

**PARK EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JANUARY 09, 2025**

**SPECIAL 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**

Michael Perez, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## **Special Meeting Agenda** Thursday, January 09, 2025 at 2:00 p.m.

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The Special Meeting of the **Park East Community Development District** will be held **January 09, 2025, 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#

### **SPECIAL 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 December 05, 2024 Regular Meeting
  - B. Consideration of Operation and Maintenance November 2024
  - C. Acceptance of the Financials and Approval of the Check Register for November 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**

**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, December 05, 2024, and called to order at 3:11 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:

Mark Vega	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer ( <i>via phone</i> )
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. Vega 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**

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

**FOURTH ORDER OF BUSINESS** **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**

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

**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 3:15 pm. 5-0

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Michael Perez  
District Manager

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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>					
CHARTER COMMUNICATIONS	10/22/2024	BULK PAY 102224 ACH	\$170.56	\$170.56	INTERNET
ECO-LOGIC SERVICES LLC	11/2/2024	4490	\$1,250.00	\$1,250.00	LAKE MAINT
INFRAMARK LLC	11/5/2024	136695	\$100.00		DISTRICT INVOICE
INFRAMARK LLC	11/5/2024	136695	\$2,500.00		DISTRICT INVOICE
INFRAMARK LLC	11/5/2024	136695	\$2,254.00		DISTRICT INVOICE
INFRAMARK LLC	11/5/2024	136695	\$350.00		DISTRICT INVOICE
INFRAMARK LLC	11/5/2024	136695	\$750.00	\$5,954.00	DISTRICT INVOICE
<b>Monthly Contract Subtotal</b>			<b>\$7,374.56</b>	<b>\$7,374.56</b>	
<b>Variable Contract</b>					
ALBERTO VIERA	11/7/2024	AV 110724	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	11/7/2024	CDLO 110724	\$200.00	\$200.00	SUPERVISOR FEE
KYLE SMITH	11/7/2024	KS 110724	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	11/7/2024	ND 110724	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	11/7/2024	RM 110724	\$200.00	\$200.00	SUPERVISOR FEE
<b>Variable Contract Subtotal</b>			<b>\$1,000.00</b>	<b>\$1,000.00</b>	
<b>Regular Services</b>					
DISCLOSURE TECHNOLOGY SERVICES, LLC	10/8/2024	1262	\$1,500.00	\$1,500.00	DUES
JNJ CLEANING SERVICES	10/28/2024	0450	\$840.00	\$840.00	STORM PREP
LANDSCAPE MAINTENANCE PROFESSIONALS INC	10/30/2024	188009	\$1,750.00	\$1,750.00	HURRICANE
<b>Regular Services Subtotal</b>			<b>\$4,090.00</b>	<b>\$4,090.00</b>	
<b>Additional Services</b>					
LANDSCAPE MAINTENANCE PROFESSIONALS INC	10/21/2024	188066	\$1,612.50	\$1,612.50	HURRICANE
<b>Additional Services Subtotal</b>			<b>\$1,612.50</b>	<b>\$1,612.50</b>	
<b>TOTAL</b>			<b>\$14,077.06</b>	<b>\$14,077.06</b>	



September 13, 2024

Invoice Number: 0411968091324

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 09/13/24 through 10/12/24  
details on following pages

Previous Balance	359.02
Payments Received -Thank You!	-359.02
Remaining Balance	\$0.00
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	\$170.56
<b>Total Due by 09/30/24</b>	<b>\$170.56</b>

**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 13 09142024 NNNNNYNN 01 000975 0003

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



September 13, 2024

**PARK EAST CDD**

Invoice Number: 0411968091324

Account Number: 8337 12 001 0411968

Service At: 3930 NORTHERN KEY DR  
CLUBHSE  
PLANT CITY FL 33565-6013

<b>Total Due by 09/30/24</b>	<b>\$170.56</b>
Amount you are enclosing	\$

#### Please Remit Payment To:

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



#### 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.

#### IMPORTANT NOTICE

Beginning on November 4, 2024, you will no longer be able to add Auto Attendant to existing or new Spectrum Business Voice lines. Auto Attendant added prior to this date will continue to function.

**Now you can upgrade your mobile phone anytime**, as many times as you want with Anytime Upgrade only available from Spectrum Business. Call 1-877-698-6702 today.



833712001041196800170563



Invoice Number: PARK EAST CDD  
 Account Number: 0411968091324  
 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 09142024 NNNNNYNN 01 000975 0003

**Charge Details**

Previous Balance	359.02
One-time EFT Payment 08/16	-359.02
Remaining Balance	\$0.00

Payments received after 09/13/24 will appear on your next bill.

Service from 09/13/24 through 10/12/24

**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**

<b>Phone number (813) 730-1091</b>	
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

<b>Current Charges</b>	<b>\$170.56</b>
<b>Total Due by 09/30/24</b>	<b>\$170.56</b>

**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.







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## Thanks, Your Payment Is Submitted

It may take up to 24 hours for your amount due to reflect this payment. You'll receive a payment status email shortly.

Internet / TV / Business Phone

Internet / TV / Business Phone

Confirmation Number

O358802523

Payment Amount

\$170.56

Payment Method

Bank Account - 5629

Payment Date

October 22, 2024

<https://www.spectrumbusiness.net/billing/payment> 10-22-24

PO Box 18204  
Sarasota, FL 34276

Date	Invoice #
11/2/2024	4490

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

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

Pete@Eco-Logic-Services.com



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**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: November 2024

# INVOICE

<b>INVOICE#</b>
136695
<b>CUSTOMER ID</b>
C2354
<b>PO#</b>

<b>DATE</b>
11/5/2024
<b>NET TERMS</b>
Net 30
<b>DUE DATE</b>
12/5/2024

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.

PARK EAST CDD

MEETING DATE: November 7, 2024

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister *	(Miss) ✓	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

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DMS: Bryan Radcliff

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Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com



INVOICE

BILL TO  
Inframark  
CDD:  
Park East Community Development District

INVOICE 1262  
DATE 10/08/2024

BOND SERIES  
SPECIAL ASSESSMENT BONDS 2021 (SERIES 2021 PROJECT)

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

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

BALANCE DUE \$1,500.00

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

License Fee for FY 24/25

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.: 0450  
Invoice date: 10/28/2024  
Due date: 11/15/2024

#	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 4 large trash bags.	4	\$30.00	\$120.00
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	Hurricane Milton - pool furniture was put away before storm and put out afterwards.	1	\$250.00	\$250.00

Ways to pay



Total \$840.00

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

Pay invoice



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
10/30/2024	188009

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

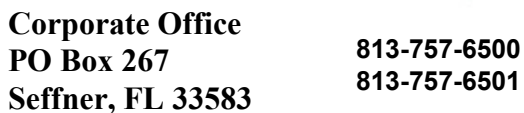
Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Tree Staking 10-17-2024			
Staked 35 trees (includes labor to re-set tree and staking labor and materials)35x100.00 = \$3500.00	0.5	3,500.00	1,750.00
		Total	\$1,750.00
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	11/29/2024	Balance Due
			\$0.00
			\$1,750.00



Date	Invoice #
10/21/2024	188066

Property Information	

<b>PO / PA #</b>

Description		Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY				
Tree Staking				
10-21-2024				
31 trees re-staked with existing strapping/staking @ \$75 = \$2325.00		0.5	2,325.00	1,162.50
9 trees re-staked with 2 lodge poles @ \$50/pole = \$900		0.5	900.00	450.00
			Total	\$1,612.50
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	\$0.00
	Net 30	11/20/2024	Balance Due	\$1,612.50



# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2024

Prepared by:

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

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 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	\$ 10,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,089	
Due From Developer	26,207	-	-	-	-	-	-	26,207	
Due From Other Funds	-	6,005	-	-	-	-	-	6,005	
Investments:									
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4	
Acquisition & Construction Account	-	-	-	4,087	460	-	-	4,547	
Cost of Issuance Fund	-	-	-	-	7,489	-	-	7,489	
Prepayment Account	-	2,044	-	-	-	-	-	2,044	
Reserve Fund	-	287,100	34,772	-	-	-	-	321,872	
Revenue Fund	-	60,984	5,902	-	-	-	-	66,886	
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>\$ 37,170</b>	<b>\$ 356,133</b>	<b>\$ 40,674</b>	<b>\$ 4,091</b>	<b>\$ 7,949</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 18,450,653</b>	
<b>LIABILITIES</b>									
Accounts Payable	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	
Bonds Payable	-	-	-	-	-	-	13,070,000	13,070,000	
Due To Other Funds	6,005	-	-	-	-	-	-	6,005	
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	26,207	
<b>TOTAL LIABILITIES</b>	<b>182,212</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,070,000</b>	<b>13,252,212</b>	

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 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><u>FUND BALANCES</u></b>								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	356,133	40,674	-	-	-	-	396,807
Capital Projects	-	-	-	4,091	7,949	-	-	12,040
Unassigned:	(145,116)	-	-	-	-	4,934,636	-	4,789,520
<b>TOTAL FUND BALANCES</b>	<b>(145,042)</b>	<b>356,133</b>	<b>40,674</b>	<b>4,091</b>	<b>7,949</b>	<b>4,934,636</b>	<b>-</b>	<b>5,198,441</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 37,170</b>	<b>\$ 356,133</b>	<b>\$ 40,674</b>	<b>\$ 4,091</b>	<b>\$ 7,949</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 18,450,653</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	383,725	2,167	(381,558)	0.56%
Developer Contribution	-	26,564	26,564	0.00%
<b>TOTAL REVENUES</b>	<b>383,725</b>	<b>28,731</b>	<b>(354,994)</b>	<b>7.49%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Dissemination Agent	5,000	350	4,650	7.00%
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	9,508	15,492	38.03%
Accounting Services	9,000	1,500	7,500	16.67%
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	5,408	(408)	108.16%
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	200	1,000	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>117,525</b>	<b>22,854</b>	<b>94,671</b>	<b>19.45%</b>
<b><u>Utility Services</u></b>				
Utility - Water & Sewer	10,000	3,652	6,348	36.52%
Utility - Electric	10,000	877	9,123	8.77%
<b>Total Utility Services</b>	<b>20,000</b>	<b>4,529</b>	<b>15,471</b>	<b>22.65%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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	2,500	35,500	6.58%
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	14,939	(9,939)	298.78%
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>36,209</b>	<b>199,991</b>	<b>15.33%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	3,340	6,660	33.40%
<b>Total Contingency</b>	<b>10,000</b>	<b>3,340</b>	<b>6,660</b>	<b>33.40%</b>
<b>TOTAL EXPENDITURES</b>	<b>383,725</b>	<b>66,932</b>	<b>316,793</b>	<b>17.44%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(38,201)	(38,201)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(106,841)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (145,042)</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2024  
Series 2021 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 8,155	\$ 8,155	0.00%
Special Assmnts- Tax Collector	-	3,603	3,603	0.00%
Special Assmnts- CDD Collected	572,524	-	(572,524)	0.00%
<b>TOTAL REVENUES</b>	<b>572,524</b>	<b>11,758</b>	<b>(560,766)</b>	<b>2.05%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	235,000	230,000	5,000	97.87%
Interest Expense	337,524	171,443	166,081	50.79%
<b>Total Debt Service</b>	<b>572,524</b>	<b>401,443</b>	<b>171,081</b>	<b>70.12%</b>
<b>TOTAL EXPENDITURES</b>	<b>572,524</b>	<b>401,443</b>	<b>171,081</b>	<b>70.12%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(389,685)	(389,685)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>745,818</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 356,133</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2024  
Series 2024 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 455	\$ 455	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>455</b>	<b>455</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	18,718	(18,718)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>18,718</b>	<b>(18,718)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>18,718</b>	<b>(18,718)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,263)	(18,263)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>58,937</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 40,674</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2024  
Series 2021 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 31	\$ 31	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>31</b>	<b>31</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	-	31	31	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,060</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,091</b>		



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2024  
Series 2024 Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 140	\$ 140	0.00%
Special Assmnts- CDD Collected	-	(20,500)	(20,500)	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>(20,360)</b>	<b>(20,360)</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	-	(20,360)	(20,360)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>28,309</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 7,949</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2024  
General Fixed Assets Account Group Fund (900)  
*(In Whole Numbers)*

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

# Bank Account Statement

Park East CDD

Bank Account No. 5629  
Statement No. 11-24

Statement Date 11/30/2024

G/L Account No. 101001 Balance	10,089.09	Statement Balance	11,735.51
		Outstanding Deposits	3,846.54
Positive Adjustments	0.00		
Subtotal	10,089.09	Subtotal	15,582.05
Negative Adjustments	0.00	Outstanding Checks	-5,492.96
Ending G/L Balance	10,089.09	Ending Balance	10,089.09

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
11/15/2024		JE000415	Tax Revenue	3,846.54	3,846.54	0.00
11/22/2024		JE000417	DS payment tax collected	1,923.27	1,923.27	0.00
Total Deposits				5,769.81	5,769.81	0.00
Checks						
						0.00
08/09/2024	Payment	1204	Check for Vendor V00016	-200.00	-200.00	0.00
09/13/2024	Payment	1220	Check for Vendor V00016	-200.00	-200.00	0.00
10/21/2024	Payment	1232	Check for Vendor V00009	-200.00	-200.00	0.00
10/21/2024	Payment	1233	Check for Vendor V00016	-200.00	-200.00	0.00
11/01/2024	Payment	1238	Check for Vendor V00047	-250.00	-250.00	0.00
11/04/2024	Payment	1239	Payment of Invoice 000512	-175.00	-175.00	0.00
10/30/2024	Payment	DD418	Payment of Invoice 000508	-170.56	-170.56	0.00
11/19/2024		JE000437	Bank rec ADJ JE for Teco Electric	-876.57	-876.57	0.00
Total Checks				-2,272.13	-2,272.13	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
09/03/2024	Payment	DD414	Payment of Invoice 000461			-377.64
09/03/2024	Payment	DD417	Payment of Invoice 000478			-4,924.92
Total Outstanding Checks						-5,492.96
Outstanding Deposits						
12/03/2022		JE000022	Debt Service-Tax Revenue			3,846.54
Total Outstanding Deposits						3,846.54

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2024 to 11/30/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	1238	11/01/24	DEPARTMENT OF HEALTH	29-BID-7494951	POOL PERMIT	Dues, Licenses, Subscriptions	554020-51301	\$250.00
001	1239	11/04/24	FLORIDACOMMERCE	91469	FY 24-25 FILING FEES	Dues, Licenses, Subscriptions	554020-51301	\$175.00
001	DD420	11/19/24	TECO	101424-6381 ACH	ACCT# 221009336381 9/10-10/8/2024	ELECTRIC	543041-53150	\$531.25
001	DD421	11/19/24	TECO	111324-6381 ACH	ACCT# 221009336381 10/9-11/7/2024	ELECTRIC	543041-53150	\$345.32
Fund Total								<u>\$1,301.57</u>

Total Checks Paid	\$1,301.57
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# PARK EAST DECEMBER INSPECTION REPORT. 12/17/24, 1:40 PM

Park East CDD. LMP.

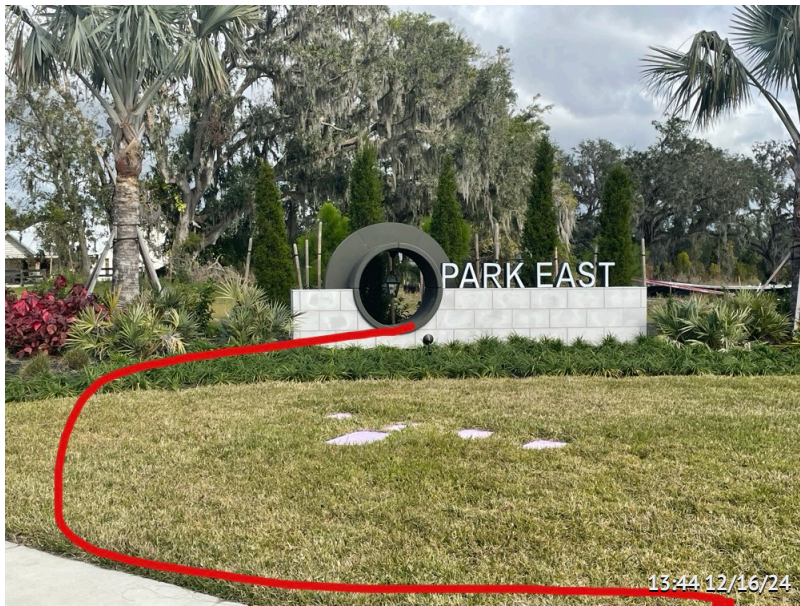
Tuesday, December 17, 2024

Prepared For Board of supervisors.

40 Items Identified

Gary Schwartz





### **Blue Orchid & North Park Rd.**

Assigned To LMP.

The community entrance façade,  
plants & trees are well maintained.  
The turf fertility needs improvement.



### **Blue Orchid & North Park Rd.**

Assigned To LMP.

The South side entrance plants and  
trees are healthy and well  
maintained.





### **Blue Orchid.**

Assigned To LMP.

Heading East on the street.



### **Northern Key.**

Assigned To LMP.

The community entrance façade, plants, and trees are well maintained. The turf fertility needs improvement.



### Northern Key.

Assigned To LMP.

The plants and trees are healthy and well maintained.



### Northern Key.

Assigned To LMP.

Heading East on the street.





### North Park Rd.

Assigned To LMP.

Submit an estimate for any dead plant material. Scuff or pull the dead weeds.



### North Park Rd.

Assigned To LMP.

The turf fertility needs improvement.



### North Park Rd.

Assigned To LMP.

The median Bulbine plants are healthy and well maintained.



### Victoria Falls.

Assigned To LMP.

The community entrance façade, plants, and trees are well maintained. The turf fertility needs improvement.





### Northern Key.

Assigned To LMP.

Heading East on the street.



### Victoria Falls.

Assigned To LMP.

The plants and trees are healthy and well maintained. The turf fertility needs improvement.



### **Pond # 1.**

Assigned To Eco Logic.

The pond is well maintained.



### **North Park Rd.**

Assigned To LMP.

All visible trees need to be soft edged. Submit an estimate to mulch in the tree rings.





### Victoria Falls.

Assigned To LMP.

It looks like repair work was done on the irrigation, and the sand and dirt was not backfilled. Please evaluate this area and report your findings back to Inframark within five days of this notice.



### Victoria Falls.

Assigned To LMP.

Submit an estimate for any mulch needs.



### **Pond # 2.**

Assigned To Eco Logic.

The pond is well maintained.



### **Pond # 5.**

Assigned To Eco Logic.

The pond is well maintained.





#### **Pond # 4.**

Assigned To Eco Logic.

There are cattails 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.

There is a duck weed bloom on the pond.



### **Pond # 8.**

Assigned To Eco Logic.

The pond is well maintained.





### Northern Key.

Assigned To LMP.

The palm trees are healthy and well maintained. The turf fertility needs improvement.



### Northern Key.

Assigned To LMP.

The North side amenity center parking lot entrance is clean and well maintained.



### Northern Key.

Assigned To District manager.

The mailboxes are clean and well maintained.



### Northern Key.

Assigned To LMP.

Remove and replace all dead plants.





**Northern Key.**

Assigned To District manager.  
The basketball court is well maintained.



**Northern Key.**

Assigned To LMP.  
The dog park is well maintained.



### **Northern Key.**

Assigned To District manager.

The amenity center is clean and well maintained. All bathrooms are functional.



### **Northern Key.**

Assigned To LMP.

The playground is well maintained.





**Northern Key.**

Assigned To LMP.

Remove the grass runners.



**Northern Key.**

Assigned To District manager.

The amenity center clubhouse is clean and well maintained.



### **Northern Key.**

Assigned To Blue Life.

The pool is clear, blue, and well maintained.



### **Northern Key.**

Assigned To District manager.

The pool furniture is clean and well maintained.





### **Northern Key.**

Assigned To LMP.

The Bismarck palm trees are healthy and well maintained.



### **Pond # 9.**

Assigned To Eco Logic.

The pond is well maintained.



### **Pond # 10.**

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 receded pond is well maintained.



### **Pond # 13.**

Assigned To District manager.

The fallen tree is scheduled to be removed.