

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

							GENERAL		
							LONG-TERM		
							DEBT		
							ACCOUNT		
							ACCOUNT		
ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024	SERIES 2021	SERIES 2024	GENERAL	GROUP FUND	GROUP FUND	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS			
		FUND	FUND	PROJECTS	PROJECTS	ACCOUNT			
				FUND	FUND				
ASSETS									
Cash - Operating Account	\$ 103,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,076
Due From Developer	42,503	-	-	-	-	-	-	-	42,503
Due From Other Funds	-	143,550	-	-	-	-	-	-	143,550
Investments:									
Acq. & Construction - Amenity	-	-	-	4	-	-	-	-	4
Acquisition & Construction Account	-	-	-	-	1,025	-	-	-	1,025
Prepayment Account	-	2,066	-	-	-	-	-	-	2,066
Reserve Fund	-	143,550	34,772	-	-	-	-	-	178,322
Revenue Fund	-	714,997	6,330	-	-	-	-	-	721,327
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	\$ 146,379	\$ 1,004,163	\$ 41,102	\$ 4	\$ 1,025	\$ 4,934,636	\$ 13,070,000	\$ -	\$ 19,197,309
LIABILITIES									
Accounts Payable	\$ 565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 565
Bonds Payable	-	-	-	-	-	-	13,070,000	-	13,070,000
Due To Other Funds	-	-	-	143,550	-	-	-	-	143,550
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	-	6,903
TOTAL LIABILITIES	7,468	-	-	143,550	-	-	13,070,000	-	13,221,018
FUND BALANCES									
Restricted for:									
Debt Service	-	1,004,163	41,102	-	-	-	-	-	1,045,265
Capital Projects	-	-	-	-	1,025	-	-	-	1,025
Unassigned:	138,911	-	-	(143,546)	-	4,934,636	-	-	4,930,001
TOTAL FUND BALANCES	138,911	1,004,163	41,102	(143,546)	1,025	4,934,636	-	-	5,976,291
TOTAL LIABILITIES & FUND BALANCES	\$ 146,379	\$ 1,004,163	\$ 41,102	\$ 4	\$ 1,025	\$ 4,934,636	\$ 13,070,000	\$ -	\$ 19,197,309

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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>				
Interest - Tax Collector	\$ -	\$ 1,237	\$ 1,237	0.00%
Special Assmnts- Tax Collector	-	345,969	345,969	0.00%
Special Assmnts- CDD Collected	383,725	20,048	(363,677)	5.22%
Developer Contribution	-	26,564	26,564	0.00%
TOTAL REVENUES	383,725	393,818	10,093	102.63%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ-Dissemination Agent	5,000	1,400	3,600	28.00%
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	6,785	2,715	71.42%
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	23,770	1,230	95.08%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	1,400	4,600	23.33%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	58	442	11.60%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	-	5,000	0.00%
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	500	700	41.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	117,525	54,913	62,612	46.72%
<u>Utility Services</u>				
Utility - Water & Sewer	10,000	7,449	2,551	74.49%
Utility - Electric	10,000	33,522	(23,522)	335.22%
Total Utility Services	20,000	40,971	(20,971)	204.86%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	1,180	7,820	13.11%
Contracts-Aquatic Control	38,000	6,250	31,750	16.45%
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	928	4,072	18.56%
Landscape Maintenance	52,000	51,890	110	99.79%
Plant Replacement Program	5,000	585	4,415	11.70%
R&M - Amenity Center	10,000	-	10,000	0.00%
Miscellaneous Maintenance	10,000	2,817	7,183	28.17%
Pool & Spa Maintenance	20,000	97	19,903	0.49%
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	78,686	157,514	33.31%
<u>Contingency</u>				
Misc-Contingency	10,000	6,020	3,980	60.20%
Total Contingency	10,000	6,020	3,980	60.20%
TOTAL EXPENDITURES	383,725	180,590	203,135	47.06%
Excess (deficiency) of revenues				
Over (under) expenditures	-	213,228	213,228	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(74,317)		
FUND BALANCE, ENDING		\$ 138,911		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 11,318	\$ 11,318	0.00%
Special Assmnts- Tax Collector	-	578,920	578,920	0.00%
Special Assmnts- CDD Collected	572,524	69,550	(502,974)	12.15%
TOTAL REVENUES	572,524	659,788	87,264	115.24%
<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	-	258,345	258,345	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		\$ 1,004,163		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 883	\$ 883	0.00%
TOTAL REVENUES	-	883	883	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	-	(17,835)	(17,835)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		\$ 41,102		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 74	\$ 74	0.00%
TOTAL REVENUES	-	74	74	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	147,680	(147,680)	0.00%
Total Construction In Progress	-	147,680	(147,680)	0.00%
TOTAL EXPENDITURES	-	147,680	(147,680)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(147,606)	(147,606)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ (143,546)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 216	\$ 216	0.00%
TOTAL REVENUES	-	216	216	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
District Counsel	-	20,500	(20,500)	0.00%
District Engineer	-	7,000	(7,000)	0.00%
Total Administration	-	27,500	(27,500)	0.00%
TOTAL EXPENDITURES	-	27,500	(27,500)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(27,284)	(27,284)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		\$ 1,025		

Bank Account Statement

Park East CDD

Bank Account No. 5629
Statement No. 02-25

Statement Date 02/28/2025

G/L Account No. 101001 Balance	103,076.26	Statement Balance	122,667.11
		Outstanding Deposits	3,846.54
Positive Adjustments	0.00	Subtotal	126,513.65
Subtotal	103,076.26	Outstanding Checks	-23,437.39
Negative Adjustments	0.00	Ending Balance	103,076.26
Ending G/L Balance	103,076.26		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/07/2025		JE000479	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	3,886.60	3,886.60	0.00
Total Deposits					3,886.60	3,886.60	0.00
Checks							
							0.00
02/04/2025	Payment	1288	CHARTER COMMUNICATION S	Check for Vendor V00048	-170.56	-170.56	0.00
02/04/2025	Payment	1289	PARK EAST CDD	Check for Vendor V00015	-69,550.00	-69,550.00	0.00
02/04/2025	Payment	1290	STRALEY ROBIN VERICKER	Check for Vendor V00006	-625.00	-625.00	0.00
02/04/2025	Payment	1291	TECO	Check for Vendor V00025	-6,140.17	-6,140.17	0.00
02/13/2025	Payment	1292	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
02/13/2025	Payment	1293	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
02/13/2025	Payment	1294	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
02/13/2025	Payment	1295	INFRAMARK LLC	Check for Vendor V00014	-7,741.87	-7,741.87	0.00
02/13/2025	Payment	1296	JNJ CLEANING SERVICES	Check for Vendor V00051	-590.00	-590.00	0.00
02/13/2025	Payment	1297	KYLE SMITH LANDSCAPE MAINTENANCE PROFESSIONALS INC	Check for Vendor V00028	-200.00	-200.00	0.00
02/13/2025	Payment	1298	NICHOLAS J. DISTER	Check for Vendor V00038	-12,248.00	-12,248.00	0.00
02/13/2025	Payment	1299	PARK EAST CDD	Check for Vendor V00009	-200.00	-200.00	0.00
02/13/2025	Payment	1300	STRALEY ROBIN VERICKER	Check for Vendor V00015	-2,427.07	-2,427.07	0.00
02/13/2025	Payment	1302	CITY OF PLANT CITY	Check for Vendor V00006	-1,042.50	-1,042.50	0.00
02/21/2025	Payment	1304	TECO	Check for Vendor V00032	-1,752.16	-1,752.16	0.00
02/21/2025	Payment	1307		Check for Vendor V00025	-5,497.49	-5,497.49	0.00
Total Checks					-109,834.82	-109,834.82	0.00

Bank Account Statement

Park East CDD

Bank Account No. 5629
Statement No. 02-25

Statement Date 02/28/2025

Adjustments

Total Adjustments

Outstanding Checks

06/04/2024	Payment	DD408	TECO	Payment of Invoice 000414	-86.01
07/05/2024	Payment	DD409	TECO	Payment of Invoice 000432	-104.39
09/03/2024	Payment	DD414	TECO	Payment of Invoice 000461	-377.64
09/03/2024	Payment	DD417	TECO	Payment of Invoice 000478	-4,924.92
11/19/2024	Payment	DD420	TECO	Payment of Invoice 000532	-531.25
11/19/2024	Payment	DD421	TECO	Payment of Invoice 000533	-345.32
12/19/2024	Payment	1268	RYAN MOTKO	Check for Vendor V00016	-400.00
12/23/2024	Payment	300000	TECO	Inv: 111324-6381	-345.32
12/23/2024	Payment	300001	TECO	Inv: 111324-1659	-4,924.92
12/23/2024	Payment	300002	TECO	Inv: 101424-1659	-4,851.24
12/23/2024	Payment	300003	TECO	Inv: 101424-9413	-146.51
12/23/2024	Payment	300004	TECO	Inv: 111324-9413	-146.82
01/17/2025	Payment	1281	RYAN MOTKO	Check for Vendor V00016	-200.00
02/13/2025	Payment	1301	RYAN MOTKO	Check for Vendor V00016	-200.00
12/03/2022		JE000500	Special Assmnts- Tax Collector	R/C Tax Rev/Debt Service 12.3.24	-3,846.54
02/21/2025	Payment	1303	CHARTER COMMUNICATION S	Check for Vendor V00048	-169.87
02/21/2025	Payment	1305	INFRAMARK LLC LANDSCAPE	Check for Vendor V00014	-122.46
02/21/2025	Payment	1306	MAINTENANCE PROFESSIONALS INC	Check for Vendor V00038	-1,512.73
02/27/2025	Payment	1308	TECO	Check for Vendor V00025	-201.45
Total Outstanding Checks					-23,437.39

Outstanding Deposits

12/03/2024		JE000501		R/C Tax Rev/Debt Service	3,846.54
Total Outstanding Deposits					3,846.54