

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 167,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,543
Cash in Transit	-	566,885	-	-	-	-	-	566,885
Due From Developer	26,207	-	-	-	-	-	-	26,207
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	4,102	462	-	-	4,564
Cost of Issuance Fund	-	-	-	-	7,516	-	-	7,516
Prepayment Account	-	2,052	-	-	-	-	-	2,052
Reserve Fund	-	287,100	34,772	-	-	-	-	321,872
Revenue Fund	-	62,218	6,046	-	-	-	-	68,264
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	\$ 194,624	\$ 918,255	\$ 40,818	\$ 4,106	\$ 7,978	\$ 4,934,636	\$ 13,070,000	\$ 19,170,417
<u>LIABILITIES</u>								
Accounts Payable	\$ 42,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,061
Bonds Payable	-	-	-	-	-	-	13,070,000	13,070,000
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	26,207
TOTAL LIABILITIES	68,268	-	-	-	-	-	13,070,000	13,138,268

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>FUND BALANCES</u>								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	918,255	40,818	-	-	-	-	959,073
Capital Projects	-	-	-	4,106	7,978	-	-	12,084
Unassigned:	126,282	-	-	-	-	4,934,636	-	5,060,918
TOTAL FUND BALANCES	126,356	918,255	40,818	4,106	7,978	4,934,636	-	6,032,149
TOTAL LIABILITIES & FUND BALANCES	\$ 194,624	\$ 918,255	\$ 40,818	\$ 4,106	\$ 7,978	\$ 4,934,636	\$ 13,070,000	\$ 19,170,417

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ -	\$ 337,287	\$ 337,287	0.00%
Special Assmnts- CDD Collected	383,725	2,167	(381,558)	0.56%
Developer Contribution	-	26,564	26,564	0.00%
TOTAL REVENUES	383,725	366,018	(17,707)	95.39%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Dissemination Agent	5,000	700	4,300	14.00%
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	5,118	4,382	53.87%
District Engineer	9,500	9,006	494	94.80%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	350	8,650	3.89%
District Manager	25,000	14,262	10,738	57.05%
Accounting Services	9,000	2,250	6,750	25.00%
Auditing Services	6,000	1,400	4,600	23.33%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	29	471	5.80%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	5,408	(408)	108.16%
Legal Advertising	3,500	1,196	2,304	34.17%
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	300	900	25.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	117,525	44,717	72,808	38.05%
<u>Utility Services</u>				
Utility - Water & Sewer	10,000	5,697	4,303	56.97%
Utility - Electric	10,000	21,685	(11,685)	216.85%
Total Utility Services	20,000	27,382	(7,382)	136.91%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<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	5,000	33,000	13.16%
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	36,162	15,838	69.54%
Plant Replacement Program	5,000	-	5,000	0.00%
R&M - Amenity Center	10,000	-	10,000	0.00%
Miscellaneous Maintenance	10,000	691	9,309	6.91%
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	56,792	179,408	24.04%
<u>Contingency</u>				
Misc-Contingency	10,000	3,930	6,070	39.30%
Total Contingency	10,000	3,930	6,070	39.30%
TOTAL EXPENDITURES	383,725	132,821	250,904	34.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	233,197	233,197	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(106,841)		
FUND BALANCE, ENDING		\$ 126,356		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,397	\$ 9,397	0.00%
Special Assmnts- Tax Collector	-	564,483	564,483	0.00%
Special Assmnts- CDD Collected	572,524	-	(572,524)	0.00%
TOTAL REVENUES	572,524	573,880	1,356	100.24%
<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	-	172,437	172,437	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		\$ 918,255		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 599	\$ 599	0.00%
TOTAL REVENUES	-	599	599	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	-	(18,119)	(18,119)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		\$ 40,818		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 46	\$ 46	0.00%
TOTAL REVENUES	-	46	46	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	46	46	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ 4,106		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 169	\$ 169	0.00%
Special Assmnts- CDD Collected	-	(20,500)	(20,500)	0.00%
TOTAL REVENUES	-	(20,331)	(20,331)	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(20,331)	(20,331)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		\$ 7,978		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<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. 12-24

Statement Date

12/31/2024

G/L Account No. 101001 Balance 167,543.34

Positive Adjustments 0.00

Subtotal 167,543.34

Negative Adjustments 0.00

Ending G/L Balance 167,543.34

Statement Balance 271,942.37

Outstanding Deposits 0.00

Subtotal 271,942.37

Outstanding Checks -104,399.03

Ending Balance 167,543.34

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
12/06/2024		JE000436	Debt Service-Tax Revenue	323,109.23	323,109.23	0.00
12/03/2022		JE000022	Debt Service-Tax Revenue	3,846.54	3,846.54	0.00
12/16/2024		JE000448	Tax Revenue/Debt Service	575,057.24	575,057.24	0.00
Total Deposits				902,013.01	902,013.01	0.00
Checks						
						0.00
12/10/2024	Payment	100000	Inv: 316166 101624	-820.00	-820.00	0.00
12/19/2024	Payment	1259	Check for Vendor V00013	-400.00	-400.00	0.00
12/19/2024	Payment	1260	Check for Vendor V00019	-400.00	-400.00	0.00
12/19/2024	Payment	1261	Check for Vendor V00032	-5,696.74	-5,696.74	0.00
12/19/2024	Payment	1262	Check for Vendor V00017	-20,818.00	-20,818.00	0.00
12/19/2024	Payment	1264	Check for Vendor V00014	-42,335.05	-42,335.05	0.00
12/19/2024	Payment	1265	Check for Vendor V00028	-400.00	-400.00	0.00
12/19/2024	Payment	1266	Check for Vendor V00009	-400.00	-400.00	0.00
12/19/2024	Payment	1267	Check for Vendor V00015	-566,884.69	-566,884.69	0.00
12/12/2024		JE000472	Bank rec adj JE for Utility Electric	-3,651.67	-3,651.67	0.00
Total Checks				-641,806.15	-641,806.15	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
11/19/2024	Payment	DD420	Payment of Invoice 000532			-531.25
11/19/2024	Payment	DD421	Payment of Invoice 000533			-345.32
12/19/2024	Payment	1268	Check for Vendor V00016			-400.00
12/23/2024	Payment	300000	Inv: 111324-6381			-345.32
12/23/2024	Payment	300001	Inv: 111324-1659			-4,924.92

Bank Account Statement

Park East CDD

Friday, January 17, 2025

Page 2

Z-SPAWAR

Bank Account No. 5629

Statement No. 12-24

Statement Date

12/31/2024

12/23/2024	Payment	300002	Inv: 101424-1659	-4,851.24
12/23/2024	Payment	300003	Inv: 101424-9413	-146.51
12/23/2024	Payment	300004	Inv: 111324-9413	-146.82
12/31/2024	Payment	300007	Inv: 121324-6381	-612.14
12/31/2024	Payment	300008	Inv: 121324-9413	-197.86
12/31/2024	Payment	300009	Inv: 121324-2716	-203.89
12/31/2024	Payment	300010	Inv: 121324-1659	-4,851.24
12/31/2024	Payment	100001	Inv: 2307697, Inv: 2332249	-9,005.50
12/31/2024	Payment	100002	Inv: 24718	-3,158.80
12/31/2024	Payment	100003	Inv: 185689, Inv: 186010, Inv: 186088, Inv:	-50,711.07
12/31/2024	Payment	100004	Inv: 0420, Inv: 0431	-1,640.00
12/31/2024	Payment	100005	Inv: 11437	-5,485.00
12/31/2024	Payment	100006	Inv: 12698-121824	-376.00
12/31/2024	Payment	100007	Inv: 26285	-1,400.00
12/31/2024	Payment	100008	Inv: 0000172	-550.00
12/31/2024	Payment	100009	Inv: 15397	-1,000.00
12/31/2024	Payment	100010	Inv: INV-11360	-1,522.50
12/31/2024	Payment	100011	Inv: 137483	-0.69
12/31/2024	Payment	100012	Inv: 1262	-1,500.00
12/31/2024	Payment	100013	Inv: 4096, Inv: 4198, Inv: 4297, Inv: 4398	-5,000.00
Total Outstanding Checks				-104,399.03

Outstanding Deposits

Total Outstanding Deposits