

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2024

Prepared by:

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# 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><u>FUND BALANCES</u></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>\$ 59,303</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>\$ 28,420</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						