

Park East Community Development District

Board of Supervisors

Nicholas Dister, Chairman
Carlos de la Ossa Vice Chairperson
Alberto Viera, Assistant Secretary
Ryan Motko, Assistant Secretary
Vacant, Assistant Secretary

Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Regular Meeting Agenda

Thursday, July 06, 2023, at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held on **July 06, 2023, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting

Meeting ID: 870 6131 3619 **Passcode:** 315865

Join Zoom: <https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0VlZjhodE4rZz09>

All cellular phones and pagers must be turned off during the meeting

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. BUSINESS ITEMS

- A. Consideration of Hillsborough County School Board Agreement with CDD..... Tab 01
- B. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the
Regular Meeting June 01, 2023,..... Tab 02
- B. Consideration of Operation and Maintenance Expenditures May 2023, Tab 03
- C. Review of Financial Statements Month Ending May 31, 2023,.....Tab 04

5. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

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

Sincerely,

Bryan Radcliff

District Manager

District Office

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873 – 7300

www.parkeastcdd.com

This instrument was prepared by
and should be returned to:
John M. Vericker
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

CDD AGREEMENT

THIS CDD AGREEMENT (the "Agreement") is entered into to be effective as of the ____ day of July, 2023, by and between **North Park Isle Development, LLC**, a Florida limited liability company ("**North Park**") and the **Park East Community Development District**, a special purpose unit of local government established under Chapter 190 of the Florida Statutes (the "**CDD**"). North Park and the CDD are sometimes referred to herein, collectively, as the "**Parties**".

WITNESSETH

WHEREAS, North Park is the owner of certain land located in Hillsborough County, Florida, which is more particularly described on **Exhibit A** attached hereto and made a part hereof by reference as if fully set forth herein (the "**Property**"); and

WHEREAS, North Park intends to convey the Property to the School Board of Hillsborough County, Florida, a body corporate (the "**School Board**"); and

WHEREAS, the Property is currently within the jurisdictional boundaries of the CDD; and

WHEREAS, as a condition to accepting the conveyance of the Property from North Park, the School Board requires confirmation from the CDD that the Property will not be subject to future assessments, fees or charges of any nature whatsoever by the CDD once the Property is conveyed to the School Board.

NOW, THEREFORE, in consideration of the recitals set forth above, which are true and correct and made an integral part of this Agreement, the sum of Ten and No/100ths Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties.

2. **Exemption from Assessments, Fees and Charges**. The CDD shall not impose upon the Property, and hereby exempts the Property from, any assessments, fees, and charges of any nature whatsoever including, by way of example but not limitation, any assessments for operation and maintenance of CDD facilities and any special assessments, fees or charges for any other purposes.

3. **Confirmation.** The CDD acknowledges and confirms that no assessments, fees or charges have been levied which in any way affect the Property.

4. **Termination.** In the event the Property is not conveyed by North Park to the School Board prior to _____, 2023, the CDD reserves the right to terminate this Agreement. The recording in the Public Records of Hillsborough County, Florida, of a deed of conveyance transferring the Property from North Park to the School Board shall be conclusive evidence to all persons, including any and all title examiners, that the conveyance of the Property has occurred and that the CDD's right to terminate this Agreement is null and void ab initio.

5. **Applicable Laws, Construction, Venue.** The laws of the State of Florida shall govern the validity, performance, and enforcement of this Agreement. This Agreement shall not be deemed to have been prepared by North Park or the CDD but by both Parties. Venue for any action related to this Agreement shall be in Hillsborough County, Florida.

6. **Captions.** The captions of the Agreement are for the convenience and reference of the Parties and in no way define, limit, or describe the scope or intent of this Agreement or any part thereof.

7. **Successors and Assigns.** The Parties acknowledge that this Agreement is being entered into in recognition of the Property being conveyed to the School Board and that the School Board is the intended beneficiary of this Agreement. Therefore, should the Property be transferred by North Park to any third party other than the School Board, the benefits and understandings of the Agreement are not transferable to any such transferee.

8. **Amendment.** This Agreement may only be amended by the mutual consent of the Parties.

9. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original instrument, but all such counterparts together shall constitute one and the same instrument.

[The Execution Page Follows on the Next Succeeding Page]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed effective the date and year first above written.

WITNESSES:

**NORTH PARK ISLE
DEVELOPMENT, LLC,**
a Florida limited liability company

Name: _____
(Print or Type Name)

By: _____
Name: _____
Title: _____

Name: _____
(Print or Type Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online notarization this ____ day of July, 2023 by _____, as _____ of North Park Isle Development, LLC, a Florida limited liability company, on behalf of the company. They are ☐ personally known to me or ☐ has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of
Notary Public)

WITNESSES:

**PARK EAST COMMUNITY
DEVELOPMENT DISTRICT,**

Name: _____
(Print or Type Name)

By: _____
Name: _____
Title: _____

Name: _____
(Print or Type Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online notarization this ____ day of July, 2023 by _____, as Vice/Chair of the Board of Supervisors of the Park East Community Development District. They are ☐ personally known to me or ☐ has produced _____ (type of identification), as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of
Notary Public)

**PARK EAST
COMMUNITY DEVELOPMENT DISTRICT**

May 04, 2023, 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, May 04, 2023, 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

Bryan Radcliff called the Regular Meetings of the Board of Supervisors of the Park East Community Development District to order on **Thursday, May 04, 2023, at 3:21 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas "Nick" Dister	Chairman
Carlos de la Ossa	Vice-Chair
Ryan Motko	Supervisor
Alberto Viera	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Kathryn Hopkinson	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no residents present.

3. BUSINESS ITEMS

A. Annual Notice of Qualified Elector

Mr. Radcliff informed the Board that the District has 3 qualified electors as of April 15, 2023.

B. Discussion on Review of Fiscal Year 2024 Proposed Budget

Mr. Radcliff informed the Board that work is continuing with the FY 23/24 Budget and that a meeting is scheduled for May 12th of 2023 to put final adjustments in place in advance of our Proposed Budget meeting in June.

C. General Matters of the District

There were no general matters at this time.

4. CONSENT AGENDA ITEMS

A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting April 06, 2023

B. Consideration of Operation and Maintenance Expenditure March 2023,

C. Review of Financial Statements Month Ending March 31, 2023

The Board Approved Consent Agenda Items A through C (Meeting Minutes from the meeting held on 04/06/2023, O & M Expenditures for March 2023 and the Financial Statements for the month ending 03/31/2023).

MOTION TO:	Approve Consent Agenda Items from A through C.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

5. STAFF REPORTS

A. District Counsel

B. District Engineer

i. Community Inspection Report

C. District Manager

There were no vendor or staff reports currently.

The Community Inspection Report was provided to the Board for review.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests or comments currently.

7. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 3:23 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
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

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	93744	\$5,096.00		DISTRICT INVOICE APRIL 2023
Monthly Contract Subtotal		\$5,096.00		
Variable Contract				
ALBERTO VIERA	AV 050423	\$200.00		SUPERVISOR FEE 05/04/23
CARLOS DE LA OSSA	CDLO 050423	\$200.00		SUPERVISOR FEE 05/04/23
NICHOLAS J. DISTER	ND 050423	\$200.00		SUPERVISOR FEE 05/04/23
RYAN MOTKO	RM 050423	\$200.00		SUPERVISOR FEE 05/04/23
Variable Contract Subtotal		\$800.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STANTEC CONSULTING SERVICES	2077364	\$510.00		SERVICES THROUGH 04/21/23
STRALEY ROBIN VERICKER	23057	\$581.65		PROFESSIONAL SERVICES THROUGH 04/15/23
Regular Services Subtotal		\$1,091.65		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$6,987.65		

Approved (with any necessary revisions noted):

PARK EAST CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#93744

DATE

4/28/2023

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#**DUE DATE**

5/28/2023

BILL TO

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

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,500.00		2,500.00
Accounting Services	1	Ea	750.00		750.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	140	Ea	0.15		21.00
Dissemination Services	1	Ea	700.00		700.00
Subtotal					5,096.00

Subtotal \$5,096.00

Tax \$0.00

Total Due \$5,096.00

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

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

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

Account Name: INFRAMARK, LLC

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

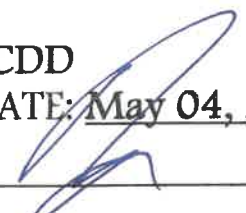
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

PARK EAST CDD

MEETING DATE: May 04, 2023

DMS:

 By: *Rayan Rodriguez*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	<i>cell</i> NO	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

AV 050423

PARK EAST CDD

MEETING DATE: May 04, 2023

DMS: _____

[Signature] *Bayan Rodriguez*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	<i>[Signature]</i> No	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Cd10 050423

PARK EAST CDD

MEETING DATE: May 04, 2023

DMS:

[Signature]
Bryan Ramirez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	<i>[Signature]</i> NO	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

ND 050423

PARK EAST CDD

MEETING DATE: May 04, 2023

DMS: _____

[Signature] *Bayan Radda*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	<i>cell</i> NO	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

RM 050423

Invoice Number	2077364
Invoice Date	May 4, 2023
Purchase Order	215616605
Customer Number	170224
Project Number	215616605

Bill To

Park East Community Development District
Accounts Payable
c/o Inframark
210 North University Drive, Suite 702
Coral Springs FL 33071
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 21, 2023
Current Invoice Total (USD)	510.00		

Process requisitions

Top Task	2023	2023 FY General Consulting
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Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Olszewski, Cynthia (Cyndi)	1.00	139.00	139.00
Nurse, Vanessa M	1.00	152.00	152.00
Stewart, Tonja L	1.00	219.00	219.00
Subtotal Professional Services	<u>3.00</u>		<u>510.00</u>

Top Task Subtotal	2023 FY General Consulting	510.00
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Total Fees & Disbursements	<u>510.00</u>
INVOICE TOTAL (USD)	510.00

Due upon receipt or in accordance with terms of the contract

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

Phone: (262) 241-8222 [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

Federal Tax Id. - 20-1778458

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

May 03, 2023

Client: 001544

Matter: 000001

Invoice #: 23057

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
3/20/2023	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2023-2024.	0.8	\$140.00
4/3/2023	JMV	REVIEW COMMUNICATION FROM R. MOTKO; REVIEW CDD RECORDS; DRAFT EMAIL TO R. MOTKO.	0.3	\$112.50
4/4/2023	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023.	0.3	\$52.50
4/10/2023	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISSEMINATION AGENT.	0.3	\$112.50
4/14/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$35.00
Total Professional Services			1.9	\$452.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/3/2023	Simplefile E-Recording- Filing Fee- Filing fees	\$126.45
4/15/2023	Photocopies	\$2.70
Total Disbursements		\$129.15

May 03, 2023
Client: 001544
Matter: 000001
Invoice #: 23057

Page: 2

Total Services	\$452.50	
Total Disbursements	\$129.15	
Total Current Charges		\$581.65
Previous Balance		\$3,483.05
PAY THIS AMOUNT		\$4,064.70

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22108	October 05, 2022	\$152.50	\$0.00	\$0.00	\$0.00	\$734.15
22246	October 27, 2022	\$139.50	\$0.00	\$0.00	\$0.00	\$721.15
22394	December 01, 2022	\$33.00	\$0.00	\$0.00	\$0.00	\$614.65
22629	January 27, 2023	\$484.50	\$0.00	\$0.00	\$0.00	\$1,066.15
22776	March 01, 2023	\$1,044.00	\$92.45	\$0.00	\$0.00	\$1,718.10
22964	March 30, 2023	\$1,535.00	\$2.10	\$0.00	\$0.00	\$2,118.75
Total Remaining Balance Due						\$4,064.70

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$581.65	\$1,537.10	\$1,136.45	\$809.50

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

Prepared by:



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

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

			SERIES 2021	SERIES 2021	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	CAPITAL	FIXED ASSETS	LONG-TERM		
	FUND	FUND	PROJECTS	ACCOUNT	DEBT		
ACCOUNT DESCRIPTION	FUND	FUND	FUND	GROUP FUND	GROUP FUND	TOTAL	
<u>ASSETS</u>							
Cash - Operating Account	\$ 1,703	\$ -	\$ -	\$ -	\$ -	\$ 1,703	
Investments:							
Acq. & Construction - Amenity	-	-	755,501	-	-	755,501	
Acquisition & Construction Account	-	-	2,357,066	-	-	2,357,066	
Interest Account	-	79	-	-	-	79	
Reserve Fund	-	360,930	-	-	-	360,930	
Revenue Fund	-	2,685	-	-	-	2,685	
Sinking fund	-	23	-	-	-	23	
Fixed Assets							
Construction Work In Process	-	-	-	4,934,636	-	4,934,636	
Amount To Be Provided	-	-	-	-	13,070,000	13,070,000	
TOTAL ASSETS	\$ 1,703	\$ 363,717	\$ 3,112,567	\$ 4,934,636	\$ 13,070,000	\$ 21,482,623	
<u>LIABILITIES</u>							
Accounts Payable	\$ 60,357	\$ -	\$ -	\$ -	\$ -	\$ 60,357	
Bonds Payable	-	-	-	-	13,070,000	13,070,000	
TOTAL LIABILITIES	60,357	-	-	-	13,070,000	13,130,357	

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

			SERIES 2021	GENERAL	GENERAL	
			CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2021	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	GROUP FUND	GROUP FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	363,717	-	-	-	363,717
Capital Projects	-	-	3,112,567	-	-	3,112,567
Unassigned:	(58,654)	-	-	4,934,636	-	4,875,982
TOTAL FUND BALANCES	(58,654)	363,717	3,112,567	4,934,636	-	8,352,266
TOTAL LIABILITIES & FUND BALANCES	\$ 1,703	\$ 363,717	\$ 3,112,567	\$ 4,934,636	\$ 13,070,000	\$ 21,482,623

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 407,264	\$ -	\$ (407,264)	0.00%
Developer Contribution	-	26,734	26,734	0.00%
TOTAL REVENUES	407,264	26,734	(380,530)	6.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,000	3,400	1,600	68.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	3,600	5,600	(2,000)	155.56%
District Counsel	4,000	4,065	(65)	101.63%
District Engineer	4,000	2,050	1,950	51.25%
District Manager	36,000	27,384	8,616	76.07%
Accounting Services	9,000	6,000	3,000	66.67%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,900	-	1,900	0.00%
Email Hosting Vendor	500	-	500	0.00%
Postage, Phone, Faxes, Copies	100	68	32	68.00%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	385	3,115	11.00%
Bank Fees	150	120	30	80.00%
Website Administration	1,500	1,000	500	66.67%
Miscellaneous Expenses	100	-	100	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	71	104	40.57%
Total Administration	82,025	56,684	25,341	69.11%
<u>Utility Services</u>				
Utility - Water	3,500	-	3,500	0.00%
Utility - Gas	4,000	-	4,000	0.00%
Utility - Electric	5,000	-	5,000	0.00%
Utility - StreetLights	25,000	-	25,000	0.00%
Total Utility Services	37,500	-	37,500	0.00%
<u>Stormwater Control</u>				
Contracts-Aquatic Control	12,000	-	12,000	0.00%
Miscellaneous Maintenance	15,000	-	15,000	0.00%
Mitigation Area Monitoring & Maintenance	2,500	-	2,500	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Capital Improvements	3,500	-	3,500	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Total Stormwater Control	<u>35,000</u>	<u>-</u>	<u>35,000</u>	<u>0.00%</u>
<u>Other Physical Environment</u>				
Amenity Center Cleaning & Supplies	7,500	-	7,500	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Contracts - Landscape	35,000	-	35,000	0.00%
Amenity Center Pest Control	2,500	-	2,500	0.00%
Insurance - General Liability	2,500	2,500	-	100.00%
Insurance -Property & Casualty	30,000	-	30,000	0.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Waterway Improvements & Repairs	1,500	-	1,500	0.00%
Plant Replacement Program	1,000	-	1,000	0.00%
R&M - Amenity Center	1,000	-	1,000	0.00%
Irrigation Maintenance	<u>2,500</u>	<u>-</u>	<u>2,500</u>	<u>0.00%</u>
Total Other Physical Environment	<u>99,500</u>	<u>2,500</u>	<u>97,000</u>	<u>2.51%</u>
<u>Road and Street Facilities</u>				
Pavement and Signage Repairs	<u>1,000</u>	<u>-</u>	<u>1,000</u>	<u>0.00%</u>
Total Road and Street Facilities	<u>1,000</u>	<u>-</u>	<u>1,000</u>	<u>0.00%</u>
<u>Other Fees and Charges</u>				
Reserve - Contingency	<u>2,500</u>	<u>-</u>	<u>2,500</u>	<u>0.00%</u>
Total Other Fees and Charges	<u>2,500</u>	<u>-</u>	<u>2,500</u>	<u>0.00%</u>
TOTAL EXPENDITURES	257,525	59,184	198,341	22.98%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>149,739</u>	<u>(32,450)</u>	<u>(182,189)</u>	<u>-21.67%</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	149,739	-	(149,739)	0.00%
TOTAL FINANCING SOURCES (USES)	149,739	-	(149,739)	0.00%
Net change in fund balance	<u>\$ 149,739</u>	<u>\$ (32,450)</u>	<u>\$ (481,667)</u>	<u>-21.67%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		(26,204)		
FUND BALANCE, ENDING		<u>\$ (58,654)</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,709	\$ 8,709	0.00%
Special Assmnts- Tax Collector	717,933	-	(717,933)	0.00%
Special Assmnts- CDD Collected	-	754,704	754,704	0.00%
TOTAL REVENUES	717,933	763,413	45,480	106.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	280,000	320,000	(40,000)	114.29%
Interest Expense	437,933	441,773	(3,840)	100.88%
Total Debt Service	717,933	761,773	(43,840)	106.11%
TOTAL EXPENDITURES	717,933	761,773	(43,840)	106.11%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,640	1,640	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		362,077		
FUND BALANCE, ENDING		\$ 363,717		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 137,861	\$ 137,861	0.00%
TOTAL REVENUES	-	137,861	137,861	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	4,694,177	(4,694,177)	0.00%
Total Construction In Progress	-	4,694,177	(4,694,177)	0.00%
TOTAL EXPENDITURES	-	4,694,177	(4,694,177)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(4,556,316)	(4,556,316)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		7,668,883		
FUND BALANCE, ENDING		<u>\$ 3,112,567</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fixed Assets Account Group Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		4,934,636		
FUND BALANCE, ENDING		<u>\$ 4,934,636</u>		

PARK EAST CDD

Bank Reconciliation

Bank Account No. 5629 TRUIST- GF OPERATING
Statement No. 05-23
Statement Date 5/31/2023

G/L Balance (LCY)	1,702.51	Statement Balance	2,187.01
G/L Balance	1,702.51	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	2,187.01
Subtotal	1,702.51	Outstanding Checks	484.50
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,702.51	Ending Balance	1,702.51
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/8/2023	Payment	DD396	Payment of Invoice 000057	4,040.63	4,040.63	0.00
5/12/2023	Payment	1040	INFRAMARK LLC	10,155.06	10,155.06	0.00
5/12/2023	Payment	1041	NICHOLAS J. DISTER	200.00	200.00	0.00
5/12/2023	Payment	1042	RYAN MOTKO	200.00	200.00	0.00
5/12/2023	Payment	1043	STEVEN K. LUCE	200.00	200.00	0.00
5/12/2023	Payment	1044	INFRAMARK LLC	4,375.00	4,375.00	0.00
5/12/2023	Payment	1045	STRALEY ROBIN VERICKER	325.00	325.00	0.00
5/25/2023	Payment	1046	STANTEC CONSULTING SERVICES	333.00	333.00	0.00
5/22/2023		JE000126	Bank fee - prior period	15.00	15.00	0.00
Total Checks				19,843.69	19,843.69	0.00
Deposits						
5/5/2023		JE000112	CK#1659### - for US Bank Payment	G/L Ac 4,040.63	4,040.63	0.00
5/12/2023		JE000114	CK#1660### - Dev Fund 090922	G/L Ac 17,692.91	17,692.91	0.00
5/31/2023		JE000127	Interest Revenue	G/L Ac 0.03	0.03	0.00
Total Deposits				21,733.57	21,733.57	0.00
Outstanding Checks						
5/25/2023	Payment	1047	STRALEY ROBIN VERICKER	484.50	0.00	484.50
Total Outstanding Checks.....				484.50		484.50