

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 1, 2024

**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, August 01, 2024, at 2:00 p.m.

The Regular Meeting of Park East Community Development District will be held on **August 01, 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 plan to call into the meeting.

[Join the meeting now](#)

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REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-13; Setting Fiscal Year 2025 Meeting Schedule
 - B. Consideration of Landscape Addendums
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the July 11, 2024 Public Hearing & Regular Meeting
 - B. Acceptance of the Financials and Approval of the Check Register for June 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. **PUBLIC COMMENTS**
8. **ADJOURNMENT**

*Next regularly scheduled meeting is **September 05, 2024 at 2:00 p.m.**

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARK EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2025 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2025 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 1ST DAY OF AUGUST 2024.

ATTEST:

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR/VICE-CHAIRMAN

EXHIBIT A**BOARD OF SUPERVISORS MEETING DATES
PARK EAST COMMUNITY DEVELOPMENT DISTRICT****FISCAL YEAR 2024/2025**

October 3, 2024	2:00 p.m.
November 7, 2024	2:00 p.m.
December 5, 2024	2:00 p.m.
January 2, 2025	2:00 p.m.
February 6, 2025	2:00 p.m.
March 6, 2025	2:00 p.m.
April 3, 2025	2:00 p.m.
May 1, 2025	2:00 p.m.
June 5, 2025	2:00 p.m.
July 10, 2025	2:00 p.m.
August 7, 2025	2:00 p.m.
September 4, 2025	2:00 p.m.

**All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300,
Tampa, FL 33607**

ADDENDUM #2 TO THE LANDSCAPE MAINTENANCE AGREEMENT

This Addendum #2 to the Landscape Maintenance Agreement (this “**Addendum**”), is made and entered into as of July 17, 2024, by and between the **Park East Community Development District** (the “**District**”), and **Landscape Maintenance Professionals, Inc.**, a Florida corporation (“**Contractor**”).

RECITALS

WHEREAS, the District and the Contractor entered into the Landscape Maintenance Agreement dated June 4, 2024, that went into effect on May 15, 2024 (the “**Agreement**”), which is fully incorporated herein by this reference; and

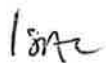
WHEREAS, the District and the Contractor desire to add additional areas and services to the Work and to update the compensation accordingly; and

WHEREAS, the District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. The additional areas (Park East Amenity Center) and services to be provided by the Contractor are specified in **Exhibit “A”** attached hereto.
2. As compensation for all work included in the Original Agreement and this Addendum, the District agrees to pay the Contractor an additional amount of One Thousand Seven Hundred Sixty-Five Dollars and Zero Cents (**\$1,765.00**) per month, for a total monthly invoice amount of \$5,265.00.
3. To the extent that any provisions of the Original Agreement or this Addendum conflict with the provisions in the Exhibit, the provisions in the Original Agreement and this Addendum shall control over provisions in the Exhibit.
4. Except as hereby modified, the terms and conditions of the Original Agreement, as modified by this Addendum, are hereby ratified and confirmed.

[signature page to follow]



IN WITNESS WHEREOF the undersigned have executed this Addendum effective as of the date written above.

Landscape Maintenance Professionals, Inc.

Park East

Community Development District



Name: SCOTT A. CARLSON

Title: C.O.O.

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors





EXHIBIT "A"

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

ADDENDUM 2 PARK EAST AMENITY CENTER

(See Attached Map)

The contract shall be amended to add an additional billing amount of \$1,765.00 per month, changing the monthly invoicing amount from \$3,500.00 to \$5,265.00.

387c

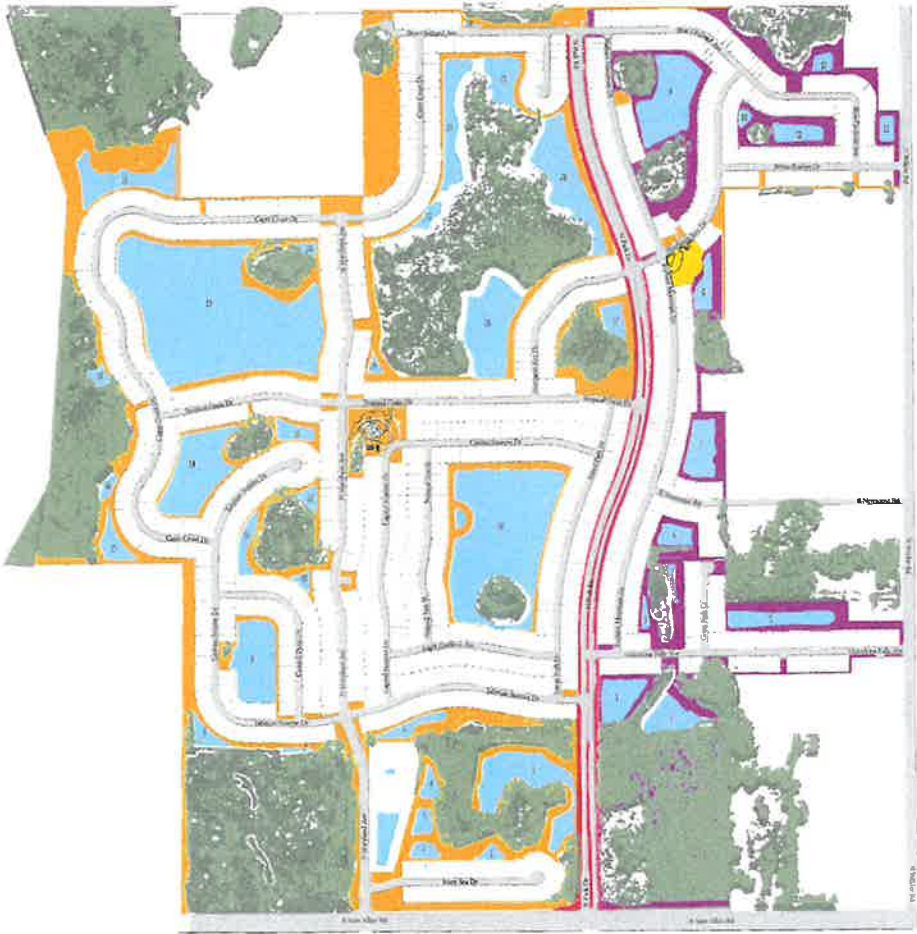
North Park CDD & Park East CDD

3716 N. Maryland Ave. | Plant City, FL 33565

Ownership Map

North Park CDD	
Park East CDD	
Cost Shared	

IMP Landscape Maintenance Professionals, Inc.
Intellectual Property of Landscape Maintenance Professionals, Inc.




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North Park CDD
& Park East CDD

3716 N. Maryland Ave, I Plant City, FL 33565

Areas to be Maintained

North Park CDD	
Park East CDD	
Cost Shared	

IMP Landscape Maintenance Professionals, Inc.[™]
Intellectual Property of Landscape Maintenance Professionals, Inc.



SAR

North Park CDD & Park East CDD

3716 N. Maryland Ave. | Plant City, FL 33565

Common Area



v.northparkeast.0715.24

IMP Landscape
Maintenance
Professionals, Inc.SM

Intellectual Property of Landscape Maintenance Professionals, Inc.

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

The Public Hearing and regular meeting of the Board of Supervisors of Park East Community Development District was held on Thursday, July 11, 2024, and called to order at 3:16 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
Jayna Cooper	District Counsel
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Clay Wright	Field Services Manager

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 **Recess to Public Hearing**

Mr. Radcliff requested the Board recess to public hearing.

FOURTH ORDER OF BUSINESS **Public Hearing on Adopting Fiscal Year 2025 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget

<p>On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget, was opened. 5-0</p>
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B. Staff Presentations

C. Public Comments

There being none, the next item followed.

July 11, 2024

PARK EAST CDD

D. Consideration of Resolution 2024-09, Adopting Final Fiscal Year 2025 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2024-09, Adopting Final Fiscal Year 2025 Budget, was adopted. 5-0

i. Consideration of Developer Funding Agreement

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Developer Funding Agreement in substantial form, was approved. 5-0

E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget, was closed. 5-0

FIFTH ORDER OF BUSINESS**Public Hearing on Levying O&M Assessments****A. Open Public Hearing on Levying O&M Assessments**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Public Hearing on Levying O&M Assessments, was opened. 5-0

B. Staff Presentations**C. Public Comment**

There being no reports, the following item followed.

D. Consideration of Resolution 2024-10, Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2024-10, Levying O&M Assessments, was adopted. 5-0

E. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Public Hearing on Levying O&M Assessments, was closed. 5-0

SIXTH ORDER OF BUSINESS**Public Hearing on Adopting Amenity Rules and Procedures****A. Open Public Hearing on Adopting Amenity Rules & Procedures**

July 11, 2024

PARK EAST CDD

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Public Hearing on Adopting Amenity Rules & Procedures, was opened. 5-0

B. Staff Presentations

C. Public Comment

There being none, the next item followed.

D. Consideration of Resolution 2024-11, Adopting Amenity Rules & Procedures

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-11, Adopting Amenity Rules and Procedures, was adopted. 5-0

E. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Public Hearing on Levying O&M Assessments, was closed. 5-0

SEVENTH ORDER OF BUSINESS

Public Hearing on Adopting Parking and Towing Policy

A. Open Public Hearing on Adopting Amenity Rules & Procedures

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Public Hearing on Adopting Amenity Rules & Procedures, was opened. 5-0

B. Staff Presentations

C. Public Comment

There being none, the next item followed.

D. Consideration of Resolution 2024-12, Adopting Parking & Towing Policy

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-12, Adopting Parking and Towing Policy, was adopted. 5-0

E. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Public Hearing on Levying O&M Assessments, was closed. 5-0

EIGHTH ORDER OF BUSINESS

Return to Regular Meeting

Ms. Cooper requested the Board return to regular meeting.

July 11, 2024

PARK EAST CDD

NINTH ORDER OF BUSINESS**Business Items**

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS**Consent Agenda**

A. Approval of Minutes of the June 6, 2024, Regular Meeting

B. Consideration of Operation and Maintenance May 2024

C. Acceptance of the Financials and Approval of the Check Register for May 2024

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

ELEVENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

- Mr. Radcliff updated the Board on the opening of the amenities informing a key card distribution event will be held on Tuesday, July 23, 2024 with the official opening on Friday, July 26, 2024.

i. Field Inspections Report

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

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

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

There being none, the next order of business followed.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 3:22 pm. 5-0

Bryan Radcliff
District Manager

Carlos de la Ossa
Chairperson

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 June 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 2,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,928
Due From Developer	26,207	-	-	-	-	-	-	26,207
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	74,730	844,863	-	-	919,593
Cost of Issuance Fund	-	-	-	-	50,025	-	-	50,025
Prepayment Account	-	2,004	-	-	-	-	-	2,004
Reserve Fund	-	287,100	34,772	-	-	-	-	321,872
Revenue Fund	-	447,553	-	-	-	-	-	447,553
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	\$ 30,009	\$ 736,657	\$ 34,772	\$ 74,734	\$ 894,888	\$ 4,934,636	\$ 13,070,000	\$ 19,775,696
<u>LIABILITIES</u>								
Accounts Payable	\$ 51,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,815
Bonds Payable	-	-	-	-	-	-	13,070,000	13,070,000
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	26,207
TOTAL LIABILITIES	78,022	-	-	-	-	-	13,070,000	13,148,022

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>FUND BALANCES</u>								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	736,657	34,772	-	-	-	-	771,429
Capital Projects	-	-	-	74,734	894,888	-	-	969,622
Unassigned:	(48,087)	-	-	-	-	4,934,636	-	4,886,549
TOTAL FUND BALANCES	(48,013)	736,657	34,772	74,734	894,888	4,934,636	-	6,627,674
TOTAL LIABILITIES & FUND BALANCES	\$ 30,009	\$ 736,657	\$ 34,772	\$ 74,734	\$ 894,888	\$ 4,934,636	\$ 13,070,000	\$ 19,775,696

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	7,600	(4,600)	253.33%
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%
Disclosure Report	-	700	(700)	0.00%
District Counsel	9,500	20,893	(11,393)	219.93%
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	37,050	(12,050)	148.20%
Accounting Services	9,000	6,750	2,250	75.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	111	389	22.20%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	12,105	(8,605)	345.86%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,125	75	93.75%
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	100,928	6,797	93.69%
<u>Utility Services</u>				
Utility - Water	-	18,363	(18,363)	0.00%
Utility - Electric	-	19,040	(19,040)	0.00%
Total Utility Services	-	37,403	(37,403)	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	2,035	4,365	31.80%
Contracts-Aquatic Control	38,000	41,645	(3,645)	109.59%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts - Landscape	-	30,479	(30,479)	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	106,469	(23,069)	127.66%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	201,125	244,800	(43,675)	121.72%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(230)	(230)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,783)		
FUND BALANCE, ENDING		\$ (48,013)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 43,818	\$ 43,818	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
TOTAL REVENUES	721,213	809,216	88,003	112.20%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	290,000	5,000	285,000	1.72%
Principal Prepayments	-	2,550,000	(2,550,000)	0.00%
Interest Expense	431,213	671,286	(240,073)	155.67%
Total Debt Service	721,213	3,226,286	(2,505,073)	447.34%
TOTAL EXPENDITURES	721,213	3,226,286	(2,505,073)	447.34%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,417,070)	(2,417,070)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,153,727		
FUND BALANCE, ENDING		\$ 736,657		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2024 Debt Service Fund (201)
(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>				
<u>Physical Environment</u>				
Cost of Issuance	-	(34,772)	34,772	0.00%
Total Physical Environment	-	(34,772)	34,772	0.00%
TOTAL EXPENDITURES	-	(34,772)	34,772	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	34,772	34,772	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 34,772		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 16,725	\$ 16,725	0.00%
Special Assmnts- CDD Collected	-	82,920	82,920	0.00%
TOTAL REVENUES	-	99,645	99,645	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	792,554	(792,554)	0.00%
Total Construction In Progress	-	792,554	(792,554)	0.00%
TOTAL EXPENDITURES	-	792,554	(792,554)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(692,909)	(692,909)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		767,643		
FUND BALANCE, ENDING		\$ 74,734		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2024 Capital Projects Fund (301)
(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>				
<u>Physical Environment</u>				
Cost of Issuance	-	(961,888)	961,888	0.00%
Total Physical Environment	-	(961,888)	961,888	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	67,000	(67,000)	0.00%
Total Construction In Progress	-	67,000	(67,000)	0.00%
TOTAL EXPENDITURES	-	(894,888)	894,888	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	894,888	894,888	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 894,888		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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

Park East CDD

Bank Account No. 5629
Statement No. 06-24
Statement Date 06/30/2024

GL Balance (LCY)	2,928.31	Statement Balance	3,328.31
GL Balance	2,928.31	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	3,328.31
Subtotal	2,928.31	Outstanding Checks	-400.00
Negative Adjustments	0.00		
		Ending Balance	2,928.31
Ending G/L Balance	2,928.31		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
05/09/2024	Payment	1186	Check for Vendor V00016	-200.00	-200.00	0.00
06/06/2024	Payment	1189	Check for Vendor V00032	-79.47	-79.47	0.00
06/21/2024	Payment	1191	Check for Vendor V00013	-200.00	-200.00	0.00
06/21/2024	Payment	1193	Check for Vendor V00019	-200.00	-200.00	0.00
06/21/2024	Payment	1194	Check for Vendor V00028	-200.00	-200.00	0.00
06/05/2024	Payment	DD407	Payment of Invoice 000444	-4,739.69	-4,739.69	0.00
Total Checks				-5,619.16	-5,619.16	0.00
Outstanding Checks						
06/21/2024	Payment	1190	Check for Vendor V00009			-200.00
06/21/2024	Payment	1192	Check for Vendor V00016			-200.00
Total Outstanding Checks						-400.00

Outstanding Deposits

Total Outstanding Deposits

PARK EAST CDD

Field Inspection - July 2024

Friday, July 19, 2024

Prepared For Park East Board Of Supervisors

36 Items Identified



Item 1

Assigned To Randy Suggs

Dead Crape Myrtle needs to be warrantied on the east side of N Park Rd.



Item 2

Assigned To Randy Suggs

Landscaping beds were planted too close to the edge, rising water levels are flooding them at pond 1.



Item 3

Assigned To Randy Suggs

2nd dead Crape Myrtle needs to be replaced on the east side of N Park Rd.



Item 4

Assigned To Randy Suggs

More mulch and landscaping to be installed at the monument on Victorious Falls St.



Item 5

Assigned To Eco-Logic Services
Pond 3 has recently been treated,
weeds are dying off.



Item 6

Assigned To LMP
Mowing needs to go closer to the
wetland on Victorious Falls Dr.



Item 7

Assigned To Eco-Logic Services

Pond 4 needs to be sprayed again, a big portion of weeds was missed.



Item 8

Assigned To LMP

Edging needed along the retaining wall by the wetland.



Item 9

Assigned To Eco-Logic Services

The banks of pond 2 have been mowed and shoreline weeds treated. Now the Duckweed needs treatment.



Item 10

Assigned To Eco-Logic Services

Pond 5 looks good.



Item 11

Assigned To Randy Suggs

3rd dead Crape Myrtle needs to be warrantied on N Park Rd.



Item 12

Assigned To Randy Suggs

4th dead Crape Myrtle needs to be warrantied on N Park Rd.



Item 13

Assigned To Randy Suggs

5th dead Crape Myrtle needs to be warrantied on N Park Rd.



Item 14

Assigned To Randy Suggs

6th dead Crape Myrtle needs to be warrantied on N Park Rd.



Item 15

Assigned To Randy Suggs

Landscaping installations underway at N Park Rd and Blue Orchid Ave.



Item 16

Assigned To Eco-Logic Services

Pond 9 is mowed and shoreline weeds are treated. Planktonic Algae is present.



Item 17

Assigned To Eco-Logic Services
Pond 10 is mowed and treated.



Item 18

Assigned To Eco-Logic Services
Pond 11 looks good.



Item 19

Assigned To Eco-Logic Services

Pond 13 is mowed, another aquatic weed treatment is needed.



Item 20

Assigned To Eco-Logic Services

Pond 12 is mowed and sprayed.



Item 21

Assigned To Eco-Logic Services
Pond 8 is mowed and recently
sprayed.



Item 22

Assigned To Sunrise
Landscaping is installed at the
amenity center.



Item 23

Assigned To Sunrise



Item 24

Assigned To Sunrise

Some of the Juniper and Thryallis are dying around the mailboxes.



Item 25

Assigned To Sunrise

Dead pine needs to be replaced.



Item 26

Assigned To Sunrise

Turf is spotty in some areas.



Item 27

Assigned To Sunrise



Item 28

Assigned To Sunrise



Item 29

Landscaping lights have been moved to within the mulch beds.



Item 30

Backflow valve still needed on the well.



Item 31

Assigned To Sunrise



Item 32

Assigned To Sunrise



Item 33

Assigned To Sunrise



Item 34

Assigned To Sunrise



Item 35

Assigned To Sunrise



Item 36

Assigned To Sunrise