

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**DECEMBER 05, 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

Mark Vega, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda Thursday, December 05, 2024 at 2:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held **December 05, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### [Join the meeting now](#)

**Meeting ID:** 215 817 490 035 **Passcode:** 45UmMF  
**Dial-in by phone** +1 646-838-1601 **Pin:** 227 773 399#

## REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)
3. **BUSINESS ITEMS**
4. **CONSENT AGENDA**
  - A. Approval of Minutes of the November 07, 2024 Regular Meeting
  - B. Consideration of Operation and Maintenance October 2024
  - C. Acceptance of the Financials and Approval of the Check Register for October 2024
5. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Field Inspections Report
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

\*Next regularly scheduled meeting is **January 02, 2025 at 2:00 p.m.**

**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, November 7, 2024, and called to order at 2:54 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
Kyle Smith	Assistant Secretary
Albert Viera	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer

*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 2025-01 Canvassing and Certifying the Results of the Landowner Election**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowner Election, was adopted. 5-0

**B. Consideration of Resolution 2025-02, Designating of Officers**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-02, Designating of Officers with Carlos De La Ossa retaining his position as Chairperson and Nick Dister retaining his position as Vice Chairperson, was adopted. 5-0

**C. Consideration of Resolution 2025- 03, Amending the General Fund Budget for Fiscal Year 2023-2024**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2025- 03, Amending the General Fund Budget for Fiscal Year 2023-2024, was adopted. 5-0

**D. Acceptance of Audit Engagement Letters**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Audit Engagement Letters from Grau & Associates for FY 2024 auditing services, was accepted. 5-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of the October 3, 2024 Regular Meeting**

**B. Consideration of Operation and Maintenance September 2024**

**C. Acceptance of the Financials and Approval of the Check Register for September 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. Smith, with all in favor, the meeting was adjourned at 2:57 pm. 5-0

\_\_\_\_\_  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson



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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
BLUE LIFE POOL SERVICE LLC	8/1/2024	15397	\$1,000.00	\$1,000.00	POOL
CHARTER COMMUNICATIONS	10/13/2024	0411968101324	\$170.56	\$170.56	INTERNET
ECO-LOGIC SERVICES LLC	7/31/2024	4198	\$1,250.00	\$1,250.00	LAKE -JULY 2024
ECO-LOGIC SERVICES LLC	8/31/2024	4297	\$1,250.00	\$1,250.00	LAKE MAINT
ECO-LOGIC SERVICES LLC	10/1/2024	4398	\$1,250.00	\$1,250.00	LAKE MAINT
INFRAMARK LLC	10/23/2024	135967	\$100.00		OCT 2024 WEB MAINT
INFRAMARK LLC	10/23/2024	135967	\$2,500.00		OCT 2024 DISTRICT MANAGER
INFRAMARK LLC	10/23/2024	135967	\$2,254.00		OCT 2024 FIEL MANAGER
INFRAMARK LLC	10/23/2024	135967	\$350.00		OCT 2024 DISS SVCS
INFRAMARK LLC	10/23/2024	135967	\$750.00	\$5,954.00	OCT SVCS ACCT SVCS
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/1/2024	186010	\$1,765.00	\$1,765.00	LANDSCAPE
LANDSCAPE MAINTENANCE PROFESSIONALS INC	9/1/2024	186360	\$12,248.00	\$12,248.00	LANDSCAPE
LANDSCAPE MAINTENANCE PROFESSIONALS INC	10/1/2024	186967	\$12,248.00	\$12,248.00	LANDSCAPE
LANDSCAPE MAINTENANCE PROFESSIONALS INC	11/1/2024	187692	\$12,248.00	\$12,248.00	NOV 2024 LANDSCAPE MAINT
<b>Monthly Contract Subtotal</b>			<b>\$49,383.56</b>	<b>\$49,383.56</b>	
<b>Variable Contract</b>					
ALBERTO VIERA	10/3/2024	AV 100324	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	10/3/2024	CDLO 100324	\$200.00	\$200.00	SUPERVISOR FEE
KYLE SMITH	10/3/2024	KS 100324	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	10/3/2024	ND 100324	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	10/3/2024	RM 100324	\$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	9/6/2024	1417568	\$384.97	\$384.97	WATER
CITY OF PLANT CITY	10/7/2024	1431827	\$6,905.11	\$6,905.11	WATER
<b>Utilities Subtotal</b>			<b>\$7,290.08</b>	<b>\$7,290.08</b>	

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Regular Services</b>					
CORLIN SERVICES LLC	7/20/2024	0000172	\$550.00	\$550.00	BULLETIN BOARD
DEPARTMENT OF HEALTH	8/27/2024	29-BID-7494951	\$250.00	\$250.00	POOL PERMIT
EGIS INSURANCE ADVISORS	8/30/2024	25094	\$5,408.00	\$5,408.00	insurance
EGIS INSURANCE ADVISORS	9/13/2024	25700	\$14,939.00	\$14,939.00	INSURANCE
EGIS INSURANCE ADVISORS	9/17/2024	25874	\$471.00	\$471.00	POLICY RENEWAL
FLORIDACOMMERCE	10/1/2024	91469	\$175.00	\$175.00	FY 24-25 FILING FEES
GRAU AND ASSOCIATES	8/8/2024	26285	\$1,400.00	\$1,400.00	audit
JNJ CLEANING SERVICES	8/26/2024	0420	\$745.00	\$745.00	AMENITY CLEANING
JNJ CLEANING SERVICES	9/24/2024	0431	\$895.00	\$895.00	AMENITY CLEANING
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/20/2024	186134	\$107.82	\$107.82	IRRIGATION
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/26/2024	186227	\$632.50	\$632.50	MOWING
LANDSCAPE MAINTENANCE PROFESSIONALS INC	10/16/2024	187552	\$1,840.00	\$1,840.00	HURRICANE RECOVERY
STRALEY ROBIN VERICKER	9/12/2024	25282	\$1,125.00	\$1,125.00	PROFESSIONAL SERVICES
STRALEY ROBIN VERICKER	10/17/2024	25383	\$1,142.50	\$1,142.50	PROFESSIONAL SVCS
TIMES PUBLISHING COM	9/25/2024	316166 092524	\$497.00	\$497.00	AD SERVICES
TIMES PUBLISHING COM	10/16/2024	316166 101624	\$820.00	\$820.00	AD SERVICES
<b>Regular Services Subtotal</b>			<b>\$30,997.82</b>	<b>\$30,997.82</b>	
<b>Additional Services</b>					
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/15/2024	186088	\$978.75	\$978.75	STOR CLEANING
<b>Additional Services Subtotal</b>			<b>\$978.75</b>	<b>\$978.75</b>	
<b>TOTAL</b>			<b>\$89,650.21</b>	<b>\$89,650.21</b>	

**BLUE LIFE POOL SERVICE**

PO Box 1628  
Land O Lakes, FL 34639 US  
+1 8135975009  
accounts@bluelifepools.com  
www.bluelifepoolsfl.com

**Invoice**



BILL TO
PARK EAST CDD 3930 Northern Key Drive FL, PLANT 3930 UNITED PLANT, FL 33615 Colombia

SHIP TO
PARK EAST CDD 3930 Northern Key Drive FL, PLANT 3930 UNITED PLANT, FL 33615 Colombia

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15397	08/01/2024	\$1,000.00	08/31/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,000.00	1,000.00

BALANCE DUE **\$1,000.00**



October 13, 2024  
Invoice Number: 0411968101324  
Account Number: 8337 12 001 0411968  
Security Code: 7587  
Service At: 3930 NORTHERN KEY DR  
CLUBHSE  
PLANT CITY FL 33565-6013

#### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

#### Summary

Service from 10/13/24 through 11/12/24  
details on following pages

Previous Balance	170.56
Payments Received	0.00
<b>Past Due Balance - Due Now</b>	<b>\$170.56</b>
Spectrum Business™ TV	39.99
Spectrum Business™ Internet	99.99
Spectrum Business™ Voice	19.99
Other Charges	5.00
Taxes, Fees and Charges	5.59
Current Charges Due By 10/30/24	<b>\$170.56</b>
<b>Total Due</b>	<b>\$341.12</b>

#### NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Take your business everywhere with reliable 5G mobile coverage and stay connected to customers, employees and vendors. Upgrade your phone ANY time, as many times as you want with Mobile Unlimited Plus. Call 1-855-339-5323 today!

KEEP YOUR BUSINESS CONNECTED! Add Wireless Internet Backup so your business can stay connected through outages from weather and construction. Call 1-855-249-2149 today.



#### ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 13 10142024 NNNNNYNN 01 001044 0004

PARK EAST CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

October 13, 2024

PARK EAST CDD

Invoice Number: 0411968101324  
Account Number: 8337 12 001 0411968  
Service At: 3930 NORTHERN KEY DR  
CLUBHSE  
PLANT CITY FL 33565-6013

**Total Due** **\$341.12**  
Amount you are enclosing \$

#### Please Remit Payment To:

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712001041196800341123



October 13, 2024



Invoice Number: PARK EAST CDD  
 Account Number: 0411968101324  
 Security Code: 8337 12 001 0411968  
 7587

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 13 10142024 NNNNNYNN 01 001044 0004

**Charge Details**

Previous Balance	170.56
Past Due Balance - Due Now	\$170.56

Payments received after 10/13/24 will appear on your next bill.  
 Service from 10/13/24 through 11/12/24

**Spectrum Business™ TV**

Spectrum Business TV Stream	39.99
	<b>\$39.99</b>

Spectrum Business™ TV Total \$39.99

**Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	299.99
Promotional Discount	-210.00
Business WiFi	10.00
	<b>\$99.99</b>

Spectrum Business™ Internet Total \$99.99

**Spectrum Business™ Voice**

Phone number (813) 730-1091	
Voice Mail	0.00
Spectrum Business Voice	49.99
Promotional Discount	-30.00
	<b>\$19.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total \$19.99

**Other Charges**

Payment Processing	5.00
Other Charges Total	\$5.00

**Taxes, Fees and Charges**

Communications Services Tax	5.59
Taxes, Fees and Charges Total	\$5.59

Current Charges Due By 10/30/24	\$170.56
Total Due	\$341.12

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Continued on the next page....

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)

**Simplify your life with Auto Pay!**

Spend less time paying your bill  
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office  
 It's Secure - Powerful technology keeps your information safe  
 It's Flexible - Use your checking, savings, debit or credit card  
 It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**  
 Visit: [spectrumbusiness.net/payment](http://spectrumbusiness.net/payment)  
 (My Account login required)

**Payment Options**

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](http://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call 1-866-519-1263.



Eco-Logic Services LLC

PO Box 18204  
Sarasota, FL 34276

Invoice

Date	Invoice #
7/31/2024	4198

Bill To

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

Park East CDD

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

PO Box 18204  
Sarasota, FL 34276

Date	Invoice #
8/31/2024	4297

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

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

Pete@Eco-Logic-Services.com

PO Box 18204  
Sarasota, FL 34276

Date	Invoice #
10/1/2024	4398

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

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

Pete@Eco-Logic-Services.com





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

135967

**CUSTOMER ID**

C2354

**PO#****DATE**

10/23/2024

**NET TERMS**

Net 30

**DUE DATE**

11/22/2024

**BILL TO**

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

Services provided for the Month of: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	100.00		100.00
District Management	1	Ea	2,500.00		2,500.00
Field Management	1	Ea	2,254.00		2,254.00
Dissemination Services	1	Ea	350.00		350.00
Accounting Services	1	Ea	750.00		750.00
<b>Subtotal</b>					<b>5,954.00</b>

<b>Subtotal</b>	\$5,954.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,954.00

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

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

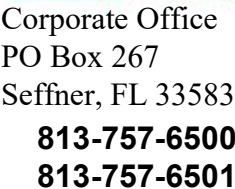
To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



Corporate Office  
PO Box 267  
Seffner, FL 33583  
**813-757-6500**  
**813-757-6501**

Date	Invoice #
8/1/2024	186010

Date	Invoice #
8/1/2024	186010

## Property Information

**Park East CDD**  
**c/o nframark**  
**210 N University Dr #702**  
**Coral Springs, FL 33071**

## Services for the month of August 2024

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE : ADDENDUM I	1	1,765.00	1,765.00
EFFECTIVE DATE: AUGUST 1, 2024			

			Total	\$1,765.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	8/31/2024	Balance Due	\$1,765.00



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Invoice

Date	Invoice #
9/1/2024	186360

Bill To:
Park East CDD c/o nframark 210 N University Dr #702 Coral Springs, FL 33071

Property Information

Services for the month of September 2024

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	3,500.00	3,500.00
MONTHLY GROUND MAINTENANCE	1	6,983.00	6,983.00
COST SHARING			
MONTHLY GROUND MAINTENANCE:	1	1,765.00	1,765.00
ADDENDUM I EFFECTIVE AUGUST 1, 2024			
ORIGINAL CONTRACT EFFECTIVE DATE MAY 15, 2024			

			Total	\$12,248.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/1/2024	Balance Due	\$12,248.00



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Invoice

Date	Invoice #
10/1/2024	186967

Bill To:
Park East CDD c/o nframark 210 N University Dr #702 Coral Springs, FL 33071

Property Information

Services for the month of October 2024

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	3,500.00	3,500.00
MONTHLY GROUND MAINTENANCE	1	6,983.00	6,983.00
COST SHARING			
MONTHLY GROUND MAINTENANCE:	1	1,765.00	1,765.00
ADDENDUM I EFFECTIVE AUGUST 1, 2024			
ORIGINAL CONTRACT EFFECTIVE DATE MAY 15, 2024			

			Total	\$12,248.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/31/2024	Balance Due	\$12,248.00



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Invoice

Date	Invoice #
11/1/2024	187692

Bill To:
Park East CDD c/o nframark 210 N University Dr #702 Coral Springs, FL 33071

Property Information

Services for the month of November 2024

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	3,500.00	3,500.00
MONTHLY GROUND MAINTENANCE	1	6,983.00	6,983.00
COST SHARING			
MONTHLY GROUND MAINTENANCE:	1	1,765.00	1,765.00
ADDENDUM I EFFECTIVE AUGUST 1, 2024			
ORIGINAL CONTRACT EFFECTIVE DATE MAY 15, 2024			

			Total	\$12,248.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/1/2024	Balance Due	\$12,248.00

PARK EAST CDD

MEETING DATE: October 03, 2024

DMS: Bryan Radcliff



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

PARK EAST CDD

MEETING DATE: October 03, 2024

DMS: Bryan Radcliff



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

PARK EAST CDD

MEETING DATE: October 03, 2024

DMS: *Bryan Radcliff*



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



PARK EAST CDD

MEETING DATE: October 03, 2024

DMS: *Bryan Radcliff*



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

PARK EAST CDD

MEETING DATE: October 03, 2024

DMS: *Bryan Radcliff*



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



# City of Plant City

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

## UTILITY BILL

Office hours for questions regarding your bill:

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

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

Solid Waste pickup questions (813) 757-9208

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

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

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1417568	09/06/2024	08/08/2024 - 09/06/2024	09/27/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	08/01/24	09/03/24	1689	1792	103	70.84
CONSUMPTION					RATE	USAGE	
WATER					2.710000	103	279.13
UTILITY TAX 10%							35.00

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$5,257.30
08/24	155	03/24	1			Total Current Billing	\$384.97
07/24	1503	03/24	0			Adjustments	\$8.10
05/24	26					Less Payments Received	-\$156.62
05/24	4					Penalties	\$0.00
PUBLIC HEARING ON UTILITY WATER RATE INCREASE - SEPTEMBER 23, 7:30 PM CITY HALL. AUDIENCIA PUBLICA PARA EL AUMENTO DE TARIFAS DE UTILIDADES 23 DE SEPTIEMBRE, 7:30 PM 2024-2025 RATES AVAILABLE/TARIFAS DISPONIBLES WWW.PLANTCITYGOV.COM/UTIL-BILLING/PAGE/UTILITY-RATES						Total Amount Due	\$5,493.75



## City of Plant City

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

006993



\*\*\*AUTO\*\*MIXED AADC 323 6993 T20:34 6993 1 MB 0.617



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

Received  
SEP 16

## UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3930 NORTHERN KEY DR	D	1008701860	636330
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1417568	09/27/2024	\$5,493.75	

Remit and make checks in US funds payable to:



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

00006042024801417568100005493754



# City of Plant City

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

## UTILITY BILL

Office hours for questions regarding your bill:

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

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

Solid Waste pickup questions (813) 757-9208

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

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

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1431827	10/07/2024	09/07/2024 - 10/07/2024	10/28/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	24014108	09/03/24	10/01/24	1792	1909	117	70.84
CONSUMPTION					RATE	USAGE	
WATER					2.710000	117	317.07
UTILITY TAX 10%							38.79
SEWER COMMERCIAL							147.94
CONSUMPTION					RATE	USAGE	
SEWER					6.590000	117	771.03
SOLID WASTE COMMERCIAL							50.67
STORMWATER COMMERCIAL							9.24

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$5,493.75
09/24	103	05/24	4			Total Current Billing	\$1,405.58
08/24	155	03/24	1			Adjustments	\$5.78
07/24	1503	03/24	0			Less Payments Received	\$0.00
05/24	26					Penalties	\$0.00
PUBLIC HEARING ON UTILITY WATER RATE INCREASE - SEPTEMBER 23, 7:30 PM CITY HALL. AUDIENCIA PUBLICA PARA EL AUMENTO DE TARIFAS DE UTILIDADES 23 DE SEPTIEMBRE, 7:30 PM 2024-2025 RATES AVAILABLE/TARIFAS DISPONIBLES WWW.PLANTCITYGOV.COM/UTIL-BILLING/PAGE/UTILITY-RATES						Total Amount Due	\$6,905.11



## City of Plant City

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

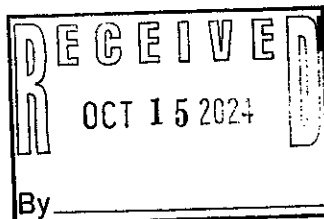
011190



\*\*\*AUTO\*\*MIXED AADC 323 11190 T30:46 11190 1 MB 0.617



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



## UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3930 NORTHERN KEY DR	D	1008701860	636330
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1431827	10/28/2024	\$6,905.11	

Remit and make checks in US funds payable to:



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

00006042025501431827300006905111



CorlinServices LLC  
7818126511  
11237 Spring Point Circle  
Riverview, FL 33579

Billed To  
Park East

Date of Issue  
07/20/2024

Invoice Number  
0000172

Due Date  
08/19/2024

Amount Due (USD)  
**\$550.00**

Description	Rate	Qty	Line Total
purchase and installation of exterior use bulletin board (of similar size and style to boards previously installed at other Inframark properties)	\$550.00	1	\$550.00

Subtotal 550.00

Tax 0.00

Total 550.00

Amount Paid 0.00

Amount Due (USD) \$550.00



State of Florida  
Department of Health  
Notification of Fees Due

Identification Number: 29-60-2807480  
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-7494951  
Fee Amount: \$250.00

To: **Park East Community Development District**  
2005 Pan Am Cir  
Tampa, FL 33607

Total Amount Due: \$250.00

**Payment Due 09/26/2024 Upon Receipt**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

**[Please detach this portion and return with your payment]**

Please verify all information, making changes as necessary, sign and return to Hillsborough County

Account Information for: 29-60-2807480  
Facility Name: Park East Swimming Pool  
Location Address 1: 3930 Northern Key Dr  
Location Address 2:  
City: Plant City  
State: FL  
Zip Code: 33565

County Mailing Address 1: P O Box 5135  
County Mailing Address 2:  
County Mailing City: Tampa  
County Mailing State: FL  
County Mailing Zip Code: 33675

Owner Name: Park East Community Development District  
Owner Address 1: 2005 Pan Am Cir  
Owner Address 2: Tampa, FL 33607  
Owner City: Tampa  
Owner State: FL  
Owner Zip Code: 33607  
Work Phone:  
Home Phone: (727) 442-8443

Facility Contact Name: Park East Community Development District  
Work Phone:  
Home Phone: (727) 442-8443

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

Date: \_\_\_\_\_

[Environmental Health Division - Account Information Copy]



State of Florida  
Department of Health  
Notification of Fees Due

Identification Number: 29-60-2807480  
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-7494951  
Fee Amount: \$250.00

To: **Park East Community Development District**  
2005 Pan Am Cir  
Tampa, FL 33607

Total Amount Due: \$250.00  
**Payment Due 09/26/2024 Upon Receipt**

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.  
[Business Office - Cashiering & Accounting Copy]



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

# INVOICE

Customer	Park East CDD
Acct #	1278
Date	08/30/2024
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 5,408.00
Payment Amount	
Payment for:	Invoice#25094
100124958	

Thank You

Please detach and return with payment



Customer: Park East CDD

Invoice	Effective	Transaction	Description	Amount
25094	10/01/2024	Renew policy	Policy #100124958 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 8/30/2024	5,408.00

Total

\$ 5,408.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555  
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

08/30/2024



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

# INVOICE

Customer	Park East CDD
Acct #	1278
Date	09/13/2024
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 14,939.00
Payment Amount	
Payment for:	Invoice#25700
100124958	

Thank You

Please detach and return with payment



Customer: Park East CDD

Invoice	Effective	Transaction	Description	Amount
25700	10/01/2024	Renew policy	Policy #100124958 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 9/13/2024	14,939.00

Total

\$ 14,939.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555  
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

09/13/2024





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

# INVOICE

Customer	Park East CDD
Acct #	1278
Date	09/17/2024
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 471.00
Payment Amount	
Payment for:	Invoice#25874
100123958	

Thank You

Please detach and return with payment



Customer: Park East CDD

Invoice	Effective	Transaction	Description	Amount
25874	09/13/2024	Policy change	Policy #100123958 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Add property Due Date: 9/17/2024	471.00

Total

\$ 471.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555  
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

09/17/2024

**FloridaCommerce, Special District Accountability Program**  
**Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 91469
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

001341

**Park East Community Development District**

Mr. Brian Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



**2. Telephone:** 813-873-7300 Ext:  
**3. Fax:** 813-873-7070  
**4. Email:** Brian.Lamb@merituscorp.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** parkeastcdd.com  
**8. County(ies):** Hillsborough  
**9. Special Purpose(s):** Community Development  
**10. Boundary Map on File:** 12/18/2023  
**11. Creation Document on File:** 07/28/2021  
**12. Date Established:** 06/28/2021  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** City of Plant City  
**15. Creation Document(s):** City Ordinances 30-2021 and 45-2023  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: \_\_\_\_\_ Date 10/14/24

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Park East Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 26285  
Date 08/08/2024

---

SERVICE	AMOUNT
Audit FYE 09/30/2023	\$ <u>1,400.00</u>
Current Amount Due	\$ <u><u>1,400.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,400.00	3,000.00	0.00	0.00	0.00	4,400.00

Payment due upon receipt.

INVOICE

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540

services@jnjcleanservices.com  
+1 (813) 781-8999



Bill to

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

Ship to

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

Invoice details

Invoice no.: 0420  
Invoice date: 08/26/2024  
Due date: 09/15/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Restrooms	Clean/sanitize two(2) restrooms. JNJ will replenish any supplies needed.	2	\$120.00	\$240.00
2.		Trash	Remove and replace 5 large trash bags.	5	\$30.00	\$150.00
3.		Pool Deck	Rearrange any chairs and/or tables that are out of place. Clean tables and chairs as needed. Pick up any trash around pool deck.	1	\$100.00	\$100.00
4.		Blower	Blowing will be done once a week on pool deck and parking lot, if needed.	1	\$30.00	\$30.00
5.		Activity room	Sweep/vacuum/mop as needed. Clean windows as needed.	1	\$100.00	\$100.00
6.		Storm Preparations	August 6th - all chairs, loungers, tables, and cushions were placed back out on pool deck after storm passed.	1	\$125.00	\$125.00

Total

\$745.00

Ways to pay



Note to customer

Amenity cleaning services at Park East CDD - August 2024.

Pay invoice

INVOICE

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540

services@jnjcleanservices.com  
+1 (813) 781-8999



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

Invoice details  
Invoice no.: 0431  
Invoice date: 09/24/2024  
Due date: 10/15/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Restrooms	Clean/sanitize two(2) restrooms. JNJ will replenish any supplies needed.	2	\$120.00	\$240.00
2.		Trash	Remove and replace 5 large trash bags.	5	\$30.00	\$150.00
3.		Pool Deck	Rearrange any chairs and/or tables that are out of place. Clean tables and chairs as needed. Pick up any trash around pool deck.	1	\$100.00	\$100.00
4.		Blower	Blowing will be done once a week on pool deck and parking lot, if needed.	1	\$30.00	\$30.00
5.		Activity room	Sweep/vacuum/mop as needed. Clean windows as needed.	1	\$100.00	\$100.00
6.		Clogged toilet	Clogged toilet on Sept 24th	1	\$25.00	\$25.00
7.		Storm Preparations	Sept 25th - all furniture that is airborne was put away and put back out on Sept 27th.	1	\$250.00	\$250.00

Total

\$895.00

Ways to pay



Note to customer  
Amenity cleaning services at Park East CDD - September 2024.

Pay invoice



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
8/20/2024	186134

Bill To:
Park East CDD c/o nframark 210 N University Dr #702 Coral Springs, FL 33071

Property Information

Estimate #
91222

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Initial irrigation inspection completed on 8-15-2024			
PROS06SI Hunter 6 inch spray head	2	14.16	28.32
spray nozzle	5	1.90	9.50
Labor: 2 men @ \$ 140.00 per hour	0.5	140.00	70.00
Initial irrigation inspection repairs needed:			
Replace 2 broken or leaking 6 inch spray heads with spray nozzles.			
Replace 3 clogged, damaged or wrong size spray nozzles.			
Controller at clubhouse - new pool.		Total	\$107.82
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	9/19/2024	Balance Due
			\$0.00
			\$107.82





# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
8/26/2024	186227

Bill To:
Park East CDD c/o nframark 210 N University Dr #702 Coral Springs, FL 33071

Property Information

Estimate #
90423

Work Order #

PO / PA #

Description	Qty	Rate	Amount
One time (1x) bushhog mowing of overgrown ponds to establish maintainable conditions. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Bushhog Mowing	1	632.50	632.50
		Total	\$632.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	9/25/2024	Balance Due
			\$0.00
			\$632.50



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
10/16/2024	187552

Bill To:
Park East CDD c/o nframark 210 N University Dr #702 Coral Springs, FL 33071

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY			
10-16-2024 Hours - 630am - 4pm			
Restaked 46 trees @ \$80.00 = \$3680.00 (includes labor to re-set tree and staking labor and materials)	0.5	3,680.00	1,840.00
Supervisor - David Manfrin			
Ledarin Ragins			
Oscar Ortiz			
Walter Ruiz			
Roberto Avila			
Jose Montiel			
Juan Alvarez			
		Total	\$1,840.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/15/2024	Balance Due
			\$0.00
			\$1,840.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

September 12, 2024  
Client: 001544  
Matter: 000001  
Invoice #: 25282

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2024	CAW	PREPARE FOR AND ATTEND MONTHLY BOARD MEETING.	0.6	\$195.00
8/1/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
8/2/2024	JMV	REVIEW EMAIL FROM CDD AUDITOR; DRAFT EMAIL TO CDD AUDITOR.	0.3	\$112.50
8/8/2024	MS	PREPARE PUBLICATION AD FOR LANDOWNERS ELECTION.	0.6	\$105.00
8/16/2024	KCH	ATTEND OPERATIONS MEETING IN PERSON.	0.4	\$130.00
8/19/2024	JMV	REVIEW EMAIL FROM L. POPELKA; PREPARE CDD FUNDING AGREEMENT.	0.8	\$300.00
8/19/2024	LB	REVIEW CORRESPONDENCE FROM L. POPELKA RE BUDGET FUNDING AGREEMENTS AND AMOUNTS FOR DEVELOPER FUNDING; REVISE DEVELOPER BUDGET FUNDING AGREEMENT.	0.3	\$52.50
8/20/2024	LB	REVISE DEVELOPER BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
Total Professional Services			3.8	\$1,125.00

September 12, 2024  
Client: 001544  
Matter: 000001  
Invoice #: 25282

Page: 2

---

Total Services	\$1,125.00
Total Disbursements	\$0.00
Total Current Charges	\$1,125.00
Previous Balance	\$13,202.25
Less Payments	(\$1,605.00)
<b>PAY THIS AMOUNT</b>	<b>\$12,722.25</b>

***Please Include Invoice Number on all Correspondence***

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24718	June 11, 2024	\$3,152.50	\$6.30	\$0.00	\$0.00	\$4,283.80
24903	July 09, 2024	\$6,102.50	\$10.95	\$0.00	\$0.00	\$7,238.45
25044	August 07, 2024	\$2,325.00	\$0.00	\$0.00	\$0.00	\$3,450.00
Total Remaining Balance Due						\$12,722.25

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,125.00	\$2,325.00	\$6,113.45	\$3,158.80

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Park East Community Development District

Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

October 17, 2024

Client: 001544

Matter: 000001

Invoice #: 25383

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/4/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
9/4/2024	KCH	REVIEW AGENDA PACKAGE FOR BOS MEETING.	0.4	\$130.00
9/5/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
9/5/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$162.50
9/10/2024	LB	REVIEW CORRESPONDENCE FROM L. POPELKA AND C. DE LA OSSA RE DEFICIT FUNDING AGREEMENT FOR FY 2024-2025 BUDGET; REVIEW FILES RE SAME; PREPARE RESPONSE TO L. POPELKA AND C. DE LA OSSA RE SAME; RECEIPT OF EXECUTED DEFICIT BUDGET FUNDING AGREEMENT.	0.2	\$35.00
9/15/2024	JMV	PREPARE LANDOWNER ELECTION NOTICE.	0.8	\$300.00
9/19/2024	MS	FINALIZE AND TRANSMIT PUBLICATION AD FOR LANDOWNERS ELECTION.	0.3	\$52.50
9/20/2024	KCH	PREPARE FOR AND ATTEND OPERATIONS MEETING.	0.5	\$162.50
Total Professional Services			3.5	\$1,142.50

October 17, 2024  
Client: 001544  
Matter: 000001  
Invoice #: 25383

Page: 2

---

Total Services	\$1,142.50
Total Disbursements	\$0.00
Total Current Charges	\$1,142.50
Previous Balance	\$12,722.25
<b>PAY THIS AMOUNT</b>	<b>\$13,864.75</b>

*Please Include Invoice Number on all Correspondence*

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24718	June 11, 2024	\$3,152.50	\$6.30	\$0.00	\$0.00	\$4,301.30
24903	July 09, 2024	\$6,102.50	\$10.95	\$0.00	\$0.00	\$7,255.95
25044	August 07, 2024	\$2,325.00	\$0.00	\$0.00	\$0.00	\$3,467.50
25282	September 12, 2024	\$1,125.00	\$0.00	\$0.00	\$0.00	\$2,267.50
Total Remaining Balance Due						\$13,864.75

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,142.50	\$1,125.00	\$2,325.00	\$9,272.25





Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/25/24		PARK EAST CDD	
Billing Date		Sales Rep	Customer Account
09/25/2024		Deirdre Bonett	316166
Total Amount Due			Ad Number
\$497.00			0000360953

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/25/24	09/25/24	0000360953	Times	Legals CLS	Meetings Schedule	1	2x59 L	\$493.00
09/25/24	09/25/24	0000360953	Tampabay.com	Legals CLS	Meetings Schedule	1	2x59 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/25/24		PARK EAST CDD	
Billing Date		Sales Rep	Customer Account
09/25/2024		Deirdre Bonett	316166
Total Amount Due			Ad Number
\$497.00			0000360953

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PARK EAST CDD  
C/O MERITUS  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

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

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meetings Schedule** was published in said newspaper by print in the issues of: **9/25/24** or by publication on the newspaper's website, if authorized, on

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

**NOTICE OF REGULAR BOARD MEETING SCHEDULE**  
**FISCAL YEAR 2024/2025**  
**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Park East Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2024/2025 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 03, 2024  
 November 07, 2024  
 December 05, 2024  
 January 02, 2025  
 February 06, 2025  
 March 06, 2025  
 April 03, 2025  
 May 01, 2025  
 June 05, 2025  
 July 10, 2025  
 August 07, 2025  
 September 04, 2025

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Bryan Radcliff  
 District Manager  
 Run Date: September 25, 2024

0000360953

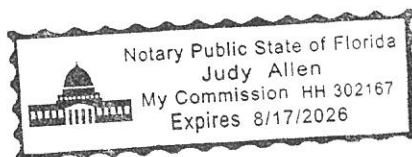
Signature Affiant

Sworn to and subscribed before me this **09/25/2024**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced





tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/09/24 - 10/16/24		PARK EAST CDD	
Billing Date	Sales Rep	Customer Account	
10/16/2024	Deirdre Bonett	316166	
Total Amount Due		Ad Number	
\$820.00		0000361016	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/09/24	10/16/24	0000361016	Times	Legals CLS	Landowners' Election	2	2x49 L	\$816.00
10/09/24	10/16/24	0000361016	Tampabay.com	Legals CLS	Landowners' Election	2	2x49 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/09/24 - 10/16/24		PARK EAST CDD	
Billing Date	Sales Rep	Customer Account	
10/16/2024	Deirdre Bonett	316166	
Total Amount Due		Ad Number	
\$820.00		0000361016	

### DO NOT SEND CASH BY MAIL

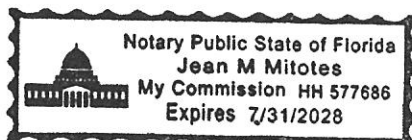
PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

### REMIT TO:

PARK EAST CDD  
C/O MERITUS  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

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





# Invoice

Date	Invoice #
8/15/2024	186088

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Bill To:
Park East CDD c/o nframark 210 N University Dr #702 Coral Springs, FL 33071

Property Information

Estimate #
91194

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Storm cleanup from Tropical Storm Debby. Work includes clean-up, replanting downed trees and re-straightening leaning trees. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Arborbrace Kits	5	85.75	428.75
Storm Cleanup(No dumping required)	1	550.00	550.00
		Total	\$978.75
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	9/14/2024	Balance Due
			\$0.00
			\$978.75



























































































































































<b>.Statement Date</b>	<b>.Serial Number</b>	<b>.Firm Name</b>	<b>.Case Name</b>
06/28/2024	24-00979M	Inframark DNR 9.3.24	Hearing on July 24, 2024 at
06/28/2024	24-00980M	Inframark DNR 9.3.24	Hearing on July 24, 2024 at
06/28/2024	24-00981M	Inframark DNR 9.3.24	Hearing on July 24, 2024 at
08/02/2024	24-01103K	Inframark DNR 9.3.24	Champions Reserve Commi
08/09/2024	24-02448H	Inframark DNR 9.3.24	Notice of public hearing an
08/16/2024	24-02463H	Inframark DNR 9.3.24	Notice of Meeting and Pub
10/11/2024	24-01572M	Inframark DNR 9.3.24	Buckhead Trails CDD
10/11/2024	24-01573M	Inframark DNR 9.3.24	Buckhead Trails II CDD
10/11/2024	24-01574M	Inframark DNR 9.3.24	Sawgrass Village CDD



<b>.Case Number</b>	<b>.Formal Type</b>	<b>.P.O. Number</b>	<b>.Amount Due</b>
: 1:00pm; Sawgrass Village C	Notice of Public Hearing		409.06
: 1:00pm; Buckhead Trails II	Notice of Public Hearing		332.5
: 1:00pm; Buckhead Trails C	Notice of Public Hearing		367.5
unity Development District	Notice		625.62
d board of supervisors mee	Notice of Public Hearing		122.5
lic Hearing on Proposed Rev	Notice of Meeting		96.25
	Notice of FY 2024/2025 Meeting Schedule		96.25
	Notice of FY 2024/2025 Meeting Schedule		96.25
	Notice of FY 2024/2025 Meeting Schedule		96.25
			2242.18



# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 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 October 31, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL								TOTAL
	GENERAL FUND	SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024	GENERAL	LONG-TERM		
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS ACCOUNT GROUP FUND	DEBT ACCOUNT GROUP FUND		
<b>ASSETS</b>									
Cash - Operating Account	\$ 1,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,774
Due From Developer	26,207	-	-	-	-	-	-	-	26,207
Investments:									
Acq. & Construction - Amenity	-	-	-	4	-	-	-	-	4
Acquisition & Construction Account	-	-	-	4,072	459	-	-	-	4,531
Cost of Issuance Fund	-	-	-	-	27,961	-	-	-	27,961
Interest Account	-	-	136	-	-	-	-	-	136
Prepayment Account	-	2,037	-	-	-	-	-	-	2,037
Reserve Fund	-	287,100	34,772	-	-	-	-	-	321,872
Revenue Fund	-	459,587	24,395	-	-	-	-	-	483,982
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>\$ 28,855</b>	<b>\$ 748,724</b>	<b>\$ 59,303</b>	<b>\$ 4,076</b>	<b>\$ 28,420</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ -</b>	<b>\$ 18,874,014</b>
<b>LIABILITIES</b>									
Accounts Payable	\$ 145,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,474
Bonds Payable	-	-	-	-	-	-	13,070,000	-	13,070,000
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	-	26,207
<b>TOTAL LIABILITIES</b>	<b>171,681</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,070,000</b>	<b>-</b>	<b>13,241,681</b>



# PARK EAST COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of October 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
		FUND	FUND				GROUP FUND	
<b>FUND BALANCES</b>								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	748,724	59,303	-	-	-	-	808,027
Capital Projects	-	-	-	4,076	28,420	-	-	32,496
Unassigned:	(142,900)	-	-	-	-	4,934,636	-	4,791,736
<b>TOTAL FUND BALANCES</b>	<b>(142,826)</b>	<b>748,724</b>	<b>59,303</b>	<b>4,076</b>	<b>28,420</b>	<b>4,934,636</b>	<b>-</b>	<b>5,632,333</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 28,855</b>	<b>\$ 748,724</b>	<b>\$ 59,303</b>	<b>\$ 4,076</b>	<b>\$ 28,420</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 18,874,014</b>



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ 383,725	\$ -	\$ (383,725)	0.00%
Developer Contribution	-	26,564	26,564	0.00%
<b>TOTAL REVENUES</b>	<b>383,725</b>	<b>26,564</b>	<b>(357,161)</b>	<b>6.92%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Dissemination Agent	5,000	-	5,000	0.00%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	1,143	8,357	12.03%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	350	8,650	3.89%
District Manager	25,000	4,754	20,246	19.02%
Accounting Services	9,000	750	8,250	8.33%
Auditing Services	6,000	1,400	4,600	23.33%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	820	2,680	23.43%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	100	1,100	8.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	1,675	(1,500)	957.14%
<b>Total Administration</b>	<b>117,525</b>	<b>11,992</b>	<b>105,533</b>	<b>10.20%</b>
<b><u>Utility Services</u></b>				
Utility - Water & Sewer	10,000	6,905	3,095	69.05%
Utility - Electric	10,000	-	10,000	0.00%
<b>Total Utility Services</b>	<b>20,000</b>	<b>6,905</b>	<b>13,095</b>	<b>34.53%</b>



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	-	6,400	0.00%
Field Services	27,000	-	27,000	0.00%
Contracts-Janitorial Services	9,000	-	9,000	0.00%
Contracts-Aquatic Control	38,000	1,250	36,750	3.29%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Clubhouse Internet, TV, Phone	1,800	-	1,800	0.00%
Insurance - General Liability	5,000	20,347	(15,347)	406.94%
Irrigation Repairs & Maintenance	5,000	-	5,000	0.00%
Landscape Maintenance	52,000	18,429	33,571	35.44%
Plant Replacement Program	5,000	-	5,000	0.00%
R&M - Amenity Center	10,000	-	10,000	0.00%
Miscellaneous Maintenance	10,000	341	9,659	3.41%
Pool & Spa Maintenance	20,000	-	20,000	0.00%
Pool & Spa Repairs	2,000	-	2,000	0.00%
Aquatic Maintenance	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	6,000	-	6,000	0.00%
Misc-Access Cards	2,500	-	2,500	0.00%
Community Activities	10,000	-	10,000	0.00%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Pool Permits	500	-	500	0.00%
Pond Bank Improvements	5,000	-	5,000	0.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
<b>Total Other Physical Environment</b>	<b>236,200</b>	<b>40,367</b>	<b>195,833</b>	<b>17.09%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	1,840	8,160	18.40%
<b>Total Contingency</b>	<b>10,000</b>	<b>1,840</b>	<b>8,160</b>	<b>18.40%</b>
<b>TOTAL EXPENDITURES</b>	<b>383,725</b>	<b>61,104</b>	<b>322,621</b>	<b>15.92%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(34,540)	(34,540)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(108,286)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (142,826)</b>		



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ -	\$ (2,405,003)	\$ (2,405,003)	0.00%
Special Assmnts- CDD Collected	572,524	-	(572,524)	0.00%
<b>TOTAL REVENUES</b>	<b>572,524</b>	<b>(2,405,003)</b>	<b>(2,977,527)</b>	<b>-420.07%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	235,000	-	235,000	0.00%
Interest Expense	337,524	-	337,524	0.00%
<b>Total Debt Service</b>	<b>572,524</b>	<b>-</b>	<b>572,524</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>572,524</b>	<b>-</b>	<b>572,524</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,405,003)	(2,405,003)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>3,153,727</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 748,724</b>		



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ -	\$ 59,303	\$ 59,303	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>59,303</b>	<b>59,303</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	59,303	59,303	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 59,303</u></b>		



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ -	\$ (763,567)	\$ (763,567)	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>(763,567)</b>	<b>(763,567)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(763,567)	(763,567)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>767,643</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,076</b>		



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ -	\$ 28,420	\$ 28,420	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>28,420</b>	<b>28,420</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	28,420	28,420	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 28,420</u></b>		



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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, 2024)</b>		<b>4,934,636</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 4,934,636</u></b>		

## Park East CDD

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Z-SPAWAR

**Statement Date** 10/31/2024

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/21/2024	Payment	BD00005	Deposit No. BD00005	26,563.78	26,563.78	0.00
Total Deposits				26,563.78	26,563.78	0.00
Checks						
10/03/2024	Payment	1228	Check for Vendor V00005	-497.00	-497.00	0.00
10/21/2024	Payment	1229	Check for Vendor V00013	-200.00	-200.00	0.00
10/21/2024	Payment	1230	Check for Vendor V00019	-200.00	-200.00	0.00
10/21/2024	Payment	1231	Check for Vendor V00028	-200.00	-200.00	0.00
10/21/2024	Payment	1234	Check for Vendor V00032	-5,483.32	-5,483.32	0.00
10/21/2024	Payment	1235	Check for Vendor V00038	-20,966.00	-20,966.00	0.00
10/30/2024	Payment	DD419	Payment of Invoice 000520	-170.56	-170.56	0.00
Total Checks				-27,716.88	-27,716.88	0.00
Adjustments						
Total Adjustments						
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
09/03/2024	Payment	DD414	Payment of Invoice 000461			-377.64
09/13/2024	Payment	1220	Check for Vendor V00016			-200.00
09/03/2024	Payment	DD417	Payment of Invoice 000478			-4,924.92
10/21/2024	Payment	1232	Check for Vendor V00009			-200.00
10/21/2024	Payment	1233	Check for Vendor V00016			-200.00
10/30/2024	Payment	DD418	Payment of Invoice 000508			-170.56
Total Outstanding Checks						-6,463.52
Outstanding Deposits						
Total Outstanding Deposits						



PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2024 to 10/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1228	10/03/24	TIMES PUBLISHING COM	316166 092524	AD SERVICES	Legal Advertising	548002-51301	\$497.00
001	1229	10/21/24	ALBERTO VIERA	AV 100324	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1230	10/21/24	CARLOS DE LA OSSA	CDLO 100324	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1231	10/21/24	KYLE SMITH	KS 100324	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1232	10/21/24	NICHOLAS J. DISTER	ND 100324	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1233	10/21/24	RYAN MOTKO	RM 100324	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1234	10/21/24	CITY OF PLANT CITY	1403331	WATER/RECLAIM	WATER	543018-53150	\$539.98
001	1234	10/21/24	CITY OF PLANT CITY	1392872	WATER/RECLAIM	WATER	543018-53150	\$4,558.37
001	1234	10/21/24	CITY OF PLANT CITY	1417568	WATER	Utility - Water	543018-53150	\$384.97
001	1235	10/21/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC	184970	Invoice 000430	LANDSCAPE JULY 2024	534171-53908	\$10,483.00
001	1235	10/21/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC	184636	Invoice 000431	LANDSCAPE JUNE 2024	534171-53908	\$10,483.00
001	DD418	10/30/24	CHARTER COMMUNICATIONS	0411968101324	SVC PRD 10/13/24-11/12/24	INTERNET	546922-53908	\$170.56
001	DD419	10/30/24	CHARTER COMMUNICATIONS	BULK PAY 102224 ACH	INTERNET	Miscellaneous Maintenance	546922-53908	\$170.56
<b>Fund Total</b>								<b>\$28,287.44</b>

<b>Total Checks Paid</b>	<b>\$28,287.44</b>
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# PARK EAST NOVEMBER INSPECTION REPORT. 11/21/24, 1:37 PM

Park East CDD. Yellowstone.

Thursday, November 21, 2024

Prepared For Board of supervisors.

29 Issue Identified

Gary Schwartz







### **Pond # 1.**

Assigned To Eco Logic.

The pond is well maintained.



### **Northpark Road.**

Assigned To LMP.

Overspray.



### North Park Rd.

Assigned To LMP.

The turf fertility needs improvement. Evaluate the turf and report your findings back to Inframark. You may need to provide soil samples.



### Victorious Falls.

Assigned To LMP.

The community entrance sign is clean and looks good. The turf fertility needs improvement.





### Victorious Falls.

Assigned To LMP.

Trim the palm hangers.



### Victorious Falls.

Assigned To LMP.

Utility hazard needs to be removed.



### Victorious Falls.

Assigned To LMP.

Trim the Copperleaf plant to lower uniform height.



### North Park Rd.

Assigned To LMP.

The turf fertility needs improvement. Evaluate the turf and report your findings back to Inframark. You may need to provide soil samples.





### **Pond # 2.**

Assigned To Eco Logic.

The pond is well maintained.



### **Pond # 3.**

Assigned To Eco Logic.

There is torpedo grass and other  
invasive plant material in the pond.



### **Pond # 6.**

Assigned To Eco Logic.

The pond is well maintained.



### **Pond # 7.**

Assigned To Eco Logic.

The pond is well maintained.





### Northern Key Drive.

Assigned To LMP.

The entrance to the pool is clean and looks good.



### Northern Key Drive.

Assigned To LMP.

Trim the dead palm fronds.



### **Northern Key Drive.**

Assigned To LMP.

The parking lot is clean and well maintained.



### **Northern Key Drive.**

Assigned To LMP.

The dog park is well maintained.





### **Northern Key Drive.**

Assigned To LMP.

Trim the dead and hanging palm fronds.



### **Northern Key Drive.**

Assigned To LMP.

Remove and replace any dead plant material. Place a flag on any replacement replacements will be made.



### **Northern Key Drive.**

Assigned To District manager.

The basketball court is clean and well maintained.



### **Northern Key Drive.**

Assigned To Blue Life.

The pool is clear, blue, and well maintained.





### **Northern Key Drive.**

Assigned To District manager.

The pool furniture is clean and well maintained.



### **Northern Key Drive.**

Assigned To LMP.

The playground is well maintained.



### **Northern Key Drive.**

Assigned To LMP.

Trim the tree suckers.



### **Pond # 9.**

Assigned To Eco Logic.

The pond is well maintained.





**Pond # 11.**

Assigned To Eco Logic.

The pond is well maintained.



**Pond # 12.**

Assigned To Eco Logic.

The pond is well maintained.



### **Pond # 13.**

Assigned To Eco Logic.

The pond is well maintained.



### **Blue Orchid.**

Assigned To LMP.

The turf fertility could use improvement. Trim the dead and hanging palm fronds.





### Northern Key Drive.

Assigned To LMP.

The turf fertility could use improvement. Trim the dead and hanging palm fronds.