

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MARCH 07, 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, March 07, 2024 at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held March 07, 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 BOARD OF SUPERVISORS

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

#### 2. PUBLIC COMMENT

#### 3. BUSINESS ITEMS

- A. Discussion and Approval of Supplemental Engineer's Report
- B. Discussion and Approval of Supplemental Assessment Methodology Report
- C. Consideration of Resolution 2024-01; Declaring special assessments (expansion parcel);
- D. Consideration of Resolution 2024-02; Setting public hearing (expansion parcel).

#### 4. CONSENT AGENDA

- A. Approval of Minutes of the February 01, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance January 2024
- C. Acceptance of the Financials and Approval of the Check Register for January 2024

#### 5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Field Inspections Report

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

#### 7. ADJOURNMENT

\*Next regularly scheduled meeting is April 04, 2024 at 2:00 p.m.

**Park East Community  
Development District**

Master Report of the District Engineer



Prepared for:  
Board of Supervisors  
Park East Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

January 25, 2024



## **1.0 INTRODUCTION**

The Park East Community Development District ("the District") originally encompassed approximately 166.049 acres, then two expansion areas encompassing approximately 10.672 acres were added, totaling 176.721 acres. The District is located within Sections 10 & 15, Township 28 South, Range 22 East, located within the City of Plant City, and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District and the Expansion Area.

## **2.0 PURPOSE**

The District was originally established by the City of Plant City Ordinance Number 30-2021, adopted on June 28, 2021, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. Additionally, the City of Plant City Ordinance Number 45-2023 was adopted on December 11, 2023 to expand the boundaries of the District.

The purpose of this Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the Expansion Area of the District.

See Appendix B for Bond Coverage Map.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner North Park Isle Development LLC currently plans to build 567 single-family units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

### **4.1 WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by City of Plant City and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with City of Plant City technical standards. The District is anticipated to own and maintain these facilities.

## **4.2 WATER SUPPLY**

The District is located within the City of Plant City utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District.

The water supply systems will be designed in accordance with City of Plant City technical standards. It is anticipated that City of Plant City will own and maintain these facilities.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the City of Plant City utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. An extension of approximately 6500 LF of 12" force main is required to provide service to the District, and it is considered an off-site improvement.

All sanitary sewer and wastewater management facilities will be designed in accordance with City of Plant City technical standards. It is anticipated that City of Plant City will own and maintain these facilities.



## **4.4 DISTRICT ROADS**

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the City of Plant City technical standards and will be owned and maintained by the City of Plant City.

## **4.5 AMENITY FACILITY**

Parks and recreation facilities are planned throughout the community to create an amenity facility which will be owned and maintained by the District.

## **4.6 LANDSCAPE/ HARDSCAPE/IRRIGATION**

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

## **4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**

City of Plant City and SWFWMD impose fees for construction permits and plan reviews. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## **6.0 SUMMARY AND CONCLUSION**

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

Items of construction cost in this report are based on construction proposals our review and recent costs expended in similar projects of nature and size. It is our professional opinion that the

**Park East Community Development District**

Master Report of the District Engineer

January 25, 2024

Page 5 of 5

estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in the City of Plant City. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart", written over a horizontal line.

Tonja L. Stewart, P.E.  
Florida License No. 47704



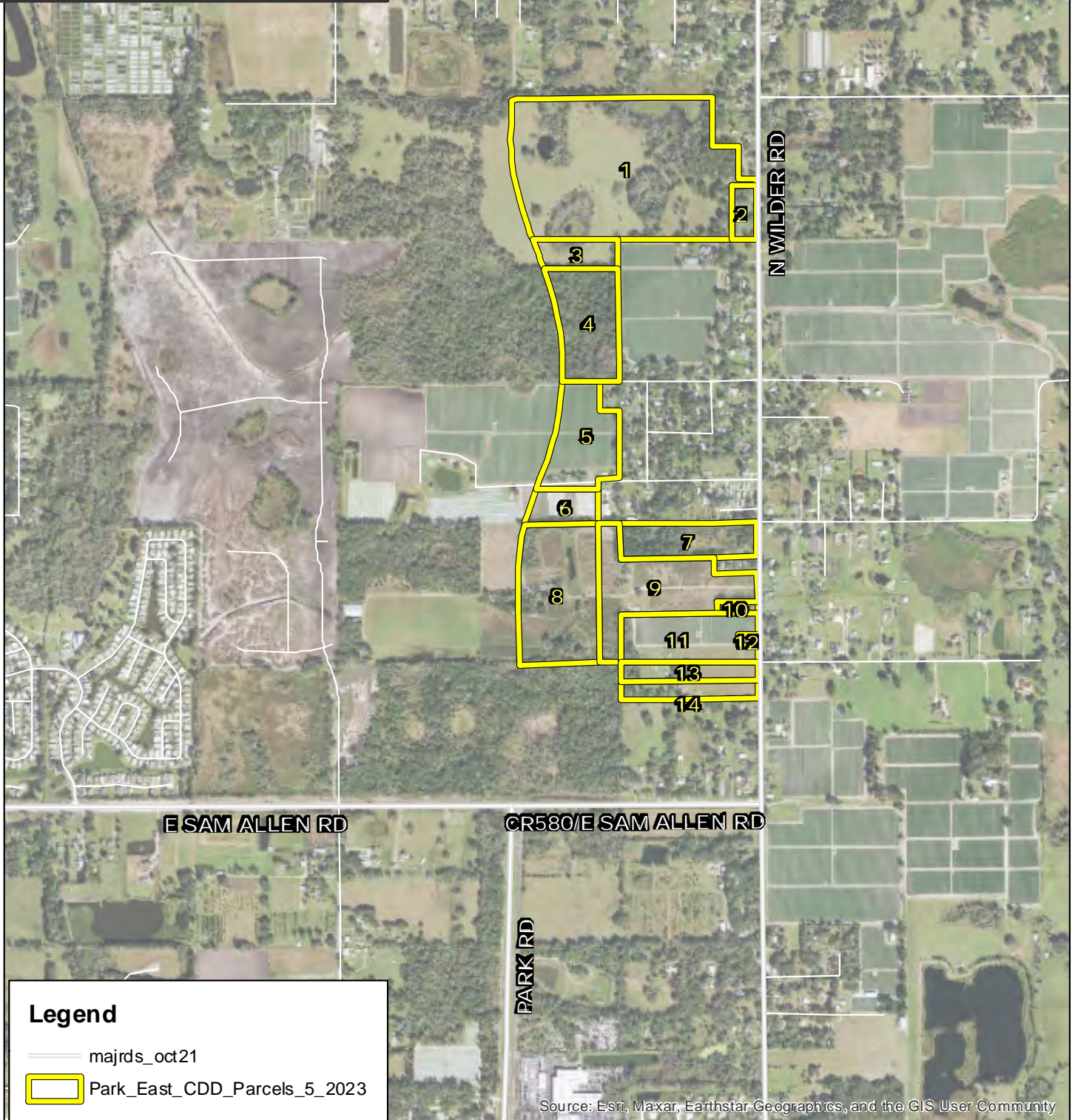
**Park East Community Development District**  
Master Report of the District Engineer  
January 25, 2024

## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT AND EXPANSION AREA**



# PARK EAST CDD LOCATION MAP

KEY	FOLIO #	KEY	FOLIO #
1	89648.0000	8	89852.0150
2	89648.0100	9	89852.0200
3	89657.0025	10	89852.0000
4	89626.0690	11	89853.0000
5	89716.0000	12	89853.1000
6	89715.0010	13	89855.0950
7	89851.0000	14	89855.0000



0 1,000 2,000 4,000 6,000 Feet

### PARK EAST CDD

A PARCEL OF LAND LYING IN SECTIONS 10 & 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 15, NORTH 89°33'59" EAST, A DISTANCE OF 415.86 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, BEING THE POINT OF BEGINNING; THENCE NORTHERLY 454.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 10°38'41", AND A CHORD BEARING AND DISTANCE OF NORTH 18°26'14" EAST 453.59 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 1,996.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,555.00 FEET, A CENTRAL ANGLE OF 44°45'37", AND A CHORD BEARING AND DISTANCE OF NORTH 01°22'46" EAST 1,945.64 FEET; THENCE NORTH 21°00'03" WEST, A DISTANCE OF 436.26 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 873.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 20°28'20", AND A CHORD BEARING AND DISTANCE OF NORTH 10°45'53" WEST 868.98 FEET; THENCE NORTH 00°31'43" WEST, A DISTANCE OF 371.20 FEET TO THE NORTH LINE OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE NORTH 89°59'28" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,008.65 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE SOUTH 89°55'09" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 894.20 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°06'48" EAST, A DISTANCE OF 450.00 FEET; THENCE SOUTH 89°55'09" EAST, A DISTANCE OF 240.00 FEET; THENCE SOUTH 00°06'48" EAST, A DISTANCE OF 310.00 FEET; THENCE SOUTH 89°55'09" EAST, A DISTANCE OF 162.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WILDER ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°06'48" EAST, A DISTANCE OF 72.00 FEET; 2) NORTH 89°55'09" WEST, A DISTANCE OF 3.00 FEET; 3) THENCE SOUTH 00°06'48" EAST, A DISTANCE OF 499.98 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE SOUTH 89°57'07" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,292.06 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°13'20" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 269.96 FEET; THENCE CONTINUE SOUTH 00°11'38" EAST ALONG SAID WEST LINE, A DISTANCE OF 1,065.61 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 89°51'28" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°24'21" EAST, A DISTANCE OF 275.00 FEET; THENCE NORTH 89°51'28" EAST, A DISTANCE OF 175.00 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°26'43" EAST ALONG SAID EAST LINE, A DISTANCE OF 635.47 FEET; THENCE SOUTH 87°49'14" WEST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 00°26'43" EAST, A DISTANCE OF 413.92 FEET; THENCE NORTH 89°33'59" EAST, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00°23'11" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 330.37 FEET; THENCE NORTH 89°33'19" EAST, A DISTANCE OF 886.85 FEET; THENCE SOUTH 00°25'33" EAST, A DISTANCE OF 149.95 FEET; THENCE NORTH 89°33'07" EAST, A DISTANCE OF 400.12 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF NORTH WILDER ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°24'36" EAST, A DISTANCE OF 840.12 FEET; 2) SOUTH 89°32'12" WEST, A DISTANCE OF 5.00 FEET; 3) SOUTH 00°24'36" EAST, A DISTANCE OF 335.17 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°30'26" WEST, A DISTANCE OF 1,282.22 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 00°24'15" WEST ALONG SAID EAST LINE, A DISTANCE OF 335.84 FEET TO THE SOUTHEAST CORNER OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 89°33'14" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 963.22 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 747.15 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 579.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 13°34'29", AND A CHORD BEARING AND DISTANCE OF NORTH 06°19'40" EAST 577.92 FEET TO THE POINT OF BEGINNING.

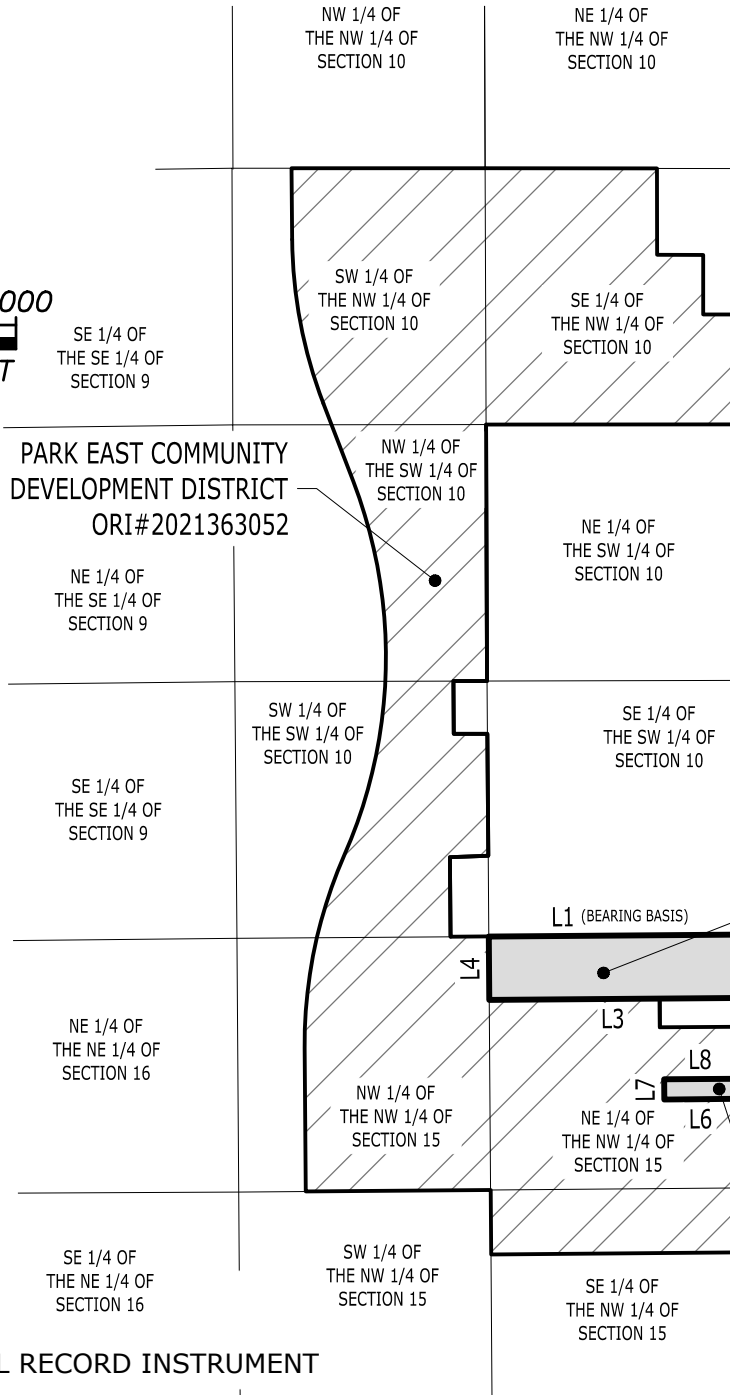
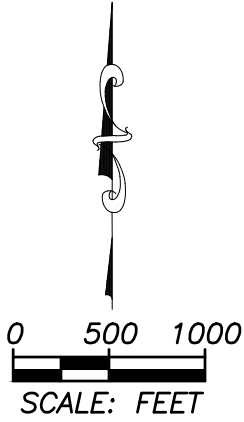
LESS AND EXCEPT

THE SOUTH 108 FEET OF THE EAST 404 FEET OF THE NORTH 16 ACRES OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS ANY RIGHT-OF-WAY FOR WILDER ROAD.

CONTAINING 166.050 ACRES.

THIS IS NOT A SURVEY

**SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST  
HILLSBOROUGH COUNTY, FLORIDA**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°33'59"E	1,286.75'
L2	S00°24'36"E	330.18'
L3	S89°33'19"W	1,286.73'
L4	N00°24'47"W	330.43'
L5	S00°24'36"E	104.68'
L6	S89°25'48"W	378.70'
L7	N00°34'31"W	105.81'
L8	N89°36'04"E	379.01'

**SUBJECT PROPERTY**

(HUBER) ORI#2021547982  
CONTAINING 9.757 ACRES

**SUBJECT PROPERTY**

(RIDDLE) ORI#2021559122  
CONTAINING 0.915 ACRES

**LEGEND:**

ORI =OFFICIAL RECORD INSTRUMENT

**NORTH PARK ISLE DEVELOPMENT, LLC**

**PARK EAST CDD - 1ST ADDITION**

SCALE 1" = 1,000'	DATE 05/18/2023	JOB No. 00042-2021-1560-00		
DRAWN RVD	CHECKED RBC	SECTION 15	TOWNSHIP 28S	RANGE 22E



4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone: (813) 880-8881  
www.Ardurra.com  
License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
Sketch and Legal Description not valid without the original  
signature and seal of a Florida licensed Surveyor and Mapper.

**ROBERT CURTIS**

PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # LS6051  
CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY

## LEGAL DESCRIPTION

HUBER (PER INSTRUMENT # 2021547982)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA

RIDDLE (PER INSTRUMENT # 2021559122)

THE SOUTH 108 FEET OF THE EAST 404 FEET OF THE NORTH 16 ACRES OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS ANY RIGHT-OF-WAY FOR WILDER ROAD.

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE THE THE NORTHEAST 1/4 OF SECTION 15, BEING NORTH 89°33'59" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

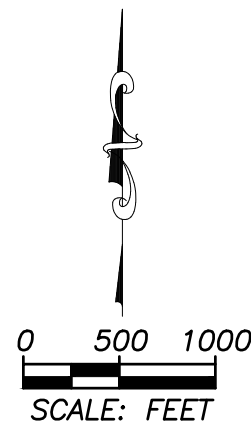
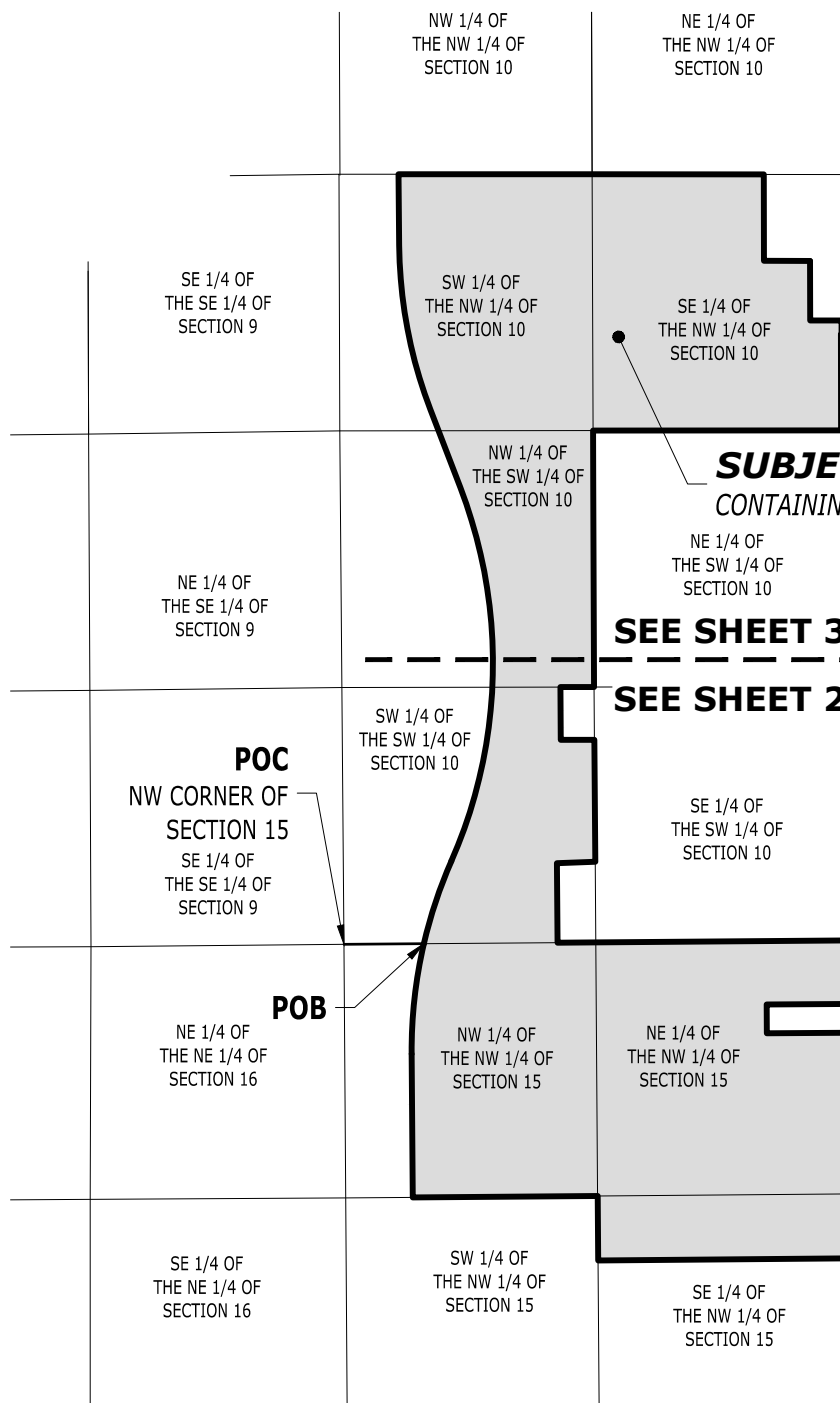
NORTH PARK ISLE DEVELOPMENT, LLC



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# SECTIONS 10 AND 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST HILLSBOROUGH COUNTY, FLORIDA



**SUBJECT PROPERTY**  
CONTAINING 176.721 ACRES

SEE SHEET 3

SEE SHEET 2

NORTH PARK ISLE DEVELOPMENT, LLC

REVISED 05/22/2023

PARK EAST CDD - 1ST EXPANSION

SCALE AS SHOWN	DATE 10/18/2019	JOB No. 00042-2021-1560-00		
DRAWN RVD	CHECKED RBC	SECTION 10, 15	TOWNSHIP 28S	RANGE 22E

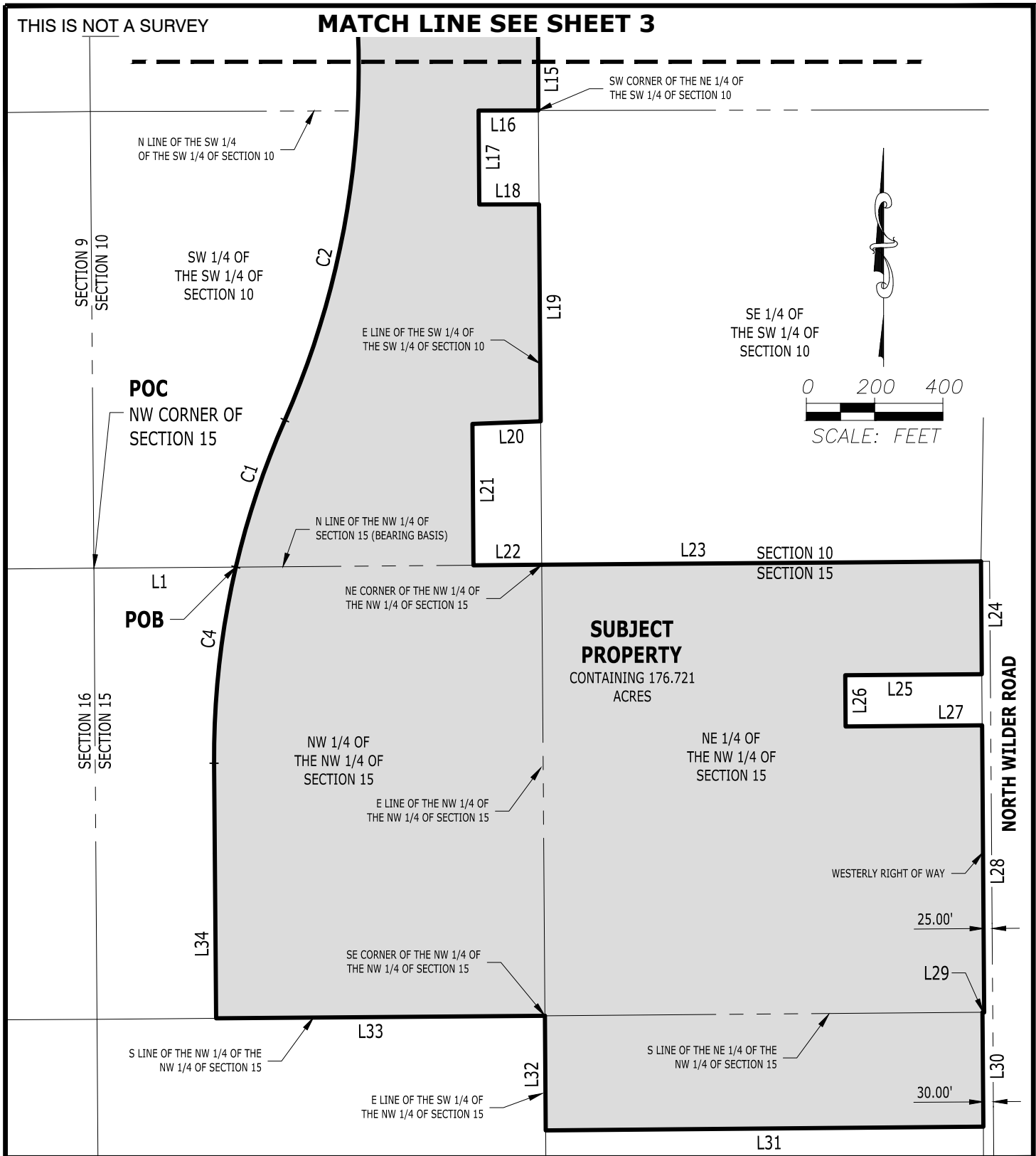
CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
Sketch and Legal Description not valid without the original  
signature and seal of a Florida licensed Surveyor and Mapper.



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**ROBERT CURTIS**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # LS6051  
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\00042\2018\1361\Production\Drawings\CDD\PARK EAST CDD - 1ST EXPANSION.dwg, May 22, 2023 12:20 PM, ARDURRA GROUP, Inc.



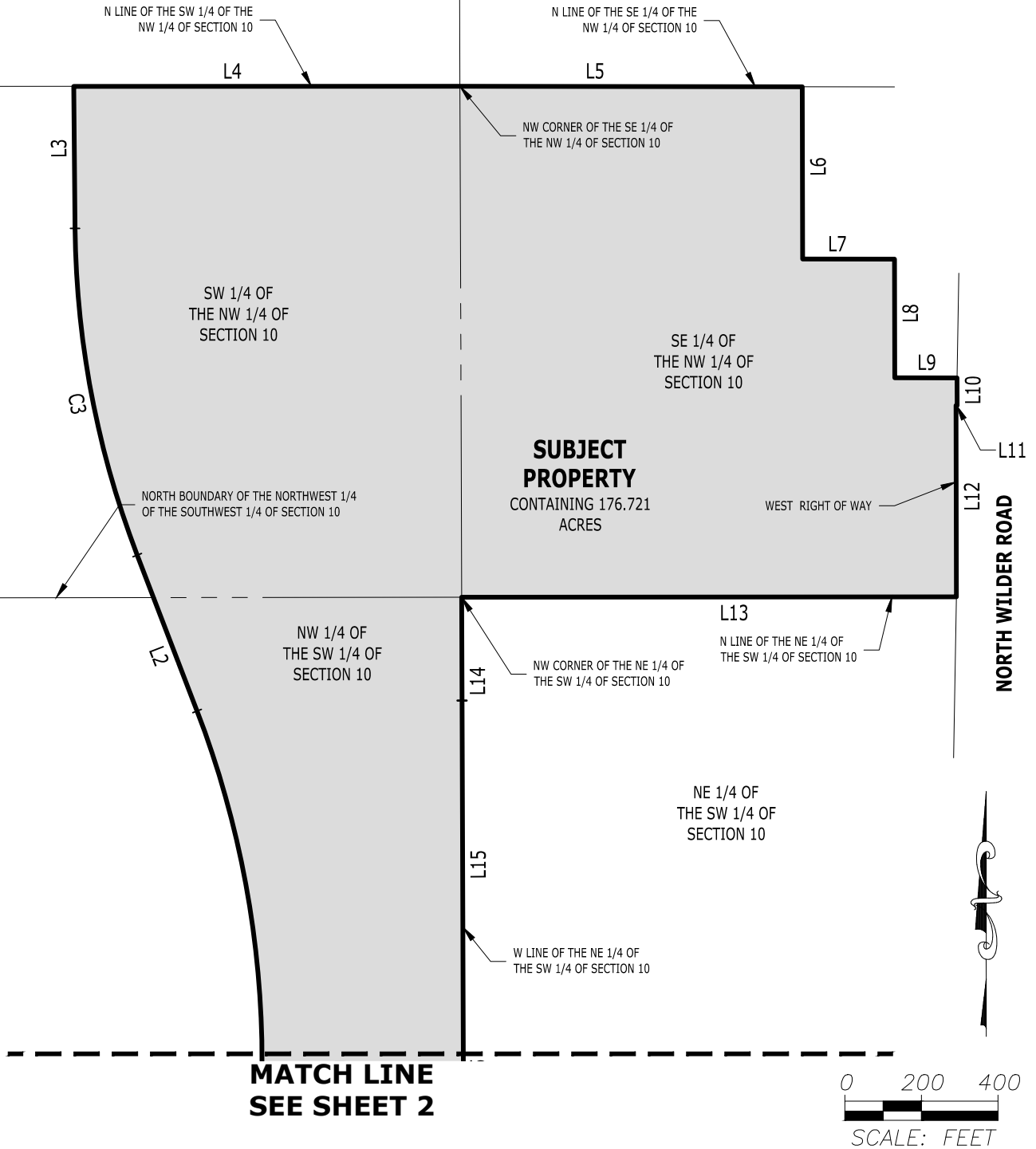
NORTH PARK ISLE DEVELOPMENT, LLC

PARK EAST CDD - 1ST EXPANSION



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PARK EAST CDD - 1ST EXPANSION



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**THIS IS NOT A SURVEY**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°33'59"E	415.86'
L2	N21°00'03"W	436.26'
L3	N00°31'43"W	371.20'
L4	N89°59'28"E	1,008.65'
L5	S89°55'09"E	894.20'
L6	S00°06'48"E	450.00'
L7	S89°55'09"E	240.00'
L8	S00°06'48"E	310.00'
L9	S89°55'09"E	162.91'
L10	S00°06'48"E	72.00'
L11	N89°55'09"W	3.00'
L12	S00°06'48"E	499.98'
L13	S89°57'07"W	1,292.06'
L14	S00°13'20"E	269.96'
L15	S00°11'38"E	1,065.61'
L16	S89°51'28"W	175.00'
L17	S00°24'21"E	275.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N89°51'28"E	175.00'
L19	S00°26'43"E	635.47'
L20	S87°49'14"W	200.09'
L21	S00°26'43"E	413.92'
L22	N89°33'59"E	200.00'
L23	N89°33'59"E	1,286.75'
L24	S00°24'36"E	330.18'
L25	S89°33'48"W	400.03'
L26	S00°25'33"E	149.95'
L27	N89°33'07"E	400.12'
L28	S00°24'36"E	840.12'
L29	S89°32'12"W	5.00'
L30	S00°24'36"E	335.17'
L31	S89°30'26"W	1,282.22'
L32	N00°24'15"W	335.84'
L33	S89°33'14"W	963.22'
L34	N00°27'35"W	747.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	454.24'	2,445.00'	10°38'41"	N18°26'14"E	453.59'
C2	1,996.01'	2,555.00'	44°45'37"	N01°22'46"E	1,945.64'
C3	873.62'	2,445.00'	20°28'20"	N10°45'53"W	868.98'
C4	579.27'	2,445.00'	13°34'29"	N06°19'40"E	577.92'

**LEGEND:**

POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
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NORTH PARK ISLE DEVELOPMENT, LLC

PARK EAST CDD - 1ST EXPANSION



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THIS IS NOT A SURVEY**LEGAL DESCRIPTION:** (BY ARDURRA)

A PARCEL OF LAND LYING IN SECTIONS 10 & 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 15, NORTH 89°33'59" EAST, A DISTANCE OF 415.86 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, BEING THE POINT OF BEGINNING; THENCE NORTHERLY 454.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 10°38'41", AND A CHORD BEARING AND DISTANCE OF NORTH 18°26'14" EAST 453.59 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 1,996.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,555.00 FEET, A CENTRAL ANGLE OF 44°45'37", AND A CHORD BEARING AND DISTANCE OF NORTH 01°22'46" EAST 1,945.64 FEET; THENCE NORTH 21°00'03" WEST, A DISTANCE OF 436.26 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 873.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 20°28'20", AND A CHORD BEARING AND DISTANCE OF NORTH 10°45'53" WEST 868.98 FEET; THENCE NORTH 00°31'43" WEST, A DISTANCE OF 371.20 FEET TO THE NORTH LINE OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE NORTH 89°59'28" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,008.65 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE SOUTH 89°55'09" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 894.20 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°06'48" EAST, A DISTANCE OF 450.00 FEET; THENCE SOUTH 89°55'09" EAST, A DISTANCE OF 240.00 FEET; THENCE SOUTH 00°06'48" EAST, A DISTANCE OF 310.00 FEET; THENCE SOUTH 89°55'09" EAST, A DISTANCE OF 162.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WILDER ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°06'48" EAST, A DISTANCE OF 72.00 FEET; 2) NORTH 89°55'09" WEST, A DISTANCE OF 3.00 FEET; 3) THENCE SOUTH 00°06'48" EAST, A DISTANCE OF 499.98 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE SOUTH 89°57'07" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,292.06 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°13'20" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 269.96 FEET; THENCE CONTINUE SOUTH 00°11'38" EAST ALONG SAID WEST LINE, A DISTANCE OF 1,065.61 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 89°51'28" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°24'21" EAST, A DISTANCE OF 275.00 FEET; THENCE NORTH 89°51'28" EAST, A DISTANCE OF 175.00 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE

(CONTINUED ON PAGE 6)

NORTH PARK ISLE DEVELOPMENT, LLC

PARK EAST CDD - 1ST EXPANSION



4921 Memorial Highway  
One Memorial Center, Suite 300  
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License #2610

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(CONTINUED FROM PAGE 5)

SOUTH 00°26'43" EAST ALONG SAID EAST LINE, A DISTANCE OF 635.47 FEET; THENCE SOUTH 87°49'14" WEST, A DISTANCE OF 200.09 FEET; THENCE SOUTH 00°26'43" EAST, A DISTANCE OF 413.92 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE, ALONG SAID NORTH LINE, NORTH 89°33'59" EAST, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE, ALONG SAID NORTH LINE, NORTH 89°33'59" EAST, A DISTANCE OF 1,286.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WILDER ROAD; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°24'36" EAST, A DISTANCE OF 330.18 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY, SOUTH 89°33'48" WEST, A DISTANCE OF 400.03 FEET; THENCE SOUTH 00°25'33" EAST, A DISTANCE OF 149.95 FEET; THENCE NORTH 89°33'07" EAST, A DISTANCE OF 400.12 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF NORTH WILDER ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°24'36" EAST, A DISTANCE OF 840.12 FEET; 2) SOUTH 89°32'12" WEST, A DISTANCE OF 5.00 FEET; 3) SOUTH 00°24'36" EAST, A DISTANCE OF 335.17 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°30'26" WEST, A DISTANCE OF 1,282.22 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 00°24'15" WEST ALONG SAID EAST LINE, A DISTANCE OF 335.84 FEET TO THE SOUTHEAST CORNER OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 89°33'14" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 963.22 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 747.15 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 579.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 13°34'29", AND A CHORD BEARING AND DISTANCE OF NORTH 06°19'40" EAST 577.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 176.721 ACRES.

NORTH PARK ISLE DEVELOPMENT, LLC

PARK EAST CDD - 1ST EXPANSION

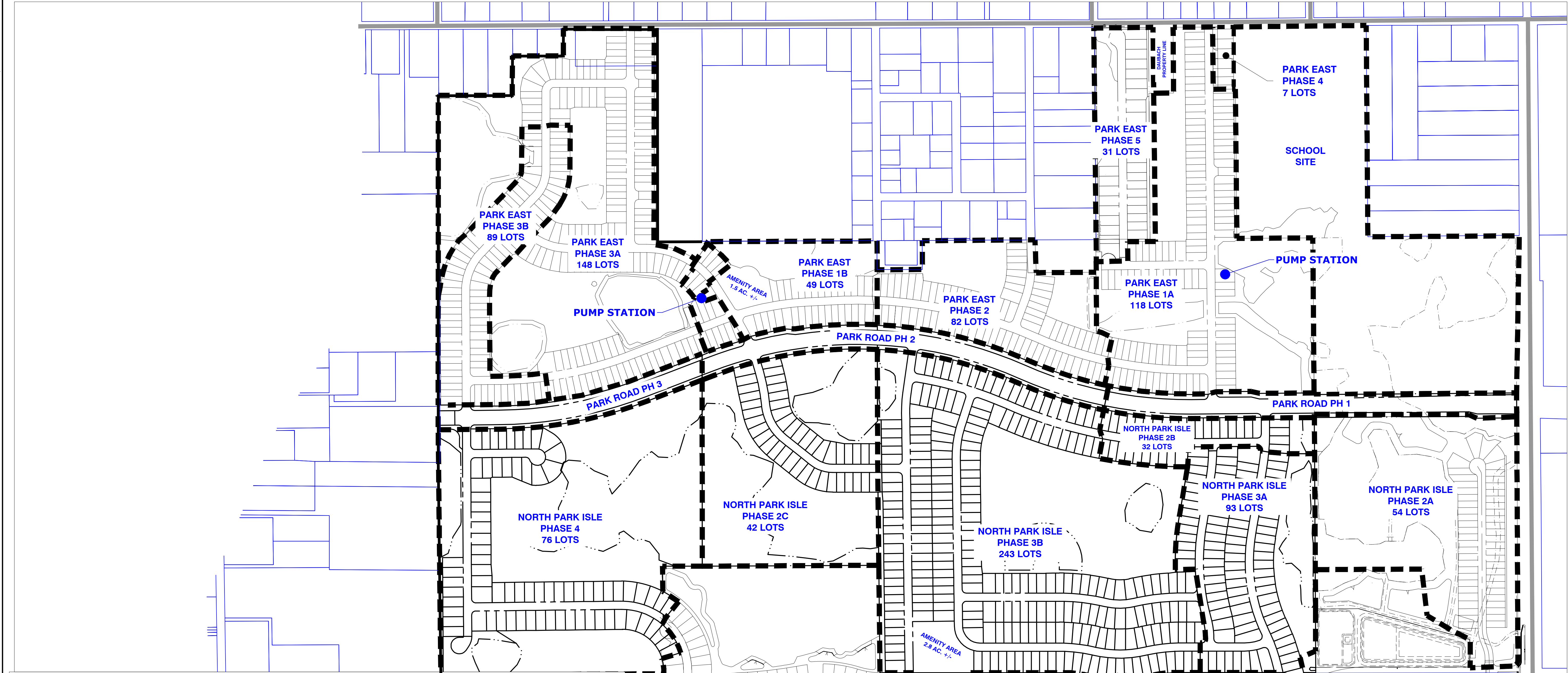


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**Park East Community Development District**  
Master Report of the District Engineer  
January 25, 2024

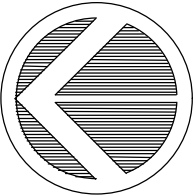
## **Appendix B    BOND COVERAGE MAP**



PHASE LOT TABULATION							
UNIT TYPE	NPI PHASE 1A	NPI PHASE 1B	NPI PHASE 1C	NPI PHASE 1D	NPI PHASE 1A - 1D TOTAL		
SINGLE FAMILY 50' X 120' LOTS	188	104	43	10	345		
SINGLE FAMILY 60' X 130' LOTS	93	0	0	0	93		
TOTAL NORTH PARK ISLE PHASE 1A-1D	281	104	43	10	438		
UNIT TYPE	PE PHASE 1A	PE PHASE 1B	PE PHASE 2	PE PHASE 3A	PE PHASE 3B	PE PHASE 1A - 3B TOTAL	
SINGLE FAMILY 40' X 120' LOTS	118	49	82	148	89	486	
UNIT TYPE	NPI PHASE 2B	NPI PHASE 2C	NPI PHASE 3A	NPI PHASE 3B	NPI PHASE 4	NPI PHASE 2A	NPI PHASE 2A - 4 TOTAL
SINGLE FAMILY 40' X 120' LOTS	0	0	0	0	0	54	54
SINGLE FAMILY 50' X 120' LOTS	32	42	93	243	14	0	424
SINGLE FAMILY 60' X 120' LOTS	0	0	0	0	62	0	62
TOTAL NORTH PARK ISLE PHASE 2A-4	32	42	93	243	76	54	540
TOTAL LOTS PROPOSED	1464						
UNIT TYPE	PE PHASE 5						
SINGLE FAMILY 50' X 120' LOTS	10						
SINGLE FAMILY 60' X 120' LOTS	21						
TOTAL LOTS PROPOSED	31						
LOTS ALLOWED BY ZONING							
MIN LOT WIDTH	40 FEET		50 FEET		60 FEET		
TOTAL LOTS	675		1355		320		
TOTAL LOTS ALLOWED BY ZONING	2350						



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NORTH PARK ISLE & PARK EAST  
CCM EXHIBIT  
12/12/2023



**Park East Community Development District**  
Master Report of the District Engineer  
January 25, 2024

## **Appendix C   CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Park East Expansion  
Community Development District  
Proposed Infrastructure Costs and Timeline

<u>Description</u>	<u>Original District Estimated Cost</u>	<u>New Area Additional Estimated Cost</u>	<u>Fiscal Year 2024</u>
Stormwater Management	\$ 6,240,000	\$ 841,667	\$ 841,667
Utilities	\$ 4,960,000	\$ 716,667	\$ 716,667
Roads	\$ 7,280,000	\$ 941,667	\$ 941,667
TOTAL	\$ 18,480,000	\$ 2,500,000	\$ 2,500,000



# PARK EAST COMMUNITY DEVELOPMENT DISTRICT

## MASTER ASSESSMENT METHODOLOGY REPORT - EXPANSION PARCEL

Report Date:

March 7, 2024



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## I. INTRODUCTION

This Master Assessment Methodology Report - Expansion Parcel (the “Expansion Area Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Park East Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Expansion Area Master Report and further described within the Engineer’s Report, dated January 25, 2024 (the “Engineer’s Report”).

The objective of this Expansion Area Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated costs to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Expansion Area Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Expansion Area Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be

created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Expansion Area Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

## II. DEFINED TERMS

“Assessable Property:” – All property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer Report.

“Developer” – North Park Isle Development, LLC

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Park East Community Development District, comprising 176.721 gross acres.

“Engineer’s Report” – *Master Report of the District Engineer – Expansion Parcel*, dated January 25, 2024.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Expansion Area” – The District was expanded to include 10.672 +/- acres, comprising the basis for this Expansion Area Master Report.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Expansion Area Master Report” or “Report” – This *Master Assessment Methodology Report – Expansion Parcel*, dated March 7, 2024 as provided to support benefit and Maximum Assessments Liens on private developable property within the District.

### III. DISTRICT OVERVIEW

The Park East District area originally encompassed approximately 166.049 acres. Two expansion areas have now been added encompassing approximately 10.672 acres, increasing the District’s total acreage to 176.721 +/- acres located in the City of Plant City, in Hillsborough County, Florida, within Section 15, Township 28 South, and Range 22 East. The primary developer of the Assessable Properties is North Park Isle Development, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The expansion area contemplates the development of 38 single family lots. The public improvements as described in the Engineer’s Report include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

### IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table I of this Expansion Area Master Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

### V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, storm water, utilities (water and sewer), roadways, and landscape/hardscape; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to

or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

## VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 40’ residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the

District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 1 through Table 8. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

## VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the CIP and all of the assessable land within the District would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.

#### VIII. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter’s discount, issuance costs and rounding.

For purposes of the Expansion Area Master Report, conservative allowances have been made for a debt service reserve, underwriter’s discount, issuance costs, rounding and collection cost as shown on Table 3. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter’s discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Expansion Area Master Report to determine the specific assessments required to repay the Bonds.

#### IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

#### X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

PARK EAST EXPANSION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS	
TOTAL ELIGIBLE INFRASTRUCTURE COST DETAIL	
DESCRIPTION	Master Costs
Stormwater Management	\$841,667
Utilities	\$716,667
Roads	\$941,667
TOTAL	\$ 2,500,000

TABLE 2

PARK EAST EXPANSION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS					
PROJECT STATISTICS					
PRODUCT	LOT SIZE <sup>(1)</sup>	PH IV	PH V	PER UNIT EAU <sup>(2)</sup>	TOTAL EAUs
Single Family	50	4	10	1.00	14
Single Family	60	3	21	1.20	29
TOTAL		7	31		43

<sup>(1)</sup> Estimated Front Footage

<sup>(2)</sup> Equivalent Assessment Unit



TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$2,500,000
TOTAL PROGRAM EAUS	42.80
TOTAL COST/BENEFIT	<u>\$58,411</u>

**Table 3 Notations:**

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT PER PRODUCT TYPE	PER PRODUCT UNIT
50	1.00	14	28.80	\$1,005,587	\$71,827.61
60	1.20	24	42.80	\$1,494,413	\$62,267.23
		<u>38.00</u>	<u>71.60</u>	<u>\$2,500,000</u>	

**Table 4 Notations:**

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.

TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
50	1.0	14	14.00	32.7%	\$817,757	\$58,411
60	1.2	24	28.80	67.3%	\$1,682,243	\$70,093
		<u>38</u>	<u>42.8</u>	<u>100%</u>	<u>\$2,500,000.00</u>	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2024 BONDS	DEVELOPER FUNDED	SERIES 2024 BONDS
50	14	\$0	\$817,757	\$0.00	\$58,411.21
60	24	\$0	\$1,682,243	\$0.00	\$70,093.46
	<u>38</u>	<u>0</u>	<u>\$2,500,000</u>		

TABLE 7

PARK EAST EXPANSION COMMUNITY DEVELOPMENT DISTRICT BOND CAPACITY ANALYSIS		
Coupon Rate <sup>(1)</sup>		7.50%
Term (Years)		30
Principal Amortization Installments		30
<b>ISSUE SIZE</b>		<b>\$3,275,000</b>
Construction Fund		\$2,500,000
Capitalized Interest (Months) <sup>(2)</sup>	12	\$245,625
Debt Service Reserve Fund		\$277,298
Underwriter's Discount	2.00%	\$0
Cost of Issuance		\$250,000
Rounding		\$2,077
<b>ANNUAL ASSESSMENT</b>		
Annual Debt Service (Principal plus Interest)		\$277,298
Collection Costs and Discounts @	6.00%	\$17,700
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$294,998</b>
<sup>(1)</sup> Based on conservative interest rate, subject to change based on market conditions.		
<sup>(2)</sup> Based on capitalized interest up to 12 months.		

TABLE 8

PARK EAST EXPANSION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - SERIES 2024 LONG TERM BONDS <sup>(1)</sup>								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)
Single Family 50'	1.00	14.00	33%	14	\$ 1,071,262	\$ 96,495	\$ 76,519	\$ 6,892
Single Family 60'	1.20	28.80	67%	24	\$ 2,203,738	\$ 198,503	\$ 91,822	\$ 8,271
<b>TOTAL</b>		<b>42.80</b>	<b>100%</b>	<b>38</b>	<b>\$ 3,275,000</b>	<b>\$ 294,998</b>		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 12 month Capitalized Interest Period.

<sup>(2)</sup> Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$3,275,000.00 payable in 30 annual installments of principal of \$27,642.26 per gross acre. The maximum par debt is \$306,877.81 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		\$3,275,000.00	
ANNUAL ASSESSMENT:		\$294,998.19	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		10.67	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$306,877.81	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$27,642.26	(30 Installments)
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total Annual
North Park Isle Development, LLC See Exhibit B 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609	10.67	\$3,275,000.00	\$294,998.19
Totals:	10.67	\$3,275,000.00	\$294,998.19

**RESOLUTION NO. 2024-01**

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Park East Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the Report of the District Engineer – Expansion Parcel dated January 25, 2024 (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**"); and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

**WHEREAS**, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report – Expansion Parcel dated March 7, 2024, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

**WHEREAS**, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:**

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, recreational amenities, parks, landscaping, and hardscaping, all as

described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$2,500,000 (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$3,275,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem

assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

**Passed and Adopted** on March 7, 2024.

**Attest:**

**Park East Community  
Development District**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Secretary / Assistant Secretary

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

**RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON MAY 2, 2024 AT 2:00 p.m. AT THE OFFICES OF INFRAMARK, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS PARK EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Park East Community Development District (the "**District**") has previously adopted Resolution No. 2024-01 entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2024-01, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:**

1. There is hereby declared a public hearing to be held on Thursday, May 2, 2024, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Hillsborough County (by 2 publications 1 week apart with the first



publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**Passed and Adopted** on March 7, 2024.

**Attest:**

**Park East Community  
Development District**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Secretary / Assistant Secretary

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

**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, February 1, 2024, and called to order at 3:03 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 <i>(via phone)</i>

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
Kathryn Hopkinson	District Counsel

*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. Consideration of the Addendum to the Management Contract**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Addendum to the Management Contract, was approved. 5-0

**B. Discussion on 2024 Board of Supervisors Ethics Training Requirement**

- Ms. Hopkinson briefed the Board on the required four-hour Ethics Training that all sitting Supervisors are required to complete via *ZOOM* at a future date.

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

- A. Approval of Minutes of the January 4, 2024, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures December 2023**
- C. Acceptance of the Financials and Approval of the Check Register for December 2023**

February 1, 2024

PARK EAST CDD

On MOTION by Mr. de la Ossa seconded by Mr. Viera, 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 item followed.

**i. Field Inspections Report**

The Field Inspections Report was presented, a copy of which was included in the agenda package.

**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. Viera, with all in favor, the meeting was adjourned at 3:05 p.m.

---

Bryan Radcliff  
District Manager

---

Carlos de la Ossa  
Chairperson

## January 2024 Meeting

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
ECO-LOGIC SERVICES LLC	3513	\$1,250.00		LAKE MAINT. - DECEMBER 2023
INFRAMARK LLC	108633	\$5,075.00		DISTRICT INVOICE JANUARY 2024
YELLOWSTONE LANDSCAPE	TM 638872	\$4,271.50		LANDSCAPE MAINT. - JANUARY 2024
<b>Monthly Contract Subtotal</b>		<b>\$10,596.50</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 010424	\$200.00		SUPERVISOR FEE - 01/04/24
CARLOS DE LA OSSA	CDLO 010424	\$200.00		SUPERVISOR FEE - 01/04/24
KYLE SMITH	KS 010424	\$200.00		SUPERVISOR FEE - 01/04/24
NICHOLAS J. DISTER	ND 010424	\$200.00		SUPERVISOR FEE - 01/04/24
RYAN MOTKO	RM 010424	\$200.00		SUPERVISOR FEE - 01/04/24
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>				
TECO	221009059413 011724	\$74.16		ELECTRICITY SERVICE - 12/09/23-01/10/23
<b>Utilities Subtotal</b>		<b>\$74.16</b>		
<b>Regular Services</b>		<b>\$0.00</b>		
<b>Regular Services Subtotal</b>		<b>\$0.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$11,670.66</b>		

January 2024 Meeting

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

---

Signature:

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

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

**INVOICE#**  
#108633

**CUSTOMER ID**  
C2354

**PO#**

**DATE**  
1/24/2024

**NET TERMS**  
Net 30

**DUE DATE**  
2/23/2024

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	125.00		125.00
District Management	1	Ea	2,500.00		2,500.00
Field Management	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	700.00		700.00
Accounting Services	1	Ea	750.00		750.00
<b>Subtotal</b>					<b>5,075.00</b>

<b>Subtotal</b>	\$5,075.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,075.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



## INVOICE

INVOICE #	INVOICE DATE
TM 638872	1/1/2024
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:** January 31, 2024

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

Description	Current Amount
Monthly Landscape Maintenance January 2024	\$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: January 04, 2024DMS: Bryan Faddiff

AV 010424

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

**PARK EAST CDD**MEETING DATE: January 04, 2024DMS: Bryan Faddell

CDLO 010424

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

**PARK EAST CDD**MEETING DATE: January 04, 2024DMS: Bryan Faddiff KS 010424

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

**PARK EAST CDD**MEETING DATE: January 04, 2024DMS: Bryan Faddiff ND 010424

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

**PARK EAST CDD**MEETING DATE: January 04, 2024DMS: Bryan Faddiff RM 010424

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



**PARK EAST COMMUNITY DEVELOPMENT  
DISTRICT**

3515 N WILDER RD, PUMP 2  
PLANT CITY, FL 33565-2679

**Statement Date:** January 17, 2024

**Amount Due:** \$74.16

**Due Date:** February 07, 2024

**Account #:** 221009059413

## Account Summary

**Current Service Period:** December 09, 2023 - January 10, 2024

Previous Amount Due \$327.28

Payment(s) Received Since Last Statement -\$327.28

**Current Month's Charges** \$74.16

**Amount Due by February 07, 2024** \$74.16

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Energy Insight



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view  
your account online.



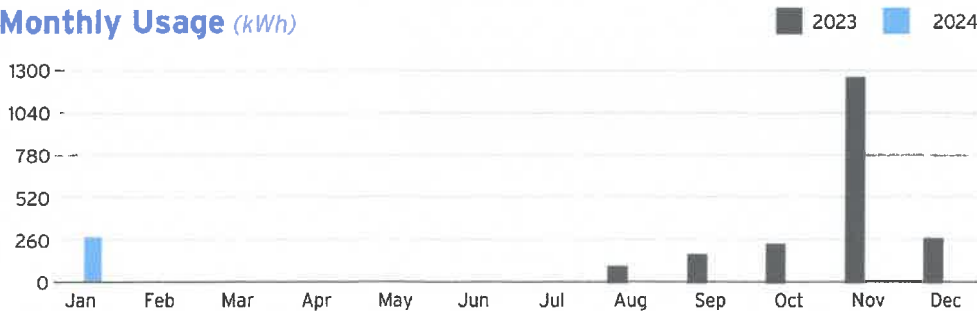
**DOWNED IS  
DANGEROUS!**

If you see a downed power line, move  
a safe distance away and call 911.

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 221009059413

**Due Date:** February 07, 2024



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$74.16

**Payment Amount:** \$ \_\_\_\_\_

658791411148

00003775 FTECO101172423315710 00000 02 01000000 10667 002

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

6587914111482210090594130000000074169



**Service For:**  
3515 N WILDER RD  
PUMP 2, PLANT CITY, FL 33565-2679

Account #: 221009059413  
Statement Date: January 17, 2024  
Charges Due: February 07, 2024

## Meter Read

**Meter Location:** PUMP STATION 2

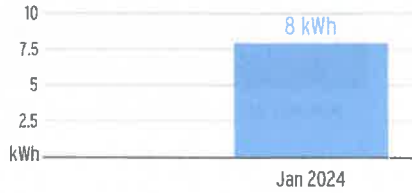
**Service Period:** Dec 09, 2023 - Jan 10, 2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000852829	01/10/2024	2,272	1,992	280 kWh	1	33 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	280 kWh @ \$0.08192/kWh	\$22.94
Fuel Charge	280 kWh @ \$0.03843/kWh	\$10.76
Storm Protection Charge	280 kWh @ \$0.00775/kWh	\$2.17
Clean Energy Transition Mechanism	280 kWh @ \$0.00427/kWh	\$1.20
Storm Surcharge	280 kWh @ \$0.00225/kWh	\$0.63
Florida Gross Receipt Tax		\$1.60

**Electric Service Cost** **\$64.05**

Franchise Fee \$4.20

Municipal Public Service Tax \$5.91

**Total Electric Cost, Local Fees and Taxes** **\$74.16**

**Total Current Month's Charges**

**\$74.16**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill

## Contact Us



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**  
813-223-0800 (Hillsborough)

863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2024

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 January 31, 2024

*(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>ASSETS</u></b>						
Cash - Operating Account	\$ 13,980	\$ -	\$ -	\$ -	\$ -	\$ 13,980
Due From Developer	26,207	-	-	-	-	26,207
Due From Other Funds	63,000	-	-	-	-	63,000
Investments:						
Acq. & Construction - Amenity	-	-	546,126	-	-	546,126
Acquisition & Construction Account	-	-	88	-	-	88
Interest Account	-	193	-	-	-	193
Prepayment Account	-	93,856	-	-	-	93,856
Reserve Fund	-	289,779	-	-	-	289,779
Revenue Fund	-	149,480	-	-	-	149,480
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>\$ 103,987</b>	<b>\$ 533,308</b>	<b>\$ 546,214</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,188,145</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 59,505	\$ -	\$ -	\$ -	\$ -	\$ 59,505
Accounts Payable - Other	200	-	-	-	-	200
Contracts Payable	-	-	652,020	-	-	652,020
Bonds Payable	-	-	-	-	13,070,000	13,070,000
Due To Other Funds	-	59,886	3,114	-	-	63,000
<b>TOTAL LIABILITIES</b>	<b>59,705</b>	<b>59,886</b>	<b>655,134</b>	<b>-</b>	<b>13,070,000</b>	<b>13,844,725</b>

# **PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

## **Balance Sheet**

As of January 31, 2024

*(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	-	473,422	-	-	-	473,422
Unassigned:	44,282	-	(108,920)	4,934,636	-	4,869,998
<b>TOTAL FUND BALANCES</b>	<b>44,282</b>	<b>473,422</b>	<b>(108,920)</b>	<b>4,934,636</b>	<b>-</b>	<b>5,343,420</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 103,987</b>	<b>\$ 533,308</b>	<b>\$ 546,214</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,188,145</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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	127,866	(73,259)	63.58%
Developer Contribution	-	35,600	35,600	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>163,466</b>	<b>(37,659)</b>	<b>81.28%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	3,000	-	100.00%
ProfServ-Dissemination Agent	4,200	2,800	1,400	66.67%
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	7,620	1,880	80.21%
District Engineer	9,500	628	8,872	6.61%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	14,000	11,000	56.00%
Accounting Services	9,000	3,000	6,000	33.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	27	473	5.40%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	4,596	(1,096)	131.31%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	500	700	41.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>107,725</b>	<b>38,686</b>	<b>69,039</b>	<b>35.91%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	-	6,527	(6,527)	0.00%
<b>Total Utility Services</b>	<b>-</b>	<b>6,527</b>	<b>(6,527)</b>	<b>0.00%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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	30,745	7,255	80.91%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Insurance - General Liability	5,000	2,860	2,140	57.20%
R&M-Landscape Pond Areas	25,000	15,545	9,455	62.18%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>51,185</b>	<b>32,215</b>	<b>61.37%</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>96,398</b>	<b>104,727</b>	<b>47.93%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	67,068	67,068	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(22,786)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 44,282</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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	\$ -	\$ 33,464	\$ 33,464	0.00%
Special Assmnts- CDD Collected	721,213	245,197	(476,016)	34.00%
<b>TOTAL REVENUES</b>	<b>721,213</b>	<b>278,661</b>	<b>(442,552)</b>	<b>38.64%</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	-	(2,680,305)	(2,680,305)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,153,727</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 473,422</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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	\$ -	\$ 8,598	\$ 8,598	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>8,598</b>	<b>8,598</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	233,141	(233,141)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>233,141</b>	<b>(233,141)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>233,141</b>	<b>(233,141)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(224,543)	(224,543)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>115,623</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (108,920)</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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. 01-24  
 Statement Date 1/31/2024

G/L Balance (LCY)	13,980.23	Statement Balance	20,910.14
G/L Balance	13,980.23	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	20,910.14
Subtotal	13,980.23	Outstanding Checks	6,929.91
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	13,980.23	Ending Balance	13,980.23
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/20/2023	Payment	1112	INFRAMARK LLC	5087.3	5,087.30	0.00
12/20/2023	Payment	1114	NICHOLAS J. DISTER	200	200.00	0.00
12/20/2023	Payment	1115	RYAN MOTKO	200	200.00	0.00
12/20/2023	Payment	1116	STRALEY ROBIN VERICKER	2170.9	2,170.90	0.00
1/18/2024	Payment	1120	ALBERTO VIERA	200	200.00	0.00
1/18/2024	Payment	1121	CARLOS DE LA OSSA	200	200.00	0.00
1/18/2024	Payment	1122	KYLE SMITH	200	200.00	0.00
1/24/2024	Payment	1127	STANTEC CONSULTING SERVICES	628	628.00	0.00
1/24/2024	Payment	1128	STRALEY ROBIN VERICKER	922.5	922.50	0.00
1/24/2024	Payment	1129	YELLOWSTONE LANDSCAPE	10084.5	10,084.50	0.00
Total Checks				19,893.20	19,893.20	0.00
Outstanding Checks						
1/18/2024	Payment	1123	NICHOLAS J. DISTER	200.00	0.00	200.00
1/18/2024	Payment	1124	RYAN MOTKO	200.00	0.00	200.00
1/24/2024	Payment	1125	ECO-LOGIC SERVICES LLC	1,250.00	0.00	1,250.00
1/24/2024	Payment	1126	INFRAMARK LLC	5,279.91	0.00	5,279.91
Total Outstanding Checks.....				6,929.91		6,929.91



# **PARK EAST CDD**

**Field Inspection - February 2024**

**Thursday, February 29, 2024**

**Prepared For Park East Board Of Supervisors**

**23 Items Identified**



### Item 1

Assigned To County

Guard rail damage is still present from a car accident on Park Rd. County should be responsible for repairs.



### Item 2

Assigned To Yellowstone

The turf, Oaks, and River Briches are healthy along the first stretch of N Park Rd.

**Item 3**

Construction trucks are tearing up the sod along parts of N Park Rd.

**Item 4**

Assigned To Yellowstone

Heavy weed detailing is needed in the landscaping beds around the pond. These were installed way too close to the pond and cannot be treated with chemicals.





### Item 5

Assigned To Eco-Logic

Filamentous algae is building up in the pond at Park Rd and Victorious Falls St.



### Item 6

Assigned To Yellowstone

The Muhly Grass, Copperleaf, Viburnum, and Palmettos look good at the corner of N Park Rd and Victorious Falls St.



### Item 7

Monument construction has damaged the irrigation and landscaping on the other corner of N Park Rd and Victorious Falls St.



### Item 8

Assigned To Eco-Logic  
Construction debris is blowing into the next pond north of Victorious Falls St.



### Item 9

Trash all over from construction.



### Item 10

Assigned To Eco-Logic  
More trash in the ponds.





### Item 11

Assigned To Randy Suggs

Trees are being installed with the roots still wrapped and caged.



### Item 12

Assigned To Randy Suggs

Trees are installed and being watered in along Park Rd.



### Item 13

Assigned To Randy Suggs

Trees going in at N Park Rd and Northern Key Dr.



### Item 14

Assigned To Yellowstone

The west side of N Park Rd north of Tahitian Sunrise looks good.





### Item 15

Drip lines are being redone by the monument at N Park Rd and Tahitian Sunrise Dr.



### Item 16

Assigned To Yellowstone  
Bismarcks, Liriope, and Blue Daze  
look good.



### Item 17

Assigned To Yellowstone  
Liriope, Oaks, Muhly, Cardboard  
Cycads, and Viburnum look good  
behind the monument.



### Item 18

Turf is torn up behind the monument  
from construction.





### Item 19

Some Copperleaf and Muhly grass are being pulled to reset the drip lines at Tahitian Sunrise and N Park Rd.



### Item 20

Amenity center construction is underway.



### Item 21

Pool has been poured.



### Item 22

Assigned To Eco-Logic

Water Hyacinth has been treated and is clearing up in the pond behind the amenity center.



### Item 23

Assigned To Eco-Logic

Some trash in the pond at E  
Newsome Rd and Radiant Mountain  
Dr.