

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 06, 2024

**CONTINUED REGULAR MEETING
AGENDA PACKAGE**

[Join the meeting now](#)

Meeting ID: 215 817 490 035 Passcode: 45UmMF

Dial-in by phone +1 646-838-1601 Pin: 227 773 399#



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

Regular Meeting Agenda

Thursday, June 06, 2024, at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held on June 06, 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 the meeting now](#)

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

CONTINUED REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 - A. Ratification of Landscaping Agreement
 - B. Consideration of Resolution 2024-07; Setting the Public Hearing for Amenity Rules and Procedures
 - C. Consideration of Resolution 2024-08; Setting the Public Hearing for Towing Rules and Policy
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the May 02, 2024 Regular Meeting
 - B. Consideration of Operation and Maintenance April 2024
 - C. Acceptance of the Financials and Approval of the Check Register for April 2024
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Field Inspections Report
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

*Next regularly scheduled meeting is July 11, 2024 at 2:00 p.m.

Landscape Maintenance Agreement

This Landscape Maintenance Agreement (the “**Agreement**”) is entered into as of June 4, 2024, between the **Park East Community Development District**, a community development district organized under the laws of the State of Florida (the “**District**”) and **Landscape Maintenance Professionals, Inc.**, a Florida for profit corporation (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain lands within and around the District, and desires to retain an independent contractor to provide landscape maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide services to the District. Contractor represents that it is qualified to serve as a landscape maintenance contractor and provide services to the District. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

- 1. Incorporation of Background Information.** The background information stated above is true and correct and is incorporated herein as a material part of this Agreement.
 - 2. Contractor’s Representations.** To induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a.** Contractor has examined and carefully studied the project site, and Contractor has the experience, expertise, and resources to perform all required Work described in this Agreement.
 - b.** Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the Scope of Work to be performed pursuant to this Agreement.
 - c.** Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition.
 - d.** Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e.** No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f.** Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the Scope of Work performed pursuant to this Agreement.
 - 3. Description of Work.**
 - a.** The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services more fully described in the scope of work attached hereto and incorporated herein as **Exhibit “A”** (collectively, the “**Scope of Work**”)
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in the locations shown in the maintenance maps attached hereto as **Exhibit B** and **Exhibit C**.

- b. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. Additional Work. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

5. Emergency Services. In the event of an emergency or disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster Recovery Assistance Services shall not exceed a total of seventy (70) hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District with all necessary and appropriate documentation for all emergency/disaster-related services to support reimbursement by local, state, or federal agencies.
- f. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

6. Manner of Performance.

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
 - b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
 - c. The performance of all services by the Contractor under this Agreement and supplemental work orders related thereto shall conform to any written instructions issued by the District.
 - d. The Contractor shall regularly assign the same work personnel and supervisors to the District in order to maintain the property in a consistent manner by workers who are familiar with the property and procedures expected.
 - e. Should any Work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to
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the District, such Work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.

- f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within twenty-four (24) hours of the damage occurring or receiving written notice thereof, whichever is earlier to the satisfaction of the District.
- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
- h. Contractor shall replace, at Contractor's expense, all plant material that in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
- i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of Work that may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to, vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide written notice of such conditions, together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
- j. In the event time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed, to make up Rain Days with prior notification to and approval by the District's representative.
- k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule, and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing, provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. Time of Commencement. The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein prior to commencing any work. Previously agreed upon work commenced on or about May 6, 2024.

8. Term and Renewal. The initial term of this Agreement shall be for one (1) year. At the end of the initial term, this Agreement shall automatically renew annually for additional one (1) year terms, at the same price and on the same contract terms as the initial term, until terminated by either party pursuant to the termination provision below.

9. Termination

- a. **Contractor's Termination.** Contractor may terminate this Agreement at any time by first providing sixty (60) days' written notice to the District, with or without cause. The termination notice must be sent to and received by the District by certified mail. The sixty (60) day notice shall commence on the day of actual receipt of said written notice by the District.
- b. **District's Termination.** The District may at any time, in its sole and arbitrary discretion, on thirty (30) days' written notice to Contractor, terminate this Agreement with or without

cause, and without prejudice to any other remedy it may have. The termination notice shall be sent to the Contractor by certified mail. The thirty (30) day notice shall commence on the day of mailing of said notice to the Contractor. The Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.

- c. On a default by Contractor, the District may elect to terminate this Agreement at any time, and in such event the District may elect to correct the deficiency from which the default arises, and deduct the costs from any payment then due or becoming due to Contractor. The District expressly reserves all rights available under the law or equity should there be a default by Contractor, including without limitation the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

- a. The District hereby designates the District Manager to act as the District's representative. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property and discuss conditions, schedules, and items of concern regarding the Work and this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must receive no less than seven (7) days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without attendance by the Contractor. Notwithstanding, Contractor shall conduct a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District.

11. Compensation

- a. As compensation for the Work the District agrees to pay Contractor:
 - i. for the base services specified in the Scope of Work as Base Maintenance Price, as described in **Exhibit A** and shown on **Exhibit B**, a total of Forty-Two Thousand Dollars and Zero Cents (**\$42,000.00**) per year, payable in equal monthly installments of **\$3,500.00**.
 - ii. for the cost sharing maintenance of North Park Road, as shown on **Exhibit C**, a total of Eighty-Three Thousand Seven Hundred and Ninety-Six Dollars and Zero Cents (**\$83,796.00**), payable in equal monthly installments of **\$6,983.00** (which is equal to 50% of the total cost).
 - 1. *Please see Cost-Share Agreement with North Park Isle Community Development District for information relating to the maintenance of and fees associated with North Park Road.*

- iii. for all other non-monthly services specified in the Scope of Work, and only after receipt of written authorization by the District to proceed, the pricing specified in the Scope of Work in the month after the services were performed.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- c. The District shall provide payment within forty five (45) days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- d. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within forty five (45) days of the District's receipt of such invoice.
- e. In the event of any dispute regarding the work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- f. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing based on the prices listed for Additional Services listed in **Exhibit A**.
- g. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence in the form of lien releases or partial waivers of lien to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and/or require that the Contractor provide an affidavit relating to the payment of all such indebtedness.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. Responsibility for and Supervision of the Work: Contractor shall be solely responsible for all Work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all Work. Contractor shall supervise and direct the Work to the best of its ability, giving all attention necessary for such proper supervision and direction.
 - b. Discipline, Employment, Uniforms: Contractor shall maintain at all times strict discipline among its employees and shall not employ for Work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
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- c. **Furnishing of Labor, Materials/Liens and Claims:** Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of Work in accordance with this Agreement. Contractor waives the right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens, and claims or notices in respect to such liens and claims which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. **Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply or report of an alleged violation, the District may terminate this Agreement, with such termination being effective immediately upon the giving of notice of termination.
- e. **Responsibility for Negligence of Employees and Subcontractors:** Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing Work for on behalf of Contractor.
- f. **Safety Precautions and Programs:** Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of all employees or agents performing the Work. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect persons and property affected by Contractor's work, and utilize safety equipment such as bright vests and traffic cones.
- g. Contractor shall assign a dedicated account manager to the District. Upon request, the account manager shall attend District meetings to provide updates to the Board and answer questions regarding landscaping issues.

13. Indemnification

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from all claims, liabilities, suits, demands, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District or in connection with the Work. The foregoing indemnification includes, without limitation, the negligence, recklessness or

intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement, personal injury and death.

- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (as amended), and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In the event of a claim against the District its officers, agents or employees made by an employee of the Contractor or any subcontractor or by any agent directly or indirectly engaged to perform the Work, the foregoing indemnification obligation shall not be limited to the amount or type of damages, compensation or benefits payable under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

14. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain during the life of the Agreement the insurance and coverages specified below. The policies of insurance shall be primary and written on forms acceptable to the District, by insurance carriers licensed to do business in the State of Florida, having a minimum AM Best Company rating not less than "A- Excellent: FSC VII." No changes shall be made to these specifications without the express written consent of the District.
 - i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who provide services under this Agreement, in accordance with requirements of Florida law, together with Employer's Liability coverage limits of not less than \$100,000.00 per employee per accident or occurrence; and \$100,000.00 per employee per disease, with a \$500,000.00 aggregate for disease coverage. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. Commercial General Liability: Commercial General Liability, including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury, with coverage limits not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate, covering all Work performed under this Agreement.
 - iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all Work performed under this Agreement.
 - iv. Umbrella Liability: With coverage limits of not less than \$1,000,000.00 per occurrence on all work performed under this Agreement.
 - b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and/or suit is brought.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
 - c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
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- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
 - e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
 - f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements shall be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of any insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor may commence or continue work.
 - g. Notices of accidents (occurrences) and notices of claims associated with Work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insurer.
 - h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
 - i. All policies required by this Agreement, with the exception of Workers' Compensation or unless express written approval is received from the District, shall be written on a per occurrence basis, and name: the District, its supervisors, officers, agents, and employees as "additional insured." Insurers, with the exception of Workers' Compensation coverage for non-leased employees, shall also waive rights of subrogation against the additional insured parties. Policy endorsements naming the additional insured parties and waiving rights of subrogation shall be provided to the District prior to commencement of the Work.
15. **Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
16. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitment for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
17. **No Third-Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions,

representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

18. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

19. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. E-Verification. Pursuant to Section 448.095(2), Florida Statutes (the “**Statute**”):

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance with the Statute for as long as it has any obligations under this Agreement, including, but not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with the Statute, then the Contractor will be liable for any additional costs incurred by the District.

21. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of

the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

22. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
23. **Notices.** Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first. Notice provided by facsimile or email shall be evidenced by electronic proof of delivery on or before 5:00 p.m. on the business day sent, after which time the notice shall be effective on the next business day.

To the District: Park East Community Development District
c/o Inframark
Attn: District Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Phone: 813-873-7300

To Contractor: Landscape Maintenance Professionals, Inc.
Attn: Scott Carlson, COO
P.O. Box 267
Seffner, Florida 31583
Phone: 813-757-6500

24. **Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
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25. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
26. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
27. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
28. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
29. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
31. **Authorization.** The execution of this Agreement has been duly authorized by the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
32. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions contained in any exhibit hereto, the provisions in this Agreement shall control over conflicting provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Landscape Maintenance Professionals, Inc.,
a Florida corporation

Park East
Community Development District

By: _____
Name: _____
Title: _____

By: _____
Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

EXHIBIT A

Landscape Maintenance Specifications

A. Turf Care

1. **Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance at least 40 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or, as needed, from November through March.
2. **Trimming:** Turf areas inaccessible to mowers and areas adjacent to buildings, trees, fences, etc., will be controlled by a line trimmer. A continuous cutting height will be maintained when line trimming to prevent scalping.
3. **Edging:** All turf edges of walks and curbs shall be performed every mowing (40 times per year). A soft edge of all bed areas will be performed every other mowing (20 times per year). A line trimmer will be used for this purpose. A line trimmer may be used only in areas not accessible to power edgers.
4. **Fertilization:** St. Augustine turf areas shall be fertilized with a commercial-grade fertilizer four (4) times per year. Timing of applications will be adjusted to meet horticultural conditions, and supplemental applications of appropriate nutrients shall be applied as indicated by test results. All local governmental ordinances shall be strictly followed by Contractor. *Bahia turf areas may be fertilized at an additional cost that is outside of the scope of work for this contract.*
5. **Weed, Insect, and Disease Control:** LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for only legally approved chemicals to be used as needed for weed, insect, and disease issues. Any infestations will be treated on an as-needed basis throughout the year, and the customer will be made aware of the actions taken and the chemicals used. Pre-Emergent herbicides will be used from November 1st to April 1st, and Post-Emergent herbicides will be used from April 1st to October 30th due to soil and air temperatures. (LMP, Inc. will not be held responsible for the post-emergent control of common grassy weeds like crabgrass due to the absence of legal and selective post-emergent herbicides for this use.) Ant mounds will be treated as they appear with Advion Ant Bait to eliminate mounds. *(Contract pricing **does not** include Bayer's Top Choice or Chipco Choice, or similar products that are used for guaranteed year-long ant control.)*

B. Tree, Palm, Shrub, and Groundcover Care

1. **Pruning:** All trees, palms, shrubs, and ground cover shall be pruned as follows:
 - A) All trees (**up to 12 feet**) shall be pruned one (1) time per year to keep them away from walls and rooftops and to also eliminate any overhanging branches or foliage which obstructs and or hinders pedestrian or motor traffic.
 - B) All palms (**up to 15' feet**) shall be pruned two (2) times per year, removing dead fronds and spent seedpods. Loose boots will be removed and kept consistent in height.
 - C) All shrubs shall be pruned and shaped a maximum of twelve (12) times per year. This will help the individual plant retain its natural form and eliminate branches which are rubbing against any structures.
 - D) All Daylilies and Liriope shall be cut back in early Spring to remove all dead foliage, allowing for plants to be at optimum health during the growing season.
 - E) Selective pruning of shrubs shall occur one (1) time per year to balance infiltrating light, remove dead wood, and promote maximum health and growth.
 - F) The removal of diseased or injured branches and palms fronds will be performed as needed up to 12' on trees and 15' on palms. Any branches or fronds above these heights will be performed at an additional cost.
 - G) All sucker growth from trunks and base of trees shall be removed as needed during every visit to property.
 - H) Ground covers and vines will be maintained in a neat, uniform appearance.

2. **Fertilization:** Shrubs and ground covers will be fertilized three (3) times per year. Palms and hardwood trees will be fertilized three (3) times per year. Supplemental applications of appropriate nutrients shall be applied as indicated by soil samples if necessary.

3. **Weeding:** Weeds will be removed from all plant, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (18 times per year). Manual (hand pulling) and chemical (herbicides) will be used as control methods.

4. **Insect and Disease Control:** All landscape beds shall be monitored and treated with appropriate baits as needed throughout the year by our dedicated team. LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as-needed basis, and the customer will be made aware of the actions taken as well as the chemicals used. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. (*Our pricing **does not** include Bayer's Top Choice or Chipco Choice, or similar products*).

C. Miscellaneous

1. **Clean-Up:** During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the property before each mowing 40 times per year. Trash shall be disposed of offsite. Construction debris or similar trash is not included as part of the weekly clean-up.

2. **Leaf Removal:** Leaf accumulations in curb lines and parking lots during the Fall months shall be removed and disposed of offsite. Any accumulation in shrub beds shall be blown out of the beds to prevent damage to plant material while providing a neat and clean appearance.

3. **Irrigation Inspection:** All irrigation zones shall be inspected one (1) time per month to ensure proper operation. All zones will be turned on for a minimum of five minutes to check for any coverage issues or any broken irrigation components. Any issues that require adjustments or cleaning of the filters, heads, rotors, spray nozzles will be performed during the monthly inspection. Any issues that have been caused by contractor shall be repaired at no cost to the client. Management shall receive a monitoring report after monthly irrigation inspection. All repairs to system shall be done on a time and materials basis, with the hourly labor rate being \$70.00 per man-hour. Contractor is not responsible for turf or plant loss due to water restrictions. Contractor shall identify any operational issues to said irrigation system within the first thirty (30) days of contract commencement for customer to be aware so that written authorization may be approved to bring system up to fully operational status.

D. Additional Services

1. **Mulching:** Upon written authorization of the client, contractor shall mulch all planting beds with pine bark or shredded mulch at a price of \$65.00 per cubic yard, ensuring that all areas have a 2" depth after installation. As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3" along bed areas that are bordered by sidewalks, curbs, and seasonal color bed areas to prevent mulch from washing out. If the amount quoted is not sufficient to mulch the entire property, an additional count will be submitted for completion at the same price per yard.

2. **Annuals:** Upon written authorization of the client, contractor will replace and install annuals four (4) times per year and make nutritional requirements needed to ensure a healthy plant. Deadheading declining flowers will be performed weekly. Annuals will be billed separately on a per-plant cost. Contractor will provide annuals at a cost of \$2.90 per plant. Price includes soil replenishment but not replacement.

3. **Tall Palm Trimming:** Upon written authorization of the client, contractor will trim all palms identified as being above 15' feet in overall height which will require a lift or bucket truck. Said palms will be priced per type of palm and will be clearly outlined in a proposal to client.

E. Pricing Summary

	Price Per Month	Price Per Year
Base Maintenance Price	\$1,900.00	\$22,800.00

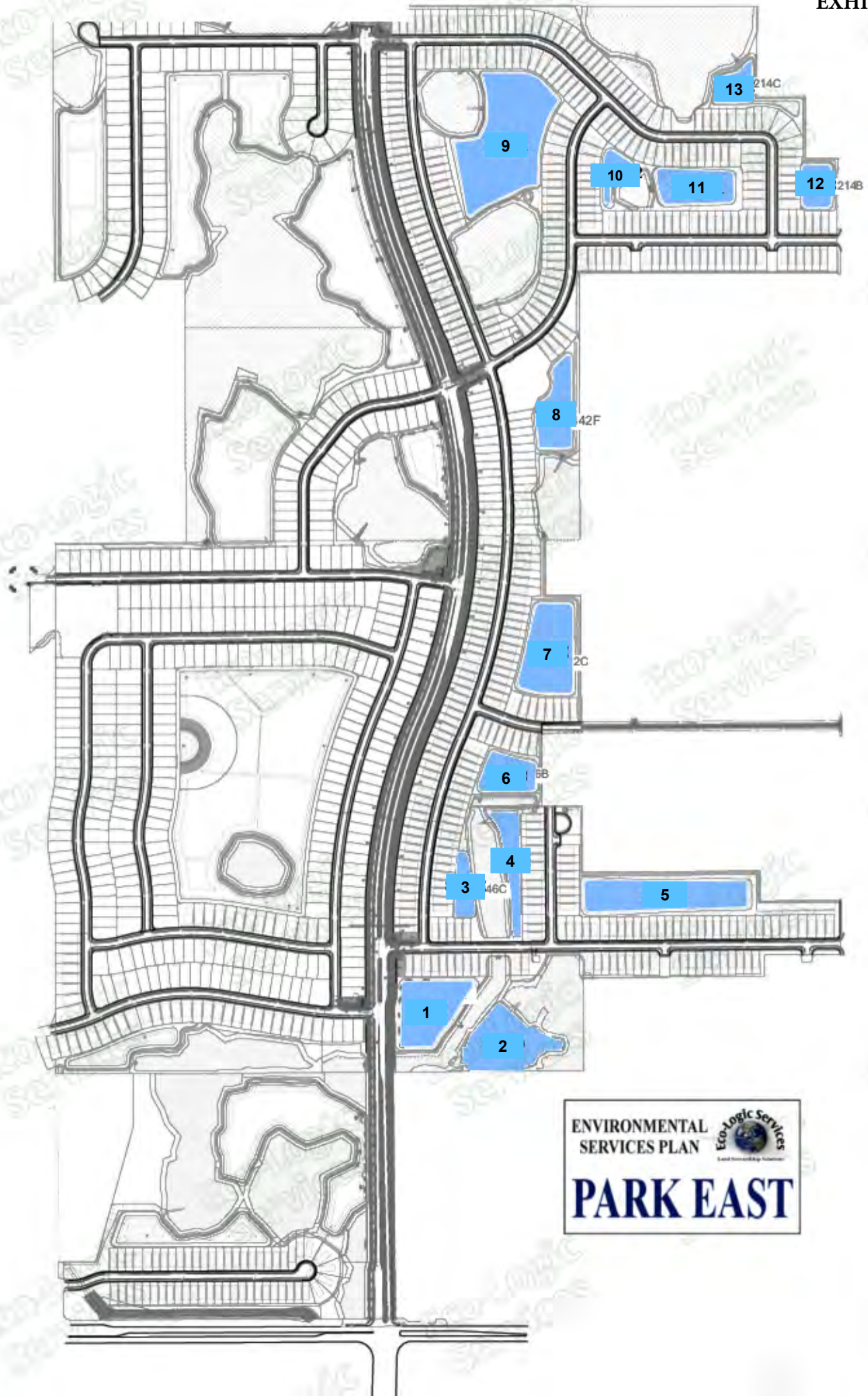
Additional Services <i>(Upon Approval by Client)</i>	Estimated Qty.	Price Per Unit or Service
Mulch	To be Determined	\$65.00 per CY
Annuals (4" plants)	To be Determined	\$2.90 per 4" Plant
Tall Palm Trimming (Palms over 15')	To be Determined	\$60.00



P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

**ADDITIONAL PONDS
ADDENDUM 1
PARK EAST CDD
(See Attached Map)**

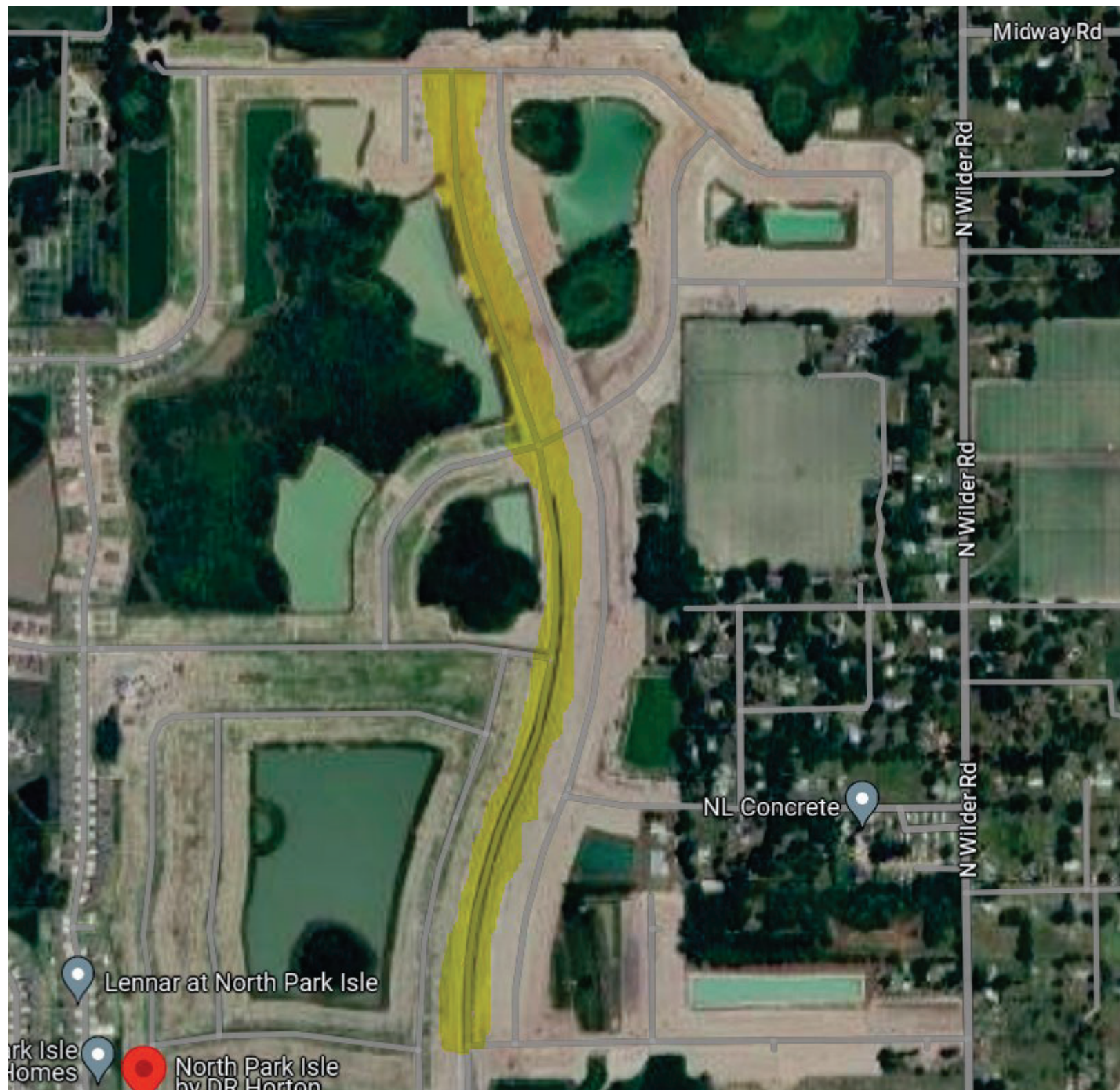
Contract shall be amended as an additional billing amount of \$1,600.00 per month, changing the monthly invoicing amount from \$1,900.00 to \$3,500.00. See Exhibit "B" for the MAP.



ENVIRONMENTAL
SERVICES PLAN

PARK EAST

Eco-Logic Services
Land Stewardship Solutions



RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE PARK EAST COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING A DATE,
TIME, AND LOCATION OF A PUBLIC HEARING
REGARDING THE DISTRICT'S ADOPTION OF ITS
AMENITY RULES AND PROCEDURES FOR ALL
USERS OF THE AMENITY FACILITIES; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the 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 in Hillsborough County, Florida; and

WHEREAS, pursuant to the provisions of Chapters 120, 190, and 197, Florida Statutes, among others, the District is authorized to adopt rules, policies, and procedures regarding the operation of the District; and

WHEREAS, the District desires to adopt the Amenity Rules & Procedures ("Rules"), substantially in the form (and potentially redacted) attached hereto as **Exhibit "A"**, and

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

Section 1. A public hearing will be held to adopt the Amenity Rules & Procedures, on July 11, 2024, at 2:00 PM EST, at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 2. The District Manager is directed to publish notice of the hearing in accordance with Chapters 120 and 190, Florida Statutes, and the Rules.

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

PASSED AND ADOPTED THIS 6TH DAY OF JUNE, 2024.

ATTEST:

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____

Print Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

RESOLUTION NO. 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING AND TOWING FROM DISTRICT OWNED COMMON AREA; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 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 in Hillsborough County, Florida;

WHEREAS, the District owns and maintains the District-owned parking areas, including the clubhouse located at 3520 North Maryland Avenue, Plant City, FL 33565 and the mailbox kiosk parking area located near the entrance of the District (the “**District-Owned Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District-Owned Property if the notice and procedures requirements of section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on the District-Owned Property may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Hillsborough County, Florida, to tow unauthorized vehicles from District-Owned Property;

WHEREAS, the Board held a public meeting to receive public comment on its proposed parking and towing policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Parking and Towing Policy.** The Board hereby adopts the Parking and Towing Policy attached hereto as **Exhibit “A”**.
3. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Hillsborough County regulations, and the Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District-Owned Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, 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 part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on June 06, 2024

Attest:

**Park East
Community Development District**

Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Exhibit “A”

Park East Community Development District Parking and Towing Policy

The Park East Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on both the District-owned clubhouse parking area, located at 3520 North Maryland Avenue, Plant City, FL 33565 (the “**District Parking Areas**”).

The term District Parking Areas shall include all common areas and sidewalks located adjacent to the District Parking Areas, and the grass strip between sidewalk and any roadway located adjacent to the District Parking Areas. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

1. There shall be no parking of vehicles on District Parking Areas except during permitted hours only and within a properly posted parking area or within properly marked parking spaces in accordance with this Policy.
2. No overnight parking is allowed between the hours of 12:00 a.m. and 6:00 a.m.
3. No automobiles, motorcycles, or vehicles of any kind or nature may be parked overnight on District Parking Areas designated as a parking area.
4. No commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), may be parked on the District Parking Areas except during the period of delivery or the provision of services to the District.
5. No recreational vehicles, trailers of any kind or vessels may be parked on the District Parking Areas.
6. Any vehicle parked with 1/4 a tire width or more of a tire on the grass of the District Parking Areas is in violation of this Policy or applicable regulatory requirements and shall be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
7. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Parking Areas in accordance with said agreement.
8. The towing operator may patrol the District Parking Areas for violations of this Policy (commonly referred to as “roam towing”).

This policy was adopted by Resolution No. 2024-08 on June 06, 2024.

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

The regular meeting of the Board of Supervisors of Park East Community Development District was held on Thursday, May 02, 2024, and called to order at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

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

Also present were:

Bryan Radcliff	District Manager
Brian Lamb	Secretary
Angie Grunwald	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel

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

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

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

SECOND ORDER OF BUSINESS **Public Comment**

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

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Supplemental Engineers Report

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor, Mr. Lamb presented the Supplemental Engineers report to the Board. The Board Approved the Supplemental Engineers Report 5-0

B. Consideration of Supplemental Assessment Methodology Report

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor, Mr. Lamb presented the Supplemental Assessment Methodology Report to the Board. The Board Approved the Supplemental Assessment Methodology Report. 5-0

C. Consideration of Resolution 2024-04; Delegation Award Resolution

May 02, 2024

PARK EAST CDD

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor, The Board Adopted Resolution 2024-04; Delegation Award Resolution. 5-0

D. Consideration of Resolution 2024-05; Approving FY 2025 Proposed Budget & Setting Public Hearing

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor, The Board Adopted Resolution 2024;05; Approving the FY 2025 Proposed Budget and set the Public Hearing for 07/11/2024. 5-0

E. Annual Notice of Qualified Electors

- Mr. Radcliff announced to the Board that the District as of April 15th 2024 has 548 qualified electors.

F. Consideration of Resolution 2024-06; Announcing Landowner Election

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, The Board Adopted Resolution 2024-02; Announcing that the Landowner Election for seats 3,4 and 5 will be held on 11-05-2024 5-0

G. Consideration of RFP for Landscape Maintenance and Irrigation Services

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, The Board Adopted Resolution 2024-06; Announcing that the Landowner Election for seats 3,4 and 5 will be held on 11-05-2024. 5-0

H. Consideration of RFP for Landscape Maintenance and Irrigation Services

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, The Board reviewed proposals for Landscape Services for the District. The Board Approved a proposal from LMP for Landscape Services for the District. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the March 07, 2024, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures March 2024**
- C. Acceptance of the Financials and Approval of the Check Register for March 2024**

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

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**

May 02, 2024

PARK EAST CDD

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

<p>On MOTION by Mr. de la Ossa seconded by Ms. Dister, with all in favor, the meeting was adjourned at 2:50 p.m.</p>

Bryan Radcliff
District Manager

Carlos de la Ossa
Chairperson

April 2024 Meeting

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
ECO-LOGIC SERVICES LLC	3788	\$1,250.00		LAKE MAINT. - MARCH 2024
INFRAMARK LLC	122122	\$6,329.00		DISTRICT INVOICE APRIL 2024
YELLOWSTONE LANDSCAPE	TM 688709	\$4,271.50		LANDSCAPE MAINT. - MAY 2024
Monthly Contract Subtotal		\$11,850.50		
Variable Contract				
ALBERTO VIERA	AV 041124	\$200.00		SUPERVISOR FEE - 04/11/24
KYLE SMITH	KS 030724	\$200.00		SUPERVISOR FEE - 03/07/24
KYLE SMITH	KS 041124	\$200.00	\$400.00	SUPERVISOR FEE - 04/11/24
RYAN MOTKO	RM 041124	\$200.00		SUPERVISOR FEE - 04/11/24
Variable Contract Subtotal		\$800.00		
Utilities				
CITY OF PLANT CITY	1335877	\$10.38		WATER - 03/15/24-03/29/24
CITY OF PLANT CITY	1346908	\$91.29	\$101.67	WATER - 03/15/24-03/29/24
TECO	1659 041624 ACH	\$4,611.93		ELECTRIC - 03/14/24-04/09/24
TECO	221009059413 041524	\$83.96	\$4,695.89	ELECTRIC - 03/09/24-04/09/24
Utilities Subtotal		\$4,797.56		
Regular Services				
DISCLOSURE TECHNOLOGY SERVICES LLC	1047	\$1,500.00		ASSESSMENTS
STRALEY ROBIN VERICKER	24401	\$3,910.00		PROFESSIONAL SERVICES - THRU 03/31/24
TIMES PUBLISHING COM	335651 032724	\$2,583.00		AD SERVICE
US BANK	7205285	\$4,240.63		TRUSTEE FEE
YELLOWSTONE LANDSCAPE	TM 681864	\$395.28		IRRIGATION
YELLOWSTONE LANDSCAPE	TM 684023	\$695.50	\$1,090.78	IRRIGATION REPAIRS - 03/19/24
Regular Services Subtotal		\$13,324.41		

April 2024 Meeting

PARK EAST CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$30,772.47		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#122122

DATE

4/3/2024

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#
DUE DATE

5/3/2024

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: April 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	2,254.00		2,254.00
Dissemination Services	1	Ea	700.00		700.00
Accounting Services	1	Ea	750.00		750.00
Subtotal					6,329.00

Subtotal \$6,329.00

Tax \$0.00

Total Due \$6,329.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

INVOICE #	INVOICE DATE
TM 688709	5/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Park East CDD

Address: North Park Road
Plant City, FL 33568

Invoice Due Date: May 31, 2024

Invoice Amount: \$4,271.50

Description	Current Amount
Monthly Landscape Maintenance May 2024	\$4,271.50

Invoice Total **\$4,271.50**

Excellence




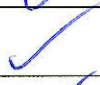
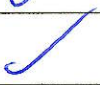
IN COMMERCIAL LANDSCAPING

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

PARK EAST CDD
MEETING DATE: April 11, 2024

DMS: Bryan Radcliff

AV 041124

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




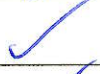

PARK EAST CDDMEETING DATE: March 07, 2024 atDMS: Bryan Radcliff

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

PARK EAST CDD
MEETING DATE: April 11, 2024

DMS: Bryan Radcliff

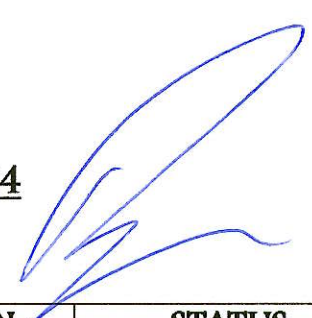
KS 041124





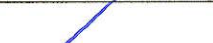
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa		Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kyle Smith		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

PARK EAST CDD
MEETING DATE: April 11, 2024

RM 041124

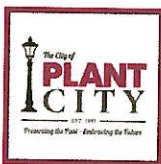
DMS: Bryan Radcliff



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

7720 2010 BI SIN 0319 NNNNNNNN 006481 T:0018 945711 (1of1)

90037_1008701860 1008701860



City of Plant City

UTILITY BILLING DEPARTMENT

PO BOX C

PLANT CITY FL 33564-9003

UTILITY BILL

Office hours for questions regarding your bill:

Monday - Friday 8:00 AM - 4:45 PM

Phone (813) 659-4222 Fax (813) 659-4236

Solid Waste pickup questions (813) 757-9208

After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
PARK EAST COMMUNITY DEVELOPMENT	636330	1008701860	3930 NORTHERN KEY DR

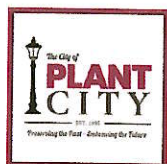
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1335877	03/15/2024	02/08/2024 - 03/15/2024	04/05/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	03/12/24	03/15/24	0	0	0	9.44
UTILITY TAX 10%							0.94

Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.
Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$0.00
						Total Current Billing	\$10.38
						Adjustments	\$0.00
						Less Payments Received	\$0.00
						Penalties	\$0.00
						Total Amount Due	\$10.38

March billing has been delayed, and the due date has been extended.
We apologize for any inconvenience. If you have questions, contact
customer service at customerservice@plantcitygov.com or 813-659-4222.
Thank you for your patience.



City of Plant City

UTILITY BILLING DEPARTMENT

PO BOX C

PLANT CITY FL 33564-9003

006481



***AUTO**MIXED AADC 323 6481 T18:34 6481 1 MB 0.568



PARK EAST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Received

MAR 25

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3930 NORTHERN KEY DR	D	1008701860	636330
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1335877	04/05/2024	\$10.38	

Remit and make checks in US funds payable to:



CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003



City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

Office hours for questions regarding your bill:

Monday - Friday 8:00 AM - 4:45 PM

Phone (813) 659-4222 Fax (813) 659-4236

Solid Waste pickup questions (813) 757-9208

After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
PARK EAST COMMUNITY DEVELOPMENT	636330	1008701860	3930 NORTHERN KEY DR

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1346908	04/08/2024	03/16/2024 - 04/08/2024	04/29/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	03/15/24	03/29/24	0	1	1	70.84
CONSUMPTION					RATE	USAGE	
WATER					2.710000	1	2.71
UTILITY TAX 10%							7.36

Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.
Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$10.38
03/24	0					Total Current Billing	\$80.91
				SC=GA	G_PRORATED	Adjustments	\$0.00
						Less Payments Received	\$0.00
						Penalties	\$0.00
						Total Amount Due	\$91.29

2023 Annual Water Quality Report is available. To request a copy call 813-659-4222 or visit <https://www.plantcitygov.com/annualwaterreport>
Informe de calidad de agua 2023 esta disponible. Asistencia 813-659-4222 o al <https://www.plantcitygov.com/annualwaterreport>



City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

005117



***AUTO**MIXED AADC 323 5117 T13:23 5117 1 MB 0.568



PARK EAST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3930 NORTHERN KEY DR	D	1008701860	636330
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1346908	04/29/2024	\$91.29	

Remit and make checks in US funds payable to:



CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

00006042024801346908500000091298

Statement Date: April 16, 2024



PARK EAST COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
SAM ALLEN ROAD, LIGHTS
PLANT CITY, FL 33565

Amount Due: \$4,611.93

Due Date: May 07, 2024

Account #: 221009131659

DO NOT PAY. Your account will be drafted on May 07, 2024

Account Summary

Previous Amount Due	\$2,747.59
Payment(s) Received Since Last Statement	-\$2,747.59
Current Month's Charges	\$4,611.93

Amount Due by May 07, 2024	\$4,611.93
-----------------------------------	-------------------

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



Scan here to view your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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

Account #: 221009131659

Due Date: May 07, 2024

Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Received
APR 19

Amount Due: \$4,611.93

Payment Amount: \$ _____

600000637192

Your account will be drafted on May 07, 2024

00004126 FTECO104162423543810 00000 02 01000000 10952 004

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
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.



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

Account #: 221009131659
Statement Date: April 16, 2024
Charges Due: May 07, 2024

Service Period: Mar 14, 2024 - Apr 09, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 27 days

Lighting Energy Charge	435 kWh @ \$0.03406/kWh	\$14.82
Monthly Charge		\$1269.23
Lighting Fuel Charge	435 kWh @ \$0.03806/kWh	\$16.56
Storm Protection Charge	435 kWh @ \$0.03877/kWh	\$16.86
Clean Energy Transition Mechanism	435 kWh @ \$0.00036/kWh	\$0.16
Storm Surcharge	435 kWh @ \$0.00074/kWh	\$0.32
Florida Gross Receipt Tax		\$1.25

Lighting Charges

\$1,319.20

Billing information continues on next page →

00004126-0009236-Page 2 of 8

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: April 16, 2024
Charges Due: May 07, 2024

Service Period: Mar 13, 2024 - Apr 09, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 28 days

Lighting Energy Charge	180 kWh @ \$0.03406/kWh	\$6.13
Monthly Charge		\$525.20
Lighting Fuel Charge	180 kWh @ \$0.03806/kWh	\$6.85
Storm Protection Charge	180 kWh @ \$0.03877/kWh	\$6.98
Clean Energy Transition Mechanism	180 kWh @ \$0.00036/kWh	\$0.06
Storm Surcharge	180 kWh @ \$0.00074/kWh	\$0.13
Florida Gross Receipt Tax		\$0.52

Lighting Charges

\$545.87

Billing information continues on next page →





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

Account #: 221009131659
Statement Date: April 16, 2024
Charges Due: May 07, 2024

Service Period: Mar 09, 2024 - Apr 09, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	255 kWh @ \$0.03406/kWh	\$8.69
Monthly Charge		\$744.03
Lighting Fuel Charge	255 kWh @ \$0.03806/kWh	\$9.71
Storm Protection Charge	255 kWh @ \$0.03877/kWh	\$9.89
Clean Energy Transition Mechanism	255 kWh @ \$0.00036/kWh	\$0.09
Storm Surcharge	255 kWh @ \$0.00074/kWh	\$0.19
Florida Gross Receipt Tax		\$0.73

Lighting Charges **\$773.33**



Other Fees and Charges

Lighting Late Payment Fee	\$11.60
Total Other Fees and Charges	\$11.60

Billing information continues on next page →



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

Account #: 221009131659
 Statement Date: April 16, 2024
 Charges Due: May 07, 2024

Service Period: Mar 09, 2024 - Apr 09, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	225 kWh @ \$0.03406/kWh	\$7.66
Monthly Charge		\$656.50
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

Lighting Charges **\$682.34**



Other Fees and Charges

Lighting Late Payment Fee	\$6.04
Total Other Fees and Charges	\$6.04

Billing information continues on next page →





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

Account #: 221009131659
Statement Date: April 16, 2024
Charges Due: May 07, 2024

Service Period: Mar 09, 2024 - Apr 09, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

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

Lighting Charges **\$1,268.55**



Other Fees and Charges

Lighting Late Payment Fee \$5.00

Total Other Fees and Charges **\$5.00**

Total Current Month's Charges

\$4,611.93



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

Account #: 221009131659
Statement Date: April 16, 2024
Charges Due: May 07, 2024

Important Messages

00004126-0009239- Page 7 of 8



Can you Dig it?

Call 811 to find out! Utility lines can be easily damaged by planting trees, installing fences, etc. Avoid potential outages for you and your neighbors by calling 811 two full business days before your project to have utility lines marked. It's free!

Digging on Saturday? Call 811 by Wednesday.

TampaElectric.com/811



**Know what's below.
Call before you dig**

TEC070422 Rev5/23

SUNNY WITH A Side of Savings

Ten years ago we began our solar energy journey. Fast forward to today, and about 14 percent of our energy now comes from the sun, enough to power more than 200,000 homes. By the end of 2026, we'll have enough solar energy to power 260,000 homes.

Solar energy means savings to our customers. While the price of other fuel sources to generate power can fluctuate beyond our control, the sun's energy is predictable.

How does that save money? Simply put, we must use fuel to produce electricity. By using solar power, which requires no fuel, as a source of energy, we're able to reduce the overall amount of fuel we need to power West Central Florida. The more solar energy we generate, the less we spend on fuel, and the more savings we can pass to you.

Since 2017, our solar investments have saved customers about \$200 million in fuel costs. That's a sunny statistic we're proud of!

Track our progress at **TampaElectric.com/SolarSavingsForYou**





PARK EAST COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
3515 N WILDER RD, PUMP 2
PLANT CITY, FL 33565-2679

Statement Date: April 15, 2024

Amount Due: \$83.96

Due Date: May 06, 2024

Account #: 221009059413

Account Summary

Current Service Period: March 09, 2024 - April 09, 2024

Previous Amount Due \$73.63

Payment(s) Received Since Last Statement -\$73.63

Current Month's Charges \$83.96

Amount Due by May 06, 2024 \$83.96

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 **11.11% higher** than it was in your previous period.



Scan here to view your account online.

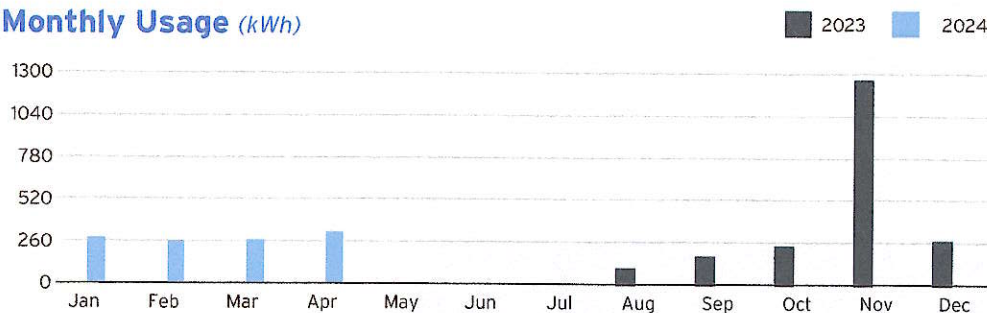
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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



Received
APR 18

Account #: 221009059413

Due Date: May 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 to enroll now.

Amount Due: \$83.96

Payment Amount: \$ _____

667433376566

00003764 FTECO104152423410810 00000 02 01000000 10804 002

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
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.

6674333765662210090594130000000083966



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

Account #: 221009059413
Statement Date: April 15, 2024
Charges Due: May 06, 2024

Meter Read

Meter Location: PUMP STATION 2

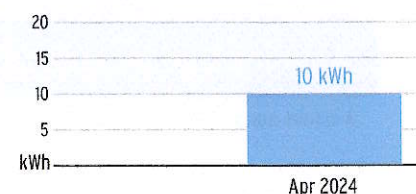
Service Period: Mar 09, 2024 - Apr 09, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852829	04/09/2024	3,110	2,794	316 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	316 kWh @ \$0.08192/kWh	\$25.89
Fuel Charge	316 kWh @ \$0.03843/kWh	\$12.14
Storm Protection Charge	316 kWh @ \$0.00775/kWh	\$2.45
Clean Energy Transition Mechanism	316 kWh @ \$0.00427/kWh	\$1.35
Storm Surcharge	316 kWh @ \$0.00225/kWh	\$0.71
Florida Gross Receipt Tax		\$1.71

Electric Service Cost **\$68.25**

Franchise Fee \$4.47

Municipal Public Service Tax \$6.24

Total Electric Cost, Local Fees and Taxes **\$78.96**



Other Fees and Charges

Electric Late Payment Fee \$5.00

Total Other Fees and Charges **\$5.00**

Total Current Month's Charges

\$83.96

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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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DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681

Boca Raton, FL 33481 US

+1 3059034654

accounting@dtsmuni.com

**INVOICE**

BILL TO	INVOICE	1047
Inframark	DATE	01/24/2024
CDD:		
Park East Community Development District		

BOND SERIES	BOND SERIES # 2	BOND SERIES # 3
SPECIAL ASSESSMENT BONDS	2021	(SERIES 2021 PROJECT)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription	1,500.00

Wire: City National Bank of Florida
 ABA/Routing- 066004367
 Account #- 30000615862
 Account Name-Disclosure Technology Services LLC

BALANCE DUE**\$1,500.00**

Checks: Disclosure Technology Services, LLC
 PO Box 812681
 Boca Raton, FL 33481

License Fee for FY 23/24

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Park East Community Development District

Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

April 10, 2024

Client: 001544

Matter: 000001

Invoice #: 24401

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
3/6/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
3/6/2024	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50
3/7/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
3/7/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING; PREPARE NOTICE OF TERMINATION OF LANDSCAPE MAINTENANCE AGREEMENT TO YELLOWSTONE.	1.7	\$552.50
3/11/2024	JMV	REVIEW COMMUNICATION FROM B. RADCLIFF; REVIEW LEGAL NOTICES; DRAFT EMAIL TO B. RADCLIFF.	0.7	\$262.50
3/11/2024	MS	PREPARE RESOLUTION SETTING LANDOWNERS ELECTION AND EXHIBITS TO SAME.	1.2	\$210.00
3/11/2024	KCH	REVIEW CURRENT CONTRACTS AND ADDENDA WITH YELLOWSTONE.	0.7	\$227.50
3/19/2024	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.1	\$37.50
3/20/2024	KCH	REVIEW CURRENT LANDSCAPE AGREEMENT/CONTRACT; FINALIZE TERMINATION NOTICES TO YELLOWSTONE PER 30 DAY NOTICE FOR TERMINATION FOR CAUSE; DISCUSS SOLICITATION FOR LANDSCAPE PROPOSALS PROCESS WITH B.RADCLIFF.	1.5	\$487.50
3/25/2024	KCH	FINALIZE DRAFT EASEMENT ENCROACHMENT POLICY AND EMAIL TO B.RADCLIFF FOR REVIEW.	1.5	\$487.50

April 10, 2024

Client: 001544

Matter: 000001

Invoice #: 24401

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
3/26/2024	LB	REVIEW MEETING DATES; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE FY 2024/2025 BUDGET MEETING AND PUBLIC HEARING DATES; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING DATE.	1.0	\$175.00
3/26/2024	KCH	ZOOM TRAINING FOR SUPERVISORS REGARDING SUNSHINE LAW, PUBLIC RECORDS, AND ETHICS.	1.0	\$325.00
3/26/2024	KCH	PREPARE SOLICITATION FOR LANDSCAPE MAINTENANCE; PREPARE SCOPE OF SERVICES.	2.0	\$650.00
3/28/2024	KCH	REVIEW RESOLUTION APPROVING PROPOSED BUDGET FOR NEXT FISCAL YEAR 2024/2025.	0.3	\$97.50
Total Professional Services			12.8	\$3,910.00
Total Services			\$3,910.00	
Total Disbursements			\$0.00	
Total Current Charges				\$3,910.00
Previous Balance				\$217.50
Less Payments				(\$217.50)
PAY THIS AMOUNT				\$3,910.00

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
03/27/24	PARK EAST CDD	
Billing Date	Sales Rep	Customer Account
03/27/2024	Deirdre Bonett	316166
Total Amount Due		Ad Number
\$2,583.00		0000335651

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/27/24	03/27/24	0000335651	Times	Main A/B	Debt Assessments	1	4x15.75 IN	\$2,583.00
03/27/24	03/27/24	0000335651	Tampabay.com	Marketplace	Debt Assessments	1	4x15.75 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

APR 03

Advertising Run Dates	Advertiser Name	
03/27/24	PARK EAST CDD	
Billing Date	Sales Rep	Customer Account
03/27/2024	Deirdre Bonett	316166
Total Amount Due		Ad Number
\$2,583.00		0000335651

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PARK EAST CDD

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

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

0000335651-01

Tampa Bay Times
Published Daily


STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
 Hernando Citrus

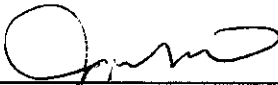
} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Debt Assessments** was published in said newspaper by print in the issues of: **3/20/24, 3/27/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



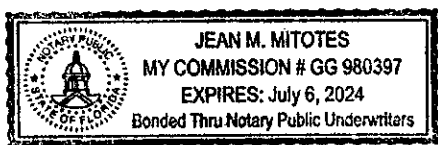
Signature Affiant

Sworn to and subscribed before me this **03/27/2024**


Signature of Notary Public

 Personally known X or produced identification

Type of identification produced _____



LEGAL NOTICE

LEGAL NOTICE

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Park East Community Development District

The Board of Supervisors ("Board") of the Park East Community Development District ("District") will hold a regular meeting and public hearing on Thursday, April 11, 2024, at 2:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Assessment Methodology Report – Expansion Parcel dated March 7, 2024. The proposed bonds will fund the public improvements described in the Report of the District Engineer – Expansion Parcel dated January 25, 2024. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$3,275,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$ 3,275,000.00		
ANNUAL ASSESSMENT:	\$294,996.19	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	10.07		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$305,677.11		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$27,642.25	(30 Installments)	
PER PARCEL ASSESSMENTS			
	Total	PAR Debt	Annual
Gross Unplatted Assessable Acres	10.07	\$3,275,000.00	\$294,996.19
			8.271
Totals			
	10.07	\$3,275,000.00	\$294,996.19

PARK EAST EXPANSION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS									
----------------------------------------------------------------------------------	--	--	--	--	--	--	--	--	--

Single Family 50'	100	14.00	39%	14	\$ 1,071,262	\$ 96,495	\$ 76,319	\$ 6,892
Single Family 60'	120	28.80	67%	24	\$ 2,203,738	\$ 198,503	\$ 91,822	\$ 8,271
TOTAL		42.80	100%	38	\$ 3,275,000	\$ 294,996		

⁽¹⁾ 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.

⁽²⁾ Includes principal, interest and collection costs.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Office.

Bryan Radcliff,
District Manager

Run Dates: March 20th and March 27th, 2024

RESOLUTION NO. 2024-01

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

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

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

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

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

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

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

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

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

- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$2,500,000 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$3,275,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all

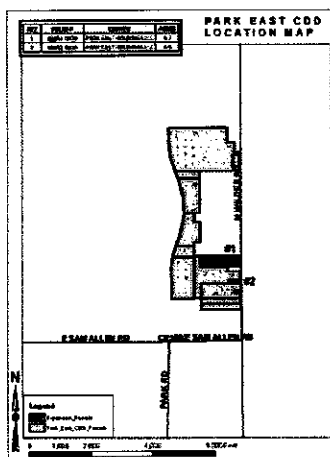
benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.

- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on March 7, 2024.

Attest:
/s/ Bryan Radcliff
Printed Name: Bryan Radcliff
Secretary / Assistant Secretary
Supervisors

Park East Community
Development District
/s/ Carlos de la Ossa
Printed Name: Carlos de la Ossa
Chair/Vice Chair of the Board of





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7205285



000003205 02 SP 106481950180036 P

Park East Community Development Dist
ATTN Brian K. Lamb & Manager
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7205285
Account Number: 231062000
Invoice Date: 01/25/2024
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Park East Community Development Dist
ATTN Brian K. Lamb & Manager
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2021
(SERIES 2021 PROJECT) REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,240.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND, SERIES 2021 (SERIES
2021 PROJECT) REVENUE ACCOUNT**

Invoice Number: 7205285
Account Number: 231062000
Current Due: \$4,240.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank

Invoice # 7205285
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7205285
Invoice Date: 01/25/2024
Account Number: 231062000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND, SERIES 2021 (SERIES
2021 PROJECT) REVENUE ACCOUNT**

Accounts Included 231062000 231062001 231062002 231062003 231062004 231062005
In This Relationship: 231062006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 01/01/2024 - 12/31/2024				\$3,750.00
19190 Other 1 amortization schedule	200.00	1.00		\$200.00
Subtotal Extraordinary Services - In Arrears 01/01/2023 - 12/31/2023				\$200.00
Incidental Expenses 01/01/2024 to 12/31/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,240.63





INVOICE

INVOICE #	INVOICE DATE
TM 681864	4/5/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Park East CDD

Address: North Park Road
Plant City, FL 33568

Invoice Due Date: May 5, 2024

Invoice Amount: \$395.28

Description	Current Amount
Irrigation Inspection 2/27/24	
Irrigation Repairs	\$395.28

Invoice Total **\$395.28**

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 684023	4/14/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Park East CDD

Address: North Park Road
Plant City, FL 33568

Invoice Due Date: May 14, 2024

Invoice Amount: \$695.50

Description	Current Amount
Irrigation Inspection 3/19/24	
Irrigation Repairs	\$695.50

Invoice Total **\$695.50**

EXCELLENCE
IN COMMERCIAL LANDSCAPING

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

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 April 30, 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
ASSETS						
Cash - Operating Account	\$ 27,538	\$ -	\$ -	\$ -	\$ -	\$ 27,538
Due From Developer	26,207	-	-	-	-	26,207
Investments:						
Acq. & Construction - Amenity	-	-	2,225	-	-	2,225
Acquisition & Construction Account	-	-	89	-	-	89
Interest Account	-	2	-	-	-	2
Prepayment Account	-	6,756	-	-	-	6,756
Reserve Fund	-	287,314	-	-	-	287,314
Revenue Fund	-	612,718	-	-	-	612,718
Prepaid Items	74	-	-	-	-	74
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
TOTAL ASSETS	\$ 54,619	\$ 906,790	\$ 2,314	\$ 4,934,636	\$ 13,070,000	\$ 18,968,359
LIABILITIES						
Accounts Payable	\$ 14,722	\$ -	\$ -	\$ -	\$ -	\$ 14,722
Accounts Payable - Other	200	-	-	-	-	200
Bonds Payable	-	-	-	-	13,070,000	13,070,000
TOTAL LIABILITIES	14,922	-	-	-	13,070,000	13,084,922

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 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
FUND BALANCES						
Nonspendable:						
Prepaid Items	74	-	-	-	-	74
Restricted for:						
Debt Service	-	906,790	-	-	-	906,790
Capital Projects	-	-	2,314	-	-	2,314
Unassigned:	39,623	-	-	4,934,636	-	4,974,259
TOTAL FUND BALANCES	39,697	906,790	2,314	4,934,636	-	5,883,437
TOTAL LIABILITIES & FUND BALANCES	\$ 54,619	\$ 906,790	\$ 2,314	\$ 4,934,636	\$ 13,070,000	\$ 18,968,359

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	201,125	208,970	7,845	103.90%
Developer Contribution	-	35,600	35,600	0.00%
TOTAL REVENUES	201,125	244,570	43,445	121.60%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	5,600	(2,600)	186.67%
ProfServ-Dissemination Agent	4,200	4,900	(700)	116.67%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	5,251	1,249	80.78%
District Counsel	9,500	16,129	(6,629)	169.78%
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	27,542	(2,542)	110.17%
Accounting Services	9,000	5,250	3,750	58.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	35	465	7.00%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	9,766	(6,266)	279.03%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	875	325	72.92%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	1,475	(1,300)	842.86%
Total Administration	107,725	79,791	27,934	74.07%
<u>Utility Services</u>				
Utility - Water	-	15,706	(15,706)	0.00%
Utility - Electric	-	14,110	(14,110)	0.00%
Total Utility Services	-	29,816	(29,816)	0.00%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	2,035	4,365	31.80%
Contracts-Aquatic Control	38,000	39,145	(1,145)	103.01%
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	29,450	(4,450)	117.80%
Total Other Physical Environment	83,400	73,490	9,910	88.12%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	201,125	183,097	18,028	91.04%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	61,473	61,473	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(21,776)		
FUND BALANCE, ENDING		<u>\$ 39,697</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 37,429	\$ 37,429	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
TOTAL REVENUES	721,213	802,827	81,614	111.32%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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%
Total Debt Service	721,213	3,049,764	(2,328,551)	422.87%
TOTAL EXPENDITURES	721,213	3,049,764	(2,328,551)	422.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,246,937)	(2,246,937)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,153,727		
FUND BALANCE, ENDING		\$ 906,790		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,620	\$ 16,620	0.00%
TOTAL REVENUES	-	16,620	16,620	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	781,949	(781,949)	0.00%
Total Construction In Progress	-	781,949	(781,949)	0.00%
TOTAL EXPENDITURES	-	781,949	(781,949)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(765,329)	(765,329)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		767,643		
FUND BALANCE, ENDING		<u>\$ 2,314</u>		

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

Bank Account Statement

Thursday, May 23, 2024

Park East CDD

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Bank Account Statement: Bank Account No.: 5629, Statement No.: 04-24

Currency Code

Statement Date	04/30/24	Statement Balance	37,074.47
Balance Last Statement	151,833.71	Outstanding Bank Transactions	0.00
Statement Ending Balance	37,074.47	Subtotal	37,074.47
		Outstanding Checks	-9,536.57
G/L Balance at 04/30/24	27,537.90	Bank Account Balance	27,537.90

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 04-24							
03/14/24	Bank Account Ledger Entry	1154	Check for Vendor V00016		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1157	Check for Vendor V00006		1	-217.50	-217.50
03/26/24	Bank Account Ledger Entry	1158	Check for Vendor V00025		1	-1,558.40	-1,558.40
04/01/24	Bank Account Ledger Entry	JE000305	rev for DD ACH TECO -1659		1	1,558.40	1,558.40
04/01/24	Bank Account Ledger Entry	JE000305	rev for DD ACH TECO -1659		1	-1,558.40	-1,558.40
04/02/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	920.00	920.00
04/10/24	Bank Account Ledger Entry	DD404	Payment of Invoice 000362		1	-1,189.19	-1,189.19
04/15/24	Bank Account Ledger Entry	1166	Check for Vendor V00005		1	-2,587.00	-2,587.00
04/15/24	Bank Account Ledger Entry	1167	Check for Vendor V00013		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1168	Check for Vendor V00014		1	-5.42	-5.42
04/15/24	Bank Account Ledger Entry	1169	Check for Vendor V00016		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1170	Check for Vendor V00025		1	-73.63	-73.63
04/15/24	Bank Account Ledger Entry	1171	Check for Vendor V00028		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1172	Check for Vendor V00031		1	-1,250.00	-1,250.00
04/15/24	Bank Account Ledger Entry	1173	Check for Vendor V00006		1	-3,910.00	-3,910.00
04/15/24	Bank Account Ledger Entry	1174	Check for Vendor V00018		1	-4,240.63	-4,240.63
04/15/24	Bank Account Ledger Entry	1175	Check for Vendor V00028		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1176	Check for Vendor V00032		1	-10.38	-10.38
04/26/24	Bank Account Ledger Entry	JE000324	Transfer from Operating to 2000		1	-99,563.46	-99,563.46
04/30/24	Bank Account Ledger Entry	JE000322	Electricity invoice paid by cheque ACH		1	73.63	73.63
04/30/24	Bank Account Ledger Entry	JE000323	April TECO ACH		1	-73.63	-73.63
04/30/24	Bank Account Ledger Entry	JE000322	Electricity invoice paid by cheque ACH		1	-73.63	-73.63

PARK EAST CDD

Field Inspection - May 2024

Thursday, May 23, 2024

Prepared For Park East Board Of Supervisors

12 Items Identified



Item 1

Assigned To Randy Suggs

One Crape Myrtle needs to be warrantied along N Park Rd.



Item 2

Assigned To LMP

Turf and trees look good on the east side of N Park Rd.

**Item 3**

Assigned To LMP

Landscaping looks good at N Park Rd and Victorious Falls Ave.

**Item 4**

Assigned To N/A

Trench was filled and drip lines are working where the electrical box was installed. Some new mulch is needed.



Item 5

Assigned To LMP

LMP pond 31 needs to be mowed.
Proposal requested to clear a path
all the way around it.



Item 6

Assigned To Randy Suggs

Phase 2 installs look great along
Park Blvd.



Item 7

Assigned To Randy Suggs

Dead Crape Myrtle needs to be warrantied on N Park Rd.



Item 8

Assigned To N/A

Amenity center construction is coming along.

**Item 9**

Assigned To N/A

Bismarcks are doing well behind the amenity center.

**Item 10**

Assigned To Randy Suggs

Landscaping is installed and healthy at Northern Key Dr and N Park Rd.



Item 11

Assigned To Randy Suggs

Sod still needs to be installed at the north end of N Park Rd. Trees and Viburnum are healthy.



Item 12

Assigned To N/A

Monument construction has begun at Blue Orchid Ave.