

**PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 05, 2024

**REGULAR MEETING
AGENDA PACKAGE**

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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, September 05, 2024, at 2:00 p.m.

The Regular Meeting of Park East Community Development District will be held on **September 05, 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](#)

Meeting ID: 215 817 490 035 **Passcode:** 45UmMF

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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 2024-14; FY 2025 Goals & Objectives

i. HB7013 – Special Districts Performance Measures & Standards Memo

B. Consideration of Resolution 2024-15; Redesignating Officers

C. Ratification of Funding Agreement

4. CONSENT AGENDA

A. Approval of Minutes of the August 01, 2024 Regular Meeting

B. Consideration of Operation and Maintenance July 2024

C. Acceptance of the Financials and Approval of the Check Register for July 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 **November 07, 2024 at 2:00 p.m.**

RESOLUTION 2024-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; 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*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

**PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date: August 28, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**The Park East Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Park East Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Park East Community Development District

RESOLUTION 2024-15

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

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

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

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

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

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

<u>Carlos de la Ossa</u>	Chairman
<u>Nicholas Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>Kyle Smith</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Alberto Viera</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 5th DAY OF SEPTEMBER 2024.

ATTEST:

**PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chairman/ Vice Chair of the Board of Supervisors

**FY 2024-2025 Operations and Maintenance
Budget Funding Agreement
(Park East Community Development District)**

This FY 2024-2025 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of July 11, 2024, between the **Park East Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Park East Holdings, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609, and **North Park Isle Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the “**Developer**”).

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2024-2025 as attached hereto as **Exhibit A** (the “**FY 2024-2025 Budget**”), which commences on October 1, 2024, and concludes on September 30, 2025;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2024-2025 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2024-2025 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2024-2025 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2024-2025 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2024-2025 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations.** From time to time during the 2024-2025 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ [REDACTED] in accordance with the FY 2024-2025 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.
2. **FY 2024-2025 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2024-2025, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2024-2025. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2024-2025. The District and Developer agree that the FY 2024-2025 Budget shall be revised at the end of the 2024-2025 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2024 and ending on September 30, 2025. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2024-2025 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2024-2025 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
 - a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2024-2025 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.

4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. 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 the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2024-2025 fiscal year on September 30, 2025. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto 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 hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

13. Entire Agreement. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Park East Holdings, LLC
a Florida limited liability company

By: Eisenhower Management, Inc.
a Florida corporation,
as its Manager

Nicholas Dister
Vice President

**Park East Community
Development District**

Carlos de la Ossa
Chair of the Board of Supervisors

North Park Isle Development, LLC
a Florida limited liability company

By: Eisenhower Management, Inc.
a Florida corporation,
as its Manager

Nicholas Dister
Vice President

Exhibit A: FY 2024-2025 Budget

**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, August 1, 2024, and called to order at 2:33 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 <i>(via phone)</i>
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

Business Items

A. Consideration of Resolution 2024-13, Setting Fiscal Year 2025 Meeting Schedule

The following are the scheduled dates:

- Thursday, October 3, 2024 2:00 pm
- November 7, 2024 2:00 pm
- December 5, 2024 2:00 pm
- January 2, 2025 2:00 pm
- February 6, 2025 2:00 pm
- March 6, 2025 2:00 pm
- April 3, 2025 2:00 pm
- May 1, 2025 2:00 pm
- June 5, 2025 2:00 pm and

- July 10, 2025, August 7, 2025, September 4, 2025 at 2:00 pm

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-13, Setting Fiscal Year 2025 Meeting Schedule as detailed above. 5-0

B. Consideration of Landscape Addendums

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Landscape Addendums to the existing landscape contract with *LMP*, were approved. 5-0

FOURTH ORDER OF BUSINESS

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

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

EIGHTH 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 2:37 pm. 5-0

Bryan Radcliff
District Manager

Carlos de la Ossa
Chairperson

July 2024 Meeting

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ECO-LOGIC SERVICES LLC	6/30/2024	4096	\$1,250.00	\$1,250.00	LAKE MAINT. - JULY 2024
Monthly Contract Subtotal			\$1,250.00	\$1,250.00	
Variable Contract					
ALBERTO VIERA	7/11/2024	AV 071124	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	7/11/2024	CDLO 071124	\$200.00	\$200.00	SUPERVISOR FEE
KYLE SMITH	7/11/2024	KS 071124	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	7/11/2024	ND 071124	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	7/11/2024	RM 071124	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
CITY OF PLANT CITY	6/7/2024	1374939	\$156.62	\$156.62	WATER
TECO	5/14/2024	1659 051424 ACH	\$4,739.69	\$4,739.69	ELECTRIC
TECO	6/13/2024	1659 061324 ACH	\$4,851.24	\$4,851.24	ELECTRIC
Utilities Subtotal			\$9,747.55	\$9,747.55	
Regular Services					
GRAU AND ASSOCIATES	7/1/2024	26148	\$3,000.00	\$3,000.00	AUDIT FYE 09/30/2023
STRALEY ROBIN VERICKER	7/9/2024	24903	\$6,113.45	\$6,113.45	PROFESSIONAL SERVICES
TIMES PUBLISHING COM	6/30/2024	349401 063024	\$411.00	\$411.00	AD SERVICES
TIMES PUBLISHING COM	7/3/2024	349403 070324	\$743.50	\$743.50	AD SERVICES
Regular Services Subtotal			\$10,267.95	\$10,267.95	

July 2024 Meeting

PARK EAST CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$22,265.50	\$22,265.50	

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2024

(In Whole Numbers)

				SERIES 2021	SERIES 2024	GENERAL	GENERAL	
				CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2021	SERIES 2024	PROJECTS	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	FUND	FUND	GROUP FUND	ACCOUNT	TOTAL
ASSETS								
Cash - Operating Account	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,120
Due From Developer	26,207	-	-	-	-	-	-	26,207
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	3,875	-	-	-	3,875
Cost of Issuance Fund	-	-	-	-	45,020	-	-	45,020
Prepayment Account	-	2,012	-	-	-	-	-	2,012
Reserve Fund	-	287,100	34,786	-	-	-	-	321,886
Revenue Fund	-	450,523	-	-	-	-	-	450,523
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	\$ 28,201	\$ 739,635	\$ 34,786	\$ 3,879	\$ 45,020	\$ 4,934,636	\$ 13,070,000	\$ 18,856,157
LIABILITIES								
Accounts Payable	\$ 64,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,180
Bonds Payable	-	-	-	-	-	-	13,070,000	13,070,000
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	26,207
TOTAL LIABILITIES	90,387	-	-	-	-	-	13,070,000	13,160,387
FUND BALANCES								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	739,635	34,786	-	-	-	-	774,421
Capital Projects	-	-	-	3,879	45,020	-	-	48,899
Unassigned:	(62,260)	-	-	-	-	4,934,636	-	4,872,376
TOTAL FUND BALANCES	(62,186)	739,635	34,786	3,879	45,020	4,934,636	-	5,695,770
TOTAL LIABILITIES & FUND BALANCES	\$ 28,201	\$ 739,635	\$ 34,786	\$ 3,879	\$ 45,020	\$ 4,934,636	\$ 13,070,000	\$ 18,856,157

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	201,125	213,575	12,450	106.19%
Developer Contribution	-	35,600	35,600	0.00%
TOTAL REVENUES	201,125	249,175	48,050	123.89%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	8,600	(5,600)	286.67%
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	8,251	(1,751)	126.94%
Disclosure Report	-	700	(700)	0.00%
District Counsel	9,500	27,007	(17,507)	284.28%
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	13,259	(9,759)	378.83%
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	112,196	(4,471)	104.15%
<u>Utility Services</u>				
Utility - Water	-	18,520	(18,520)	0.00%
Utility - Electric	-	24,773	(24,773)	0.00%
Total Utility Services	-	43,293	(43,293)	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	2,035	4,365	31.80%
Contracts-Aquatic Control	38,000	42,895	(4,895)	112.88%
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	107,719	(24,319)	129.16%
<u>Contingency</u>				
Misc-Contingency	10,000	371	9,629	3.71%
Total Contingency	10,000	371	9,629	3.71%
TOTAL EXPENDITURES	201,125	263,579	(62,454)	131.05%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,404)	(14,404)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,782)		
FUND BALANCE, ENDING		\$ (62,186)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2024
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 46,796	\$ 46,796	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
TOTAL REVENUES	721,213	812,194	90,981	112.61%
<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	-	(2,414,092)	(2,414,092)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,153,727		
FUND BALANCE, ENDING		\$ 739,635		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>				
Interest - Investments	\$ -	\$ 14	\$ 14	0.00%
TOTAL REVENUES	-	14	14	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	-	34,786	34,786	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 34,786		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2024
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,962	\$ 16,962	0.00%
Special Assmnts- CDD Collected	-	82,920	82,920	0.00%
TOTAL REVENUES	-	99,882	99,882	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	863,646	(863,646)	0.00%
Total Construction In Progress	-	863,646	(863,646)	0.00%
TOTAL EXPENDITURES	-	863,646	(863,646)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(763,764)	(763,764)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		767,643		
FUND BALANCE, ENDING		\$ 3,879		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>				
Interest - Investments	\$ -	\$ 363	\$ 363	0.00%
TOTAL REVENUES	-	363	363	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	-	5,025	(5,025)	0.00%
Total Administration	-	5,025	(5,025)	0.00%
<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	-	912,206	(912,206)	0.00%
Total Construction In Progress	-	912,206	(912,206)	0.00%
TOTAL EXPENDITURES	-	(44,657)	44,657	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	45,020	45,020	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 45,020		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2024
General Fixed Assets Account Group Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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>		

PARK EAST CDD

Field Inspection - August 2024

Friday, 23 August 2024

Prepared For Park East Board Of Supervisors

34 Items Identified



Item 1

Assigned To: Randy Suggs

3 dead Crape Myrtles have been removed along N Park Rd, 2 pictured here. Waiting on replacements.



Item 2

Assigned To: Randy Suggs

3rd dead Crape Myrtle that has been removed.



Item 3

Assigned To: Eco-Logic Services

Pond 1 looks good. Landscaping beds along the banks are underwater.



Item 4

Assigned To: LMP

One dead Cypress tree needs to be removed along pond 32 (from LMP map).



Item 5

Assigned To: LMP

Some hangers need to be trimmed off the Bismarcks at the Victorious Falls Ave monument.



Item 6

Assigned To: LMP

Landscaping looks good along N Park Dr.



Item 8

Assigned To: Eco-Logic Services

Pond 3 looks good. Aquatic weeds have been sprayed and are dying off.



Item 9

Assigned To: Eco-Logic Services

Pond 4 looks good. Aquatic weeds dying off.



Item 10

Assigned To: LMP

Edging needed along the retention wall on Victorious Falls Ave.



Item 11

Assigned To: Eco-Logic Services

Pond 2 has a heavy amount of Duckweed that has recently been treated.



Item 12

Assigned To: Eco-Logic Services

Pond 5 looks good.



Item 13

Assigned To: LMP

Monument looks great at N Park Rd and Northern Key Dr. Bismarcks are still tied up.



Item 14

Assigned To: LMP

Lift station has been mowed across from the amenity center.



Item 15

Assigned To: Eco-Logic Services

Pond 11 looks good.



Item 16

Assigned To: Eco-Logic Services

Pond 12 is starting to fill in.



Item 17

Assigned To: Eco-Logic Services

Pond 13 looks good.



Item 18

Assigned To: Eco-Logic Services

Pond 9 looks good.



Item 19

Assigned To: Randy Suggs

Landscaping has been installed at N Park Rd and Blue Orchid Ave.



Item 20

Assigned To: Randy Suggs

Landscaping is still being installed on the opposite corner.



Item 21

One of the lamps is out at the amenity center.



Item 22

Assigned To: LMP

Landscaping looks good in front of the amenity center.



Item 23

Assigned To: LMP

Turf is a bit spotty at the corner of Northern Key Dr and Radiant Mountain Dr.



Item 24

Assigned To: Sunrise

One of the Oaks is flagged for removal at the amenity center. Sunrise will be replacing it.



Item 25

Assigned To: Sunrise

One pine is also flagged for removal/replacement.



Item 26

Assigned To: LMP

One of the oaks behind the playground is stressed. Recovery will be monitored.



Item 27

Assigned To: Eco-Logic Services

Some Duckweed and Filamentous algae in pond 8.



Item 28

Assigned To: EPG

Backflow valve still needs to be installed at the well.



Item 29

Assigned To: LMP

Dog park looks good overall. Some of the Viburnum have been flagged for removal/replacement.



Item 30

Assigned To: Sunrise

Viburnum flagged for removal/replacement.
About 10 total.



Item 31

Assigned To: Sunrise

Viburnum flagged for removal/replacement.



Item 32

Assigned To: Sunrise

Viburnum flagged for removal/replacement.



Item 33

Assigned To: Inframark

Pool looks good.



Item 34

Assigned To: LMP

Bismarcks look great.



Item 35

Assigned To: LMP

Landscaping looks great inside the fence around the pool.