

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**APRIL 11, 2024**

**PUBLIC HEARING & REGULAR MEETING  
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

## District Staff

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

## Public Hearing & Regular Meetings Agenda

Thursday, April 11, 2024 at 2:00 p.m.

The Public Hearing & Regular Meetings of the **Park East Community Development District** will be held on April 11, 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 Teams Meeting

**Meeting ID: 269 799 195 597 Passcode: GENVe4**

### Dial-in by phone

**Phone +1 646-838-1601 Pin: 449 962 322#**

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

## PUBLIC HEARING & REGULAR MEETINGS OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **RECESS TO PUBLIC HEARING**
4. **PUBLIC HEARING ON Approving and Levying Debt Assessments**
  - A. Open Public Hearing on Approving and Levying Debt Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Close the Public Hearing on Approving and Levying Debt Assessments
  - E. Consideration of Resolution 2024-03; Approving and Levying Debt Assessments
5. **RECESS TO REGULAR MEETING**
6. **BUSINESS ITEMS**
  - A. Consideration of Resolution 2024-04; Redesignating Officers
7. **CONSENT AGENDA**
  - A. Approval of Minutes of the March 07, 2024 Regular Meeting – *Under Separate Cover*
  - B. Consideration of Operation and Maintenance February 2024
  - C. Acceptance of the Financials and Approval of the Check Register for February 2024
8. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Field Inspections Report
9. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
10. **ADJOURNMENT**

\*Next regularly scheduled meeting is May 02, 2024 at 2:00 p.m.

## RESOLUTION 2024-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

**SECTION 2. FINDINGS.** The Board of Supervisors (the “**Board**”) of the Park East Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Master Report of the District Engineer – Expansion Parcel dated January 25, 2024 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2024-01 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

Approving and Levying Debt  
Assessments Resolution 2024-03

Park East CDD

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2024-01, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2024-01 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2024-01 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2024-02 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Master Assessment Methodology Report – Expansion Parcel dated March 7, 2024 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

**SECTION 3. DEFINITIONS.** Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

**“Assessable Unit”** means a building lot in the product type or lot size as set forth in the Assessment Report.

**"Debt Assessment"** or **"Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

**"Developer"** means **North Park Isle Development, LLC**, a Florida limited liability company, and its successors and assigns.

**“Landowner”** means **Park East Holdings, LLC**, a Florida limited liability company and its successors or assigns.

**SECTION 4. AUTHORIZATION OF PROJECT.** The Project described in Resolution 2024-01, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

**SECTION 5. ESTIMATED COST OF PROJECT.** The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

**SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS.** The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Debt

Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

**SECTION 7. FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

**SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS.** Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however,

that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the “**Trustee**”): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

**SECTION 9. PAYMENT OF DEBT ASSESSMENTS.** At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

**SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT.** Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

**SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES.** The Debt Assessments shall be subject to a penalty at a rate of one percent (1%)

per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer or the Landowner, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer or the Landowner, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

**SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS.** The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

**SECTION 13. DEBT ASSESSMENT CHALLENGES.** The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**SECTION 14. PROCEDURAL IRREGULARITIES.** Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

**SECTION 15. SEVERABILITY.** If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.



**SECTION 16. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 17. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED this 11th day of April, 2024.**

**Attest:**

**Park East Community  
Development District**

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

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

**Exhibit “A” – Master Report of the District Engineer – Expansion Parcel dated January 25, 2024**

**Exhibit “B” – Master Assessment Methodology Report – Expansion Parcel dated March 7, 2024**

**Exhibit “A”**  
**Master Report of the District**  
**Engineer – Expansion Parcel dated January 25, 2024**

**Exhibit “B”**  
**Master Assessment Methodology**  
**Report – Expansion Parcel dated March 7, 2024**

**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

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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.

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



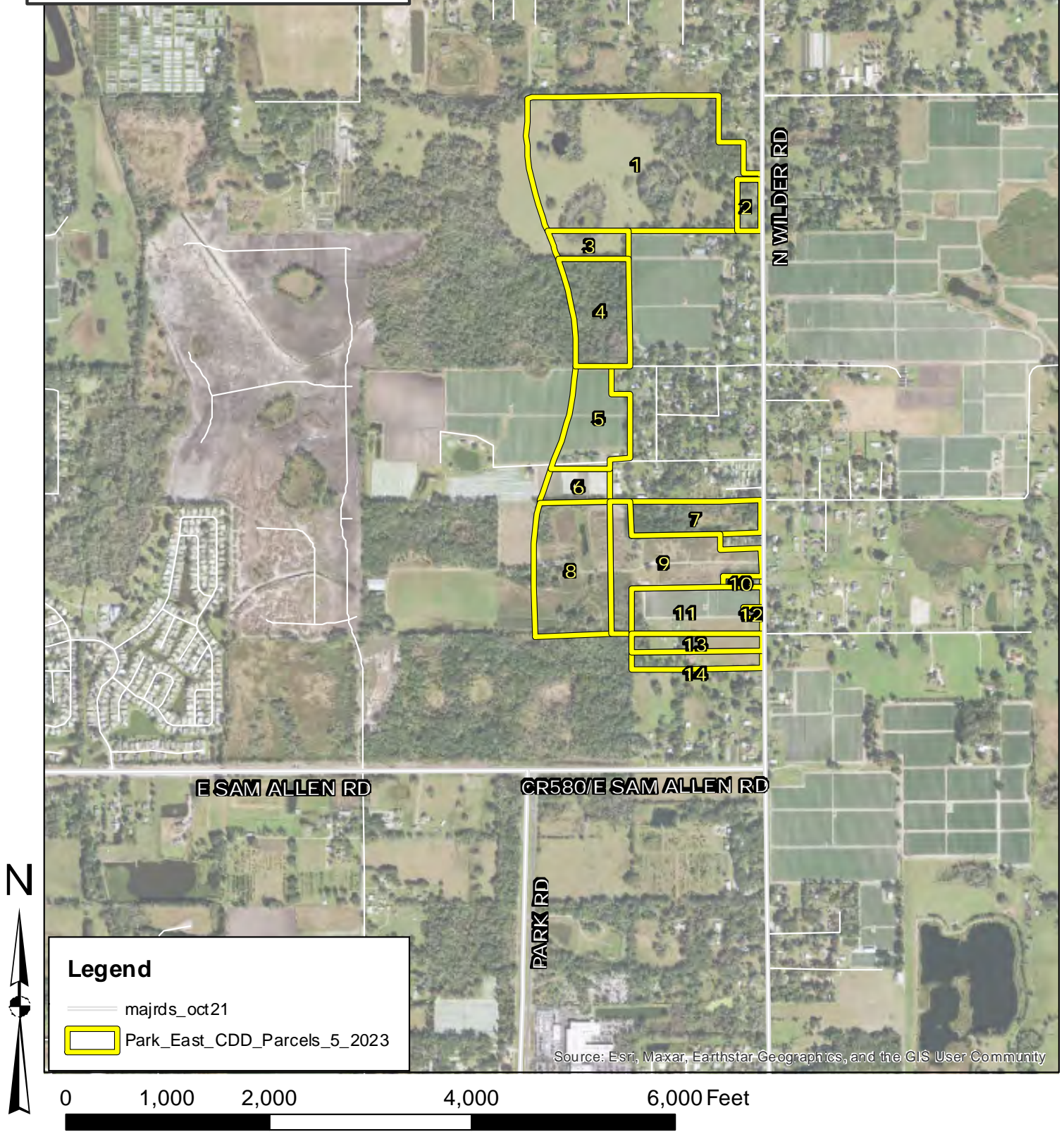


**Park East Community Development District**  
Master Report of the District Engineer  
January 25, 2024

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

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

# PARK EAST CDD LOCATION MAP



### 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.

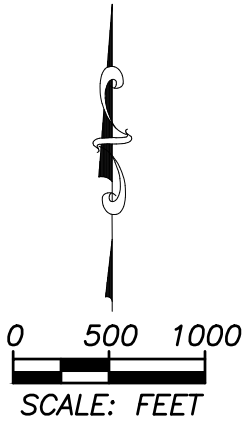
LESS AND EXCEPT

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



SE 1/4 OF  
THE SE 1/4 OF  
SECTION 9

NW 1/4 OF  
THE NW 1/4 OF  
SECTION 10

NE 1/4 OF  
THE NW 1/4 OF  
SECTION 10

SW 1/4 OF  
THE NW 1/4 OF  
SECTION 10

SE 1/4 OF  
THE NW 1/4 OF  
SECTION 10

PARK EAST COMMUNITY  
DEVELOPMENT DISTRICT  
ORI#2021363052

NE 1/4 OF  
THE SE 1/4 OF  
SECTION 9

NW 1/4 OF  
THE SW 1/4 OF  
SECTION 10

NE 1/4 OF  
THE SW 1/4 OF  
SECTION 10

SE 1/4 OF  
THE SE 1/4 OF  
SECTION 9

SW 1/4 OF  
THE SW 1/4 OF  
SECTION 10

SE 1/4 OF  
THE SW 1/4 OF  
SECTION 10

NE 1/4 OF  
THE NE 1/4 OF  
SECTION 16

NW 1/4 OF  
THE NW 1/4 OF  
SECTION 15

NE 1/4 OF  
THE NW 1/4 OF  
SECTION 15

SE 1/4 OF  
THE NE 1/4 OF  
SECTION 16

SW 1/4 OF  
THE NW 1/4 OF  
SECTION 15

SE 1/4 OF  
THE NW 1/4 OF  
SECTION 15

## LEGEND:

ORI = OFFICIAL RECORD INSTRUMENT

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

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

## LEGAL DESCRIPTION

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

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.

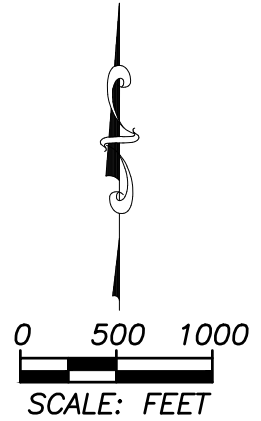
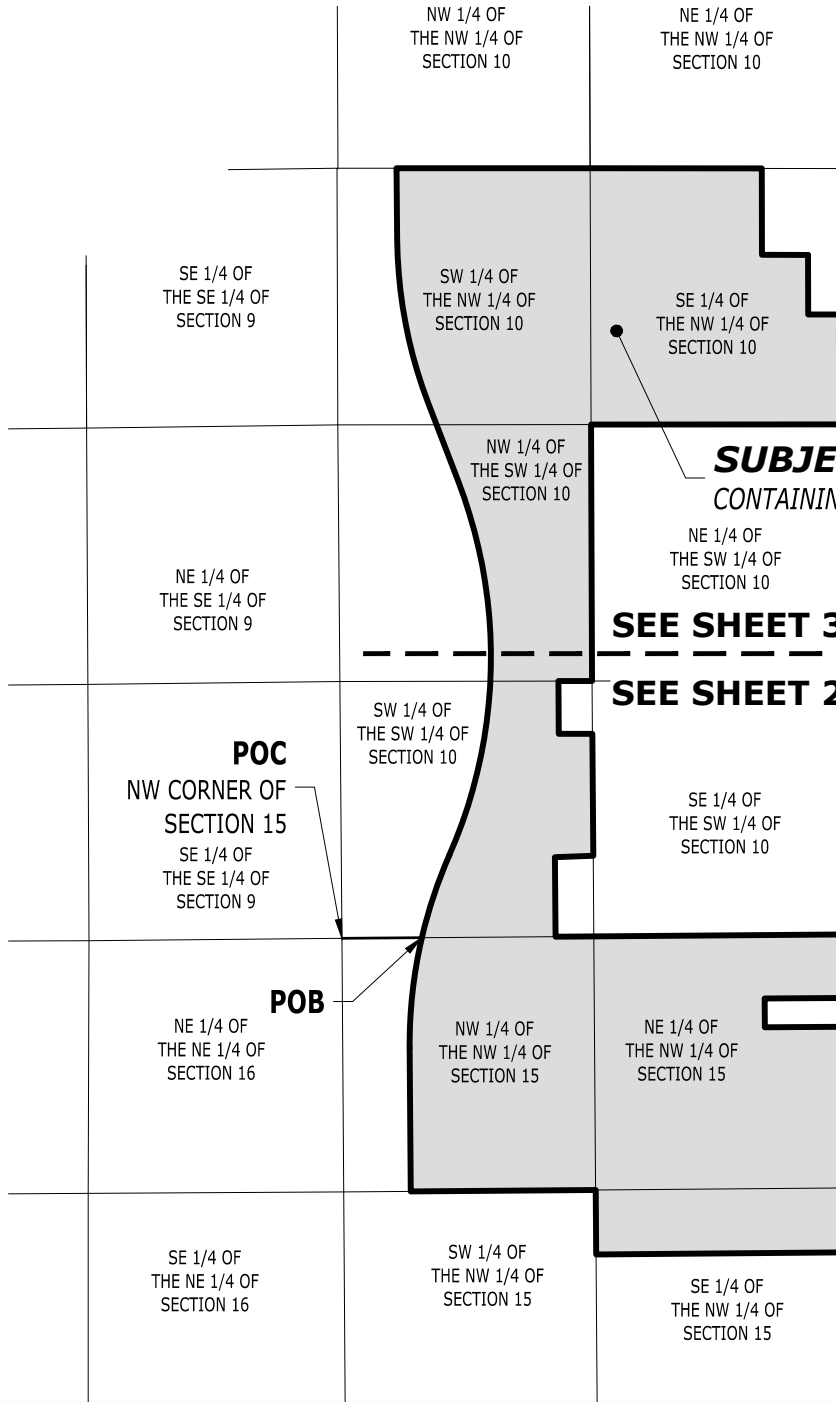
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2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
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.



Sheet 2 of 2

THIS IS NOT A SURVEY

**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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Tampa, Florida 33634  
Phone: (813) 880-8881  
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License #2610

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

THIS IS NOT A SURVEY

MATCH LINE SEE SHEET 3

SECTION 9  
SECTION 10

N LINE OF THE SW 1/4  
OF THE SW 1/4 OF SECTION 10

SW 1/4 OF  
THE SW 1/4 OF  
SECTION 10

POC

NW CORNER OF  
SECTION 15

L1

POB

SECTION 16  
SECTION 15

NW 1/4 OF  
THE NW 1/4 OF  
SECTION 15

E LINE OF THE NW 1/4 OF  
THE NW 1/4 OF SECTION 15

SE CORNER OF THE NW 1/4 OF  
THE NW 1/4 OF SECTION 15

S LINE OF THE NW 1/4 OF THE  
NW 1/4 OF SECTION 15

L33

E LINE OF THE SW 1/4 OF  
THE NW 1/4 OF SECTION 15

L32

SW CORNER OF THE NE 1/4 OF  
THE SW 1/4 OF SECTION 10

L16

L17

L18

L19

L20

L21

L22

N LINE OF THE NW 1/4 OF  
SECTION 15 (BEARING BASIS)

NE CORNER OF THE NW 1/4 OF  
THE NW 1/4 OF SECTION 15

L23

SECTION 10  
SECTION 15

**SUBJECT  
PROPERTY**  
CONTAINING 176.721  
ACRES

NE 1/4 OF  
THE NW 1/4 OF  
SECTION 15

L26

L25

L27

L24

NORTH WILDER ROAD

WESTERLY RIGHT OF WAY

25.00'

L29

L28

L30

30.00'

L31

L34



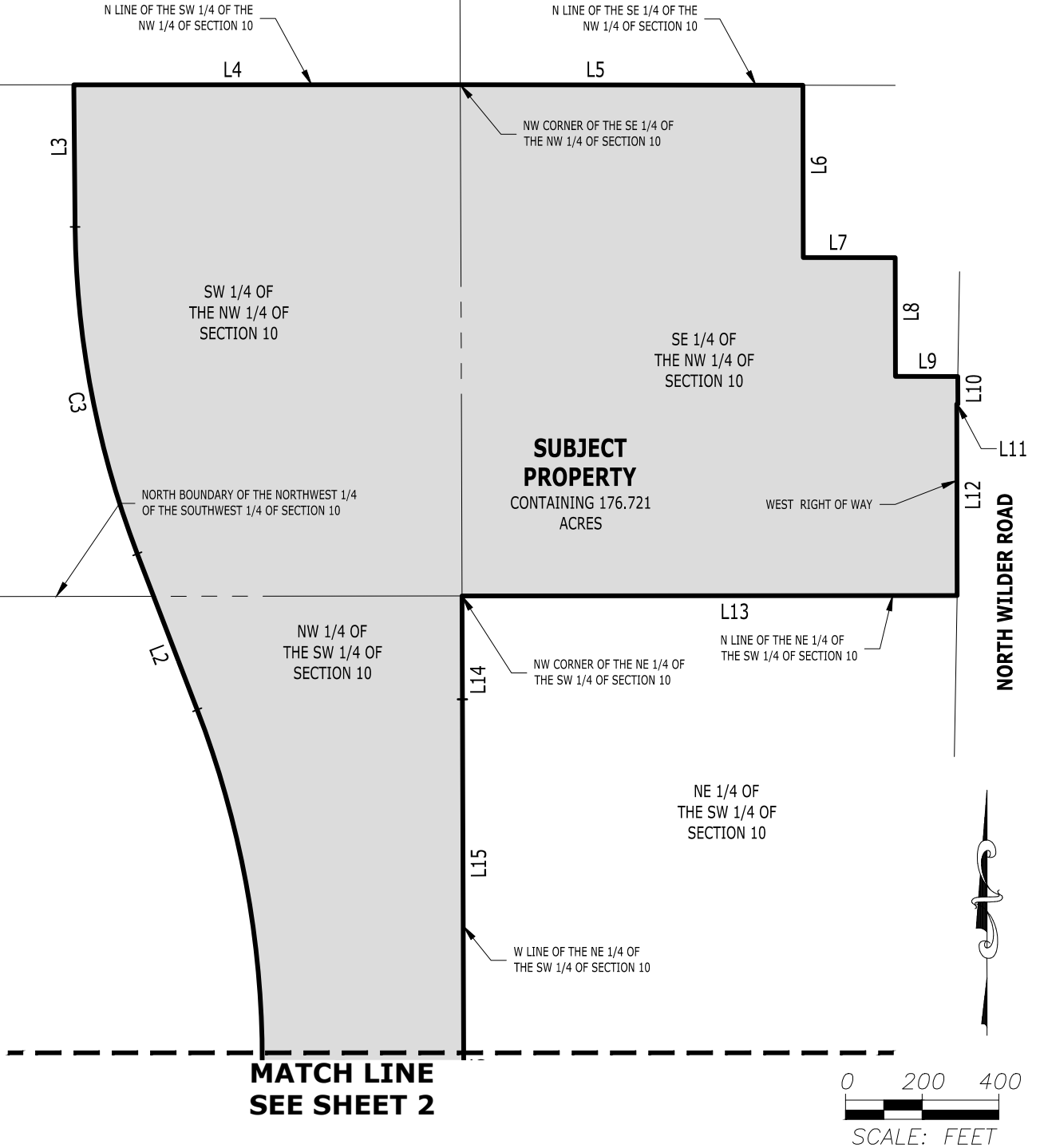
NORTH PARK ISLE DEVELOPMENT, LLC

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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5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

NORTH PARK ISLE DEVELOPMENT, LLC

PARK EAST CDD - 1ST EXPANSION



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 Tampa, Florida 33634  
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 License #2610

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



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

(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

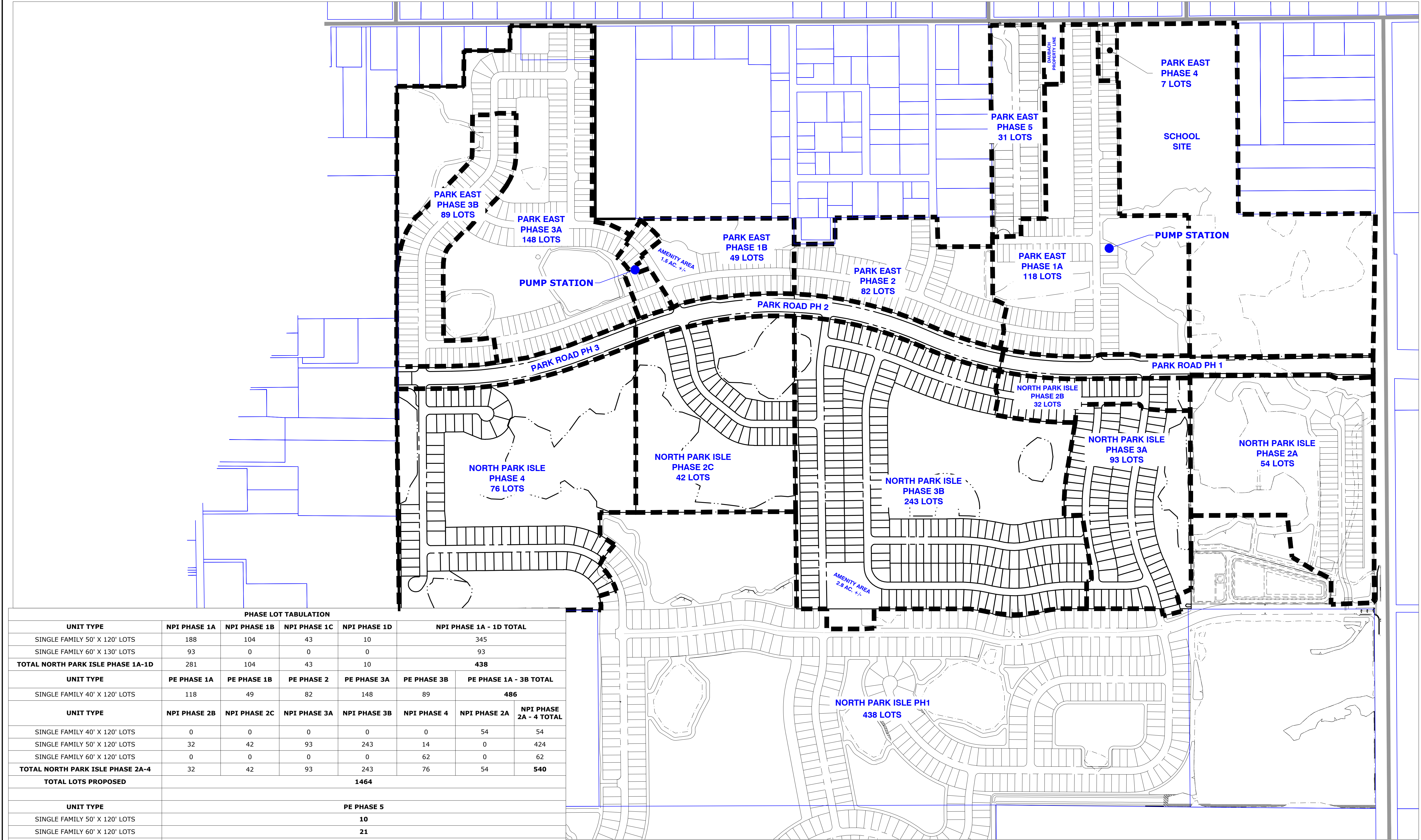


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**Park East Community Development District**  
Master Report of the District Engineer  
January 25, 2024

## **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						



**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
<b>TOTAL</b>	<b>\$ 18,480,000</b>	<b>\$ 2,500,000</b>	<b>\$ 2,500,000</b>



# 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

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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.

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“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

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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.

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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.

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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.

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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 2024-04

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

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

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

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

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

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

	Chairman
	Vice-Chairman
Brian Lamb	Secretary
Eric Davidson	Treasurer
Bryan Radcliff	Assistant Secretary
	Assistant Secretary
	Assistant Secretary
	Assistant Secretary

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

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF APRIL 2024.**

**ATTEST:**

**PARK EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

## February 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	3598	\$5,900.00		LAKE MAINT. - JANUARY 2024
ECO-LOGIC SERVICES LLC	3689	\$1,250.00	\$7,150.00	LAKE MAINT. - FEBRUARY 2024
INFRAMARK LLC	110082	\$5,075.00		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110670	\$2.56	\$5,077.56	DISTRICT SERVICES FEBRUARY 2024
<b>Monthly Contract Subtotal</b>		<b>\$12,227.56</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 020124	\$200.00		SUPERVISOR FEE - 02/01/24
CARLOS DE LA OSSA	CDLO 020124	\$200.00		SUPERVISOR FEE - 02/01/24
KYLE SMITH	KS 020124	\$200.00		SUPERVISOR FEE - 02/01/24
NICHOLAS J. DISTER	ND 020124	\$200.00		SUPERVISOR FEE - 02/01/24
RYAN MOTKO	RM 020124	\$200.00		SUPERVISOR FEE - 02/01/24
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>				
CITY OF PLANT CITY	1008701860 022324	\$3,120.00		UTILITY SHEET
CITY OF PLANT CITY	1008701860 DEP ACH	\$12,484.09	\$15,604.09	WATER METER INSTALLATION FEES
TECO	1659 011824 ACH	\$1,933.21		ELECTRIC - 12/19/23-01/10/24
TECO	221009059413 021424	\$66.42	\$1,999.63	ELECTRIC - 01/11/24-02/08/24
<b>Utilities Subtotal</b>		<b>\$17,603.72</b>		
<b>Regular Services</b>				
PARK EAST CDD	02062024-01	\$177,600.59		SERIES 2021 FY24 OFF ROLL COLLECTIONS
PARK EAST CDD	02152024-01	\$38,437.12	\$216,037.71	SERIES 2021 FY24 OFF ROLL COLLECTIONS
STRALEY ROBIN VERICKER	24086	\$4,381.75		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/31/24
<b>Regular Services Subtotal</b>		<b>\$220,419.46</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$251,250.74</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

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

Title (Check one):

[ ] Chariman    [ ] Vice Chariman    [ ] Assistant Secretary





Eco-Logic Services LLC

PO Box 18204  
Sarasota, FL 34276

Invoice

Date	Invoice #
2/28/2024	3689

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

Park East CDD

Description		Amount
Lake Maintenance Services for February 2024		1,250.00
Total		\$1,250.00



INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

INVOICE#
#110082
CUSTOMER ID
C2354
PO#

DATE
2/6/2024
NET TERMS
Net 30
DUE DATE
3/7/2024

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

Services provided for the Month of: February 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
Subtotal					5,075.00

Subtotal	\$5,075.00
Tax	\$0.00
Total Due	\$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

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

INVOICE#
#110670
CUSTOMER ID
C2354
PO#

DATE
2/27/2024
NET TERMS
Net 30
DUE DATE
3/28/2024

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

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.64		2.56
Subtotal					2.56

Subtotal	\$2.56
Tax	\$0.00
Total Due	\$2.56

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

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

**PARK EAST CDD**MEETING DATE: February 01, 2024 atDMS: Bryan Radcliff

AV 020124

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: February 01, 2024 at****DMS:** Bryan Radcliff

CDLO 020124

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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: February 01, 2024 at

KS 020124

DMS: Bryan Radcliff

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

**PARK EAST CDD**MEETING DATE: February 01, 2024 atDMS: Bryan Radcliff

ND 020124

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: February 01, 2024 at RM 020124DMS: Bryan Radcliff

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

## UTILITY SERVICES WORK SHEET

CLERK  DATE   
 NAME  ADDRESS   
 ACCOUNT  CID

## WATER CONNECTION

WATER METER INSTALLATION   
 SIZE   
 WATER DEPOSIT   
 CONSTRUCTION DEPOSIT   
 WATER DEVELOPMENT   
 WATER LINE EXTENSION   
 FIRE HYDRANT METER NUMBER    
 FH DEPOSIT   
 IRRIGATION METER INSTALLATION   
 IRRIGATION DEPOSIT   
 WATER DEVELOPMENT – IRRIGATION METER

## WASTEWATER (SEWER) CONNECTION

WASTEWATER CONNECTION   
 WASTEWATER DEVELOPMENT   
 WASTEWATER LINE EXTENSION

## RECLAIM WATER CONNECTION

RECLAIM WATER METER   
 RECLAIM DEPOSIT

## ENGINEERING FEES (ENSIF)

METER INSPECTION   
 WASTEWATER INSPECTION

## NEW APPLICATION PROCESSING

NEW ACCOUNT FEE (TOF)

## STORMWATER INFORMATION

IMPERVIOUS AREA  ERUS  (IMPERVIOUS/2280')  
 RECEIPT  TOTAL DUE

## UTILITY SERVICES WORK SHEET

CLERK  DATE   
 NAME  ADDRESS   
 ACCOUNT  CID

## WATER CONNECTION

WATER METER INSTALLATION   
 SIZE   
 WATER DEPOSIT   
 CONSTRUCTION DEPOSIT   
 WATER DEVELOPMENT   
 WATER LINE EXTENSION   
 FIRE HYDRANT METER NUMBER    
 FH DEPOSIT   
 IRRIGATION METER INSTALLATION   
 IRRIGATION DEPOSIT   
 WATER DEVELOPMENT – IRRIGATION METER

## WASTEWATER (SEWER) CONNECTION

WASTEWATER CONNECTION   
 WASTEWATER DEVELOPMENT   
 WASTEWATER LINE EXTENSION

## RECLAIM WATER CONNECTION

RECLAIM WATER METER   
 RECLAIM DEPOSIT

## ENGINEERING FEES (ENSIF)

METER INSPECTION   
 WASTEWATER INSPECTION

## NEW APPLICATION PROCESSING

NEW ACCOUNT FEE (TOF)

## STORMWATER INFORMATION

IMPERVIOUS AREA  ERUS  (IMPERVIOUS/2280')  
 RECEIPT  TOTAL DUE



**PARK EAST COMMUNITY DEVELOPMENT  
DISTRICT**

SAM ALLEN ROAD, LIGHTS  
PLANT CITY, FL 33565

**Statement Date:** January 18, 2024

**Amount Due:** **\$1,933.21**

**Due Date:** February 08, 2024

**Account #:** 221009131659

## Account Summary

Previous Amount Due	\$4,124.13
Payment(s) Received Since Last Statement	-\$4,124.13
<b>Current Month's Charges</b>	<b>\$1,933.21</b>

**Amount Due by February 08, 2024** **\$1,933.21**

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



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)

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 #:** 221009131659

**Due Date:** February 08, 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:** **\$1,933.21**

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

600000610755

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.

6000006107552210091316590000001933211



**Service For:**  
SAM ALLEN ROAD  
LIGHTS, PLANT CITY, FL 33565

**Account #:** 221009131659  
**Statement Date:** January 18, 2024  
**Charges Due:** February 08, 2024

**Service Period:** Dec 19, 2023 - Jan 10, 2024

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-2 (Bright Choices) for 23 days</b>		
	Lighting Energy Charge	225 kWh @ \$0.03406/kWh	\$7.66
	Monthly Charge		\$503.32
	Lighting Fuel Charge	225 kWh @ \$0.03806/kWh	\$8.56
	Storm Protection Charge	225 kWh @ \$0.03877/kWh	\$8.72
	Clean Energy Transition Mechanism	225 kWh @ \$0.00036/kWh	\$0.08
	Storm Surcharge	225 kWh @ \$0.00074/kWh	\$0.17
	Florida Gross Receipt Tax		\$0.65
	State Tax		\$39.93
	<b>Lighting Charges</b>		<b>\$569.09</b>

Billing information continues on next page →

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.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://www.tampaelectric.com)



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

### Online:

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

**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.




**Service For:**  
SAM ALLEN ROAD  
LIGHTS, PLANT CITY, FL 33565

**Account #:** 221009131659  
**Statement Date:** January 18, 2024  
**Charges Due:** February 08, 2024

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

**Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 33 days</b>		
Lighting Energy Charge	392 kWh @ \$0.03406/kWh	\$13.35
Monthly Charge		\$1223.52
Lighting Fuel Charge	392 kWh @ \$0.03806/kWh	\$14.92
Storm Protection Charge	392 kWh @ \$0.03877/kWh	\$15.20
Clean Energy Transition Mechanism	392 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	392 kWh @ \$0.00074/kWh	\$0.29
Florida Gross Receipt Tax		\$1.13
State Tax		\$95.57
<b>Lighting Charges</b>		<b>\$1,364.12</b>

<b>Total Current Month's Charges</b>	<b>\$1,933.21</b>
--------------------------------------	-------------------



**Service For:**  
SAM ALLEN ROAD  
LIGHTS, PLANT CITY, FL 33565

**Account #:** 221009131659  
**Statement Date:** January 18, 2024  
**Charges Due:** February 08, 2024

## Important Messages

**Prorated Bill.** Some charges have been prorated where required to reflect a longer or shorter than normal billing period.


**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

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

**Statement Date:** February 14, 2024

**Amount Due:** \$66.42

**Due Date:** March 06, 2024

**Account #:** 221009059413

## Account Summary

**Current Service Period:** January 11, 2024 - February 08, 2024

Previous Amount Due	\$74.16
Payment(s) Received Since Last Statement	-\$74.16

<b>Current Month's Charges</b>	<b>\$66.42</b>
--------------------------------	----------------

<b>Amount Due by March 06, 2024</b>	<b>\$66.42</b>
-------------------------------------	----------------

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

## Your Energy Insight

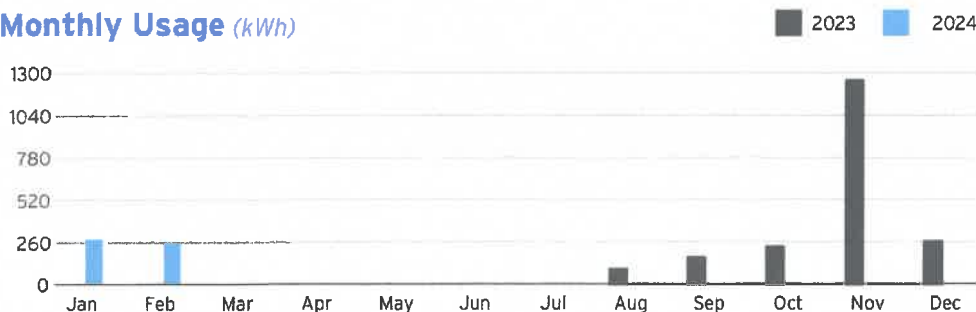


Your average daily kWh used was **12.5% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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

## An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

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



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

**Account #:** 221009059413

**Due Date:** March 06, 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$66.42

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

653853200180

00003688 FTECO102142422383910 00000 02 01000000 10749 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.

6538532001802210090594130000000066422



**Service For:**

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

Account #: 221009059413

Statement Date: February 14, 2024

Charges Due: March 06, 2024

## Meter Read

**Meter Location:** PUMP STATION 2**Service Period:** Jan 11, 2024 - Feb 08, 2024**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852829	02/08/2024	2,526	2,272		254 kWh	1	29 Days

## Charge Details

**Electric Charges**

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	254 kWh @ \$0.08192/kWh	\$20.81
Fuel Charge	254 kWh @ \$0.03843/kWh	\$9.76
Storm Protection Charge	254 kWh @ \$0.00775/kWh	\$1.97
Clean Energy Transition Mechanism	254 kWh @ \$0.00427/kWh	\$1.08
Storm Surcharge	254 kWh @ \$0.00225/kWh	\$0.57
Florida Gross Receipt Tax		\$1.43

**Electric Service Cost****\$57.37**

Franchise Fee

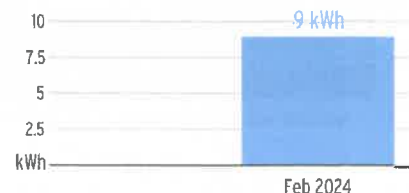
\$3.76

Municipal Public Service Tax

\$5.29

**Total Electric Cost, Local Fees and Taxes****\$66.42**

## Avg kWh Used Per Day



## Important Messages

**We continue to add more solar to our fuel mix**

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

**Total Current Month's Charges**
**\$66.42**

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

## Ways To Pay Your Bill

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**Mail A Check**

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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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**

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

## Contact Us

**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

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**CHECK REQUEST FORM**  
**Park East**

**Date:** 2/6/2024

**Invoice#:** 02062024-01

**Vendor#:** V00028

**Vendor Name:** Park East

**Pay From:** Truist Acct# 8942

**Description:** Series 2021 FY24 Off Roll Collections

**Code to:** 200.103200.1000

**Amount:** \$177,600.59

**Requested By:** 2/6/2024  
Teresa Farlow



# PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

Date: 2/6/2024  
 To: Teresa  
 From: Eric  
 RE: Off-Roll: Deposit to O&M Account FY24

Check:	Number	Date	Amount
	2177155	2/1/2024	\$ 49,466.90
	0	1/0/1900	\$ -
	0	1/0/1900	\$ -
	0	1/0/1900	\$ -
	0	1/0/1900	\$ -
	0	1/0/1900	\$ -

<b>Total Deposit from Lot Closing</b>	<b>\$</b>	<b>49,466.90</b>
---------------------------------------	-----------	------------------

### Parrish Plantation PH 1

Allocation of Proceeds Collected				
Date	Lot	Lot Address	FY 2024 O&M Obligation	Deposit
2/1/2024	0	TBD	\$49,466.90	\$49,466.90
1/0/1900	0	0	\$0.00	\$0.00
1/0/1900	0	0	\$0.00	\$0.00
1/0/1900	0	0	\$0.00	\$0.00
1/0/1900	0	0	\$0.00	\$0.00
1/0/1900	0	0	\$0.00	\$0.00
				\$49,466.90



**CHECK REQUEST FORM**  
**Park East**

**Date:** 2/15/2024

**Invoice#:** 02152024-01

**Vendor#:** V00028

**Vendor Name:** Park East

**Pay From:** Truist Acct# 8942

**Description:** Series 2021 FY24 Off Roll Collections

**Code to:** 200.103200.1000

**Amount:** \$38,437.12

**Requested By:** 2/15/2024  
Teresa Farlow

10

Eric  
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

---



**PARK EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

Date: 2/15/2024  
To: Teresa  
From: Eric  
RE: Off-Roll: Deposit to O&M Account FY24

Check Number :	Date	Amount
92039436	2/12/2024	\$ 176,437.58

<b>Total Deposit from Lot Closing</b>	<b>\$ 176,437.58</b>
---------------------------------------	----------------------

**Meritage Homes of Florida Inc.**

**PARK EAST COMMUNITY DEVELOPME** Vendor **758037** Check # **92039436** Date **02/12/24** Amount **\$176,437.58**

Invoice Address	Purchase Order Number/Suffix/L	Date	Account/Job BU/CostCode Description/Remark	Gross Amount	Adjusts	Net Amount
PE122024OMMT • Park East 40s LN		12/20/23	92003359940.12710.78045 Property Tax	38,437.12		38,437.12
PE122023DSMT Park East 40s LN		12/20/23	92003359940.12710.78045 Property Tax	138,000.46		138,000.46
			Payment Total	176,437.58		176,437.58

**Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

February 07, 2024

Client: 001544

Matter: 000001

Invoice #: 24086

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

**SERVICES**

Date	Person	Description of Services	Hours	Amount
12/11/2023	MKS	PREPARATION FOR AND ATTENDANCE AT PLANT CITY COMMISSION MEETING RE EXPANSION OF DISTRICT BOUNDARIES.	2.5	\$937.50
12/11/2023	WAS	REVIEW PETITION TO AMEND BOUNDARIES OF DISTRICT, ATTEND PLANT CITY COMMISSION MEETING.	3.0	\$975.00
12/11/2023	LB	ATTEND THE PUBLIC HEARING ON THE PARK EAST EXPANSION AT THE CITY OF PLANT CITY, FLORIDA.	1.1	\$192.50
12/14/2023	LB	PREPARE CORRESPONDENCE TO K. MILLER, CLERK OF THE CITY OF PLANT CITY, RE ORDINANCE EXPANDING THE BOUNDARIES OF THE DISTRICT; PREPARE DRAFT AMENDED NOTICE OF ESTABLISHMENT; RECEIPT OF ORDINANCE FROM THE CITY OF PLANT CITY; PREPARE CORRESPONDENCE TO TEAM TRANSMITTING SAME.	1.4	\$245.00
12/18/2023	LB	FINALIZE AMENDED NOTICE OF ESTABLISHMENT; PREPARE CORRESPONDENCE TO J. GASKINS WITH THE DEO RE ORDINANCE EXPANDING THE DISTRICT AND MOST RECENT LOCATION MAP FOR THE DISTRICT.	0.6	\$105.00
12/19/2023	JMV	PREPARE AMENDED NOTICE OF ESTABLISHMENT.	0.7	\$262.50
12/19/2023	LB	FINALIZE AMENDED NOTICE OF ESTABLISHMENT; NOTARIZE AND WITNESS SAME; E-RECORD AMENDED NOTICE OF ESTABLISHMENT; RECEIPT OF RECORDED OF SAME; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE AMENDED NOTICE OF ESTABLISHMENT AND ORDINANCE EXPANDING THE DISTRICT'S BOUNDARIES.	0.5	\$87.50

February 07, 2024

Client: 001544

Matter: 000001

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**SERVICES**

Date	Person	Description of Services	Hours	Amount
12/20/2023	WAS	RESEARCH REQUIREMENTS AND OPTIONS FOR STATE MANDATED ETHICS TRAINING FOR BOARD OF SUPERVISORS.	0.7	\$227.50
12/21/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING; PREPARE LEGAL NOTICES.	0.8	\$300.00
1/2/2024	LB	CORRESPONDENCE FROM AND TO A. TORRES AND B. RADCLIFF RE ITEMS FOR BOARD MEETING PACKAGE; PREPARE RESOLUTION APPROVING THE AMENDED NOTICE OF ESTABLISHMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	1.2	\$210.00
1/3/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/3/2024	KCH	REVIEW BOS MEETING AGENDA AND ATTACHMENTS.	0.3	\$97.50
1/4/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
1/4/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.4	\$130.00
1/15/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.3	\$52.50
1/28/2024	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD DISSEMINATION AGENT.	0.3	\$112.50
1/31/2024	KCH	REVIEW AGENDA AND PREP FOR BOS MEETING.	0.3	\$97.50
Total Professional Services			14.8	\$4,295.00

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
12/19/2023	Simplefile E-Recording- Filing Fee- Filing fees	\$74.75
1/31/2024	Photocopies	\$12.00
Total Disbursements		\$86.75

February 07, 2024  
Client: 001544  
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Total Services	\$4,295.00
Total Disbursements	\$86.75
Total Current Charges	\$4,381.75
Previous Balance	\$10,600.90
Less Payments	(\$3,093.40)
<b>PAY THIS AMOUNT</b>	<b>\$11,889.25</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23941	December 20, 2023	\$5,390.00	\$0.00	\$0.00	\$0.00	\$9,771.75
24019	December 20, 2023	\$2,117.50	\$0.00	\$0.00	\$0.00	\$6,499.25
<b>Total Remaining Balance Due</b>						<b>\$11,889.25</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,381.75	\$7,507.50	\$0.00	\$0.00

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 29, 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 February 29, 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	\$ 311,886	\$ -	\$ -	\$ -	\$ -	\$ 311,886
Due From Developer	26,207	-	-	-	-	26,207
Due From Other Funds	-	43,277	-	-	-	43,277
Investments:						
Acq. & Construction - Amenity	-	-	290,584	-	-	290,584
Acquisition & Construction Account	-	-	89	-	-	89
Interest Account	-	2	-	-	-	2
Prepayment Account	-	4,251	-	-	-	4,251
Reserve Fund	-	289,779	-	-	-	289,779
Revenue Fund	-	366,758	-	-	-	366,758
Prepaid Trustee Fees	1,010	-	-	-	-	1,010
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>\$ 339,903</b>	<b>\$ 704,067</b>	<b>\$ 290,673</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,339,279</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 11,253	\$ -	\$ -	\$ -	\$ -	\$ 11,253
Accounts Payable - Other	200	-	-	-	-	200
Contracts Payable	-	-	652,020	-	-	652,020
Bonds Payable	-	-	-	-	13,070,000	13,070,000
Due To Other Funds	40,163	-	3,114	-	-	43,277
<b>TOTAL LIABILITIES</b>	<b>51,616</b>	<b>-</b>	<b>655,134</b>	<b>-</b>	<b>13,070,000</b>	<b>13,776,750</b>



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Balance Sheet**  
As of February 29, 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>FUND BALANCES</b>						
Nonspendable:						
Prepaid Trustee Fees	1,010	-	-	-	-	1,010
Restricted for:						
Debt Service	-	704,067	-	-	-	704,067
Unassigned:	287,277	-	(364,461)	4,934,636	-	4,857,452
<b>TOTAL FUND BALANCES</b>	<b>288,287</b>	<b>704,067</b>	<b>(364,461)</b>	<b>4,934,636</b>	<b>-</b>	<b>5,562,529</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 339,903</b>	<b>\$ 704,067</b>	<b>\$ 290,673</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,339,279</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 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	409,971	208,846	203.84%
Developer Contribution	-	35,600	35,600	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>445,571</b>	<b>244,446</b>	<b>221.54%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	4,000	(1,000)	133.33%
ProfServ-Dissemination Agent	4,200	3,500	700	83.33%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	12,002	(2,502)	126.34%
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	17,500	7,500	70.00%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	30	470	6.00%
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	625	575	52.08%
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>49,146</b>	<b>58,579</b>	<b>45.62%</b>
<b><u>Utility Services</u></b>				
Utility - Water	-	15,604	(15,604)	0.00%
Utility - Electric	-	8,152	(8,152)	0.00%
<b>Total Utility Services</b>	<b>-</b>	<b>23,756</b>	<b>(23,756)</b>	<b>0.00%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 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	37,895	105	99.72%
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	19,816	5,184	79.26%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>62,606</b>	<b>20,794</b>	<b>75.07%</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>135,508</b>	<b>65,617</b>	<b>67.38%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	310,063	310,063	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(21,776)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 288,287</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 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	\$ -	\$ 35,706	\$ 35,706	0.00%
Special Assmnts- CDD Collected	721,213	564,398	(156,815)	78.26%
<b>TOTAL REVENUES</b>	<b>721,213</b>	<b>600,104</b>	<b>(121,109)</b>	<b>83.21%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	290,000	-	290,000	0.00%
Principal Prepayments	-	2,550,000	(2,550,000)	0.00%
Interest Expense	431,213	499,764	(68,551)	115.90%
<b>Total Debt Service</b>	<b>721,213</b>	<b>3,049,764</b>	<b>(2,328,551)</b>	<b>422.87%</b>
<b>TOTAL EXPENDITURES</b>	<b>721,213</b>	<b>3,049,764</b>	<b>(2,328,551)</b>	<b>422.87%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,449,660)	(2,449,660)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,153,727</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 704,067</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 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	\$ -	\$ 10,894	\$ 10,894	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>10,894</b>	<b>10,894</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	490,978	(490,978)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>490,978</b>	<b>(490,978)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>490,978</b>	<b>(490,978)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(480,084)	(480,084)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>115,623</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (364,461)</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 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. 02\_24  
Statement Date 2/29/2024

G/L Balance (LCY)	311,886.06	Statement Balance	150,876.54
G/L Balance	311,886.06	Outstanding Deposits	181,040.29
Positive Adjustments	0.00		
		Subtotal	331,916.83
Subtotal	311,886.06	Outstanding Checks	20,030.77
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	311,886.06	Ending Balance	311,886.06
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
1/18/2024	Payment	1123	NICHOLAS J. DISTER	200.00	200.00	0.00
1/24/2024	Payment	1125	ECO-LOGIC SERVICES LLC	1,250.00	1,250.00	0.00
1/24/2024	Payment	1126	INFRAMARK LLC	5,279.91	5,279.91	0.00
2/1/2024	Payment	1130	TECO	74.16	74.16	0.00
2/1/2024	Payment	1131	INFRAMARK LLC	15,237.60	15,237.60	0.00
2/1/2024	Payment	1132	STRALEY ROBIN VERICKER	7,507.50	7,507.50	0.00
2/1/2024	Payment	1133	YELLOWSTONE LANDSCAPE	29,495.00	29,495.00	0.00
2/9/2024	Payment	1134	ALBERTO VIERA	200.00	200.00	0.00
2/9/2024	Payment	1135	CARLOS DE LA OSSA	200.00	200.00	0.00
2/9/2024	Payment	1136	KYLE SMITH	200.00	200.00	0.00
2/9/2024	Payment	1137	NICHOLAS J. DISTER	200.00	200.00	0.00
2/9/2024	Payment	1138	PARK EAST CDD	177,600.59	177,600.59	0.00
2/14/2024	Payment	DD402	Payment of Invoice 000324	12,484.09	12,484.09	0.00
2/14/2024	Payment	DD403	Payment of Invoice 000310	1,933.21	1,933.21	0.00
2/22/2024	Payment	1144	PARK EAST CDD	38,437.12	38,437.12	0.00
Total Checks				290,299.18	290,299.18	0.00

**Deposits**

2/6/2024		JE000265	CK#1786### - O&M	G/L	16,760.51	16,760.51	0.00
2/6/2024		JE000266	CK#2177155##### - Debt Service	G/L	227,067.49	227,067.49	0.00
2/15/2024		JE000267	CK#92039436##### - Off Roll DS & OM	G/L	176,437.58	176,437.58	0.00
Total Deposits					420,265.58	420,265.58	0.00

**Outstanding Checks**

1/18/2024	Payment	1124	RYAN MOTKO	200.00	0.00	200.00
2/9/2024	Payment	1139	RYAN MOTKO	200.00	0.00	200.00
2/14/2024	Payment	1140	ECO-LOGIC SERVICES LLC	5,900.00	0.00	5,900.00
2/14/2024	Payment	1141	INFRAMARK LLC	2.52	0.00	2.52
2/14/2024	Payment	1142	YELLOWSTONE LANDSCAPE	4,271.50	0.00	4,271.50
2/22/2024	Payment	1143	INFRAMARK LLC	5,075.00	0.00	5,075.00
2/22/2024	Payment	1145	STRALEY ROBIN VERICKER	4,381.75	0.00	4,381.75

PARK EAST CDD  
Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Outstanding Checks.....					20,030.77		20,030.77
Outstanding Deposits							
2/19/2024		JE000280	CK#2192522##### - DS and O&M	G/L	181,040.29	0.00	181,040.29
Total Outstanding Deposits.....					181,040.29		181,040.29



# PARK EAST CDD

Field Inspection - March 2024

Wednesday, March 20, 2024

Prepared For Park East Board Of Supervisors

18 Items Identified



### Item 1

The railing is still down from a car accident at E Sam Allen Rd and N Park Rd.



### Item 2

Assigned To Eco-Logic Services

The Filmentous Algae and shoreline weeds continue to die off in pond 1.



### Item 3

Assigned To Yellowstone

Landscaping beds surrounding the ponds are weedy because they cannot be sprayed. They were installed too close to the water.



### Item 4

Assigned To Yellowstone

At the first corner of N Park Rd and Victorious Falls St, all landscaping is healthy and maintained.



### Item 5

Assigned To Yellowstone

There is a section of Bahia grass that needs to be mowed at the same intersection behind the fence.



### Item 6

Monument construction is underway at the opposite corner.



**Item 7**

Assigned To Yellowstone/Randy Suggs

There is a large washout next to the monument construction, drip lines look like they are repaired and plants still look healthy. Fill dirt and mulch is needed.

**Item 8**

Assigned To Eco-Logic Services Some Filamentous Algae in pond 2, shoreline weeds are mostly dying off.



**Item 9**

Assigned To Eco-Logic Services

A lot of trash from construction in pond 5.



**Item 10**

Assigned To Eco-Logic Services

Water Hyacinth has been sprayed and is dying out in pond 4.



### Item 11

Assigned To Eco-Logic Services/Yellowstone Banks need mowing and aquatic weeds need to be sprayed again in pond 3.



### Item 12

Assigned To Eco-Logic Services Trash in pond 6, Filamentous Algae and shoreline weeds are dying off.



**Item 13**

Assigned To Eco-Logic Services Trash in pond 7, shoreline weeds are dying off.

**Item 14**

Assigned To Eco-Logic Services Water Hyacinth and Filamentous Algae are continuing to break down in pond 9. This pond is not currently under contract to be mowed.





### Item 15

Assigned To Randy Suggs

Trees, sod, Viburnum, and Copperleaf are installed further along the east side of N Park Rd. Irrigation is working, trees are strapped, and soil is amended. Mulch is beginning to be laid as well.



### Item 16

Assigned To Randy Suggs

Muhly grass is also being installed. Mulch is being laid as well.



### Item 17

Assigned To Randy Suggs

On the east side of N Park Rd, sod has been lain up to Tropical Oasis Ave.



### Item 18

Assigned To Randy Suggs

Trees have been installed up to Northern Key Dr.

#### Response from Eco-Logic Services:

The crew will be there early next week and will take care of anything that needs a retreatment.