

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, September 07, 2023, at 2:00 p.m.

The Public Hearing & Regular Meetings of the **Park East Community Development District** will be held on **Thursday, September 07, 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: 922 7119 1753 Passcode: 090333

Join Zoom: <https://zoom.us/j/92271191753?pwd=RktWM0l1ejJVdG8vdWdhdlFQVGV2UT09>

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of Resolution 2023-08; Redesignating OfficersTab 01
- B. Ratification of Developer Funding Agreement for Fiscal Year 2023/2024Tab 02
- D. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Public Hearings & Regular Meeting August 03, 2023,Tab 03
- B. Consideration of Operation and Maintenance Expenditures July 2023Tab 04
- C. Review of Financial Statements Month Ending July 2023,Tab 05

5. STAFF REPORTS

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

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

RESOLUTION 2023-08

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

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown to wit:

<u>Carlos de la Ossa</u>	Chairman
<u>Nicholas Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff,</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Alberto Viera</u>	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7th DAY OF SEPTEMBER 2023.

ATTEST:

**PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chairman/ Vice Chair of the Board of Supervisors

**FY 2023-2024 Operations and Maintenance
Budget Funding Agreement
(Park East Community Development District)**

This FY 2023-2024 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 3, 2023, 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, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the “**Developer**”).

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 2023-2024 as attached hereto as **Exhibit A** (the “**FY 2023-2024 Budget**”), which commences on October 1, 2023, and concludes on September 30, 2024;

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 2023-2024 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 2023-2024 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 2023-2024 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023-2024 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 2023-2024 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 2023-2024 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ _____ *[Insert Adopted 2023-2024 Budget Amount]* in accordance with the FY 2023-2024 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 2023-2024 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2023-2024, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2023-2024. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2023-2024. The District and Developer agree that the FY 2023-2024 Budget shall be revised at the end of the 2023-2024 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2023 and ending on September 30, 2024. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023-2024 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023-2024 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 2023-2024 Budget” in the public records of the county, 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 the county where the District is located.

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 2023-2024 fiscal year on September 30, 2024. 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.

North Park Isle Development, LLC

By: **Eisenhower Management, Inc.,**
a Florida corporation,
Its Manager

**Park East Community
Development District**

Name: _____
Title: _____

Name: _____
Chair/Vice-Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

1 **MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING**
2 **PARK EAST**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4
5 The Public Hearing and regular meeting of the Board of Supervisors of Park East
6 Community Development District was held on Thursday, August 3, 2023, and called to order at
7 3:41 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL
8 33607.

9
10 Present and constituting a quorum were:

11	Nicholas Dister	Chairperson
12	Carlos de la Ossa	Vice Chairperson
13	Albert Viera	Assistant Secretary
14	Ryan Motko	Assistant Secretary

15
16
17 Also present were:

18	Bryan Radcliff	District Manager
19	Angie Grunwald	District Manager
20	John Vericker	District Counsel
21	Kathryn "KC" Hopkinson	District Counsel
22	Michael Broadus	District Counsel

23
24
25 *The following is a summary of the discussions and actions taken.*

26
27
28 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

29 Mr. Radcliff called the meeting to order, and a quorum was established.

30
31 **SECOND ORDER OF BUSINESS**

Public Comments Agenda Items

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

33
34 **THIRD ORDER OF BUSINESS**

Recess to Public Hearings

35 Mr. Radcliff directed the Board of Supervisors to recess to the Public Hearing.

36 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adopting Fiscal Year
2024 Final Budget**

37
38 **A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget.**

39
40
41 On MOTION by Mr. de la Ossa seconded by Mr. Viera with all
42 in favor Public Hearing on Adopting Fiscal Year 2024 Final
43 Budget was opened. 4-0

44
45 **B. Staff Presentations**

46 Mr. Radcliff discussed the proposed budget with the Board.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2023-05; Adopting Final Fiscal Year 2024 Budget

Mr. Radcliff reviewed and discussed the Resolution with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor Resolution 2023-05 for the Fiscal Year 2024 Final Budget, was adopted. 4-0

E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was closed. 4-0

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor Public Hearing on Levying O&M Assessments was opened. 4-0

B. Staff Presentations

Mr. Radcliff discussed the assessments with the Board.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2023-06; Levying O&M Assessments

Mr. Radcliff reviewed and discussed the Resolution with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor Resolution 2023-06 for Levying O&M Assessments, was adopted. 4-0

E. Consideration of Developer Funding Agreement for FY 2024

Mr. Radcliff reviewed and discussed the funding agreement for Fiscal Year 2024 with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor the Developer Funding Agreement for Fiscal Year 2024 was approved in substantial form. 4-0

F. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor Public Hearing on Levying O&M Assessments was closed. 4-0

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Mr. Radcliff directed the Board of Supervisors to proceed to the Regular Meeting.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2023-07; Setting Fiscal Year 2024 Meeting Schedule

Mr. Radcliff discussed the Resolution and setting the Fiscal Year meeting schedule with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor Resolution 2023-07, Setting the Fiscal Year 2024 meeting schedule, was approved. 5-0

B. General Matters of the District

There being no additional general matters of the District, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting July 6, 2023

B. Consideration of Operations and Maintenance Expenditures June 2023

C. Review of Financial Statements Month Ending June 30, 2023

The Board reviewed the consent agenda items as presented.

On MOTION by Mr. Dister seconded by Mr. de la Ossa with all in favor the consent agenda items A through C, were approved. 4-0

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no staff reports, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all
in favor the meeting was adjourned at 3:44 p.m.

Bryan Radcliff
Assistant Secretary

Chairman/ Vice Chairman
Of the Board of Supervisors

DRAFT

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	98323	\$5,076.35		DISTRICT INVOICE JULY 2023
Monthly Contract Subtotal		\$5,076.35		
Variable Contract				
ALBERTO VIERA	AV 070623	\$200.00		SUPERVISOR FEE 07/06/23
CARLOS DE LA OSSA	CDLO 070623	\$200.00		SUPERVISOR FEE 07/06/23
NICHOLAS J. DISTER	ND 070623	\$200.00		SUPERVISOR FEE 07/06/23
RYAN MOTKO	RM 070623	\$200.00		SUPERVISOR FEE 07/06/23
Variable Contract Subtotal		\$800.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
ADA SITE COMPLIANCE	2803	\$1,500.00		COMPLIANT
STRALEY ROBIN VERICKER	23303	\$5,897.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/11/23
TIMES PUBLISHING COM	316166 070523	\$412.00		BUDGET HEARING
Regular Services Subtotal		\$7,809.50		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$13,685.85		

Approved (with any necessary revisions noted):

Signature: _____

PARK EAST CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman
 ☐ Vice Chariman
 ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#98323

DATE

7/19/2023

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#**DUE DATE**

8/18/2023

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: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	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	1	Ea	0.15		0.15
Postage	2	Ea	0.60		1.20
Dissemination Services	1	Ea	700.00		700.00
Subtotal					5,076.35

Subtotal

\$5,076.35

Tax

\$0.00

Total Due

\$5,076.35

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: July 06, 2023

AV 070623

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓ <i>phone</i>	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

PARK EAST CDD

CdlO 070623

MEETING DATE: July 06, 2023

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓ phone	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

PARK EAST CDD

MEETING DATE: July 06, 2023

ND 070623

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓ phone	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

PARK EAST CDD
MEETING DATE: July 06, 2023

RM 070623

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓ <i>phone</i>	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO

Billing Meritus
 Meritus Districts

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2803	08/17/2023	\$1,500.00	08/31/2023	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Compliant and accessible Park East CDD website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual tech support.	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

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

July 17, 2023

Client: 001544

Matter: 000001

Invoice #: 23303

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/22/2023	JMV	REVIEW COMMUNICATION RE: CDD BOARD MEETING; REVIEW LEGAL NOTICE.	0.2	\$75.00
5/23/2023	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET FOR FY 2023/2024 AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
5/23/2023	MS	RECEIVE, REVIEW AND PROCESS PROPOSED PLAT MAPS FOR LIFTSTATION CONVEYANCE; REVIEW PROPERTY APPRAISER WEBSITE FOR CONFIRMATION OF OWNERSHIP OF THE TRACT OF LAND; PREPARE SPECIAL WARRANTY DEED TO CONVEY LAND FROM THE DEVELOPER TO THE DISTRICT; PREPARE SPECIAL WARRANTY DEED TO CONVEY LAND FROM THE DISTRICT TO THE CITY OF PLANT CITY.	2.0	\$350.00
5/24/2023	TJR	DRAFT AND FINALIZE SPECIAL WARRANTY DEEDS TO THE DISTRICT AND THE CITY OF PLANT CITY FOR LIFT STATION SITES.	0.7	\$262.50
5/31/2023	JMV	TELEPHONE CALL FROM K. BUCHMAN; REVIEW COMMON AREA CONVEYANCE AND PLATTING ISSUE; TELEPHONE CALL WITH R. MOTKO; REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	1.3	\$487.50
5/31/2023	LB	TELEPHONE CONFERENCE WITH K. BUCHMAN, CITY ATTORNEY FOR THE CITY OF PLANT CITY RE DEED FROM THE PARK EAST CDD TO THE CITY; PREPARE CORRESPONDENCE TO J. HAM RE ADDING THE DEED TO THE CITY COMMISSION'S MEETING AGENDA FOR THE JUNE 12, 2023 MEETING; TELEPHONE CALL TO J. HAM RE SAME.	0.4	\$70.00

SERVICES

Date	Person	Description of Services	Hours	Amount
5/31/2023	KCH	REVIEW AGENDA AND ATTACHMENTS FOR BOS MEETING.	0.4	\$130.00
6/1/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW COMMUNICATION FROM K. BUCHMAN; REVIEW COMMUNICATION FROM CITY CLERK.	1.1	\$412.50
6/1/2023	KCH	FINAL PREP FOR BOS MEETING; ATTEND BOS MEETING.	0.5	\$162.50
6/8/2023	LB	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS RE SAME.	1.2	\$210.00
6/16/2023	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND PUBLIC HEARING.	1.1	\$412.50
6/19/2023	LB	FINALIZE MAILED NOTICE LETTER AND PUBLICATION ADS RE FY 2023/2024 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
6/22/2023	JMV	REVIEW COMMUNICATION FROM CITY ATTORNEY; REVIEW PROPERTY RECORDS AND DEEDS; TELEPHONE CALL WITH R. MOTKO; PREPARE DEED; DRAFT EMAIL TO WORKING GROUP.	1.0	\$375.00
6/22/2023	LB	TELEPHONE CONFERENCE WITH K. BUCHMAN RE DEED TO THE CITY OF PLANT CITY; PREPARE CORRESPONDENCE TO C. DE LA OSSA RE OBTAINING EXECUTED DEEDS.	0.3	\$52.50
6/26/2023	JMV	CONFERENCE CALL; REVIEW PURCHASE AND SALE AGREEMENT.	1.0	\$375.00
6/26/2023	MS	ANALYZE FILES FOR INFORMATION REGARDING HILLSBOROUGH COUNTY SCHOOL BOARD AGREEMENT; ANALYZE EMAIL FROM J. VERICKER WITH ATTACHED EXHIBIT INCLUDING THE CDD AGREEMENT.	1.8	\$315.00
6/27/2023	JMV	REVIEW SCHOOL SITE AGREEMENT; MEETING WITH N. DISTER.	0.1	\$37.50
6/27/2023	MS	PREPARE CDD AGREEMENT WITH THE HILLSBOROUGH COUNTY SCHOOL BOARD; FINALIZE THE SAME AND PROCESS TO BOARD OF SUPERVISORS.	1.0	\$175.00
7/5/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.6	\$225.00
7/5/2023	KCH	FINALIZE EDITS TO EASEMENT ENCROACHMENT POLICY AND RESOLUTION; FINALIZE DRAFTS OF EXHIBIT A [ENCROACHMENT AGREEMENT WITHOUT DRAINAGE PIPE] AND EXHIBIT B [ENCROACHMENT AGREEMENT WITH DRAINAGE PIPE].	2.7	\$877.50

July 17, 2023
 Client: 001544
 Matter: 000001
 Invoice #: 23303

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SERVICES

Date	Person	Description of Services	Hours	Amount
7/6/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$300.00
7/6/2023	KCH	REVIEW AGENDA; PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.4	\$130.00
7/6/2023	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.4	\$130.00
7/11/2023	LB	PREPARE QUIT CLAIM DEED RE PHASE 1A FROM CDD TO DEVELOPER DUE TO INCORRECT LEGAL; PREPARE SPECIAL WARRANTY DEED FROM DEVELOPER TO CDD RE PHASE 1A WITH CORRECTED LEGAL.	1.3	\$227.50
Total Professional Services			20.9	\$5,897.50
Total Services			\$5,897.50	
Total Disbursements			\$0.00	
Total Current Charges				\$5,897.50
Previous Balance				\$4,517.20
Less Payments				(\$484.50)
PAY THIS AMOUNT				\$9,930.20

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22776	March 01, 2023	\$1,044.00	\$92.45	\$0.00	\$0.00	\$7,033.95
22964	March 30, 2023	\$1,535.00	\$2.10	\$0.00	\$0.00	\$7,434.60
23057	May 03, 2023	\$452.50	\$129.15	\$0.00	\$0.00	\$6,479.15
23188	June 05, 2023	\$777.50	\$0.00	\$0.00	\$0.00	\$6,675.00
Total Remaining Balance Due						\$9,930.20

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,897.50	\$777.50	\$581.65	\$2,673.55



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/ 5/23	PARK EAST CDD	
Billing Date	Sales Rep	Customer Account
07/05/2023	Deirdre Bonett	316166
Total Amount Due		Ad Number
\$412.00		0000294695

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/05/23	07/05/23	0000294695	Times	Legals CLS	Budget Hearing	1	2x49 L	\$408.00
07/05/23	07/05/23	0000294695	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x49 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/ 5/23	PARK EAST CDD	
Billing Date	Sales Rep	Customer Account
07/05/2023	Deirdre Bonett	316166
Total Amount Due		Ad Number
\$412.00		0000294695

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PARK EAST CDD

C/O MERITUS

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in said newspaper by print in the issues of: **7/5/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

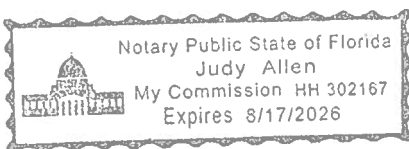
Signature Affiant

Sworn to and subscribed before me this **07/05/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Park East Community Development District

The Board of Supervisors (the "Board") of the Park East Community Development District (the "District") will hold a public hearing and a meeting on August 3, 2023, at 3:30 p.m. at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.parkeastcdd.com, or may be obtained by contacting the District Manager's office via email at Bryan.Radcliff@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Bryan Radcliff
 District Manager

Run Date: July 5, 2023

0000294695

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 7,437	\$ -	\$ -	\$ -	\$ -	\$ 7,437
Investments:						
Acq. & Construction - Amenity	-	-	761,379	-	-	761,379
Acquisition & Construction Account	-	-	1,056,296	-	-	1,056,296
Interest Account	-	80	-	-	-	80
Reserve Fund	-	360,930	-	-	-	360,930
Revenue Fund	-	281,221	-	-	-	281,221
Sinking fund	-	24	-	-	-	24
Fixed Assets						
Construction Work In Process	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	13,070,000	13,070,000
TOTAL ASSETS	\$ 7,437	\$ 642,255	\$ 1,817,675	\$ 4,934,636	\$ 13,070,000	\$ 20,472,003
<u>LIABILITIES</u>						
Accounts Payable	\$ 49,749	\$ -	\$ -	\$ -	\$ -	\$ 49,749
Bonds Payable	-	-	-	-	13,070,000	13,070,000
TOTAL LIABILITIES	49,749	-	-	-	13,070,000	13,119,749
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	642,255	-	-	-	642,255
Capital Projects	-	-	1,817,675	-	-	1,817,675
Unassigned:	(42,312)	-	-	4,934,636	-	4,892,324
TOTAL FUND BALANCES	(42,312)	642,255	1,817,675	4,934,636	-	7,352,254
TOTAL LIABILITIES & FUND BALANCES	\$ 7,437	\$ 642,255	\$ 1,817,675	\$ 4,934,636	\$ 13,070,000	\$ 20,472,003

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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- CDD Collected	407,264	37,779	(369,485)	9.28%
Developer Contribution	-	26,734	26,734	0.00%
TOTAL REVENUES	407,264	64,513	(342,751)	15.84%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	3,600	7,001	(3,401)	194.47%
District Counsel	4,000	10,740	(6,740)	268.50%
District Engineer	4,000	2,278	1,722	56.95%
District Manager	36,000	34,384	1,616	95.51%
Accounting Services	9,000	7,500	1,500	83.33%
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	70	30	70.00%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	3,135	365	89.57%
Bank Fees	150	150	-	100.00%
Website Administration	1,500	1,250	250	83.33%
Miscellaneous Expenses	100	-	100	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	71	104	40.57%
Total Administration	82,025	78,120	3,905	95.24%
<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 July 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	35,000	-	35,000	0.00%
<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	2,500	-	2,500	0.00%
Total Other Physical Environment	99,500	2,500	97,000	2.51%
<u>Road and Street Facilities</u>				
Pavement and Signage Repairs	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%
<u>Other Fees and Charges</u>				
Reserve - Contingency	2,500	-	2,500	0.00%
Total Other Fees and Charges	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	257,525	80,620	176,905	31.31%
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(16,107)	(165,846)	-10.76%
<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	\$ 149,739	\$ (16,107)	\$ (465,324)	-10.76%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(26,205)		
FUND BALANCE, ENDING		\$ (42,312)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 11,541	\$ 11,541	0.00%
Special Assmnts- CDD Collected	717,933	1,030,410	312,477	143.52%
TOTAL REVENUES	717,933	1,041,951	324,018	145.13%
<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	-	280,178	280,178	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		362,077		
FUND BALANCE, ENDING		\$ 642,255		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 158,257	\$ 158,257	0.00%
TOTAL REVENUES	-	158,257	158,257	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	6,009,465	(6,009,465)	0.00%
Total Construction In Progress	-	6,009,465	(6,009,465)	0.00%
TOTAL EXPENDITURES	-	6,009,465	(6,009,465)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(5,851,208)	(5,851,208)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		7,668,883		
FUND BALANCE, ENDING		\$ 1,817,675		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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. 07-23
Statement Date 7/31/2023

G/L Balance (LCY)	7,436.73	Statement Balance	10,912.13
G/L Balance	7,436.73	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	10,912.13
Subtotal	7,436.73	Outstanding Checks	3,475.40
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	7,436.73	Ending Balance	7,436.73
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/13/2023	Payment	1050	TIMES PUBLISHING COM	412.00	412.00	0.00
7/27/2023	Payment	1051	INFRAMARK LLC	26,542.73	26,542.73	0.00
7/27/2023	Payment	1052	STANTEC CONSULTING SERVICES	738.00	738.00	0.00
7/21/2023		JE000158	Bank Fee - Prior Period	15.00	15.00	0.00
Total Checks				27,707.73	27,707.73	0.00
Deposits						
7/25/2023		JE000155	CK#581028418##### - O&M	G/L Ac 21,020.05	21,020.05	0.00
7/25/2023		JE000156	CK#581028424##### - O&M	G/L Ac 16,759.23	16,759.23	0.00
7/31/2023		JE000159	Interest Revenue	G/L Ac 0.06	0.06	0.00
Total Deposits				37,779.34	37,779.34	0.00
Outstanding Checks						
7/27/2023	Payment	1053	STRALEY ROBIN VERICKER	1,136.45	0.00	1,136.45
7/27/2023	Payment	1054	TIMES PUBLISHING COM	2,338.95	0.00	2,338.95
Total Outstanding Checks.....				3,475.40		3,475.40