

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2023

Prepared by:



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# PARK EAST COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b>ASSETS</b>						
Cash - Operating Account	\$ 20,471	\$ -	\$ -	\$ -	\$ -	\$ 20,471
Due From Other Funds	63,000	-	-	-	-	63,000
Investments:						
Acq. & Construction - Amenity	-	-	770,756	-	-	770,756
Interest Account	-	45,452	-	-	-	45,452
Prepayment Account	-	2,471,955	-	-	-	2,471,955
Reserve Fund	-	360,930	-	-	-	360,930
Revenue Fund	-	470,357	-	-	-	470,357
Sinking fund	-	24	-	-	-	24
Utility Deposits - TECO	800	-	-	-	-	800
Fixed Assets						
Construction Work In Process	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	13,070,000	13,070,000
<b>TOTAL ASSETS</b>	<b>\$ 84,271</b>	<b>\$ 3,348,718</b>	<b>\$ 770,756</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 22,208,381</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 53,388	\$ -	\$ -	\$ -	\$ -	\$ 53,388
Accounts Payable - Other	5,280	-	-	-	-	5,280
Bonds Payable	-	-	-	-	13,070,000	13,070,000
Due To Other Funds	-	59,886	3,114	-	-	63,000
<b>TOTAL LIABILITIES</b>	<b>58,668</b>	<b>59,886</b>	<b>3,114</b>	<b>-</b>	<b>13,070,000</b>	<b>13,191,668</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	3,288,832	-	-	-	3,288,832
Capital Projects	-	-	767,642	-	-	767,642
Unassigned:	25,603	-	-	4,934,636	-	4,960,239
<b>TOTAL FUND BALANCES</b>	<b>25,603</b>	<b>3,288,832</b>	<b>767,642</b>	<b>4,934,636</b>	<b>-</b>	<b>9,016,713</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 84,271</b>	<b>\$ 3,348,718</b>	<b>\$ 770,756</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 22,208,381</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2023  
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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	201,125	96,521	(104,604)	47.99%
Developer Contribution	-	15,752	15,752	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>112,273</b>	<b>(88,852)</b>	<b>55.82%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	-	3,000	0.00%
ProfServ-Dissemination Agent	4,200	700	3,500	16.67%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	-	9,500	0.00%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	3,700	21,300	14.80%
Accounting Services	9,000	750	8,250	8.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	14	486	2.80%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	125	1,075	10.42%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>107,725</b>	<b>5,464</b>	<b>102,261</b>	<b>5.07%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	-	68	(68)	0.00%
<b>Total Utility Services</b>	<b>-</b>	<b>68</b>	<b>(68)</b>	<b>0.00%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2023  
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
<b><u>Other Physical Environment</u></b>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	38,000	29,495	8,505	77.62%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Insurance - General Liability	5,000	-	5,000	0.00%
R&M-Landscape Pond Areas	25,000	2,730	22,270	10.92%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>32,225</b>	<b>51,175</b>	<b>38.64%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	-	10,000	0.00%
<b>Total Contingency</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>201,125</b>	<b>37,757</b>	<b>163,368</b>	<b>18.77%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	74,516	74,516	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(48,913)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 25,603</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2023  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 15,909	\$ 15,909	0.00%
Special Assmnts- CDD Collected	721,213	119,196	(602,017)	16.53%
<b>TOTAL REVENUES</b>	<b>721,213</b>	<b>135,105</b>	<b>(586,108)</b>	<b>18.73%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	290,000	-	290,000	0.00%
Interest Expense	431,213	-	431,213	0.00%
<b>Total Debt Service</b>	<b>721,213</b>	<b>-</b>	<b>721,213</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>721,213</b>	<b>-</b>	<b>721,213</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	135,105	135,105	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,153,727</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 3,288,832</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2023  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>767,642</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 767,642</u></b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2023  
General Fixed Assets Account Group Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>4,934,636</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 4,934,636</u></b>		



PARK EAST CDD

Bank Reconciliation

Bank Account No.	5629	TRUIST- GF OPERATING
Statement No.	10-23	
Statement Date	10/31/2023	

G/L Balance (LCY)	20,470.59	Statement Balance	20,938.56
G/L Balance	20,470.59	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	20,938.56
Subtotal	20,470.59	Outstanding Checks	467.97
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	20,470.59	Ending Balance	20,470.59
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
9/21/2023	Payment	1087	INFRAMARK LLC		5,097.14	5,097.14	0.00
9/28/2023	Payment	1090	INFRAMARK LLC		5,096.00	5,096.00	0.00
9/28/2023	Payment	1091	STANTEC CONSULTING SERVICES		304.00	304.00	0.00
9/28/2023	Payment	1092	TECO		54.76	54.76	0.00
10/5/2023	Payment	1093	STANTEC CONSULTING SERVICES		979.00	979.00	0.00
10/23/2023	Payment	1094	PARK EAST CDD		63,000.00	63,000.00	0.00
10/23/2023	Payment	1095	EGIS INSURANCE ADVISORS		5,200.00	5,200.00	0.00
10/23/2023	Payment	1096	GRAU AND ASSOCIATES		4,200.00	4,200.00	0.00
10/23/2023	Payment	1097	INFRAMARK LLC		25,386.88	25,386.88	0.00
Total Checks					109,317.78	109,317.78	0.00
Deposits							
9/27/2023		JE000184	CK#1066### - O&M	G/L Ac	1,041.53	1,041.53	0.00
9/27/2023		JE000185	CK#1070### - O&M	G/L Ac	2,588.05	2,588.05	0.00
10/6/2023		JE000186	CK#754### - Overpayment Refund	G/L Ac	1,500.00	1,500.00	0.00
10/20/2023		JE000187	CK#1749### - DS and O&M	G/L Ac	96,520.83	96,520.83	0.00
10/20/2023		JE000188	CK#1744### - Dev Fund	G/L Ac	15,751.59	15,751.59	0.00
Total Deposits					117,402.00	117,402.00	0.00
Outstanding Checks							
9/21/2023	Payment	1089	RYAN MOTKO		400.00	0.00	400.00
10/26/2023	Payment	1098	TECO		67.97	0.00	67.97
Total Outstanding Checks.....					467.97		467.97