

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JANUARY 04, 2024**

**AGENDA PACKAGE**



2005 PAN AM CIRLE SUITE 300  
TAMPA FL, 33607

# Park East Community Development District

## Board of Supervisors

Carlos de la Ossa, Chairman  
Nick Dister, Vice Chairperson  
Kyle Smith, Assistant Secretary  
Alberto Viera, Assistant Secretary  
Ryan Motko, Assistant Secretary

Bryan Radcliff, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

Thursday, January 04, 2024 at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held January 04, 2024, **at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting

<https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmlGNwEvJbTHO.1>

**Meeting ID:** 869 9208 4254

**Passcode:** 944104

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

### REGULAR MEETING OF THE BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

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

#### 3. BUSINESS ITEMS

- A. Consideration of Resolution 2024-01; Authorizing the Amended Notice of Establishment

#### 4. CONSENT AGENDA

- A. Approval of Minutes of the December 07, 2023; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures November 2023
- C. Acceptance of the Financials and Approval of the Check Register for November 2023

#### 5. STAFF REPORTS

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

#### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 7. ADJOURNMENT

\*The next regularly scheduled meeting is February 01, 2024, at 2:00 p.m.

## **Third Order of Business**

**3A.**

## RESOLUTION 2024-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS AUTHORIZING THE RECORDING OF THE AMENDED NOTICE OF ESTABLISHMENT FOR THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT

**WHEREAS**, the 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 the City of Plant City, Florida; and

**WHEREAS**, the District boundaries were expanded by the City Commission of the City of Plant City, Florida by Ordinance No. 45-2023, which became effective on December 11, 2023; and

**WHEREAS**, the District is required to file an amended “Notice of Establishment,” pursuant to section 190.0485, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (hereinafter the “Board”) in accordance with Florida Statutes authorizes the recording of such notice.

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

**Section 1.** District Counsel, in accordance with section 190.0485, Florida Statutes, is hereby authorized to record the “Amended Notice of Establishment of the Park East Community Development District” (hereinafter the “Amended Notice”), within the property records of Hillsborough County, Florida.

**Section 2.** The Amended Notice shall contain at a minimum the legal description of the District and a copy of the disclosure statement as specified in section 190.048, Florida Statutes.

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

**PASSED AND ADOPTED THIS 4TH DAY OF JANUARY, 2024.**

**ATTEST:**

**PARK EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# **Fourth Order of Business**

**4A**

**MINUTES OF MEETING  
PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Park East Community Development District was held on Thursday, December 7, 2023, and called to order at 2:56 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson ( <i>via phone</i> )
Kyle Smith	Assistant Secretary
Alberto Viera	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Seth Mendoza	Yellowstone Landscaping
Brian Mahar	Yellowstone Landscaping

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

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS** **Public Comment**

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

**THIRD ORDER OF BUSINESS** **Business Items**

**A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Financial Report for Fiscal Year Ending September 30, 2022 was accepted. 5-0

**B. Ratification of Pond Maintenance Agreement**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the *Eco-Logic* Pond Maintenance Agreement was ratified. 5-0

**C. Ratification of Landscaping Agreement**



December 7, 2023

PARK EAST CDD

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the *Yellowstone Landscaping Agreement*, was ratified. 5-0

**FOURTH ORDER OF BUSINESS****Consent Agenda**

- A. Approval of Minutes of the November 2, 2023 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures October 2023**
- C. Acceptance of the Financials and Approval of the Check Register for October 2023**

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

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

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

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

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

There being none, the next order of business followed.

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

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the meeting was adjourned at 3:00 p.m.

\_\_\_\_\_  
Bryan Radcliff  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson

**4B**

## November 2023 Meeting

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
THOMAS SEWELL	453	\$2,035.00		TRAPPING SERVICE
YELLOWSTONE LANDSCAPE	TM 625795	\$4,271.50		LANDSCAPE MAINT. - DECEMBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$6,306.50</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 110223	\$200.00		SUPERVISOR FEE 11/02/23
CARLOS DE LA OSSA	CDLO 110223	\$200.00		SUPERVISOR FEE 11/02/23
KYLE SMITH	SK 110223	\$200.00		SUPERVISOR FEE 11/02/23
NICHOLAS J. DISTER	ND 110223	\$200.00		SUPERVISOR FEE 11/02/23
RYAN MOTKO	RM 110223	\$200.00		SUPERVISOR FEE 11/02/23
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>				
		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
STRALEY ROBIN VERICKER	23780	\$112.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 10/15/23
TIMES PUBLISHING COM	316403 111523	\$1,152.00		BOUNDARIES EXPANSION AD
TIMES PUBLISHING COM	316403 112223	\$1,148.00	\$2,300.00	BOUNDARIES EXPANSION
<b>Regular Services Subtotal</b>		<b>\$2,412.50</b>		
<b>Additional Services</b>				
		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$9,719.00</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

<p style="text-align: center;"><b>PARK EAST CDD</b></p> <p style="text-align: center;"><b>Summary of Operations and Maintenance Invoices</b></p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

**Title (Check one):**

☐ Chariman    ☐ Vice Chariman    ☐ Assistant Secretary

# INVOICE

**Swine Solutions**  
12013 Rose Ln  
Riverview, FL 33569

Thomas@swinesolutionsfl.com  
+1 (813) 220-5878  
<https://www.SwineSolutionsFL.com>



# Swine Solutions

## Park East CDD

### Bill to

Park East CDD  
2005 Pan Am Circle  
Ste 300  
Tampa  
FL  
33607

### Ship to

Park East CDD  
2005 Pan Am Circle  
Ste 300  
Tampa  
FL  
33607

### Invoice details

Invoice no.: 453  
Terms: Net 30  
Invoice date: 11/24/2023  
Due date: 12/24/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Monthly Trapping Service</b> Monthly Trapping Service			\$1,650.00	\$1,650.00
2.		<b>Trap Set up and Removal</b> Trap Set up and Removal			\$385.00	\$385.00

**Total** **\$2,035.00**

### Ways to pay



### Note to customer

Thank you for your business.

[Pay invoice](#)



## INVOICE

INVOICE #	INVOICE DATE
TM 625795	12/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Park East CDD

**Invoice Due Date:** December 31, 2023

**Invoice Amount:** \$4,271.50

Description	Current Amount
Monthly Landscape Maintenance December 2023	\$4,271.50

**Invoice Total** **\$4,271.50**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Valued Customer:**

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to [jpowell@yellowstonelandscape.com](mailto:jpowell@yellowstonelandscape.com) if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

PARK EAST CDD

MEETING DATE November 02, 2023

DMS:

 BRYAN RADCLIFF

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

AV 110223

PARK EAST CDD  
MEETING DATE: November 02, 2023

DMS: Bryan Radcliff

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

Cd10 110223



## PARK EAST CDD

MEETING DATE November 02, 2023

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

*BRYAN RADCLIFF*

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

*KS 11/02/23*

**PARK EAST CDD**

**MEETING DATE: November 02, 2023**

**DMS:**  BRYAN RADCLIFF

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

ND110223

PARK EAST CDD

MEETING DATE November 02, 2023DMS: BRYAN RADCLIFF

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

Rm 110223

**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 Inframark

2005 Pan Am Circle, Ste 300

33607, FL

November 02, 2023

Client: 001544

Matter: 000001

Invoice #: 23780

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2023

**SERVICES**

Date	Person	Description of Services	Hours	Amount
10/13/2023	JMV	PREPARE FOR AND ATTEND CDD OPERATIONS MEETING.	0.3	\$112.50
Total Professional Services			0.3	\$112.50
Total Services			\$112.50	
Total Disbursements			\$0.00	
Total Current Charges				\$112.50
Previous Balance				\$8,878.40
<b>PAY THIS AMOUNT</b>				<b>\$8,990.90</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23303	July 17, 2023	\$5,897.50	\$0.00	\$0.00	\$0.00	\$6,010.00
23484	August 28, 2023	\$2,020.00	\$150.90	\$0.00	\$0.00	\$2,283.40
23621	October 04, 2023	\$810.00	\$0.00	\$0.00	\$0.00	\$922.50
<b>Total Remaining Balance Due</b>						<b>\$8,990.90</b>

**AGED ACCOUNTS RECEIVABLE**

<b>0-30 Days</b>	<b>31-60 Days</b>	<b>61-90 Days</b>	<b>Over 90 Days</b>
\$922.50	\$0.00	\$2,170.90	\$5,897.50

# Tampa Bay Times

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	
11/15/23	PARK EAST CDD	
Billing Date	Sales Rep	Customer Account
11/15/2023	Deirdre Bonett	316166
Total Amount Due		Ad Number
\$1,152.00		0000316403

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/15/23	11/15/23	0000316403	Times	Legals CLS	Boundaries Expansion	1	2x14.00 IN	\$1,148 00
11/15/23	11/15/23	0000316403	Tampabay.com	Legals CLS	Boundaries Expansion AffidavitMaterial	1	2x14.00 IN	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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Thank you for your business.

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11/15/2023	Deirdre Bonett	316166
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\$1,152.00		0000316403

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

PARK EAST CDD

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

0000316403-01

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

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: Boundaries Expansion** was published in said newspaper by print in the issues of: **11/15/23, 11/22/23, 11/29/23, 12/ 6/23** 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 not 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 **12/06/2023**

Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

## NOTICE OF PUBLIC HEARING

By the City Commission of the City of Plant City  
To Consider a Petition for the Expansion of the  
**Park East Community Development District**

**DATE:** December 11, 2023  
**TIME:** 7:30 p.m. or as soon thereafter as the matter may be heard  
**LOCATION:** City of Plant City  
City Commission Chambers  
Nettie Berry Draughon Municipal Building  
302 W. Reynolds Street (City Hall)  
Plant City, Florida 33563

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the City Commission of the City of Plant City, Florida, on December 11, 2023, at 7:30 p.m., or as soon thereafter as the matter may be heard, in the City Commission Chambers of the Nettie Berry Draughon Municipal Building, 302 W. Reynolds Street (City Hall), Plant City, Florida, to consider an Ordinance granting a petition to expand the boundaries of the Park East Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PLANT CITY, FLORIDA, AMENDING ORDINANCE 30-2021, TO EXPAND THE BOUNDARIES OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR ALL OTHER TERMS AND CONDITIONS TO REMAIN UNCHANGED; PROVIDING FOR NOTICE REQUIREMENTS AND FOR COMPLIANCE WITH ALL REMAINING SECTIONS OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

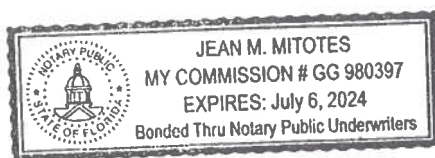
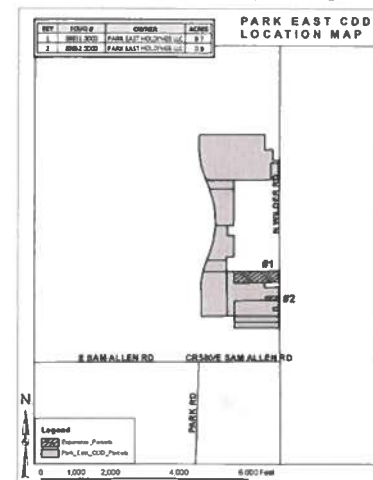
The boundaries of the land to be served by the amended Park East Community Development District are outlined in the map depicted below. The petition has proposed to expand the boundaries of the Park East Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Copies of the petition, the proposed ordinance, and department reports are open to public inspection at the City Clerk of the City of Plant City, Nettie Berry Draughon Municipal Building 302 W. Reynolds Street (City Hall) Plant City, Florida 33563 or by emailing the City Clerk, Kerri Miller at [CityClerk@plantcitygov.com](mailto:CityClerk@plantcitygov.com).

If anyone is planning on presenting a PowerPoint (or other similar) presentation to the City Commission, the person is responsible for coordinating with the City Clerk in advance. At least 48 hours is recommended. Under no circumstances shall the City allow a presentation from any media source (including flash drive and disc) to be presented from a City computer without the City staff having a reasonable opportunity to virus check the presentation.

Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the City Commission with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk at (813) 659-4200 at least forty-eight (48) hours prior to the proceedings.



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DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PARK EAST CDD

2005 PAN AM CIRCLE, SUITE 300  
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0000316403-01

**Tampa Bay Times**  
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COUNTY OF Hillsborough

} ss

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: Boundaries Expansion** was published in said newspaper by print in the issues of: **11/15/23, 11/22/23, 11/29/23, 12/ 6/23** 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 not 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 **12/06/2023**

Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

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In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the City Commission of the City of Plant City, Florida, on December 11, 2023, at 7:30 p.m., or as soon thereafter as the matter may be heard, in the City Commission Chambers of the Nettie Berry Draughon Municipal Building, 302 W. Reynolds Street (City Hall), Plant City, Florida, to consider an Ordinance granting a petition to expand the boundaries of the Park East Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PLANT CITY, FLORIDA, AMENDING ORDINANCE 30-2021, TO EXPAND THE BOUNDARIES OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR ALL OTHER TERMS AND CONDITIONS TO REMAIN UNCHANGED; PROVIDING FOR NOTICE REQUIREMENTS AND FOR COMPLIANCE WITH ALL REMAINING SECTIONS OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

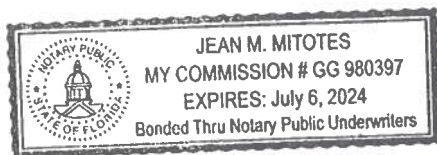
The boundaries of the land to be served by the amended Park East Community Development District are outlined in the map depicted below. The petition has proposed to expand the boundaries of the Park East Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Copies of the petition, the proposed ordinance, and department reports are open to public inspection at the City Clerk of the City of Plant City, Nettie Berry Draughon Municipal Building 302 W. Reynolds Street (City Hall) Plant City, Florida 33563 or by emailing the City Clerk, Kerri Miller at [CityClerk@plantcitygov.com](mailto:CityClerk@plantcitygov.com).

If anyone is planning on presenting a PowerPoint (or other similar) presentation to the City Commission, the person is responsible for coordinating with the City Clerk in advance. At least 48 hours is recommended. Under no circumstances shall the City allow a presentation from any media source (including flash drive and disc) to be presented from a City computer without the City staff having a reasonable opportunity to virus check the presentation.

Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the City Commission with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk at (813) 659-4200 at least forty-eight (48) hours prior to the proceedings.



**4C**

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 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 November 30, 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
<b>ASSETS</b>						
Cash - Operating Account	\$ 22,719	\$ -	\$ -	\$ -	\$ -	\$ 22,719
Due From Other Funds	63,000	-	-	-	-	63,000
Investments:						
Acq. & Construction - Amenity	-	-	696,419	-	-	696,419
Acquisition & Construction Account	-	-	87	-	-	87
Interest Account	-	191	-	-	-	191
Prepayment Account	-	22,355	-	-	-	22,355
Reserve Fund	-	360,930	-	-	-	360,930
Revenue Fund	-	20,028	-	-	-	20,028
Utility Deposits - TECO	800	-	-	-	-	800
Fixed Assets						
Construction Work In Process	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	13,070,000	13,070,000
<b>TOTAL ASSETS</b>	<b>\$ 86,519</b>	<b>\$ 403,504</b>	<b>\$ 696,506</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,191,165</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 55,267	\$ -	\$ -	\$ -	\$ -	\$ 55,267
Bonds Payable	-	-	-	-	13,070,000	13,070,000
Due To Other Funds	-	59,886	3,114	-	-	63,000
<b>TOTAL LIABILITIES</b>	<b>55,267</b>	<b>59,886</b>	<b>3,114</b>	<b>-</b>	<b>13,070,000</b>	<b>13,188,267</b>

# PARK EAST COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of November 30, 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
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	343,618	-	-	-	343,618
Capital Projects	-	-	693,392	-	-	693,392
Unassigned:	31,252	-	-	4,934,636	-	4,965,888
<b>TOTAL FUND BALANCES</b>	<b>31,252</b>	<b>343,618</b>	<b>693,392</b>	<b>4,934,636</b>	<b>-</b>	<b>6,002,898</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 86,519</b>	<b>\$ 403,504</b>	<b>\$ 696,506</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,191,165</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	201,125	96,521	(104,604)	47.99%
Developer Contribution	-	35,600	35,600	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>132,121</b>	<b>(69,004)</b>	<b>65.69%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	1,000	2,000	33.33%
ProfServ-Dissemination Agent	4,200	1,400	2,800	33.33%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	113	9,387	1.19%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	7,000	18,000	28.00%
Accounting Services	9,000	1,500	7,500	16.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	12	488	2.40%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	3,448	52	98.51%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	250	950	20.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>107,725</b>	<b>14,898</b>	<b>92,827</b>	<b>13.83%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	-	68	(68)	0.00%
<b>Total Utility Services</b>	<b>-</b>	<b>68</b>	<b>(68)</b>	<b>0.00%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>Other Physical Environment</u></b>				
ProfServ-Wildlife Management Service	6,400	2,035	4,365	31.80%
Contracts-Aquatic Control	38,000	29,495	8,505	77.62%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Insurance - General Liability	5,000	-	5,000	0.00%
R&M-Landscape Pond Areas	25,000	5,460	19,540	21.84%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>36,990</b>	<b>46,410</b>	<b>44.35%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	-	10,000	0.00%
<b>Total Contingency</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>201,125</b>	<b>51,956</b>	<b>149,169</b>	<b>25.83%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	80,165	80,165	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(48,913)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 31,252</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 29,661	\$ 29,661	0.00%
Special Assmnts- CDD Collected	721,213	119,196	(602,017)	16.53%
<b>TOTAL REVENUES</b>	<b>721,213</b>	<b>148,857</b>	<b>(572,356)</b>	<b>20.64%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	290,000	-	290,000	0.00%
Principal Prepayments	-	2,460,000	(2,460,000)	0.00%
Interest Expense	431,213	498,966	(67,753)	115.71%
<b>Total Debt Service</b>	<b>721,213</b>	<b>2,958,966</b>	<b>(2,237,753)</b>	<b>410.28%</b>
<b>TOTAL EXPENDITURES</b>	<b>721,213</b>	<b>2,958,966</b>	<b>(2,237,753)</b>	<b>410.28%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,810,109)	(2,810,109)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,153,727</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 343,618</b>		



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,330	\$ 3,330	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>3,330</b>	<b>3,330</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	77,581	(77,581)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>77,581</b>	<b>(77,581)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>77,581</b>	<b>(77,581)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(74,251)	(74,251)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>767,643</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 693,392</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>4,934,636</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 4,934,636</u></b>		

**PARK EAST CDD**

## Bank Reconciliation

Bank Account No. 5629 TRUIST- GF OPERATING  
Statement No. 11-23  
Statement Date 11/30/2023

G/L Balance (LCY)	22,718.84	Statement Balance	23,318.84
G/L Balance	22,718.84	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	23,318.84
Subtotal	22,718.84	Outstanding Checks	600.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	22,718.84	Ending Balance	22,718.84
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
10/26/2023	Payment	1098	TECO	67.97	67.97	0.00
11/3/2023	Payment	1099	DEPARTMENT OF ECONOMIC OPPORTY	175.00	175.00	0.00
11/3/2023	Payment	1100	INFRAMARK LLC	5,280.44	5,280.44	0.00
11/3/2023	Payment	1101	YELLOWSTONE LANDSCAPE	1,365.00	1,365.00	0.00
11/8/2023	Payment	1102	ALBERTO VIERA	200.00	200.00	0.00
11/8/2023	Payment	1103	CARLOS DE LA OSSA	200.00	200.00	0.00
11/8/2023	Payment	1104	KYLE SMITH	200.00	200.00	0.00
11/8/2023	Payment	1105	NICHOLAS J. DISTER	200.00	200.00	0.00
11/8/2023	Payment	1107	STRALEY ROBIN VERICKER	5,897.50	5,897.50	0.00
11/22/2023	Payment	1108	TIMES PUBLISHING COM	1,152.00	1,152.00	0.00
11/22/2023	Payment	1109	YELLOWSTONE LANDSCAPE	2,730.00	2,730.00	0.00
Total Checks				17,467.91	17,467.91	0.00
<b>Deposits</b>						
11/28/2023		JE000203	CK#1759### - Dev Funding	G/L Ac 19,848.19	19,848.19	0.00
Total Deposits				19,848.19	19,848.19	0.00
<b>Outstanding Checks</b>						
9/21/2023	Payment	1089	RYAN MOTKO	400.00	0.00	400.00
11/8/2023	Payment	1106	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				600.00		600.00