

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 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
<u>ASSETS</u>								
Cash - Operating Account	\$ 15,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,954
Cash In Bank	243,322	-	-	-	-	-	-	243,322
Due From Developer	42,503	-	-	-	-	-	-	42,503
Due From Other Funds	-	143,550	-	-	-	-	-	143,550
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	358	1,035	-	-	1,393
Prepayment Account	-	2,086	-	-	-	-	-	2,086
Reserve Fund	-	143,550	34,772	-	-	-	-	178,322
Revenue Fund	-	487,332	34,068	-	-	-	-	521,400
Utility Deposits - TECO	800	-	-	-	-	-	-	800
Fixed Assets								
Construction Work In Process	-	-	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	-	-	10,937,000	10,937,000
TOTAL ASSETS	\$ 302,579	\$ 776,518	\$ 68,840	\$ 362	\$ 1,035	\$ 4,934,636	\$ 10,937,000	\$ 17,020,970
<u>LIABILITIES</u>								
Accounts Payable	\$ 23,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,766
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	10,687,000	10,687,000
Due To Other Funds	-	-	-	143,550	-	-	-	143,550
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	6,903
TOTAL LIABILITIES	30,669	-	-	143,550	-	-	10,937,000	11,111,219
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	776,518	68,840	-	-	-	-	845,358
Capital Projects	-	-	-	-	1,035	-	-	1,035
Unassigned:	271,910	-	-	(143,188)	-	4,934,636	-	5,063,358
TOTAL FUND BALANCES	271,910	776,518	68,840	(143,188)	1,035	4,934,636	-	5,909,751
TOTAL LIABILITIES & FUND BALANCES	\$ 302,579	\$ 776,518	\$ 68,840	\$ 362	\$ 1,035	\$ 4,934,636	\$ 10,937,000	\$ 17,020,970

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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 - Investments	\$ -	\$ 3,273	\$ 3,273	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	419,498	35,773	109.32%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,000	4,000	66.67%
ProfServ-Dissemination Agent	5,000	2,450	2,550	49.00%
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	13,290	(3,790)	139.89%
District Engineer	9,500	9,243	257	97.29%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	700	8,300	7.78%
District Manager	25,000	22,500	2,500	90.00%
Accounting Services	9,000	6,750	2,250	75.00%
Auditing Services	6,000	1,400	4,600	23.33%
Website Compliance	1,800	1,523	277	84.61%
Postage, Phone, Faxes, Copies	500	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	900	300	75.00%
Miscellaneous Expenses	250	25	225	10.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	117,525	77,732	39,793	66.14%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>Utility Services</u>				
Utility - Water & Sewer	10,000	15,347	(5,347)	153.47%
Utility - Electric	10,000	47,241	(37,241)	472.41%
Total Utility Services	20,000	62,588	(42,588)	312.94%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Field Services	27,000	20,286	6,714	75.13%
Contracts-Janitorial Services	9,000	2,434	6,566	27.04%
Contracts-Aquatic Control	38,000	12,750	25,250	33.55%
Contracts-Trash & Debris Removal	9,000	1,650	7,350	18.33%
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	2,726	2,274	54.52%
Landscape Maintenance	52,000	105,931	(53,931)	203.71%
Plant Replacement Program	5,000	1,335	3,665	26.70%
R&M - Amenity Center	10,000	-	10,000	0.00%
Miscellaneous Maintenance	10,000	7,086	2,914	70.86%
Pool & Spa Maintenance	20,000	6,657	13,343	33.29%
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	2,732	(232)	109.28%
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	275	225	55.00%
Pond Bank Improvements	5,000	-	5,000	0.00%
Amenities Furniture & Fixtures	1,000	-	1,000	0.00%
Total Other Physical Environment	236,200	173,971	62,229	73.65%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>Contingency</u>				
Misc-Contingency	10,000	4,520	5,480	45.20%
Total Contingency	10,000	4,520	5,480	45.20%
<u>Debt Service</u>				
Interest Expense	-	3,689	(3,689)	0.00%
Total Debt Service	-	3,689	(3,689)	0.00%
TOTAL EXPENDITURES	383,725	322,500	61,225	84.04%
Excess (deficiency) of revenues				
Over (under) expenditures	-	96,998	96,998	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	<u>\$ -</u>	<u>\$ 340,735</u>	<u>\$ 340,735</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(68,825)		
FUND BALANCE, ENDING		<u>\$ 271,910</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 19,416	\$ 19,416	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	670,376	97,852	117.09%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	230,000	5,000	97.87%
Interest Expense	337,524	340,126	(2,602)	100.77%
Total Debt Service	572,524	570,126	2,398	99.58%
TOTAL EXPENDITURES	572,524	570,126	2,398	99.58%
Excess (deficiency) of revenues Over (under) expenditures	-	100,250	100,250	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	\$ -	\$ 30,700	\$ 30,700	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		\$ 776,518		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 1,462	\$ 1,462	0.00%
TOTAL REVENUES	-	1,462	1,462	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	15,000	(15,000)	0.00%
Interest Expense	-	46,109	(46,109)	0.00%
Total Debt Service	-	61,109	(61,109)	0.00%
TOTAL EXPENDITURES	-	61,109	(61,109)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(59,647)	(59,647)	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	\$ -	\$ 9,903	\$ 9,903	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		\$ 68,840		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 432	\$ 432	0.00%
TOTAL REVENUES	-	432	432	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	-	(147,248)	(147,248)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ (143,188)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 226	\$ 226	0.00%
TOTAL REVENUES	-	226	226	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	-	(27,274)	(27,274)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		\$ 1,035		

Bank Account Statement

Park East CDD

Bank Account No. 5629

Statement No. 05-25

Statement Date 05/31/2025

G/L Account No. 101001 Balance	15,954.27	Statement Balance	51,455.80
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	15,954.27	Subtotal	51,455.80
Negative Adjustments	0.00	Outstanding Checks	-35,501.53
Ending G/L Balance	15,954.27	Ending Balance	15,954.27

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
04/04/2025	Payment	1328	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
04/15/2025	Payment	1330	INFRAMARK LLC	Check for Vendor V00014	-5,954.00	-5,954.00	0.00
04/29/2025	Payment	1335	US BANK	Check for Vendor V00018	-4,440.63	-4,440.63	0.00
05/05/2025	Payment	100014	STRALEY ROBIN VERICKER	Inv: 26307	-1,747.50	-1,747.50	0.00
05/05/2025	Payment	100015	JNJ CLEANING SERVICES	Inv: 0544	-664.00	-664.00	0.00
05/05/2025	Payment	100016	INFRAMARK LLC	Inv: 147957	-52.89	-52.89	0.00
05/05/2025	Payment	100017	STANTEC CONSULTING SERVICES	Inv: 2384740	-237.50	-237.50	0.00
05/08/2025	Payment	1336	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
05/08/2025	Payment	1337	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-1,000.00	-1,000.00	0.00
05/08/2025	Payment	1338	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
05/08/2025	Payment	1339	CHARTER COMMUNICATION S	Check for Vendor V00048	-169.87	-169.87	0.00
05/08/2025	Payment	1340	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
05/08/2025	Payment	1341	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
05/08/2025	Payment	1342	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
05/08/2025	Payment	1343	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
05/14/2025	Payment	1344	DOWN TO EARTH LANDSCAPE	Check for Vendor V00055	-14,731.50	-14,731.50	0.00
05/14/2025	Payment	1345	MAINTENANCE PROFESSIONALS INC	Check for Vendor V00038	-12,248.00	-12,248.00	0.00
05/14/2025	Payment	1346	STRALEY ROBIN VERICKER	Check for Vendor V00006	-3,347.50	-3,347.50	0.00

Bank Account Statement

Park East CDD

Bank Account No. 5629

Statement No. 05-25

Statement Date

05/31/2025

05/14/2025	Payment	1347	DEPARTMENT OF HEALTH	Check for Vendor V00047	-275.00	-275.00	0.00
05/16/2025	Payment	DD426	TECO	Payment of Invoice 000644	-28.20	-28.20	0.00
05/16/2025	Payment	DD427	TECO	Payment of Invoice 000645	-243.18	-243.18	0.00
05/16/2025	Payment	DD428	TECO	Payment of Invoice 000646	-285.50	-285.50	0.00
05/16/2025	Payment	DD429	TECO	Payment of Invoice 000647	-4,815.39	-4,815.39	0.00
05/21/2025	Payment	1348	CITY OF PLANT CITY	Check for Vendor V00032	-4,707.00	-4,707.00	0.00
05/14/2025	Payment	DD430	TECO	Payment of Invoice 000664	-4,888.57	-4,888.57	0.00
05/14/2025	Payment	DD431	TECO	Payment of Invoice 000665	-275.05	-275.05	0.00
05/14/2025	Payment	DD432	TECO	Payment of Invoice 000666	-603.85	-603.85	0.00
05/14/2025	Payment	DD433	TECO	Payment of Invoice 000667	-28.95	-28.95	0.00
Total Checks					-63,194.08	-63,194.08	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/21/2025	Payment	1349	INFRAMARK LLC	Check for Vendor V00014		-5,954.00	
05/28/2025	Payment	1350	DOWN TO EARTH CHARTER	Check for Vendor V00055		-18,344.50	
05/29/2025	Payment	1351	COMMUNICATION S	Check for Vendor V00048		-169.87	
05/29/2025	Payment	1352	COASTAL OUTDOOR SERVICES, LLC	Check for Vendor V00057		-3,930.00	
05/29/2025	Payment	1353	DOWN TO EARTH	Check for Vendor V00055		-5,853.16	
05/29/2025	Payment	1354	ECO-LOGIC SERVICES LLC	Check for Vendor V00031		-1,250.00	
Total Outstanding Checks						-35,501.53	

Outstanding Deposits

Total Outstanding Deposits

Park East CDD

Statement Date 05/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
05/31/2025		JE000609	Interest - Investments	Intear earned for the month of 04/25	882.84	882.84	0.00
Total Deposits					882.84	882.84	0.00
Checks							
05/19/2025	Payment	DD101	VALLEY NATIONAL BANK	Payment of Invoice 000669	-3,689.24	-3,689.24	0.00
Total Checks					-3,689.24	-3,689.24	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							