795	NOV 25-JANITORIAL CLEANING	MONTHLY JANITORIAL SERVICES	534026-53908	\$475.00
001	1119	12/11/25	COASTAL OUTDOOR SERVICES, LLC	3114	DEC 25-MAINTENANCE INSTALL 7 LIGHTS	INSTALLATION 7 LIGHTS	546922-53908	\$3,400.00
001	1120	12/11/25	ECO-LOGIC SERVICES LLC	6015	NOV 25-LAKE MAINTENANCE	LAKE MAINTENANCE	546995-53902	\$1,250.00
001	1121	12/11/25	STANTEC CONSULTING SERVICES	2488723	ENGINEERING SVS-ENDING 11/20/25	ENGINEERING SERVICES	531147-51301	\$411.75
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	ADMINISTRATIVE SERVICES	531148-51301	\$458.33
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531122-51301	\$1,500.00
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$375.00
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	RENTAL & LEASES	544025-51301	\$100.00
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$100.00
001	1122	12/16/25	INFRAMARK LLC	165685	DEC 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$200.00
001	1122	12/16/25	INFRAMARK LLC	1163891	12/3/25-GENERAL MAINTENANCE 10 OUTDOOR UMBRELLA'S	MAINTENANCE-10 OUTDOOR UMBRELLA'S	546516-53908	\$2,700.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES-RETRO BILLING OCTOBER	532001-51301	\$175.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	ADMINISTRATION	531148-51301	\$458.33
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531122-51301	\$1,500.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION-RETRO-BILLING OCTOBER	549150-51301	\$316.67
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$375.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	RENTAL & LEASES -RETRO BILLING OCTOBER	544025-51301	\$50.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	RENTAL & LEASES	544025-51301	\$100.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY SERVICES	531020-51301	\$100.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE-RETRO BILLING OCTOBER	531020-51301	\$50.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$200.00
001	1122	12/16/25	INFRAMARK LLC	163559	NOV 25-INFRAMARK MANAGEMENT	WEBSITE ADMIN-RETRO BILLING OCTOBER	549936-51301	\$100.00
001	1124	12/17/25	BLUE LIFE POOL SERVICE LLC	21667	DEC 25-POOLS SERVICES	POOL SERVICES	546973-53908	\$619.00
001	1125	12/17/25	DOWN TO EARTH	160839	DEC 25-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	546300-53902	\$7,394.50
001	1125	12/17/25	DOWN TO EARTH	161347	NOV 25-TRASH CLEAN UP	TRASH CLEAN UP	534121-53908	\$281.00
001	1125	12/17/25	DOWN TO EARTH	161368	NOV 25-IRRIGATION REPAIRS	IRRIGATION REPAIRS	546179-53902	\$481.09
001	1125	12/17/25	DOWN TO EARTH	161367	NOV 25-FERTILIZER	FERTILIZER	546300-53902	\$2,296.00
<b>Fund Total</b>								<b>\$37,649.88</b>

**SERIES 2021 DEBT SERVICE FUND - 200**

200	1106	12/05/25	PARK EAST CDD	11142025 -749	SERIES 2021 FY25 TAX DIST ID 749	SERIES 2021 FY26 TAX DIST ID 749	103200	\$3,603.09
200	1107	12/05/25	PARK EAST CDD	11142025 -750	SERIES 2021 FY25 TAX DIST ID 750	SERIES 2021 FY26 TAX DIST ID 750	103200	\$8,407.18
200	1108	12/05/25	PARK EAST CDD	12032025-751	SERIES 2021 FY25 TAX DIST ID 751	SERIES 2021 FY26 TAX DIST ID 751	103200	\$6,005.13
200	1123	12/16/25	PARK EAST CDD	12052025-753	SERIES 2021 FY26 TAX DIST ID 753	Cash in Transit	103200	\$366,313.18
<b>Fund Total</b>								<b>\$384,328.58</b>

<b>Total Checks Paid</b>	<b>\$421,978.46</b>
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# ESTIMATE

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

813-394-1444  
www.coastalfence.co

**BILL TO**  
**Inframark- Park East CDD**  
Arturo Gandarilla  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607  
United States

656-245-3775  
agandarilla@inframark.com

**Estimate Number:** 77  
**Customer Ref:** pool area fence  
**Estimate Date:** December 30, 2025  
**Valid Until:** January 29, 2026  
**Grand Total (USD):** **\$2,700.00**

Items	Quantity	Price	Amount
<b>Fence Repair</b> add 12-13 posts to repair panels around pool area Original fence spacing between post fence panel is 2 inches short so extended brackets were used to fill the panel so that those brackets will hold together. Now the solution is adding a post on those panels and removing the brackets that were installed as a shortcut in order to strengthen the panels so they aren't flimsy and about to fall off anymore.	1	\$2,700.00	\$2,700.00

**Grand Total (USD):** **\$2,700.00**



# ESTIMATE

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

813-394-1444  
www.coastalfence.co

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

**Estimate Number:** 82  
**Estimate Date:** January 7, 2026  
**Valid Until:** February 6, 2026  
**Grand Total (USD):** **\$775.00**

Items	Quantity	Price	Amount
<b>Hinges Self-Closing</b> Locinox hydraulic self closing hinges heavy duty with extra special bolts to fix a second set of hinges	1	\$525.00	\$525.00
<b>Labor</b>	1	\$250.00	\$250.00
<b>Grand Total (USD):</b>			<b>\$775.00</b>



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

8137756994  
www.coastaloutdoorfl.com

Estimate

**BILL TO**  
**Inframark- Park East CDD**  
Jayna Cooper  
3930 Northern Key Drive  
Plant City, Florida 33565  
United States

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

**Estimate Number:** 1186  
**Estimate Date:** January 15, 2026  
**Valid Until:** February 14, 2026

**Grand Total (USD): \$9,860.00**

Items	Quantity	Price	Amount
<b>Mulch</b> Brown mulch installed in areas discussed on site visit 12/12/26. Club House and mailbox area. Visible trees along N. Park Rd. (not including pond trees) Various small signage areas.	1	\$9,860.00	\$9,860.00

**Grand Total (USD): \$9,860.00**

Signed by:  
*Kollamay Turkoane* 1/15/2026  
1F3BE9E795D0415...

**Notes / Terms**

Payment Terms: 50% Deposit prior to scheduling  
Remainder due at completion. Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

**Clarifications**

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.



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Estimate

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

Exclusions

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



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## Estimate

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



## PARK EAST CDD

JANUARY FIELD INSPECTION- DOWN TO EARTH

Wednesday, January 21, 2026

Prepared For Board Of Supervisors

11 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

**Completed**  
**No response/Not completed**  
**Scheduled/Monitoring**

**Next Fer application is scheduled for February**

**Item 1- N. Park Rd And Victorious Falls St.**

**Due By: Friday, February 6, 2026**

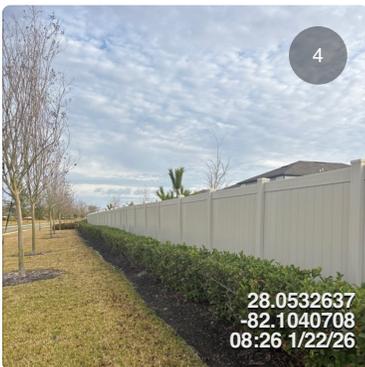
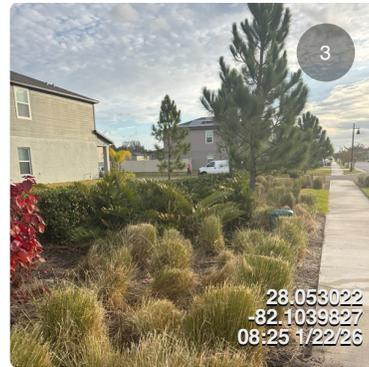
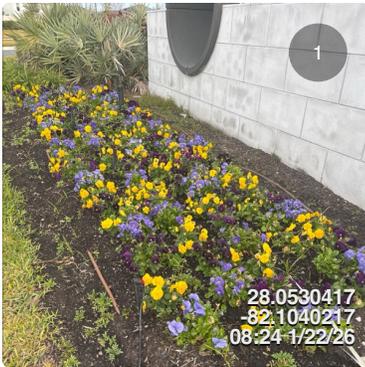
**Assigned To: Down To Earth**

Plant Material – North Park Road & Victorious Falls St.: Plant material is in stable condition overall, with typical seasonal stress observed.

**Flower Beds – Park East Monument: Weed presence noted and should be addressed through selective herbicide applications where appropriate or manual removal as needed.**

**Sidewalks – North Park Road & Victorious Falls St.: Sidewalks are clean and clear, with no landscape material impacting access.**

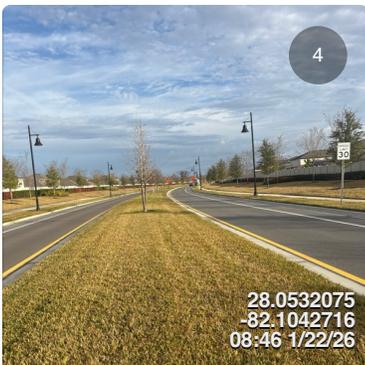
Overall Area Condition – North Park Road & Victorious Falls St.: Area is being maintained at an acceptable standard at the time of inspection.



## Item 2- Turf Conditions

Assigned To: Down To Earth

Turf – North Park Road towards Northern Key: Turf sustained cold damage during recent cold fronts and is showing slow recovery with some yellowing. Next fertilization is scheduled for February, and Down to Earth will continue to monitor turf health.



**Item 3- N. Park Rd And Northern Key Dr.**

Due By: Friday, February 6, 2026

Assigned To: Down To Earth

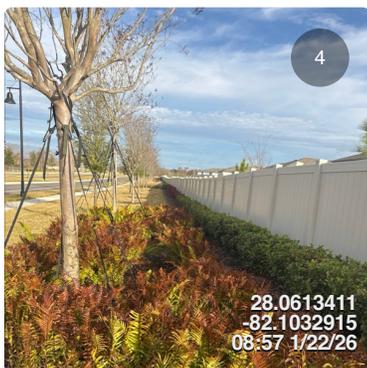
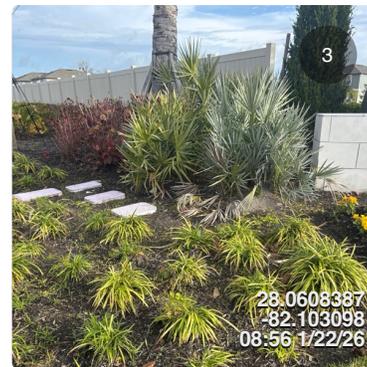
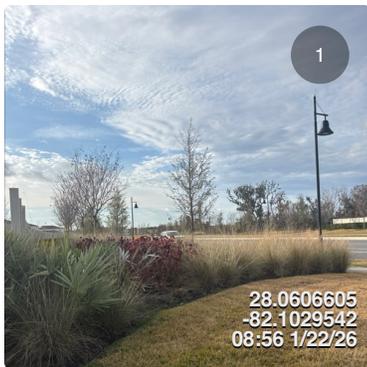
Ornamental Grasses – Northern Key & North Park Road Entrance: Ornamental grasses require seasonal cutback as flowering has ended; some cutbacks have already been completed by Down to Earth.

Cold-Impacted Plant Material: Plants affected by recent cold fronts will be monitored by Down to Earth for potential pruning to support new growth.

Copperleaf – Northern Key Entrance: Copperleaf should be pruned to encourage new growth.

Saw Palmetto Palm – Monument: Dead or brown fronds should be removed.

Flower Beds – Northern Key Entrance: Weeds are present and should be addressed through selective herbicide applications or removal.



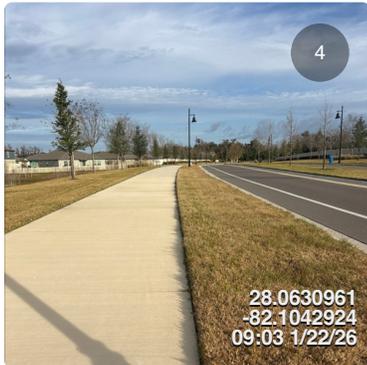
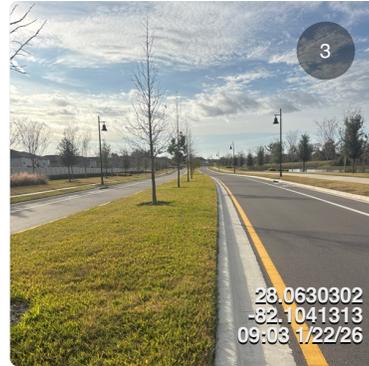
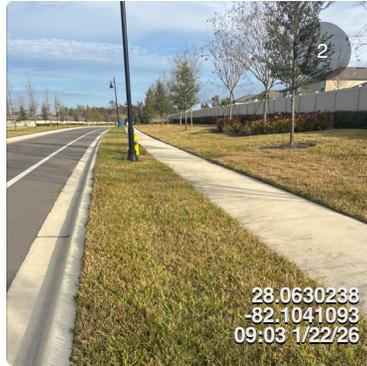
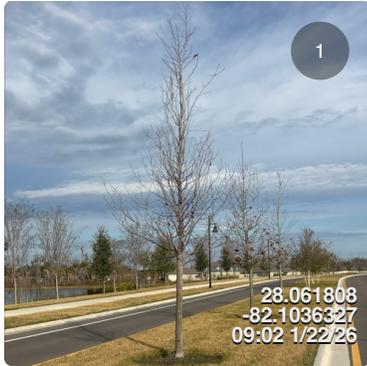
cutbacks for the ornamental grasses have begun any other plant material the were damaged due to the cold front will be monitor

# Item 4- Turf

Due By: Friday, February 6, 2026

Assigned To: Down To Earth

Turf – North Park Road, past Northern Key to Blue Orchid: Turf is showing slow recovery following recent cold front damage, with fertility improvements scheduled for February; Down to Earth will continue to monitor turf health and irrigation coverage.

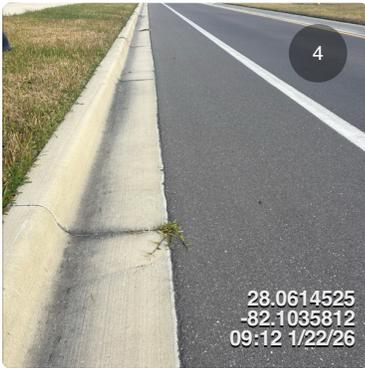
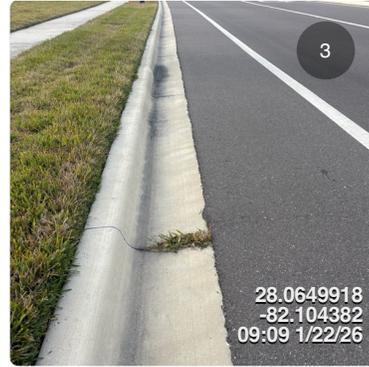
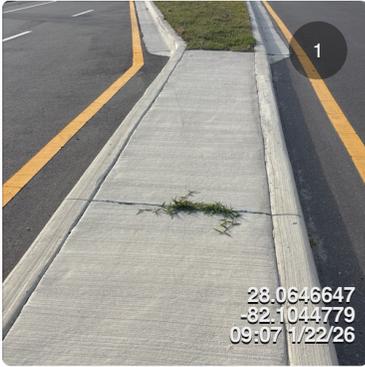


**Item 5- N. Park Rd.**

Due By: Friday, February 6, 2026

Assigned To: Down To Earth

Crack Weeds – North Park Road: Burn down crack weeds and apply selective herbicide along curbs and center islands on both sides of the roadway.

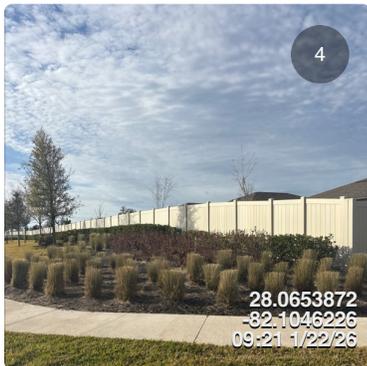
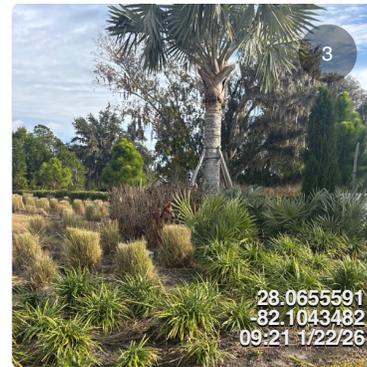
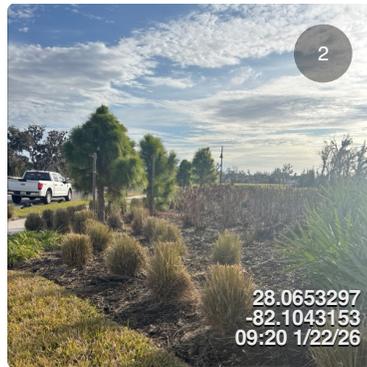


## Item 6- Blue Orchid Ave

Due By: Friday, February 6, 2026

Assigned To: Down To Earth

Plant Material – Park East Monument (North Park Road & Blue Orchid Ave): Plant material is generally green and healthy. Copperleaf sustained some cold front damage and should be be pruned to encourage new growth. Ornamental grasses have been cut back, maintaining proper bed appearance.



## Item 7- Clubhouse

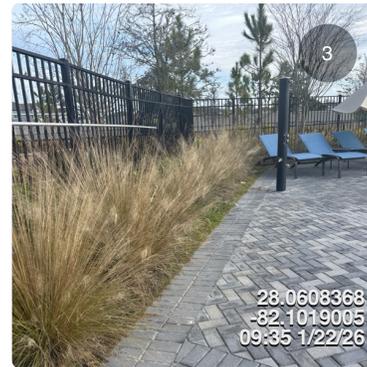
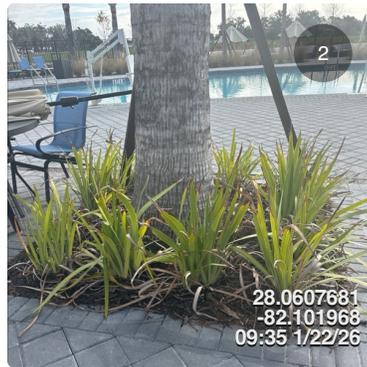
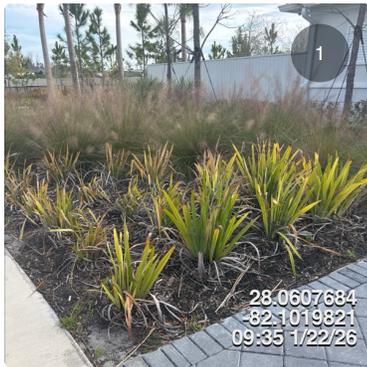
Due By: Friday, February 6, 2026

Assigned To: Down To Earth

Clubhouse Entrance – Plant Material: Remove dead or brown portions of plants to maintain a clean appearance.

Pool Area – Plant Material: Remove dead or brown portions of plants and trim ornamental grasses as needed.

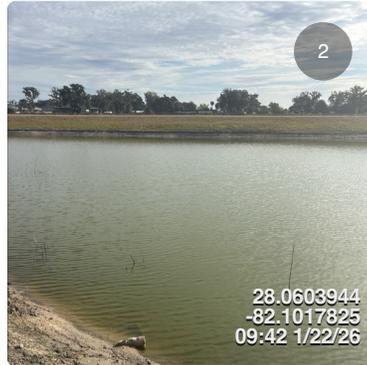
Clubhouse Beds – Weeds: Apply selective herbicide to treat weeds in affected areas of the beds.



### Item 8- Pond 8

Assigned To: Eco Logic

The pond is well maintained.



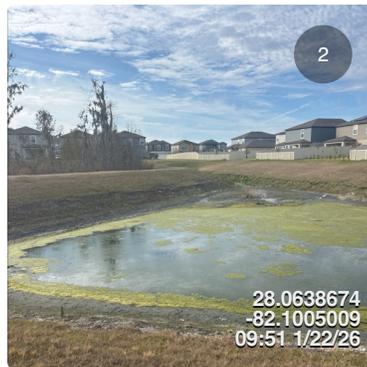
### Item 9- Pond 10

Due By: Friday, February 6, 2026

Assigned To: Eco Logic

Pond 10 – Water Quality: Filamentous algae is present and needs treatment. Trash along the

water's edge is noticeable at current water levels. Algae should be treated and debris removed to maintain overall pond appearance.



### Item 10- Pond 9

Due By: Friday, February 6, 2026

Assigned To: Eco Logic

Pond is well maintained, however there is trash present that will need to be removed.



### Item 11- Pond 1

Due By: Friday, February 6, 2026

Assigned To: Eco Logic

Duckweed and filamentous algae are present along the water's edge. Trash is also present and should be removed to maintain pond appearance.

