

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

				SERIES 2021	SERIES 2024	GENERAL	GENERAL	
				CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2021	SERIES 2024	PROJECTS	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	FUND	FUND	GROUP FUND	ACCOUNT	TOTAL
ASSETS								
Cash - Operating Account	\$ 16,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,781
Cash In Bank	207,124	-	-	-	-	-	-	207,124
Due From Developer	42,503	-	-	-	-	-	-	42,503
Due From Other Funds	-	146,127	-	-	-	-	-	146,127
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	359	1,038	-	-	1,397
Prepayment Account	-	2,093	-	-	-	-	-	2,093
Reserve Fund	-	143,550	34,772	-	-	-	-	178,322
Revenue Fund	-	489,471	34,297	-	-	-	-	523,768
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	\$ 267,208	\$ 781,241	\$ 69,069	\$ 363	\$ 1,038	\$ 4,934,636	\$ 10,937,000	\$ 16,990,555
LIABILITIES								
Accounts Payable	\$ 23,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,820
Loan Payable	-	-	-	-	-	-	250,000	250,000
Bonds Payable	-	-	-	-	-	-	10,687,000	10,687,000
Due To Other Funds	2,577	-	-	143,550	-	-	-	146,127
Deferred Inflow of Resources	6,903	-	-	-	-	-	-	6,903
TOTAL LIABILITIES	33,300	-	-	143,550	-	-	10,937,000	11,113,850
FUND BALANCES								
Restricted for:								
Debt Service	-	781,241	69,069	-	-	-	-	850,310
Capital Projects	-	-	-	-	1,038	-	-	1,038
Unassigned:	233,908	-	-	(143,187)	-	4,934,636	-	5,025,357
TOTAL FUND BALANCES	233,908	781,241	69,069	(143,187)	1,038	4,934,636	-	5,876,705
TOTAL LIABILITIES & FUND BALANCES	\$ 267,208	\$ 781,241	\$ 69,069	\$ 363	\$ 1,038	\$ 4,934,636	\$ 10,937,000	\$ 16,990,555

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 4,116	\$ 4,116	0.00%
Interest - Tax Collector	-	1,271	1,271	0.00%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	383,725	349,016	(34,709)	90.95%
Special Assmnts- CDD Collected	-	40,774	40,774	0.00%
Developer Contribution	-	26,564	26,564	0.00%
Other Miscellaneous Revenues	-	75	75	0.00%
TOTAL REVENUES	383,725	421,916	38,191	109.95%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,000	3,000	75.00%
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	15,483	(5,983)	162.98%
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	373	127	74.60%
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	81,159	36,366	69.06%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	19,668	(9,668)	196.68%
Utility - Electric	10,000	53,145	(43,145)	531.45%
Total Utility Services	20,000	72,813	(52,813)	364.07%
<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	122,081	(70,081)	234.77%
Plant Replacement Program	5,000	9,453	(4,453)	189.06%
R&M - Amenity Center	10,000	-	10,000	0.00%
Miscellaneous Maintenance	10,000	8,586	1,414	85.86%
Pool & Spa Maintenance	20,000	7,657	12,343	38.29%
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	200,739	35,461	84.99%
<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	362,920	20,805	94.58%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	58,996	58,996	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	\$ -	\$ 302,733	\$ 302,733	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(68,825)		
FUND BALANCE, ENDING		\$ 233,908		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 21,562	\$ 21,562	0.00%
Special Assmnts- Tax Collector	572,524	583,987	11,463	102.00%
Special Assmnts- CDD Collected	-	69,550	69,550	0.00%
TOTAL REVENUES	572,524	675,099	102,575	117.92%
<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	-	104,973	104,973	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	\$ -	\$ 35,423	\$ 35,423	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		745,818		
FUND BALANCE, ENDING		\$ 781,241		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 1,691	\$ 1,691	0.00%
TOTAL REVENUES	-	1,691	1,691	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	-	(59,418)	(59,418)	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	\$ -	\$ 10,132	\$ 10,132	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		58,937		
FUND BALANCE, ENDING		\$ 69,069		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 433	\$ 433	0.00%
TOTAL REVENUES	-	433	433	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	-	(147,247)	(147,247)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,060		
FUND BALANCE, ENDING		\$ (143,187)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 229	\$ 229	0.00%
TOTAL REVENUES	-	229	229	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	-	(27,271)	(27,271)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,309		
FUND BALANCE, ENDING		\$ 1,038		

Park East CDD

Statement Date 06/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
06/18/2025		JE000614	Special Assmnts-Tax Collector	Tax Revenue Debt Service	4,127.01	4,127.01	0.00
Total Deposits					4,127.01	4,127.01	0.00
Checks							
05/21/2025	Payment	1349	INFRAMARK LLC	Check for Vendor V00014	-5,954.00	-5,954.00	0.00
05/28/2025	Payment	1350	DOWN TO EARTH CHARTER	Check for Vendor V00055	-18,344.50	-18,344.50	0.00
05/29/2025	Payment	1351	COMMUNICATION S	Check for Vendor V00048	-169.87	-169.87	0.00
05/29/2025	Payment	1352	COASTAL OUTDOOR SERVICES, LLC	Check for Vendor V00057	-3,930.00	-3,930.00	0.00
05/29/2025	Payment	1353	DOWN TO EARTH	Check for Vendor V00055	-5,853.16	-5,853.16	0.00
05/29/2025	Payment	1354	ECO-LOGIC SERVICES LLC	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
06/11/2025	Payment	1355	ALBERTO VIERA	Check for Vendor V00013	-200.00	-200.00	0.00
06/11/2025	Payment	1356	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00050	-1,000.00	-1,000.00	0.00
06/11/2025	Payment	1357	CARLOS DE LA OSSA	Check for Vendor V00019	-200.00	-200.00	0.00
06/11/2025	Payment	1358	COASTAL OUTDOOR SERVICES, LLC	Check for Vendor V00057	-1,300.00	-1,300.00	0.00
06/11/2025	Payment	1359	KYLE SMITH	Check for Vendor V00028	-200.00	-200.00	0.00
06/11/2025	Payment	1360	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
Total Checks					-38,601.53	-38,601.53	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							

Bank Account Statement

Park East CDD

Bank Account No.5629

Statement No.06-25

Statement Date06/30/2025

06/11/2025	Payment	1361	RYAN MOTKO	Check for Vendor V00016	-200.00
Total Outstanding Checks					-200.00

Outstanding Deposits

Total Outstanding Deposits

Park East CDD

Statement Date 06/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/27/2025		JE000608	Other Miscellaneous Revenues	Deposit-keys	25.00	25.00	0.00
06/30/2025		JE000625	Interest - Investments	Intear earned for thr month of 05/25	840.97	840.97	0.00
Total Deposits					865.97	865.97	0.00
Checks							
							0.00
06/19/2025	Payment	1001	DOWN TO EARTH	Check for Vendor V00055	-12,806.36	-12,806.36	0.00
06/19/2025	Payment	1002	STRALEY ROBIN VERICKER	Check for Vendor V00006	-2,193.00	-2,193.00	0.00
Total Checks					-14,999.36	-14,999.36	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
06/26/2025	Payment	1003	A-TECH CONSULTING, INC.	Check for Vendor V00059			-2,731.88
06/26/2025	Payment	1004	CITY OF PLANT CITY	Check for Vendor V00032			-4,320.28
06/26/2025	Payment	1005	DOWN TO EARTH	Check for Vendor V00055			-8,875.72
06/26/2025	Payment	1006	INFRAMARK LLC	Check for Vendor V00014			-233.79
06/26/2025	Payment	1007	TECO	Check for Vendor V00025			-5,903.64
Total Outstanding Checks							-22,065.31
Outstanding Deposits							
Total Outstanding Deposits							