

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

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 March 31, 2025

(In Whole Numbers)

							GENERAL		
							LONG-TERM		
							DEBT		
							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				
<u>ASSETS</u>									
Cash - Operating Account	\$ 110,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,426
Due From Developer	42,503	-	-	-	-	-	-	-	42,503
Due From Other Funds	-	143,550	-	-	-	-	-	-	143,550
Investments:									
Acq. & Construction - Amenity	-	-	-	4	-	-	-	-	4
Acquisition & Construction Account	-	-	-	356	1,028	-	-	-	1,384
Prepayment Account	-	2,072	-	-	-	-	-	-	2,072
Reserve Fund	-	143,550	34,772	-	-	-	-	-	178,322
Revenue Fund	-	718,720	6,456	-	-	-	-	-	725,176
Utility Deposits - TECO	800	-	-	-	-	-	-	-	800
Fixed Assets									
Construction Work In Process	-	-	-	-	-	4,934,636	-	-	4,934,636
Amount To Be Provided	-	-	-	-	-	-	10,702,000	-	10,702,000
TOTAL ASSETS	\$ 153,729	\$ 1,007,892	\$ 41,228	\$ 360	\$ 1,028	\$ 4,934,636	\$ 10,702,000	\$ -	\$ 16,840,873
<u>LIABILITIES</u>									
Accounts Payable	\$ 9,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,033
Bonds Payable	-	-	-	-	-	-	10,702,000	-	10,702,000
Due To Other Funds	-	-	-	143,550	-	-	-	-	143,550
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	-	6,903
TOTAL LIABILITIES	15,936	-	-	143,550	-	-	10,702,000	-	10,861,486
<u>FUND BALANCES</u>									
Restricted for:									
Debt Service	-	1,007,892	41,228	-	-	-	-	-	1,049,120
Capital Projects	-	-	-	-	1,028	-	-	-	1,028
Unassigned:	137,793	-	-	(143,190)	-	4,934,636	-	-	4,929,239
TOTAL FUND BALANCES	137,793	1,007,892	41,228	(143,190)	1,028	4,934,636	-	-	5,979,387
TOTAL LIABILITIES & FUND BALANCES	\$ 153,729	\$ 1,007,892	\$ 41,228	\$ 360	\$ 1,028	\$ 4,934,636	\$ 10,702,000	\$ -	\$ 16,840,873

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	-	346,714	346,714	0.00%
Special Assmnts- CDD Collected	383,725	20,048	(363,677)	5.22%
Developer Contribution	-	26,564	26,564	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	383,725	394,588	10,863	102.83%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,000	6,000	50.00%
ProfServ-Dissemination Agent	5,000	1,750	3,250	35.00%
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	8,195	1,305	86.26%
District Engineer	9,500	9,006	494	94.80%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	2,604	6,396	28.93%
District Manager	25,000	26,270	(1,270)	105.08%
Accounting Services	9,000	4,500	4,500	50.00%
Auditing Services	6,000	1,400	4,600	23.33%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	86	414	17.20%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	5,000	-	100.00%
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	600	600	50.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	117,525	68,305	49,220	58.12%
<u>Utility Services</u>				
Utility - Water & Sewer	10,000	8,676	1,324	86.76%
Utility - Electric	10,000	28,023	(18,023)	280.23%
Total Utility Services	20,000	36,699	(16,699)	183.50%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	1,770	7,230	19.67%
Contracts-Aquatic Control	38,000	8,750	29,250	23.03%
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	9,939	(4,939)	198.78%
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	2,987	7,013	29.87%
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	76,946	159,254	32.58%
<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	187,970	195,755	48.99%
Excess (deficiency) of revenues				
Over (under) expenditures	-	206,618	206,618	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(68,825)		
FUND BALANCE, ENDING		\$ 137,793		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 13,808	\$ 13,808	0.00%
Special Assmnts- Tax Collector	-	580,159	580,159	0.00%
Special Assmnts- CDD Collected	572,524	69,550	(502,974)	12.15%
TOTAL REVENUES	572,524	663,517	90,993	115.89%
<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	-	262,074	262,074	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		\$ 1,007,892		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
(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	\$ -	\$ 1,009	\$ 1,009	0.00%
TOTAL REVENUES	-	1,009	1,009	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	-	(17,709)	(17,709)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		\$ 41,228		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 430	\$ 430	0.00%
TOTAL REVENUES	-	430	430	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	-	(147,250)	(147,250)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ (143,190)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 219	\$ 219	0.00%
TOTAL REVENUES	-	219	219	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	-	(27,281)	(27,281)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		\$ 1,028		

Bank Account Statement

Park East CDD

Bank Account No. 5629
Statement No. 03-25

Statement Date 03/31/2025

G/L Account No. 101001 Balance	110,426.41	Statement Balance	116,380.41
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	116,380.41
Subtotal	110,426.41	Outstanding Checks	-5,954.00
Negative Adjustments	0.00	Ending Balance	110,426.41
Ending G/L Balance	110,426.41		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/03/2024		JE000501	Special Assmnts-Tax Collector	R/C Tax Rev/Debt Service 12.3.24	3,846.54	3,846.54	0.00
01/01/2025		JE000503	Utility - Electric	Bank rec Adj je for Dec	2.12	2.12	0.00
03/10/2025		JE000511	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	1,983.37	1,983.37	0.00
03/28/2025		JE000536	Other Miscellaneous Revenues	Truist Bank	25.00	25.00	0.00
Total Deposits					5,857.03	5,857.03	0.00
Checks							
							0.00
12/19/2024	Payment	1268	RYAN MOTKO	Check for Vendor V00016	-400.00	-400.00	0.00
01/17/2025	Payment	1281	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
02/13/2025	Payment	1301	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
12/03/2022		JE000500	Special Assmnts-Tax Collector	R/C Tax Rev/Debt Service 12.3.24	-3,846.54	-3,846.54	0.00
02/21/2025	Payment	1303	CHARTER COMMUNICATION S	Check for Vendor V00048	-169.87	-169.87	0.00
02/21/2025	Payment	1305	INFRAMARK LLC	Check for Vendor V00014	-122.46	-122.46	0.00
02/21/2025	Payment	1306	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Check for Vendor V00038	-1,512.73	-1,512.73	0.00
01/01/2025		JE000503	Utility - Electric	Bank rec Adj je for Dec	-2.12	-2.12	0.00
02/27/2025	Payment	1308	TECO	Check for Vendor V00025	-201.45	-201.45	0.00
03/04/2025	Payment	1309	JNJ CLEANING SERVICES	Check for Vendor V00051	-590.00	-590.00	0.00
03/11/2025	Payment	1310	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
03/11/2025	Payment	1311	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
03/11/2025	Payment	1312	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
03/11/2025	Payment	1313	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
03/11/2025	Payment	1314	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00

Bank Account Statement

Park East CDD

Bank Account No.5629

Statement No.03-25

Statement Date03/31/2025

03/17/2025	Payment	1315	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
03/17/2025	Payment	1317	PARK EAST CDD	Check for Vendor V00015	-1,238.56	-1,238.56	0.00
03/20/2025	Payment	1318	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,410.00	-1,410.00	0.00
Total Checks					-12,143.73	-12,143.73	0.00

Adjustments

Total Adjustments

Outstanding Checks

03/17/2025	Payment	1316	INFRAMARK LLC	Check for Vendor V00014			-5,954.00
Total Outstanding Checks							-5,954.00

Outstanding Deposits

Total Outstanding Deposits