

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 April 30, 2025
(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 |
|--|-------------------|-------------------------------------|-------------------------------------|--|--|--|---|----------------------|
| ASSETS | | | | | | | | |
| Cash - Operating Account | \$ 104,055 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 104,055 |
| Cash In Bank | 246,129 | - | - | - | - | - | - | 246,129 |
| Due From Developer | 42,503 | - | - | - | - | - | - | 42,503 |
| Due From Other Funds | - | 143,550 | - | - | - | - | - | 143,550 |
| Investments: | | | | | | | | |
| Acq. & Construction - Amenity | - | - | - | 4 | - | - | - | 4 |
| Acquisition & Construction Account | - | - | - | 357 | 1,032 | - | - | 1,389 |
| Prepayment Account | - | 2,079 | - | - | - | - | - | 2,079 |
| Reserve Fund | - | 143,550 | 34,772 | - | - | - | - | 178,322 |
| Revenue Fund | - | 653,351 | 76,145 | - | - | - | - | 729,496 |
| Utility Deposits - TECO | 800 | - | - | - | - | - | - | 800 |
| Fixed Assets | | | | | | | | |
| Construction Work In Process | - | - | - | - | - | 4,934,636 | - | 4,934,636 |
| Amount To Be Provided | - | - | - | - | - | - | 10,952,000 | 10,952,000 |
| TOTAL ASSETS | \$ 393,487 | \$ 942,530 | \$ 110,917 | \$ 361 | \$ 1,032 | \$ 4,934,636 | \$ 10,952,000 | \$ 17,334,963 |
| LIABILITIES | | | | | | | | |
| Accounts Payable | \$ 29,079 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 29,079 |
| Loan Payable | - | - | - | - | - | - | 250,000 | 250,000 |
| 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 | 35,982 | - | - | 143,550 | - | - | 10,952,000 | 11,131,532 |
| FUND BALANCES | | | | | | | | |
| Restricted for: | | | | | | | | |
| Debt Service | - | 942,530 | 110,917 | - | - | - | - | 1,053,447 |
| Capital Projects | - | - | - | - | 1,032 | - | - | 1,032 |
| Unassigned: | 357,505 | - | - | (143,189) | - | 4,934,636 | - | 5,148,952 |
| TOTAL FUND BALANCES | 357,505 | 942,530 | 110,917 | (143,189) | 1,032 | 4,934,636 | - | 6,203,431 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 393,487 | \$ 942,530 | \$ 110,917 | \$ 361 | \$ 1,032 | \$ 4,934,636 | \$ 10,952,000 | \$ 17,334,963 |

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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 - Investments | \$ - | \$ 2,393 | \$ 2,393 | 0.00% |
| Interest - Tax Collector | - | 1,271 | 1,271 | 0.00% |
| Rental Income | - | 100 | 100 | 0.00% |
| Special Assmnts- Tax Collector | 383,725 | 347,466 | (36,259) | 90.55% |
| Special Assmnts- CDD Collected | - | 40,774 | 40,774 | 0.00% |
| Developer Contribution | - | 26,564 | 26,564 | 0.00% |
| Other Miscellaneous Revenues | - | 50 | 50 | 0.00% |
| TOTAL REVENUES | 383,725 | 418,618 | 34,893 | 109.09% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Supervisor Fees | 12,000 | 7,000 | 5,000 | 58.33% |
| 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 | 4,441 | 2,059 | 68.32% |
| District Counsel | 9,500 | 9,943 | (443) | 104.66% |
| District Engineer | 9,500 | 9,243 | 257 | 97.29% |
| Administrative Services | 4,500 | - | 4,500 | 0.00% |
| Management & Accounting Services | 9,000 | 2,954 | 6,046 | 32.82% |
| District Manager | 25,000 | 17,500 | 7,500 | 70.00% |
| Accounting Services | 9,000 | 5,250 | 3,750 | 58.33% |
| Auditing Services | 6,000 | 1,400 | 4,600 | 23.33% |
| Website Compliance | 1,800 | 1,523 | 277 | 84.61% |
| Postage, Phone, Faxes, Copies | 500 | 139 | 361 | 27.80% |
| 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 | 700 | 500 | 58.33% |
| Miscellaneous Expenses | 250 | 25 | 225 | 10.00% |
| Office Supplies | 100 | - | 100 | 0.00% |
| Dues, Licenses, Subscriptions | 175 | 175 | - | 100.00% |
| Total Administration | 117,525 | 68,239 | 49,286 | 58.06% |

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>Utility Services</u> | | | | |
| Utility - Water & Sewer | 10,000 | 10,640 | (640) | 106.40% |
| Utility - Electric | 10,000 | 33,427 | (23,427) | 334.27% |
| Total Utility Services | 20,000 | 44,067 | (24,067) | 220.34% |
| <u>Other Physical Environment</u> | | | | |
| ProfServ-Wildlife Management Service | 6,400 | - | 6,400 | 0.00% |
| Field Services | 27,000 | 13,524 | 13,476 | 50.09% |
| Contracts-Janitorial Services | 9,000 | 2,434 | 6,566 | 27.04% |
| Contracts-Aquatic Control | 38,000 | 11,500 | 26,500 | 30.26% |
| 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 | 170 | 1,630 | 9.44% |
| 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 | 71,475 | (19,475) | 137.45% |
| 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 | 5,657 | 14,343 | 28.29% |
| 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 | 119,199 | 117,001 | 50.47% |

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>Contingency</u> | | | | |
| Misc-Contingency | 10,000 | 4,520 | 5,480 | 45.20% |
| Total Contingency | 10,000 | 4,520 | 5,480 | 45.20% |
| TOTAL EXPENDITURES | 383,725 | 236,025 | 147,700 | 61.51% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 182,593 | 182,593 | 0.00% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Loan/Note Proceeds | - | 243,737 | 243,737 | 0.00% |
| TOTAL FINANCING SOURCES (USES) | - | 243,737 | 243,737 | 0.00% |
| Net change in fund balance | \$ - | \$ 426,330 | \$ 426,330 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | (68,825) | | |
| FUND BALANCE, ENDING | | \$ 357,505 | | |

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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 | \$ - | \$ 16,745 | \$ 16,745 | 0.00% |
| Special Assmnts- Tax Collector | 572,524 | 581,410 | 8,886 | 101.55% |
| Special Assmnts- CDD Collected | - | 69,550 | 69,550 | 0.00% |
| TOTAL REVENUES | 572,524 | 667,705 | 95,181 | 116.62% |
| <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 | - | 266,262 | 266,262 | 0.00% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Operating Transfers-Out | - | (69,550) | (69,550) | 0.00% |
| TOTAL FINANCING SOURCES (USES) | - | (69,550) | (69,550) | 0.00% |
| Net change in fund balance | \$ - | \$ 196,712 | \$ 196,712 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 745,818 | | |
| FUND BALANCE, ENDING | | \$ 942,530 | | |

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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 | \$ - | \$ 1,148 | \$ 1,148 | 0.00% |
| TOTAL REVENUES | - | 1,148 | 1,148 | 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 | - | (17,570) | (17,570) | 0.00% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Interfund Transfer - In | - | 69,550 | 69,550 | 0.00% |
| TOTAL FINANCING SOURCES (USES) | - | 69,550 | 69,550 | 0.00% |
| Net change in fund balance | \$ - | \$ 51,980 | \$ 51,980 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 58,937 | | |
| FUND BALANCE, ENDING | | \$ 110,917 | | |

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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 | \$ - | \$ 431 | \$ 431 | 0.00% |
| TOTAL REVENUES | - | 431 | 431 | 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 | - | (147,249) | (147,249) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 4,060 | | |
| FUND BALANCE, ENDING | | \$ (143,189) | | |

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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 | \$ - | \$ 223 | \$ 223 | 0.00% |
| TOTAL REVENUES | - | 223 | 223 | 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 | - | (27,277) | (27,277) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 28,309 | | |
| FUND BALANCE, ENDING | | \$ 1,032 | | |

Bank Account Statement

Park East CDD

Bank Account No. 5629

Statement No. 04-25

Statement Date 04/30/2025

| | | | |
|---------------------------------------|------------|-----------------------------|------------|
| G/L Account No. 101001 Balance | 104,055.25 | Statement Balance | 114,649.88 |
| | | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | Subtotal | 114,649.88 |
| Subtotal | 104,055.25 | Outstanding Checks | -10,594.63 |
| Negative Adjustments | 0.00 | Ending Balance | 104,055.25 |
| Ending G/L Balance | 104,055.25 | | |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|-----------------------|---------------|--------------|-------------------------------|---------------------------|-----------|----------------|------------|
| Deposits | | | | | | | |
| | | | | | | | 0.00 |
| 04/07/2025 | | JE000534 | Other Miscellaneous Revenues | Key Deposit | 25.00 | 25.00 | 0.00 |
| 04/07/2025 | | JE000535 | Special Assmnts-Tax Collector | Tax Revenue/Debt Service | 2,003.41 | 2,003.41 | 0.00 |
| 04/18/2025 | | JE000555 | Special Assmnts-CDD Collected | Lennar Check Off Roll O&M | 20,725.52 | 20,725.52 | 0.00 |
| 04/04/2025 | | JE000564 | Rental Income | Counter Deposit | 100.00 | 100.00 | 0.00 |
| 04/25/2025 | | JE000565 | Interest - Tax Collector | Hillstax Collected | 34.71 | 34.71 | 0.00 |
| Total Deposits | | | | | 22,888.64 | 22,888.64 | 0.00 |
| Checks | | | | | | | |
| | | | | | | | 0.00 |
| 03/17/2025 | Payment | 1316 | INFRAMARK LLC | Check for Vendor V00014 | -5,954.00 | -5,954.00 | 0.00 |
| 04/01/2025 | Payment | 1319 | CHARTER COMMUNICATION S | Check for Vendor V00048 | -169.87 | -169.87 | 0.00 |
| 04/01/2025 | Payment | 1320 | CITY OF PLANT CITY | Check for Vendor V00032 | -1,226.77 | -1,226.77 | 0.00 |
| 04/01/2025 | Payment | 1321 | INFRAMARK LLC | Check for Vendor V00014 | -28.29 | -28.29 | 0.00 |
| 04/01/2025 | Payment | 1322 | JNJ CLEANING SERVICES | Check for Vendor V00051 | -590.00 | -590.00 | 0.00 |
| 04/01/2025 | Payment | 1323 | TECO | Check for Vendor V00025 | -5,792.71 | -5,792.71 | 0.00 |
| 04/04/2025 | Payment | 1324 | ALBERTO VIERA | Check for Vendor V00013 | -200.00 | -200.00 | 0.00 |
| 04/04/2025 | Payment | 1325 | CARLOS DE LA OSSA | Check for Vendor V00019 | -200.00 | -200.00 | 0.00 |
| 04/04/2025 | Payment | 1326 | KYLE SMITH | Check for Vendor V00028 | -200.00 | -200.00 | 0.00 |
| 04/04/2025 | Payment | 1327 | NICHOLAS J. DISTER | Check for Vendor V00009 | -200.00 | -200.00 | 0.00 |
| 04/15/2025 | Payment | 1329 | ECO-LOGIC SERVICES LLC | Check for Vendor V00031 | -1,250.00 | -1,250.00 | 0.00 |
| 04/15/2025 | Payment | 1331 | PARK EAST CDD | Check for Vendor V00015 | -1,251.07 | -1,251.07 | 0.00 |
| 04/17/2025 | Payment | 1332 | BLUE LIFE POOL SERVICE LLC | Check for Vendor V00050 | -5,560.00 | -5,560.00 | 0.00 |

Bank Account Statement

Park East CDD

Bank Account No. 5629

Statement No. 04-25

Statement Date 04/30/2025

| | | | | | | | |
|---------------------|---------|-------|--------------------|---------------------------|------------|------------|------|
| 04/17/2025 | Payment | 1333 | CITY OF PLANT CITY | Check for Vendor V00032 | -1,964.88 | -1,964.88 | 0.00 |
| 03/14/2025 | Payment | DD425 | TECO | Payment of Invoice 000632 | -31.58 | -31.58 | 0.00 |
| Total Checks | | | | | -24,619.17 | -24,619.17 | 0.00 |

Adjustments

Total Adjustments

Outstanding Checks

| | | | | | | | |
|---------------------------------|---------|------|---------------|-------------------------|--|--|------------|
| 04/04/2025 | Payment | 1328 | RYAN MOTKO | Check for Vendor V00016 | | | -200.00 |
| 04/15/2025 | Payment | 1330 | INFRAMARK LLC | Check for Vendor V00014 | | | -5,954.00 |
| 04/29/2025 | Payment | 1335 | US BANK | Check for Vendor V00018 | | | -4,440.63 |
| Total Outstanding Checks | | | | | | | -10,594.63 |

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Park East CDD

Bank Account No. 6700
Statement No. 04-25

Statement Date 04/30/25

| | | | |
|--|------------|----------------------|------------|
| G/L Account No. 101002 Balance at 04/30/25 | 246,128.67 | Statement Balance | 246,128.67 |
| Positive Adjustments | 0.00 | Outstanding Deposits | 0.00 |
| Subtotal | 246,128.67 | Subtotal | 246,128.67 |
| Negative Adjustments | 0.00 | Outstanding Checks | 0.00 |
| Ending G/L Balance | 246,128.67 | Ending Balance | 246,128.67 |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|----------------|---------------|--------------|------------------------|-----------------|--------|----------------|------------|
| Deposits | | | | | | | |
| 04/30/2025 | | JE000563 | Interest - Investments | Interest Earned | 856.78 | 856.78 | 0.00 |
| Total Deposits | | | | | 856.78 | 856.78 | 0.00 |