

**PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 22, 2022**

**PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
AUGUST 22, 2022 AT 2:00 P.M.  
THE OFFICES OF MERITUS DISTRICTS  
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

<b>District Board of Supervisors</b>	Chair	Jeffery S. Hills
	Vice-Chair	Nicholas J. Dister
	Supervisor	Ryan Motko
	Supervisor	Steven K. Luce
	Supervisor	Alberto Viera
<b>District Manager</b>	Inframark	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec, Inc	Tonja Stewart

***All cellular phones and pagers must be turned off while in the meeting room***

The meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

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

**Park East Community Development District**

***Dear Board Members:***

The Public Hearing & Regular Meeting of Park East Community Development District will be held on **August 22, 2022 at 2:00 p.m. at the Offices of Meritus 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:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. CONSIDERATION OF RESOLUTION 2022-07; AMENDING RESOLUTION APPROVING PROPOSED FY 2023 BUDGET & SETTING PUBLIC HEARING.....Tab 01**
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
  - A. Open Public Hearing on Final Fiscal Year 2023 Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2022-08; Adopting Fiscal Year 2023 Budget.....Tab 02
  - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2022-09; Levying O&M Assessments.....Tab 03
    - i. Developer Budget Funding Agreement
  - E. Close Public Hearing on Levying O&M Assessments
- 7. RETURN TO REGULAR MEETING**
- 8. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-10; Setting FY 2023 Meeting Schedule.....Tab 04
  - B. General Matters of the District
- 9. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting June 02, 2022 .....Tab 05
  - B. Consideration of Operation and Maintenance Expenditures May 2022 ..... Tab 06
  - C. Consideration of Operation and Maintenance Expenditures June 2022 ..... Tab 07
  - D. Consideration of Operation and Maintenance Expenditures July 2022..... Tab 08
  - E. Review of Financial Statements Month Ending July 31, 2022..... Tab 09
- 10. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 11. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 13. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb, CEO  
Meritus

**RESOLUTION 2022-07**

**A RESOLUTION OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-06 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2022/2023 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Park East Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year; and,

**WHEREAS**, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2022/2023 was prepared and considered by the Board and was approved by the Board on June 2, 2022; and,

**WHEREAS**, the Board has postponed the public hearing date as set forth in Resolution 2022-06; and

**WHEREAS**, the original public hearing date scheduled for August 4, 2022 is now required to be amended and notice of the rescheduled public hearing shall be advertised and/or mailed, as legally required.

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

**Section 1.** Resolution 2022-06 is hereby amended; and the rescheduled public hearing date has been advertised and/or mailed, as legally required.

**Section 2.** A public hearing is hereby scheduled for **August 22, 2022, at 2:00 p.m. at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607**, for the purpose of receiving public comments on the proposed Fiscal Year 2022/2023 Final Budget.

**PASSED, ADOPTED and EFFECTIVE August 22, 2022.**

**ATTEST:**

**PARK EAST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chair /Vice Chair of the Board of Supervisors



## RESOLUTION 2022-08

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Park East Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

**Passed and Adopted on August 22, 2022.**

Attested By:

**Park East Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2022-2023 Adopted Budget**

2023

# **PARK EAST**

## COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2023**  
FINAL ANNUAL OPERATING BUDGET



August 4, 2022

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2023

### FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Park East Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	183,155.00	0.00	0.00	0.00	(183,155.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$183,155.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$183,155.00)</b>
<b>INTEREST EARNINGS</b>					
Interest Earned	0.00	0.21	0.00	0.21	0.21
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.21</b>	<b>\$0.00</b>	<b>\$0.21</b>	<b>\$0.21</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	15,000.00	86,274.79	101,274.79	101,274.79
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$15,000.00</b>	<b>\$86,274.79</b>	<b>\$101,274.79</b>	<b>\$101,274.79</b>
<b>TOTAL REVENUES</b>	<b>\$183,155.00</b>	<b>\$15,000.21</b>	<b>\$86,274.79</b>	<b>\$101,275.00</b>	<b>(\$81,880.00)</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,000.00	4,400.00	1,600.00	6,000.00	2,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,000.00</b>	<b>\$4,400.00</b>	<b>\$1,600.00</b>	<b>\$6,000.00</b>	<b>\$2,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	30,000.00	29,700.00	18,300.00	48,000.00	18,000.00
District Engineer	5,000.00	454.00	546.00	1,000.00	(4,000.00)
Disclosure Report	8,400.00	2,100.00	(1,200.00)	900.00	(7,500.00)
Trustees Fees	8,000.00	0.00	4,100.00	4,100.00	(3,900.00)
Accounting Services	9,000.00	6,750.00	(2,250.00)	4,500.00	(4,500.00)
Auditing Services	6,000.00	0.00	0.00	0.00	(6,000.00)
Postage, Phone, Faxes, Copies	100.00	0.00	50.00	50.00	(50.00)
Public Officials Insurance	2,500.00	0.00	2,500.00	2,500.00	0.00
Legal Advertising	2,500.00	12,912.50	2,087.50	15,000.00	12,500.00
Bank Fees	150.00	0.00	0.00	0.00	(150.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	600.00	125.00	125.00	250.00	(350.00)
Office Supplies	0.00	105.31	94.69	200.00	200.00
Website Administration	1,500.00	(12,725.00)	13,475.00	750.00	(750.00)
ADA Website Fee	1,900.00	5,800.00	0.00	5,800.00	3,900.00
Miscellaneous Fees	130.00	0.00	50.00	50.00	(80.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$75,955.00</b>	<b>\$45,396.81</b>	<b>\$37,878.19</b>	<b>\$83,275.00</b>	<b>\$7,320.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	7,125.20	2,374.80	9,500.00	6,000.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,500.00</b>	<b>\$7,125.20</b>	<b>\$2,374.80</b>	<b>\$9,500.00</b>	<b>\$6,000.00</b>
<b>INSURANCE</b>					
Public Officials Liability Insurance	0.00	0.00	0.00	0.00	0.00
General Liability Insurance	0.00	0.00	2,500.00	2,500.00	2,500.00
Property Casualty Insurance	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services - All Others	1,500.00	0.00	0.00	0.00	(1,500.00)
Utility Services	0.00	0.00	0.00	0.00	0.00
Street Lights	35,000.00	0.00	0.00	0.00	(35,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$36,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$36,500.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	1,000.00	0.00	0.00	0.00	(1,000.00)
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$1,000.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	500.00	0.00	0.00	0.00	(500.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$500.00)</b>
<b>STORM WATER CONTROL</b>					
Aquatic Contract	0.00	0.00	0.00	0.00	0.00
Mitigation Area Monitoring & Maintenance	0.00	0.00	0.00	0.00	0.00
Miscellaneous Maintenance & Field Services	0.00	0.00	0.00	0.00	0.00
Aquatic Plant Replacement	0.00	0.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	0.00	0.00
<b>TOTAL STORM WATER CONTROL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Contract	10,000.00	0.00	0.00	0.00	(10,000.00)
Waterway Improvement & Repair	1,000.00	0.00	0.00	0.00	(1,000.00)
Entrance Monument & Wall Maintenance Repair	750.00	0.00	0.00	0.00	(750.00)
General Property & Casualty Insurance	6,000.00	0.00	0.00	0.00	(6,000.00)
Landscape Maintenance - Contract	32,000.00	0.00	0.00	0.00	(32,000.00)
Landscape Maintenance - Other	2,400.00	0.00	0.00	0.00	(2,400.00)
Plant Replacement Program	750.00	0.00	0.00	0.00	(750.00)
Irrigation Maintenance	1,000.00	0.00	0.00	0.00	(1,000.00)
Pool Maintenance - Other	400.00	0.00	0.00	0.00	(400.00)
Pool Maintenance - Contract	4,000.00	0.00	0.00	0.00	(4,000.00)
Amenity Center Cleaning & Supplies	2,000.00	0.00	0.00	0.00	(2,000.00)
Amenity Center Pest Control	400.00	0.00	0.00	0.00	(400.00)
Amenity Center Maintenance & Repair	1,000.00	0.00	0.00	0.00	(1,000.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$61,700.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$61,700.00)</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Pavement & Signage Repairs	0.00	0.00	0.00	0.00	0.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTINGENCY</b>					
Miscellaneous Fees	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTINGENCY</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$183,155.00</b>	<b>\$56,922.01</b>	<b>\$44,352.99</b>	<b>\$101,275.00</b>	<b>(\$81,880.00)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURE</b>	<b>\$0.00</b>	<b>(\$41,921.80)</b>	<b>\$41,921.80</b>	<b>\$0.00</b>	<b>\$0.00</b>

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2021 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts Off Roll	183,155.00	0.00	(183,155.00)	407,264.40	224,109.40
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$183,155.00</b>	<b>\$0.00</b>	<b>(\$183,155.00)</b>	<b>\$407,264.40</b>	<b>\$224,109.40</b>
<b>INTEREST EARNINGS</b>					
Interest Earned	0.00	0.21	0.21	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.21</b>	<b>\$0.21</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	101,274.79	101,274.79	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$101,274.79</b>	<b>\$101,274.79</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$183,155.00</b>	<b>\$101,275.00</b>	<b>(\$81,880.00)</b>	<b>\$407,264.40</b>	<b>\$224,109.40</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,000.00	6,000.00	2,000.00	5,000.00	1,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,000.00</b>	<b>\$6,000.00</b>	<b>\$2,000.00</b>	<b>\$5,000.00</b>	<b>\$1,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	30,000.00	48,000.00	18,000.00	36,000.00	6,000.00
District Engineer	5,000.00	1,000.00	(4,000.00)	4,000.00	(1,000.00)
Disclosure Report	8,400.00	900.00	(7,500.00)	3,600.00	(4,800.00)
Trustees Fees	8,000.00	4,100.00	(3,900.00)	4,100.00	(3,900.00)
Accounting Services	9,000.00	4,500.00	(4,500.00)	9,000.00	0.00
Auditing Services	6,000.00	0.00	(6,000.00)	5,700.00	(300.00)
Postage, Phone, Faxes, Copies	100.00	50.00	(50.00)	100.00	0.00
Public Officials Insurance	2,500.00	2,500.00	0.00	2,500.00	0.00
Legal Advertising	2,500.00	15,000.00	12,500.00	3,500.00	1,000.00
Bank Fees	150.00	0.00	(150.00)	150.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	600.00	250.00	(350.00)	500.00	(100.00)
Office Supplies	0.00	200.00	200.00	200.00	200.00
Website Administration	1,500.00	750.00	(750.00)	1,500.00	0.00
ADA Website Fee	1,900.00	5,800.00	3,900.00	1,900.00	0.00
Miscellaneous Fees	130.00	50.00	(80.00)	100.00	(30.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$75,955.00</b>	<b>\$83,275.00</b>	<b>\$7,320.00</b>	<b>\$73,025.00</b>	<b>(\$2,930.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	9,500.00	6,000.00	4,000.00	500.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,500.00</b>	<b>\$9,500.00</b>	<b>\$6,000.00</b>	<b>\$4,000.00</b>	<b>\$500.00</b>
<b>INSURANCE</b>					
Public Officials Liability Insurance	0.00	0.00	0.00	0.00	0.00
General Liability Insurance	0.00	2,500.00	2,500.00	2,500.00	2,500.00
Property Casualty Insurance	0.00	0.00	0.00	15,000.00	15,000.00
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$17,500.00</b>	<b>\$17,500.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services - All Others	1,500.00	0.00	(1,500.00)	5,000.00	3,500.00
Utility Services	0.00	0.00	0.00	4,000.00	4,000.00
Street Lights	35,000.00	0.00	(35,000.00)	25,000.00	(10,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$36,500.00</b>	<b>\$0.00</b>	<b>(\$36,500.00)</b>	<b>\$34,000.00</b>	<b>(\$2,500.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	1,000.00	0.00	(1,000.00)	0.00	(1,000.00)
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>(\$1,000.00)</b>	<b>\$0.00</b>	<b>(\$1,000.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	500.00	0.00	(500.00)	3,500.00	3,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>(\$500.00)</b>	<b>\$3,500.00</b>	<b>\$3,000.00</b>
<b>STORM WATER CONTROL</b>					
Aquatic Contract	0.00	0.00	0.00	12,000.00	12,000.00
Mitigation Area Monitoring & Maintenance	0.00	0.00	0.00	2,500.00	2,500.00
Miscellaneous Maintenance & Field Services	0.00	0.00	0.00	15,000.00	15,000.00
Aquatic Plant Replacement	0.00	0.00	0.00	2,000.00	2,000.00
Capital Improvements	0.00	0.00	0.00	3,500.00	3,500.00
<b>TOTAL STORM WATER CONTROL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$35,000.00</b>	<b>\$35,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Contract	10,000.00	0.00	(10,000.00)	0.00	(10,000.00)
Waterway Improvement & Repair	1,000.00	0.00	(1,000.00)	1,500.00	500.00
Entrance Monument & Wall Maintenance Repair	750.00	0.00	(750.00)	1,000.00	250.00
General Property & Casualty Insurance	6,000.00	0.00	(6,000.00)	15,000.00	9,000.00
Landscape Maintenance - Contract	32,000.00	0.00	(32,000.00)	35,000.00	3,000.00
Landscape Maintenance - Other	2,400.00	0.00	(2,400.00)	2,000.00	(400.00)
Plant Replacement Program	750.00	0.00	(750.00)	1,000.00	250.00
Irrigation Maintenance	1,000.00	0.00	(1,000.00)	2,500.00	1,500.00
Pool Maintenance - Other	400.00	0.00	(400.00)	1,000.00	600.00
Pool Maintenance - Contract	4,000.00	0.00	(4,000.00)	12,000.00	8,000.00
Amenity Center Cleaning & Supplies	2,000.00	0.00	(2,000.00)	7,500.00	5,500.00
Amenity Center Pest Control	400.00	0.00	(400.00)	2,500.00	2,100.00
Amenity Center Maintenance & Repair	1,000.00	0.00	(1,000.00)	1,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$61,700.00</b>	<b>\$0.00</b>	<b>(\$61,700.00)</b>	<b>\$82,000.00</b>	<b>\$20,300.00</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Pavement & Signage Repairs	0.00	0.00	0.00	1,000.00	1,000.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
<b>CONTINGENCY</b>					
Miscellaneous Fees	0.00	0.00	0.00	2,500.00	2,500.00
<b>TOTAL CONTINGENCY</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$183,155.00</b>	<b>\$101,275.00</b>	<b>(\$81,880.00)</b>	<b>\$257,525.00</b>	<b>\$74,370.00</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$149,739.40</b>	<b>\$149,739.40</b>

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET



# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

##### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

##### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

##### **Website Administration**

This is for maintenance and administration of the Districts official website.

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### **Electric Utility Services**

##### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity

#### **Other Physical Environment**

##### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

##### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

##### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

##### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

##### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

##### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

# PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2021

### REVENUES

CDD Debt Service Assessments	\$	717,933
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>717,933</b>

### EXPENDITURES

Series 2022 May Bond Interest Payment	\$	218,966
Series 2022 November Bond Principal Payment	\$	280,000
Series 2022 November Bond Interest Payment	\$	218,966
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>717,933</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	12,750,000
Principal Payment Applied Toward Series 2022 Bonds	\$	280,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>12,470,000</b>

# PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

## SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment
----------	-----------	------------	--------------------------	--------------	-----------------------------

SERIES 2021					
Single Family 40'	1.00	486	\$1,276.60	\$720.00	\$1,996.60
Single Family 50'	1.25	23	\$1,595.74	\$900.00	\$2,495.74
Single Family 60'	1.50	58	\$1,913.83	\$1,080.00	\$2,993.83
TOTAL		567			

Notations:

<sup>(1)</sup> Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.

## RESOLUTION 2022-09

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

**WHEREAS**, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

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

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

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

**WHEREAS**, **North Park Isle Development, LLC** ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

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

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

**b. Direct Bill for Certain Debt Assessments.**

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than October 1, 2022
  2. 25% due no later than February 1, 2023
  3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on October 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than October 1, 2022
  2. 25% due no later than February 1, 2023
  3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be

enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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

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

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

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

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

**Section 8. Approving the Form of a Budget Funding Agreement with Developer.** The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

**Section 9. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.



**Section 10. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 22, 2022.**

Attested By:

**Park East Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2022-2023 Budget**

**Exhibit B: Form of Budget Funding Agreement with Developer**

2023

# **PARK EAST**

## COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2023**  
FINAL ANNUAL OPERATING BUDGET



August 4, 2022

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2023

### FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Park East Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	183,155.00	0.00	0.00	0.00	(183,155.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$183,155.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$183,155.00)</b>
<b>INTEREST EARNINGS</b>					
Interest Earned	0.00	0.21	0.00	0.21	0.21
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.21</b>	<b>\$0.00</b>	<b>\$0.21</b>	<b>\$0.21</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	15,000.00	86,274.79	101,274.79	101,274.79
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$15,000.00</b>	<b>\$86,274.79</b>	<b>\$101,274.79</b>	<b>\$101,274.79</b>
<b>TOTAL REVENUES</b>	<b>\$183,155.00</b>	<b>\$15,000.21</b>	<b>\$86,274.79</b>	<b>\$101,275.00</b>	<b>(\$81,880.00)</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,000.00	4,400.00	1,600.00	6,000.00	2,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,000.00</b>	<b>\$4,400.00</b>	<b>\$1,600.00</b>	<b>\$6,000.00</b>	<b>\$2,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	30,000.00	29,700.00	18,300.00	48,000.00	18,000.00
District Engineer	5,000.00	454.00	546.00	1,000.00	(4,000.00)
Disclosure Report	8,400.00	2,100.00	(1,200.00)	900.00	(7,500.00)
Trustees Fees	8,000.00	0.00	4,100.00	4,100.00	(3,900.00)
Accounting Services	9,000.00	6,750.00	(2,250.00)	4,500.00	(4,500.00)
Auditing Services	6,000.00	0.00	0.00	0.00	(6,000.00)
Postage, Phone, Faxes, Copies	100.00	0.00	50.00	50.00	(50.00)
Public Officials Insurance	2,500.00	0.00	2,500.00	2,500.00	0.00
Legal Advertising	2,500.00	12,912.50	2,087.50	15,000.00	12,500.00
Bank Fees	150.00	0.00	0.00	0.00	(150.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	600.00	125.00	125.00	250.00	(350.00)
Office Supplies	0.00	105.31	94.69	200.00	200.00
Website Administration	1,500.00	(12,725.00)	13,475.00	750.00	(750.00)
ADA Website Fee	1,900.00	5,800.00	0.00	5,800.00	3,900.00
Miscellaneous Fees	130.00	0.00	50.00	50.00	(80.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$75,955.00</b>	<b>\$45,396.81</b>	<b>\$37,878.19</b>	<b>\$83,275.00</b>	<b>\$7,320.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	7,125.20	2,374.80	9,500.00	6,000.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,500.00</b>	<b>\$7,125.20</b>	<b>\$2,374.80</b>	<b>\$9,500.00</b>	<b>\$6,000.00</b>
<b>INSURANCE</b>					
Public Officials Liability Insurance	0.00	0.00	0.00	0.00	0.00
General Liability Insurance	0.00	0.00	2,500.00	2,500.00	2,500.00
Property Casualty Insurance	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services - All Others	1,500.00	0.00	0.00	0.00	(1,500.00)
Utility Services	0.00	0.00	0.00	0.00	0.00
Street Lights	35,000.00	0.00	0.00	0.00	(35,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$36,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$36,500.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	1,000.00	0.00	0.00	0.00	(1,000.00)
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$1,000.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	500.00	0.00	0.00	0.00	(500.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$500.00)</b>
<b>STORM WATER CONTROL</b>					
Aquatic Contract	0.00	0.00	0.00	0.00	0.00
Mitigation Area Monitoring & Maintenance	0.00	0.00	0.00	0.00	0.00
Miscellaneous Maintenance & Field Services	0.00	0.00	0.00	0.00	0.00
Aquatic Plant Replacement	0.00	0.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	0.00	0.00
<b>TOTAL STORM WATER CONTROL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Contract	10,000.00	0.00	0.00	0.00	(10,000.00)
Waterway Improvement & Repair	1,000.00	0.00	0.00	0.00	(1,000.00)
Entrance Monument & Wall Maintenance Repair	750.00	0.00	0.00	0.00	(750.00)
General Property & Casualty Insurance	6,000.00	0.00	0.00	0.00	(6,000.00)
Landscape Maintenance - Contract	32,000.00	0.00	0.00	0.00	(32,000.00)
Landscape Maintenance - Other	2,400.00	0.00	0.00	0.00	(2,400.00)
Plant Replacement Program	750.00	0.00	0.00	0.00	(750.00)
Irrigation Maintenance	1,000.00	0.00	0.00	0.00	(1,000.00)
Pool Maintenance - Other	400.00	0.00	0.00	0.00	(400.00)
Pool Maintenance - Contract	4,000.00	0.00	0.00	0.00	(4,000.00)
Amenity Center Cleaning & Supplies	2,000.00	0.00	0.00	0.00	(2,000.00)
Amenity Center Pest Control	400.00	0.00	0.00	0.00	(400.00)
Amenity Center Maintenance & Repair	1,000.00	0.00	0.00	0.00	(1,000.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$61,700.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$61,700.00)</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Pavement & Signage Repairs	0.00	0.00	0.00	0.00	0.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTINGENCY</b>					
Miscellaneous Fees	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTINGENCY</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$183,155.00</b>	<b>\$56,922.01</b>	<b>\$44,352.99</b>	<b>\$101,275.00</b>	<b>(\$81,880.00)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURE</b>	<b>\$0.00</b>	<b>(\$41,921.80)</b>	<b>\$41,921.80</b>	<b>\$0.00</b>	<b>\$0.00</b>

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2021 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts Off Roll	183,155.00	0.00	(183,155.00)	407,264.40	224,109.40
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$183,155.00</b>	<b>\$0.00</b>	<b>(\$183,155.00)</b>	<b>\$407,264.40</b>	<b>\$224,109.40</b>
<b>INTEREST EARNINGS</b>					
Interest Earned	0.00	0.21	0.21	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.21</b>	<b>\$0.21</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	101,274.79	101,274.79	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$101,274.79</b>	<b>\$101,274.79</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$183,155.00</b>	<b>\$101,275.00</b>	<b>(\$81,880.00)</b>	<b>\$407,264.40</b>	<b>\$224,109.40</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,000.00	6,000.00	2,000.00	5,000.00	1,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,000.00</b>	<b>\$6,000.00</b>	<b>\$2,000.00</b>	<b>\$5,000.00</b>	<b>\$1,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	30,000.00	48,000.00	18,000.00	36,000.00	6,000.00
District Engineer	5,000.00	1,000.00	(4,000.00)	4,000.00	(1,000.00)
Disclosure Report	8,400.00	900.00	(7,500.00)	3,600.00	(4,800.00)
Trustees Fees	8,000.00	4,100.00	(3,900.00)	4,100.00	(3,900.00)
Accounting Services	9,000.00	4,500.00	(4,500.00)	9,000.00	0.00
Auditing Services	6,000.00	0.00	(6,000.00)	5,700.00	(300.00)
Postage, Phone, Faxes, Copies	100.00	50.00	(50.00)	100.00	0.00
Public Officials Insurance	2,500.00	2,500.00	0.00	2,500.00	0.00
Legal Advertising	2,500.00	15,000.00	12,500.00	3,500.00	1,000.00
Bank Fees	150.00	0.00	(150.00)	150.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	600.00	250.00	(350.00)	500.00	(100.00)
Office Supplies	0.00	200.00	200.00	200.00	200.00
Website Administration	1,500.00	750.00	(750.00)	1,500.00	0.00
ADA Website Fee	1,900.00	5,800.00	3,900.00	1,900.00	0.00
Miscellaneous Fees	130.00	50.00	(80.00)	100.00	(30.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$75,955.00</b>	<b>\$83,275.00</b>	<b>\$7,320.00</b>	<b>\$73,025.00</b>	<b>(\$2,930.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	9,500.00	6,000.00	4,000.00	500.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,500.00</b>	<b>\$9,500.00</b>	<b>\$6,000.00</b>	<b>\$4,000.00</b>	<b>\$500.00</b>
<b>INSURANCE</b>					
Public Officials Liability Insurance	0.00	0.00	0.00	0.00	0.00
General Liability Insurance	0.00	2,500.00	2,500.00	2,500.00	2,500.00
Property Casualty Insurance	0.00	0.00	0.00	15,000.00	15,000.00
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$17,500.00</b>	<b>\$17,500.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services - All Others	1,500.00	0.00	(1,500.00)	5,000.00	3,500.00
Utility Services	0.00	0.00	0.00	4,000.00	4,000.00
Street Lights	35,000.00	0.00	(35,000.00)	25,000.00	(10,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$36,500.00</b>	<b>\$0.00</b>	<b>(\$36,500.00)</b>	<b>\$34,000.00</b>	<b>(\$2,500.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	1,000.00	0.00	(1,000.00)	0.00	(1,000.00)
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>(\$1,000.00)</b>	<b>\$0.00</b>	<b>(\$1,000.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	500.00	0.00	(500.00)	3,500.00	3,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>(\$500.00)</b>	<b>\$3,500.00</b>	<b>\$3,000.00</b>
<b>STORM WATER CONTROL</b>					
Aquatic Contract	0.00	0.00	0.00	12,000.00	12,000.00
Mitigation Area Monitoring & Maintenance	0.00	0.00	0.00	2,500.00	2,500.00
Miscellaneous Maintenance & Field Services	0.00	0.00	0.00	15,000.00	15,000.00
Aquatic Plant Replacement	0.00	0.00	0.00	2,000.00	2,000.00
Capital Improvements	0.00	0.00	0.00	3,500.00	3,500.00
<b>TOTAL STORM WATER CONTROL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$35,000.00</b>	<b>\$35,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Contract	10,000.00	0.00	(10,000.00)	0.00	(10,000.00)
Waterway Improvement & Repair	1,000.00	0.00	(1,000.00)	1,500.00	500.00
Entrance Monument & Wall Maintenance Repair	750.00	0.00	(750.00)	1,000.00	250.00
General Property & Casualty Insurance	6,000.00	0.00	(6,000.00)	15,000.00	9,000.00
Landscape Maintenance - Contract	32,000.00	0.00	(32,000.00)	35,000.00	3,000.00
Landscape Maintenance - Other	2,400.00	0.00	(2,400.00)	2,000.00	(400.00)
Plant Replacement Program	750.00	0.00	(750.00)	1,000.00	250.00
Irrigation Maintenance	1,000.00	0.00	(1,000.00)	2,500.00	1,500.00
Pool Maintenance - Other	400.00	0.00	(400.00)	1,000.00	600.00
Pool Maintenance - Contract	4,000.00	0.00	(4,000.00)	12,000.00	8,000.00
Amenity Center Cleaning & Supplies	2,000.00	0.00	(2,000.00)	7,500.00	5,500.00
Amenity Center Pest Control	400.00	0.00	(400.00)	2,500.00	2,100.00
Amenity Center Maintenance & Repair	1,000.00	0.00	(1,000.00)	1,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$61,700.00</b>	<b>\$0.00</b>	<b>(\$61,700.00)</b>	<b>\$82,000.00</b>	<b>\$20,300.00</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Pavement & Signage Repairs	0.00	0.00	0.00	1,000.00	1,000.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
<b>CONTINGENCY</b>					
Miscellaneous Fees	0.00	0.00	0.00	2,500.00	2,500.00
<b>TOTAL CONTINGENCY</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$183,155.00</b>	<b>\$101,275.00</b>	<b>(\$81,880.00)</b>	<b>\$257,525.00</b>	<b>\$74,370.00</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$149,739.40</b>	<b>\$149,739.40</b>

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

##### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

##### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

##### **Website Administration**

This is for maintenance and administration of the Districts official website.

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### **Electric Utility Services**

##### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity

#### **Other Physical Environment**

##### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

##### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

##### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

##### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

##### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

##### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.



# PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2021

### REVENUES

CDD Debt Service Assessments	\$	717,933
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>717,933</b>

### EXPENDITURES

Series 2022 May Bond Interest Payment	\$	218,966
Series 2022 November Bond Principal Payment	\$	280,000
Series 2022 November Bond Interest Payment	\$	218,966
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>717,933</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	12,750,000
Principal Payment Applied Toward Series 2022 Bonds	\$	280,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>12,470,000</b>

# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment
<b>SERIES 2021</b>					
<b>Single Family 40'</b>	1.00	486	\$1,276.60	\$720.00	\$1,996.60
<b>Single Family 50'</b>	1.25	23	\$1,595.74	\$900.00	\$2,495.74
<b>Single Family 60'</b>	1.50	58	\$1,913.83	\$1,080.00	\$2,993.83
<b>TOTAL</b>		<b>567</b>			

**Notations:**

<sup>(1)</sup> Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.

**FY 2022-2023 Budget Funding Agreement**  
(Park East Community Development District)

This FY 2022-2023 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 22, 2022, between the **Park East Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **North Park Isle Development, LLL**, a Florida limited liability company (the “**Developer**”), whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609.

**Recitals**

**WHEREAS**, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is adopting its budget for fiscal year 2022-2023 as attached hereto as **Exhibit A** (the “**FY 2022-2023 Budget**”), which commences on October 1, 2022, and concludes on September 30, 2023;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2022-2023 Budget, and/or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2022-2023 Budget so long as payment is timely provided;

**WHEREAS**, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2022-2023 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2022-2023 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2022-2023 Budget.

**Operative Provisions**

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations.** From time to time during the 2022-2023 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ [REDACTED] in accordance with the FY 2022-2023 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2022-2023 Budget Revisions.** The District and Developer agree that the FY 2022-2023 Budget shall be revised at the end of the 2022-2023 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2022 and ending on September 30, 2023. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2022-2023 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2022-2023 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
  - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2022-2023 Budget" in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
  - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2022-2023 fiscal year on September 30, 2023.

The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

- 9. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

**Park East Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice-Chair of the Board of Supervisors

**Park East Isle Development, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit A: FY 2022-2023 Budget**

**RESOLUTION 2022-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME  
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF  
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

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

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

**PASSED AND ADOPTED THIS 22<sup>ND</sup> DAY OF AUGUST, 2022**

**ATTEST:**

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023**

**FISCAL YEAR 2022/2023**

<b>October 06, 2022</b>	<b>2:00 p.m.</b>
<b>November 03, 2022</b>	<b>2:00 p.m.</b>
<b>December 01, 2022</b>	<b>2:00 p.m.</b>
<b>January 05, 2023</b>	<b>2:00 p.m.</b>
<b>February 02, 2023</b>	<b>2:00 p.m.</b>
<b>March 02, 2023</b>	<b>2:00 p.m.</b>
<b>April 06, 2023</b>	<b>2:00 p.m.</b>
<b>May 04, 2023</b>	<b>2:00 p.m.</b>
<b>June 01, 2023</b>	<b>2:00 p.m.</b>
<b>July 06, 2023</b>	<b>2:00 p.m.</b>
<b>August 03, 2023</b>	<b>2:00 p.m.</b>
<b>September 07, 2023</b>	<b>2:00 p.m.</b>

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

**PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**June 2, 2022, Minutes of the Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meetings of the Board of Supervisors for the Park East Community Development District was held on **Thursday, June 2, 2022, at 2:00 p.m.** at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Brian Lamb called the Regular Meetings of the Board of Supervisors of the Park East Community Development District to order on **Thursday, June 2, 2022, at 2:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Nick Dister	Vice-Chair
Steve Luce	Supervisor
Ryan Motko	Supervisor
Alberto Viera	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-06; Approving FY 2023 Proposed  
Budget & Setting Public Hearing**

Mr. Lamb reviewed the associated exhibits with the Board.

MOTION TO:	Approve Resolution 2022-06.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously



**B. Announcement of Qualified Electors**

Mr. Lamb announced that there are currently twelve (12) qualified electors.

**C. General Matters of the District**

There were no general matters of the district at this time.

**4. CONSENT AGENDA ITEMS**

**A. Consideration of the Regular Meeting Minutes December 02, 2021**

**B. Consideration of Operations and Maintenance Expenditures March 2022**

**C. Review of Financial Statements for Month Ending April 30, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda item.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**5. VENDOR AND STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There were no additional reports from staff.

**6. SUPERVISOR REQUESTS AND COMMENTS**

There were no supervisor requests or comments.

**7. AUDIENCE COMMENTS**

There were no audience comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

Official District Seal

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

## Park East CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
<b>Monthly Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Stantec	1920326	\$ 180.00		Professional Service Thru 04.29.2022.
Straley Robin Vericker	21375	299.50		Professional Service Thru 04.15.2022.
<b>Regular Services Sub-Total</b>		<b>\$ 479.50</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 479.50</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**INVOICE**

Page 1 of 1

<b>Invoice Number</b>	1920326
<b>Invoice Date</b>	May 10, 2022
<b>Purchase Order</b>	215616605
<b>Customer Number</b>	170224
<b>Project Number</b>	215616605

**Bill To**

Park East CDD  
Alex Wolfe  
c/o Meritus Districts  
2005 Pan Am Circle Suite 300  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

**Project Park East CDD - District Engineering Services**

Project Manager

Stewart, Tonja L

For Period Ending

**April 29, 2022**

Current Invoice Total (USD)

180.00

Process requisitions

**Top Task****2022****2022 FY General Consulting****Professional Services****Category/Employee**

*Handwritten:*  
Nurse, Vanessa M  
3/10/22

Nurse, Vanessa M

**Current  
Hours**

1.25

**Rate**

144.00

**Current  
Amount**

180.00

**Subtotal Professional Services**

1.25

180.00

Top Task Subtotal

2022 FY General Consulting

180.00

**Total Fees & Disbursements**

180.00

**INVOICE TOTAL (USD)****180.00****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (614) 233 - 6714 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

## Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

April 25, 2022

Client: 001544

Matter: 000001

Invoice #: 21375

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2022

YLM  
3107  
51400

### SERVICES

Date	Person	Description of Services	Hours	Amount
4/5/2022	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022 RE SERIES 2021 BONDS.	0.2	\$33.00
4/8/2022	LB	PREPARE DRAFT RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	0.4	\$66.00
4/10/2022	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO DISSEMINATION AGENT.	0.3	\$106.50
4/14/2022	LB	FINALIZE QUARTERLY REPORT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022.	0.2	\$33.00
4/15/2022	DCC	REVIEW AND FINALIZE BUDGET RESOLUTION.	0.2	\$61.00
Total Professional Services			1.3	\$299.50

April 25, 2022  
Client: 001544  
Matter: 000001  
Invoice #: 21375

Page: 2

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Total Services	\$299.50
Total Disbursements	\$0.00
Total Current Charges	\$299.50
Previous Balance	\$6,326.90
Less Payments	(\$6,326.90)
<b>PAY THIS AMOUNT</b>	<b>\$299.50</b>

<b>Retainer Balance</b>	<b>\$405.00</b>
-------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

## Park East CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Inframark	77995	\$ 5,280.44		District Management Services - 5.26.2022.
<b>Monthly Contract Sub-Total</b>		<b>\$ 5,280.44</b>		
<b>Variable Contract</b>				
Supervisor: Albert Viera	AV 060222	\$ 200.00		Supervisor Fee - 6.2.2022
Supervisor: Nick Dister	ND 060222	200.00		Supervisor Fee - 6.2.2022
Supervisor: Ryan Motko	RM 060222	200.00		Supervisor Fee - 6.2.2022
Supervisor: Steve Luce	SL 060222	200.00		Supervisor Fee - 6.2.2022
<b>Variable Contract Sub-Total</b>		<b>\$ 800.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Stantec	1931343	\$ 432.00		Professional Service Thru 06.08.2022.
Straley Robin Vericker	21605	225.50		Professional Service Thru 05.15.2022.
<b>Regular Services Sub-Total</b>		<b>\$ 657.50</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 6,737.94</b>		

Approved (with any necessary revisions noted):

# Park East CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#77995

**DATE**  
5/26/2022

**BILL TO**

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

**CUSTOMER ID**  
C2354

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	8	Ea	0.15	1.20
Postage - Postage- May	8	Ea	0.53	4.24
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
Accounting Services - Accounting Services	1	Ea	750.00	750.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	2,500.00	2,500.00
<b>Subtotal</b>				5,280.44

<b>Subtotal</b>	\$5,280.44
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,280.44

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070

**PARK EAST CDD**

**MEETING DATE: June 2, 2022**

**DMS:** \_\_\_\_\_

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Jeff Hills		Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

AV060222

**PARK EAST CDD**

MEETING DATE: June 2, 2022

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

ND 060222

**PARK EAST CDD**

MEETING DATE: June 2, 2022

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Rm 060222

**PARK EAST CDD**

**MEETING DATE: June 2, 2022**

**DMS:** \_\_\_\_\_

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Jeff Hills	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Nick Dister	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Steve Luce	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Ryan Motko	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Albert Viera	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

SL060222

**INVOICE**

Page 1 of 1

Invoice Number	1931343
Invoice Date	June 8, 2022
Purchase Order	215616605
Customer Number	170224
Project Number	215616605

**Bill To**

Park East CDD  
Alex Wolfe  
c/o Meritus Districts  
2005 Pan Am Circle Suite 300  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

**Project Park East CDD - District Engineering Services**

Project Manager

Stewart, Tonja L

For Period Ending

**May 27, 2022**

Current Invoice Total (USD)

432.00

Process requisitions

**Top Task 2022 2022 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	3.00	144.00	432.00
<b>Subtotal Professional Services</b>	<b>3.00</b>		<b>432.00</b>
Top Task Subtotal 2022 FY General Consulting			432.00
<b>Total Fees &amp; Disbursements</b>			<b>432.00</b>
<b>INVOICE TOTAL (USD)</b>			<b>432.00</b>

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (614) 233 - 6714 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

June 01, 2022

Client: 001544

Matter: 000001

Invoice #: 21605

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2022	LB	FINALIZE RESOLUTION RE APPROVAL OF FY 2022/2023 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$32.00
4/22/2022	LB	PREPARE DRAFT PUBLICATION ADS FOR FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	0.8	\$128.00
5/3/2022	LB	PREPARE DRAFT RESOLUTION SETTING EVEN TERMS FOR BOARD SEATS.	0.3	\$49.50
5/4/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.5	\$177.50
5/4/2022	LB	PREPARE CORRESPONDENCE TO B. CRUTCHFIELD RE RESOLUTION ADOPTING EVEN TERMS OF THE BOARD SEATS.	0.1	\$16.50
5/7/2022	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING.	0.5	\$177.50
5/10/2022	LB	REVISE RESOLUTION TO APPROVE TENTATIVE BUDGET AND SET PUBLIC HEARING; REVISE PUBLICATION ADS FOR FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.3	\$49.50
Total Professional Services			2.7	\$630.50

June 01, 2022

Client: 001544

Matter: 000001

Invoice #: 21605

Page: 2

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Total Services	\$630.50	
Total Disbursements	\$0.00	
Total Current Charges		\$630.50
Previous Balance		\$299.50
Less Payments		(\$299.50)
Less Retainer Applied		(\$405.00)
<b>PAY THIS AMOUNT</b>		<b>\$225.50</b>

*Please Include Invoice Number on all Correspondence*



## Park East CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Inframark	79458	\$ 5,275.98		Management Services - June
<b>Monthly Contract Sub-Total</b>		<b>\$ 5,275.98</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Stantec	1951949	108.00		Professional Service - Thru 06/24/22
Straley Robin Vericker	21703	365.50		Professional Service - Thru 06/15/22
Straley Robin Vericker	21833	663.50	<b>\$ 1,029.00</b>	Professional Service - Thru 07/15/22
<b>Regular Services Sub-Total</b>		<b>\$ 1,245.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 6,520.98</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Park East CDD Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**BILL TO**

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

**INVOICE#**

#79458

**CUSTOMER ID**

C2354

**PO#****DATE**

6/30/2022

**NET TERMS**

Net 30

**DUE DATE**

7/30/2022

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- May	3	Ea	0.15		0.45
Postage- May	1	Ea	0.53		0.53
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	700.00		700.00
Accounting Services	1	Ea	750.00		750.00
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	2,500.00		2,500.00
<b>Subtotal</b>					5,275.98

**Subtotal** \$5,275.98

**Tax** \$0.00

**Total Due** \$5,275.98

**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

Page 1 of 1

Invoice Number	1951949
Invoice Date	July 6, 2022
Purchase Order	215616605
Customer Number	170224
Project Number	215616605

**Bill To**

Park East CDD  
Alex Wolfe  
c/o Meritus Districts  
2005 Pan Am Circle Suite 300  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

*Handwritten signature: ASH*

**Project Park East CDD - District Engineering Services**

Project Manager

Stewart, Tonja L

For Period Ending

**June 24, 2022**

Current Invoice Total (USD)

108.00

Process requisitions

**Top Task 2022 2022 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Clark, Caitlin Lee Ann	0.25	144.00	36.00
Nurse, Vanessa M	0.50	144.00	72.00
<b>Subtotal Professional Services</b>	<b>0.75</b>		<b>108.00</b>

Top Task Subtotal	2022 FY General Consulting	108.00
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**Total Fees & Disbursements**

108.00

**INVOICE TOTAL (USD)****108.00****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (614) 233 - 6714 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Park East Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

33607, FL

June 27, 2022

Client: 001544

Matter: 000001

Invoice #: 21703

Page: 1

RE: General

Handwritten: 2107 6142

For Professional Services Rendered Through June 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/27/2022	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	\$71.00
5/31/2022	LB	REVIEW PROPOSED BUDGET FOR FY 2022/2023; PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE IN FY 2022/2023 BUDGET.	0.4	\$66.00
6/2/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.3	\$106.50
6/2/2022	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.4	\$122.00
Total Professional Services			1.3	\$365.50

June 27, 2022

Client: 001544

Matter: 000001

Invoice #: 21703

Page: 2

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Total Services	\$365.50	
Total Disbursements	\$0.00	
Total Current Charges		\$365.50
Previous Balance		\$225.50
Less Payments		(\$225.50)
<b>PAY THIS AMOUNT</b>		<b>\$365.50</b>

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

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Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

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Park East Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

33607, FL

July 21, 2022

Client: 001544

Matter: 000001

Invoice #: 21833

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2022

307  
JMV  
VB

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/20/2022	LB	FINALIZE MAILED NOTICE LETTER; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING MAILED NOTICE LETTER, PUBLICATION ADS AND INSTRUCTIONS FOR SAME.	0.2	\$33.00
6/21/2022	LB	REVISE MAILED NOTICE LETTER AND PUBLICATION AD RE FY 2022/2023 O&M ASSESSMENTS AND BUDGET; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING REVISED LETTER AND PUBLICATION ADS.	0.2	\$33.00
7/1/2022	LB	REVIEW PROPOSED BUDGET AND RESEARCH RE CURRENT PROPERTY OWNERS; PREPARE DRAFT RESOLUTION ADOPTING FY 2022/2023 BUDGET, DRAFT RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR FY 2022/2023 AND DRAFT DEVELOPER FUNDING AGREEMENT.	1.4	\$231.00
7/7/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2021 BONDS.	0.2	\$33.00
7/13/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.8	\$284.00
7/13/2022	LB	REVISE RESOLUTION ADOPTING FY 2022/2023 BUDGET, RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS FOR FY 2022/2023 AND BUDGET FUNDING AGREEMENT.	0.3	\$49.50
Total Professional Services			3.1	\$663.50

July 21, 2022

Client: 001544

Matter: 000001

Invoice #: 21833

Page: 2

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Total Services	\$663.50	
Total Disbursements	\$0.00	
Total Current Charges		\$663.50
Previous Balance		\$365.50
Less Payments		(\$365.50)
<b>PAY THIS AMOUNT</b>		<b>\$663.50</b>

*Please Include Invoice Number on all Correspondence*



# Park East Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2022



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

Park East CDD  
Balance Sheet  
As of 7/31/2022

(In Whole Numbers)

	General Fund	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>				
Cash-Operating Account	914.00	0.00	0.00	914.00
Revenue Series 2021 #2000	0.00	0.00	0.00	93.00
Interest Series 2021 #2001	0.00	0.00	0.00	0.00
Reserve Series 2021 #2003	0.00	0.00	0.00	360,930.00
Acq & Const Series 2021 Amenity #2005	0.00	0.00	0.00	750,205.00
Acq & Const Series 2021 #2006	0.00	0.00	0.00	7,675,524.00
Costs of Issuance Series 2021	0.00	0.00	0.00	0.00
Construction Work in Progress	0.00	4,152,983.00	0.00	4,152,983.00
Amount To Be Provided-Debt Service	0.00	0.00	13,070,000.00	13,070,000.00
Total Assets	<u>914.00</u>	<u>4,152,983.00</u>	<u>13,070,000.00</u>	<u>26,010,648.00</u>
<b>Liabilities</b>				
Accounts Payable	29,386.00	0.00	0.00	29,386.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00
Revenue Bonds Payable Series 2021	0.00	0.00	13,070,000.00	13,070,000.00
Total Liabilities	<u>29,386.00</u>	<u>0.00</u>	<u>13,070,000.00</u>	<u>13,099,386.00</u>
<b>Fund Equity &amp; Other Credits</b>				
Retained Earnings-All Other	(13,025.00)	0.00	0.00	(13,025.00)
Investment in General Fixed Assets	0.00	4,152,983.00	0.00	4,152,983.00
Other	(15,447.00)	0.00	0.00	8,771,305.00
Total Fund Equity & Other Credits	<u>(28,472.00)</u>	<u>4,152,983.00</u>	<u>0.00</u>	<u>12,911,263.00</u>
Total Liabilities & Fund Equity	<u>914.00</u>	<u>4,152,983.00</u>	<u>13,070,000.00</u>	<u>26,010,648.00</u>

Park East CDD  
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report  
From 10/1/2021 Through 7/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service				
Operations & Maintenance Assmts-	183,155.00	0.00	(183,155.00)	(100)%
Tax Roll				
Interest Earnings				
Interest Earnings	0.00	1.00	1.00	0 %
Contributions & Donations From				
Private Sources				
Developer Contributions	0.00	63,574.00	63,574.00	0 %
Total Revenues	<u>183,155.00</u>	<u>63,575.00</u>	<u>(119,581.00)</u>	<u>(65)%</u>
Expenditures				
Retained Earnings-All Other	0.00	(13,025.00)	13,025.00	0 %
Legislative				
Supervisor Fees	4,000.00	5,200.00	(1,200.00)	(30)%
Financial & Administrative				
District Manager	30,000.00	29,700.00	300.00	1 %
District Engineer	5,000.00	1,174.00	3,826.00	77 %
Disclosure Report	8,400.00	4,200.00	4,200.00	50 %
Trustee Fees	8,000.00	0.00	8,000.00	100 %
Accounting Services	9,000.00	6,750.00	2,250.00	25 %
Auditing Services	6,000.00	0.00	6,000.00	100 %
Postage, Phone, Faxes, Copies	100.00	11.00	90.00	90 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	2,500.00	15,249.00	(12,749.00)	(510)%
Bank Fees	150.00	153.00	(3.00)	(2)%
Dues, Licenses, & Fees	175.00	175.00	0.00	0 %
Miscellaneous Fees	130.00	0.00	130.00	100 %
Office Supplies	0.00	105.00	(105.00)	0 %
Email Hosting Vendor	600.00	125.00	475.00	79 %
Website Maintenance	1,500.00	1,000.00	500.00	33 %
ADA Website Compliance	1,900.00	2,900.00	(1,000.00)	(53)%
Legal Counsel				
District Counsel	3,500.00	8,679.00	(5,179.00)	(148)%
Electric Utility Services				
Electric Utility Services-All Others	36,500.00	0.00	36,500.00	100 %
Water-Sewer Combination Services				
Water Utility Services	500.00	0.00	500.00	100 %
Other Physical Environment				
Field Management	0.00	3,600.00	(3,600.00)	0 %
Garbage Collection	1,000.00	0.00	1,000.00	100 %
Property & Casualty Insurance	6,000.00	0.00	6,000.00	100 %
Waterway Management Contract	10,000.00	0.00	10,000.00	100 %
Landscape Maintenance-Contract	32,000.00	0.00	32,000.00	100 %
Landscape Maintenance-Other	2,400.00	0.00	2,400.00	100 %
Waterway Improvements & Repair	1,000.00	0.00	1,000.00	100 %
Plant Replacement Program	750.00	0.00	750.00	100 %
Irrigation Maintenance	1,000.00	0.00	1,000.00	100 %

Park East CDD  
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report  
From 10/1/2021 Through 7/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Pool Maintenance-Contract	4,000.00	0.00	4,000.00	100 %
Pool Maintenance-Other	400.00	0.00	400.00	100 %
Amenity Center Cleaning &	2,000.00	0.00	2,000.00	100 %
Amenity Center Pest Control	400.00	0.00	400.00	100 %
Amenity Center Maintenance & Repair	<u>1,750.00</u>	<u>0.00</u>	<u>1,750.00</u>	<u>100 %</u>
Total Expenditures	<u>183,155.00</u>	<u>65,996.00</u>	<u>117,159.00</u>	<u>64 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(15,447.00)</u>	<u>(15,447.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(15,447.00)</u>	<u>(15,447.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(28,472.00)</u>	<u>(28,472.00)</u>	<u>0 %</u>

Park East CDD  
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report  
From 10/1/2021 Through 7/31/2022

200 - Debt Service Series 2021  
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Off Roll	0.00	177,001.00	177,001.00	0 %
Interest Earnings				
Interest Earnings	0.00	99.00	99.00	0 %
Total Revenues	0.00	177,100.00	177,100.00	0 %
Expenditures				
Debt Service Payments				
Interest	0.00	177,007.00	(177,007.00)	0 %
Total Expenditures	0.00	177,007.00	(177,007.00)	0 %
Excess of Revenues Over (Under) Expenditures	0.00	93.00	93.00	0 %
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0.00	360,930.00	360,930.00	0 %
Total Other Financing Sources	0.00	360,930.00	360,930.00	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0.00	361,023.00	361,023.00	0 %
Fund Balance, End of Period	0.00	361,023.00	361,023.00	0 %

Park East CDD  
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report  
From 10/1/2021 Through 7/31/2022

300 - Capital Projects Series 2021  
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	2,715.00	2,715.00	0 %
Total Revenues	0.00	2,715.00	2,715.00	0 %
Expenditures				
Financial & Administrative				
Original Issue Discount	0.00	(316,802.00)	316,802.00	0 %
Underwriters Discount	0.00	261,400.00	(261,400.00)	0 %
Other Physical Environment				
Improvements Other Than	0.00	4,152,983.00	(4,152,983.00)	0 %
Total Expenditures	0.00	4,097,580.00	(4,097,580.00)	0 %
Excess of Revenues Over (Under) Expenditures	0.00	(4,094,866.00)	(4,094,866.00)	0 %
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0.00	12,520,595.00	12,520,595.00	0 %
Total Other Financing Sources	0.00	12,520,595.00	12,520,595.00	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0.00	8,425,729.00	8,425,729.00	0 %
Fund Balance, End of Period	0.00	8,425,729.00	8,425,729.00	0 %

Park East CDD  
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report  
From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets  
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	4,152,983.00	4,152,983.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>4,152,983.00</u>	<u>0.00</u>	<u>0 %</u>

Park East CDD  
Reconcile Cash Accounts

*Summary*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked

Bank Balance	914.00
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	914.00
Balance Per Books	<u>914.00</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1026	7/7/2022	System Generated Check/Voucher	365.50	Straley Robin Vericker
1027	7/21/2022	System Generated Check/Voucher	108.00	Stantec Consulting Services Inc
CD014	7/21/2022	July Service Charge	(15.00)	
CD015	7/21/2022	July Service Charge	15.00	
CD016	7/21/2022	July Service Charge	15.00	
CD013	7/29/2022	July Interest Payment	(0.01)	
Cleared Checks/Vouchers			<u>488.49</u>	