

# Park East Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2022



Inframark LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

Park East CDD  
Balance Sheet  
As of 7/31/2022

(In Whole Numbers)

	General Fund	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>				
Cash-Operating Account	914.00	0.00	0.00	914.00
Revenue Series 2021 #2000	0.00	0.00	0.00	93.00
Interest Series 2021 #2001	0.00	0.00	0.00	0.00
Reserve Series 2021 #2003	0.00	0.00	0.00	360,930.00
Acq & Const Series 2021 Amenity #2005	0.00	0.00	0.00	750,205.00
Acq & Const Series 2021 #2006	0.00	0.00	0.00	7,675,524.00
Costs of Issuance Series 2021	0.00	0.00	0.00	0.00
Construction Work in Progress	0.00	4,152,983.00	0.00	4,152,983.00
Amount To Be Provided-Debt Service	<u>0.00</u>	<u>0.00</u>	<u>13,070,000.00</u>	<u>13,070,000.00</u>
<b>Total Assets</b>	<u>914.00</u>	<u>4,152,983.00</u>	<u>13,070,000.00</u>	<u>26,010,648.00</u>
<b>Liabilities</b>				
Accounts Payable	29,386.00	0.00	0.00	29,386.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00
Revenue Bonds Payable Series 2021	<u>0.00</u>	<u>0.00</u>	<u>13,070,000.00</u>	<u>13,070,000.00</u>
<b>Total Liabilities</b>	<u>29,386.00</u>	<u>0.00</u>	<u>13,070,000.00</u>	<u>13,099,386.00</u>
<b>Fund Equity &amp; Other Credits</b>				
Retained Earnings-All Other	(13,025.00)	0.00	0.00	(13,025.00)
Investment in General Fixed Assets	0.00	4,152,983.00	0.00	4,152,983.00
Other	(15,447.00)	<u>0.00</u>	<u>0.00</u>	<u>8,771,305.00</u>
<b>Total Fund Equity &amp; Other Credits</b>	<u>(28,472.00)</u>	<u>4,152,983.00</u>	<u>0.00</u>	<u>12,911,263.00</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>914.00</u>	<u>4,152,983.00</u>	<u>13,070,000.00</u>	<u>26,010,648.00</u>

Park East CDD  
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report  
From 10/1/2021 Through 7/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service				
Operations & Maintenance Assmts-	183,155.00	0.00	(183,155.00)	(100)%
Tax Roll				
Interest Earnings				
Interest Earnings	0.00	1.00	1.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0.00	63,574.00	63,574.00	0 %
Total Revenues	<u>183,155.00</u>	<u>63,575.00</u>	<u>(119,581.00)</u>	<u>(65)%</u>
<b>Expenditures</b>				
Retained Earnings-All Other	0.00	(13,025.00)	13,025.00	0 %
Legislative				
Supervisor Fees	4,000.00	5,200.00	(1,200.00)	(30)%
Financial & Administrative				
District Manager	30,000.00	29,700.00	300.00	1 %
District Engineer	5,000.00	1,174.00	3,826.00	77 %
Disclosure Report	8,400.00	4,200.00	4,200.00	50 %
Trustee Fees	8,000.00	0.00	8,000.00	100 %
Accounting Services	9,000.00	6,750.00	2,250.00	25 %
Auditing Services	6,000.00	0.00	6,000.00	100 %
Postage, Phone, Faxes, Copies	100.00	11.00	90.00	90 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	2,500.00	15,249.00	(12,749.00)	(510)%
Bank Fees	150.00	153.00	(3.00)	(2)%
Dues, Licenses, & Fees	175.00	175.00	0.00	0 %
Miscellaneous Fees	130.00	0.00	130.00	100 %
Office Supplies	0.00	105.00	(105.00)	0 %
Email Hosting Vendor	600.00	125.00	475.00	79 %
Website Maintenance	1,500.00	1,000.00	500.00	33 %
ADA Website Compliance	1,900.00	2,900.00	(1,000.00)	(53)%
Legal Counsel				
District Counsel	3,500.00	8,679.00	(5,179.00)	(148)%
Electric Utility Services				
Electric Utility Services-All Others	36,500.00	0.00	36,500.00	100 %
Water-Sewer Combination Services				
Water Utility Services	500.00	0.00	500.00	100 %
Other Physical Environment				
Field Management	0.00	3,600.00	(3,600.00)	0 %
Garbage Collection	1,000.00	0.00	1,000.00	100 %
Property & Casualty Insurance	6,000.00	0.00	6,000.00	100 %
Waterway Management Contract	10,000.00	0.00	10,000.00	100 %
Landscape Maintenance-Contract	32,000.00	0.00	32,000.00	100 %
Landscape Maintenance-Other	2,400.00	0.00	2,400.00	100 %
Waterway Improvements & Repair	1,000.00	0.00	1,000.00	100 %
Plant Replacement Program	750.00	0.00	750.00	100 %
Irrigation Maintenance	1,000.00	0.00	1,000.00	100 %

Park East CDD  
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report  
From 10/1/2021 Through 7/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Pool Maintenance-Contract	4,000.00	0.00	4,000.00	100 %
Pool Maintenance-Other	400.00	0.00	400.00	100 %
Amenity Center Cleaning &	2,000.00	0.00	2,000.00	100 %
Amenity Center Pest Control	400.00	0.00	400.00	100 %
Amenity Center Maintenance & Repair	<u>1,750.00</u>	<u>0.00</u>	<u>1,750.00</u>	<u>100 %</u>
Total Expenditures	<u>183,155.00</u>	<u>65,996.00</u>	<u>117,159.00</u>	<u>64 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(15,447.00)</u>	<u>(15,447.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(15,447.00)</u>	<u>(15,447.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(28,472.00)</u>	<u>(28,472.00)</u>	<u>0 %</u>

Park East CDD  
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report  
From 10/1/2021 Through 7/31/2022

200 - Debt Service Series 2021  
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts-Off Roll	0.00	177,001.00	177,001.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>99.00</u>	<u>99.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>177,100.00</u>	<u>177,100.00</u>	<u>0 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	<u>0.00</u>	<u>177,007.00</u>	<u>(177,007.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>177,007.00</u>	<u>(177,007.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>93.00</u>	<u>93.00</u>	<u>0 %</u>
<b>Other Financing Sources (Uses)</b>				
Debt Proceeds				
Bond Proceeds	<u>0.00</u>	<u>360,930.00</u>	<u>360,930.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>360,930.00</u>	<u>360,930.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>361,023.00</u>	<u>361,023.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>361,023.00</u>	<u>361,023.00</u>	<u>0 %</u>

Park East CDD  
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report  
From 10/1/2021 Through 7/31/2022

300 - Capital Projects Series 2021  
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0.00	2,715.00	2,715.00	0 %
Total Revenues	<u>0.00</u>	<u>2,715.00</u>	<u>2,715.00</u>	<u>0 %</u>
<b>Expenditures</b>				
Financial & Administrative				
Original Issue Discount	0.00	(316,802.00)	316,802.00	0 %
Underwriters Discount	0.00	261,400.00	(261,400.00)	0 %
Other Physical Environment				
Improvements Other Than	0.00	4,152,983.00	(4,152,983.00)	0 %
Total Expenditures	<u>0.00</u>	<u>4,097,580.00</u>	<u>(4,097,580.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(4,094,866.00)</u>	<u>(4,094,866.00)</u>	<u>0 %</u>
<b>Other Financing Sources (Uses)</b>				
Debt Proceeds				
Bond Proceeds	0.00	12,520,595.00	12,520,595.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>12,520,595.00</u>	<u>12,520,595.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>8,425,729.00</u>	<u>8,425,729.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>8,425,729.00</u>	<u>8,425,729.00</u>	<u>0 %</u>

Park East CDD  
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report  
From 10/1/2021 Through 7/31/2022

*900 - General Fixed Assets  
(In Whole Numbers)*

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	4,152,983.00	4,152,983.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>4,152,983.00</u>	<u>0.00</u>	<u>0 %</u>

Park East CDD  
Reconcile Cash Accounts

*Summary*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked

Bank Balance	914.00
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	914.00
Balance Per Books	<u>914.00</u>
Unreconciled Difference	<u>0.00</u>

**Click the Next Page toolbar button to view details.**

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1026	7/7/2022	System Generated Check/Voucher	365.50	Straley Robin Vericker
1027	7/21/2022	System Generated Check/Voucher	108.00	Stantec Consulting Services Inc
CD014	7/21/2022	July Service Charge	(15.00)	
CD015	7/21/2022	July Service Charge	15.00	
CD016	7/21/2022	July Service Charge	15.00	
CD013	7/29/2022	July Interest Payment	(0.01)	
Cleared Checks/Vouchers			<u>488.49</u>	