

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**OCTOBER 03, 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, October 03, 2024, at 2:00 p.m.

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The Regular Meeting of Park East Community Development District will be held on **October 03, 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 Change Order for District Engineer Contract
4. **CONSENT AGENDA**
  - A. Approval of Minutes of the September 05, 2024 Regular Meeting
  - B. Consideration of Operation and Maintenance August 2024
  - C. Acceptance of the Financials and Approval of the Check Register for August 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.**



# PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order #	2024-1	Date	10 September 2024
"Stantec"	Stantec Consulting Services, Inc. Stantec Project # 215616605 777 S. Harbour Island Blvd., Suite 600 Tampa, FL 33602 Ph: (813) 223-9500 email: tonja.stewart@stantec.com		
Client	Park East CDD Client Project # N/A 210 N. University Drive, Suite 702 Coral Springs, FL 33071 Ph: (813) 873-7300 email: bryan.radcliff@inframark.com		
Project Name and Location:	Park East CDD (Plant City, Florida)		

In accordance with the original Professional Services Agreement dated December 1, 2021 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #2024-1 to be added to Task 2024 (FY 2024 Budget – Expansion Area efforts, easement and maintenance mapping, requisitions)

<b>Total Fee Change Order 2024-1</b>	<b>\$9,500</b>
<b>Original Fee Amount</b>	<b>\$9,500</b>
<b><u>Total Fee Amount</u></b>	<b><u>\$19,000</u></b>

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

**Stantec Consulting Services, Inc.**

**Park East CDD**

\_\_\_\_\_  
 Hamid Sahebkar, Senior Principal  
 Print Name and Title

\_\_\_\_\_  
 Print Name and Title

Signature

Signature

Date Signed:

Date Signed:

**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, September 5, 2024, and called to order at 3:14 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
Jayna Cooper	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 Resolution 2024-14, FY 2025 Goals & Objectives**

**i. HB7013 – Special Districts Performance Measures & Standards Memo**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2024-14, Fiscal Year 2025 Goals & Objectives including HB7013 – Special Districts Performance Measures & Standards Memo, was adopted. 5-0
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**B. Consideration of Resolution 2024-15, Redesignating Officers**

The following persons were selected to the offices:

- |                     |                  |
|---------------------|------------------|
| • Carlos de la Ossa | Chairperson      |
| • Nicholas Dister   | Vice Chairperson |
| • Brian Lamb        | Secretary        |
| • Eric Davidson     | Treasurer        |



September 5, 2024

PARK EAST CDD

- Leah Popelka Assistant Treasurer
- Bryan Radcliff Assistant Secretary
- Kyle Smith Assistant Secretary
- Ryan Motko Assistant Secretary
- Alberto Viera Assistant Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-15, Redesignating Officers, adding Leah Popelka as Assistant Treasurer, as detailed above, was adopted. 5-0

### C. Ratification of Funding Agreement

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

## FOURTH ORDER OF BUSINESS

### 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

On MOTION by Mr. de la Ossa seconded by Mr. Smith, 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

- Mr. de la Ossa requested follow up on the weeds in the plant beds, maintenance on the lift station across from the amenity and a dead tree that needs to be pulled in the amenity.

September 5, 2024

PARK EAST CDD

**85 SEVENTH ORDER OF BUSINESS Public Comments****86** There being none, the next order of business followed.**87****88 EIGHTH ORDER OF BUSINESS Adjournment****89** There being no further business,**90****91** On MOTION by Mr. de la Ossa seconded by Mr. Smith, with  
**92** all in favor, the meeting was adjourned at 3:17 pm. 5-0**93****94****95****96** \_\_\_\_\_  
Bryan Radcliff  
**97** District Manager\_\_\_\_\_  
Carlos de la Ossa  
Chairperson

## August 2024 Meeting

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	7/31/2024	129915	\$3.99	\$3.99	DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	8/2/2024	130354	\$3.34	\$3.34	DISTRICT INVOICE JULY 2024
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/1/2024	185689	\$10,483.00	\$10,483.00	GROUND MAINT. AUG 2024
<b>Monthly Contract Subtotal</b>			<b>\$10,490.33</b>	<b>\$10,490.33</b>	
<b>Variable Contract</b>					
ALBERTO VIERA	8/1/2024	AV 080124	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	8/1/2024	CDLO 080124	\$200.00	\$200.00	SUPERVISOR FEE
KYLE SMITH	8/1/2024	KS 080124	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	8/1/2024	ND 080124	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	8/1/2024	RM 080124	\$200.00	\$200.00	SUPERVISOR FEE
<b>Variable Contract Subtotal</b>			<b>\$1,000.00</b>	<b>\$1,000.00</b>	
<b>Utilities</b>					
CITY OF PLANT CITY	8/7/2024	1403331	\$539.98	\$539.98	WATER
CITY OF PLANT CITY	7/8/2024	1392872	\$4,558.37	\$4,558.37	WATER
TECO	7/15/2024	2210009336381	\$881.15	\$881.15	ELECTRIC
TECO	6/13/2024	9413 061324 ACH	\$200.73	\$200.73	ELECTRIC
TECO	7/15/2024	221009059413 071524	\$127.32	\$127.32	ELECTRIC
TECO	8/13/2024	221009336381 081324	\$377.64	\$377.64	ELECTRIC
TECO	7/15/2024	1659 071524 ACH	\$4,851.24	\$4,851.24	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$11,536.43</b>	<b>\$11,536.43</b>	
<b>Regular Services</b>					
AYSHA TORRES	8/1/2024	AT 080124	\$600.00	\$600.00	POOL CARDS
<b>Regular Services Subtotal</b>			<b>\$600.00</b>	<b>\$600.00</b>	
<b>Additional Services</b>					
MONICA ALVEREZ	8/1/2024	MA 080124	\$600.00	\$600.00	POOL CARDS
<b>Additional Services Subtotal</b>			<b>\$600.00</b>	<b>\$600.00</b>	

<p><b>PARK EAST CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$24,226.76	\$24,226.76	

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
August 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 August 31, 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
<b>ASSETS</b>								
Cash - Operating Account	\$ 22,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,693
Due From Developer	26,207	-	-	-	-	-	-	26,207
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	4,039	455	-	-	4,494
Cost of Issuance Fund	-	-	-	-	27,709	-	-	27,709
Prepayment Account	-	2,020	-	-	-	-	-	2,020
Reserve Fund	-	287,100	34,931	-	-	-	-	322,031
Revenue Fund	-	453,604	23,818	-	-	-	-	477,422
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
<b>TOTAL ASSETS</b>	<b>\$ 49,774</b>	<b>\$ 742,724</b>	<b>\$ 58,749</b>	<b>\$ 4,043</b>	<b>\$ 28,164</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 18,888,090</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 63,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,261
Bonds Payable	-	-	-	-	-	-	13,070,000	13,070,000
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	26,207
<b>TOTAL LIABILITIES</b>	<b>89,468</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,070,000</b>	<b>13,159,468</b>
<b>FUND BALANCES</b>								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	742,724	58,749	-	-	-	-	801,473
Capital Projects	-	-	-	4,043	28,164	-	-	32,207
Unassigned:	(39,768)	-	-	-	-	4,934,636	-	4,894,868
<b>TOTAL FUND BALANCES</b>	<b>(39,694)</b>	<b>742,724</b>	<b>58,749</b>	<b>4,043</b>	<b>28,164</b>	<b>4,934,636</b>	<b>-</b>	<b>5,728,622</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 49,774</b>	<b>\$ 742,724</b>	<b>\$ 58,749</b>	<b>\$ 4,043</b>	<b>\$ 28,164</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 18,888,090</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	201,125	213,575	12,450	106.19%
Developer Contribution	-	81,545	81,545	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>295,170</b>	<b>94,045</b>	<b>146.76%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	9,600	(6,600)	320.00%
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	118	382	23.60%
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	2,675	(2,500)	1528.57%
<b>Total Administration</b>	<b>107,725</b>	<b>114,403</b>	<b>(6,678)</b>	<b>106.20%</b>
<b><u>Utility Services</u></b>				
Utility - Water	-	23,618	(23,618)	0.00%
Utility - Electric	-	30,129	(30,129)	0.00%
<b>Total Utility Services</b>	<b>-</b>	<b>53,747</b>	<b>(53,747)</b>	<b>0.00%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
ProfServ-Wildlife Management Service	6,400	2,035	4,365	31.80%
Contracts-Aquatic Control	38,000	42,895	(4,895)	112.88%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts - Landscape	-	40,962	(40,962)	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%
Miscellaneous Maintenance	-	359	(359)	0.00%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>118,561</b>	<b>(35,161)</b>	<b>142.16%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	371	9,629	3.71%
<b>Total Contingency</b>	<b>10,000</b>	<b>371</b>	<b>9,629</b>	<b>3.71%</b>
<b>TOTAL EXPENDITURES</b>	<b>201,125</b>	<b>287,082</b>	<b>(85,957)</b>	<b>142.74%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,088	8,088	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(47,782)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (39,694)</b>		



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 49,885	\$ 49,885	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
<b>TOTAL REVENUES</b>	<b>721,213</b>	<b>815,283</b>	<b>94,070</b>	<b>113.04%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
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%
<b>Total Debt Service</b>	<b>721,213</b>	<b>3,226,286</b>	<b>(2,505,073)</b>	<b>447.34%</b>
<b>TOTAL EXPENDITURES</b>	<b>721,213</b>	<b>3,226,286</b>	<b>(2,505,073)</b>	<b>447.34%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,411,003)	(2,411,003)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,153,727</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 742,724</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 159	\$ 159	0.00%
Special Assmnts- Prepayment	-	23,818	23,818	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>23,977</b>	<b>23,977</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Physical Environment</u></b>				
Cost of Issuance	-	(34,772)	34,772	0.00%
<b>Total Physical Environment</b>	<b>-</b>	<b>(34,772)</b>	<b>34,772</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>(34,772)</b>	<b>34,772</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	58,749	58,749	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 58,749</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 17,126	\$ 17,126	0.00%
Special Assmnts- CDD Collected	-	82,920	82,920	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>100,046</b>	<b>100,046</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	863,646	(863,646)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>863,646</b>	<b>(863,646)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>863,646</b>	<b>(863,646)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(763,600)	(763,600)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>767,643</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,043</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,007	\$ 1,007	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,007</b>	<b>1,007</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Trustee Fees	-	5,025	(5,025)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>5,025</b>	<b>(5,025)</b>	<b>0.00%</b>
<b><u>Physical Environment</u></b>				
Cost of Issuance	-	(944,388)	944,388	0.00%
<b>Total Physical Environment</b>	<b>-</b>	<b>(944,388)</b>	<b>944,388</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	912,206	(912,206)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>912,206</b>	<b>(912,206)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>(27,157)</b>	<b>27,157</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	28,164	28,164	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 28,164</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>4,934,636</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 4,934,636</u></b>		

# Bank Account Statement

Park East CDD

**Bank Account No.** 5629  
**Statement No.** 08-24  
**Statement Date** 08/31/2024

<b>GL Balance (LCY)</b>	22,692.96	<b>Statement Balance</b>	23,083.36
<b>GL Balance</b>	22,692.96	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	23,083.36
<b>Subtotal</b>	22,692.96	<b>Outstanding Checks</b>	-390.40
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	22,692.96
<b>Ending G/L Balance</b>	22,692.96		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
08/08/2024	Payment	BD00003	Deposit No. BD00003	45,945.32	45,945.32	0.00
08/19/2024	Payment	BD00004	Deposit No. BD00004	25.00	25.00	0.00
08/28/2024		JE000383	Pool Key	25.00	25.00	0.00
<b>Total Deposits</b>				45,995.32	45,995.32	0.00
<b>Checks</b>						
08/09/2024	Payment	1200	Check for Vendor V00013	-200.00	-200.00	0.00
08/09/2024	Payment	1201	Check for Vendor V00019	-200.00	-200.00	0.00
08/09/2024	Payment	1202	Check for Vendor V00028	-200.00	-200.00	0.00
08/09/2024	Payment	1203	Check for Vendor V00009	-200.00	-200.00	0.00
08/09/2024	Payment	1205	Check for Vendor V00032	-156.62	-156.62	0.00
08/09/2024	Payment	1206	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
08/09/2024	Payment	1207	Check for Vendor V00026	-3,000.00	-3,000.00	0.00
08/09/2024	Payment	1208	Check for Vendor V00038	-5,241.50	-5,241.50	0.00
08/09/2024	Payment	1209	Check for Vendor V00039	-50.89	-50.89	0.00
08/09/2024	Payment	1210	Check for Vendor V00006	-1,605.00	-1,605.00	0.00
08/09/2024	Payment	1211	Check for Vendor V00025	-965.11	-965.11	0.00
08/09/2024	Payment	1212	Check for Vendor V00005	-3,493.45	-3,493.45	0.00
08/15/2024	Payment	1213	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
08/15/2024	Payment	1214	Check for Vendor V00046	-600.00	-600.00	0.00
08/15/2024	Payment	1215	Check for Vendor V00045	-600.00	-600.00	0.00
08/05/2024	Payment	DD413	Payment of Invoice 000462	-4,851.24	-4,851.24	0.00
08/19/2024	Payment	DD415	Payment of Invoice 000463	-359.02	-359.02	0.00
<b>Total Checks</b>				-24,222.83	-24,222.83	0.00

## Adjustments

**Total Adjustments**

Bank Account Statement

Park East CDD

Bank Account No. 5629  
Statement No. 08-24  
Statement Date 08/31/2024

Outstanding Checks				
06/04/2024	Payment	DD408	Payment of Invoice 000414	-86.01
07/05/2024	Payment	DD409	Payment of Invoice 000432	-104.39
08/09/2024	Payment	1204	Check for Vendor V00016	-200.00
Total Outstanding Checks				-390.40

Outstanding Deposits

Total Outstanding Deposits

# **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.