

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2024

Prepared by:

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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	
<u>ASSETS</u>								
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
TOTAL ASSETS	\$ 37,170	\$ 356,133	\$ 40,674	\$ 4,091	\$ 7,949	\$ 4,934,636	\$ 13,070,000	\$ 18,450,653
<u>LIABILITIES</u>								
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
TOTAL LIABILITIES	182,212	-	-	-	-	-	13,070,000	13,252,212

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	
<u>FUND BALANCES</u>								
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
TOTAL FUND BALANCES	(145,042)	356,133	40,674	4,091	7,949	4,934,636	-	5,198,441
TOTAL LIABILITIES & FUND BALANCES	\$ 37,170	\$ 356,133	\$ 40,674	\$ 4,091	\$ 7,949	\$ 4,934,636	\$ 13,070,000	\$ 18,450,653

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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	383,725	2,167	(381,558)	0.56%
Developer Contribution	-	26,564	26,564	0.00%
TOTAL REVENUES	383,725	28,731	(354,994)	7.49%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	117,525	22,854	94,671	19.45%
<u>Utility Services</u>				
Utility - Water & Sewer	10,000	3,652	6,348	36.52%
Utility - Electric	10,000	877	9,123	8.77%
Total Utility Services	20,000	4,529	15,471	22.65%

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
<u>Other Physical Environment</u>				
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%
Total Other Physical Environment	236,200	36,209	199,991	15.33%
<u>Contingency</u>				
Misc-Contingency	10,000	3,340	6,660	33.40%
Total Contingency	10,000	3,340	6,660	33.40%
TOTAL EXPENDITURES	383,725	66,932	316,793	17.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(38,201)	(38,201)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(106,841)		
FUND BALANCE, ENDING		\$ (145,042)		

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	572,524	11,758	(560,766)	2.05%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	230,000	5,000	97.87%
Interest Expense	337,524	171,443	166,081	50.79%
Total Debt Service	572,524	401,443	171,081	70.12%
TOTAL EXPENDITURES	572,524	401,443	171,081	70.12%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(389,685)	(389,685)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		\$ 356,133		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 455	\$ 455	0.00%
TOTAL REVENUES	-	455	455	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	18,718	(18,718)	0.00%
Total Debt Service	-	18,718	(18,718)	0.00%
TOTAL EXPENDITURES	-	18,718	(18,718)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,263)	(18,263)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		\$ 40,674		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 31	\$ 31	0.00%
TOTAL REVENUES	-	31	31	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	31	31	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ 4,091		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 140	\$ 140	0.00%
Special Assmnts- CDD Collected	-	(20,500)	(20,500)	0.00%
TOTAL REVENUES	-	(20,360)	(20,360)	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(20,360)	(20,360)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		<u>\$ 7,949</u>		

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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,934,636		
FUND BALANCE, ENDING		<u>\$ 4,934,636</u>		

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