

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 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
ASSETS						
Cash - Operating Account	\$ 22,719	\$ -	\$ -	\$ -	\$ -	\$ 22,719
Due From Developer	26,207	-	-	-	-	26,207
Due From Other Funds	63,000	-	-	-	-	63,000
Investments:						
Acq. & Construction - Amenity	-	-	696,419	-	-	696,419
Acquisition & Construction Account	-	-	87	-	-	87
Interest Account	-	191	-	-	-	191
Prepayment Account	-	22,355	-	-	-	22,355
Reserve Fund	-	360,930	-	-	-	360,930
Revenue Fund	-	20,028	-	-	-	20,028
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
TOTAL ASSETS	\$ 112,726	\$ 403,504	\$ 696,506	\$ 4,934,636	\$ 13,070,000	\$ 19,217,372

LIABILITIES

Accounts Payable	\$ 63,517	\$ -	\$ -	\$ -	\$ -	\$ 63,517
Bonds Payable	-	-	-	-	13,070,000	13,070,000
Due To Other Funds	-	59,886	3,114	-	-	63,000
TOTAL LIABILITIES	63,517	59,886	3,114	-	13,070,000	13,196,517

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

			SERIES 2021	GENERAL	GENERAL	
			CAPITAL	FIXED ASSETS	LONG-TERM	
			PROJECTS	ACCOUNT	DEBT	
			FUND	GROUP FUND	ACCOUNT	
ACCOUNT DESCRIPTION	GENERAL	SERIES 2021			GROUP FUND	TOTAL
	FUND	DEBT SERVICE				
		FUND				
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	343,618	-	-	-	343,618
Capital Projects	-	-	693,392	-	-	693,392
Unassigned:	49,209	-	-	4,934,636	-	4,983,845
TOTAL FUND BALANCES	49,209	343,618	693,392	4,934,636	-	6,020,855
TOTAL LIABILITIES & FUND BALANCES	\$ 112,726	\$ 403,504	\$ 696,506	\$ 4,934,636	\$ 13,070,000	\$ 19,217,372

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	201,125	96,521	(104,604)	47.99%
Developer Contribution	-	35,600	35,600	0.00%
TOTAL REVENUES	201,125	132,121	(69,004)	65.69%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	1,000	2,000	33.33%
ProfServ-Dissemination Agent	4,200	1,400	2,800	33.33%
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	113	9,387	1.19%
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	7,000	18,000	28.00%
Accounting Services	9,000	1,500	7,500	16.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	12	488	2.40%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	3,448	52	98.51%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	250	950	20.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	107,725	17,238	90,487	16.00%
<u>Utility Services</u>				
Utility - Electric	-	3,038	(3,038)	0.00%
Total Utility Services	-	3,038	(3,038)	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	2,035	4,365	31.80%
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	2,860	2,140	57.20%
R&M-Landscape Pond Areas	25,000	5,460	19,540	21.84%
Total Other Physical Environment	83,400	39,850	43,550	47.78%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	201,125	60,126	140,999	29.89%
Excess (deficiency) of revenues				
Over (under) expenditures	-	71,995	71,995	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(22,786)		
FUND BALANCE, ENDING		\$ 49,209		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 29,661	\$ 29,661	0.00%
Special Assmnts- CDD Collected	721,213	119,196	(602,017)	16.53%
TOTAL REVENUES	721,213	148,857	(572,356)	20.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	290,000	-	290,000	0.00%
Principal Prepayments	-	2,460,000	(2,460,000)	0.00%
Interest Expense	431,213	498,966	(67,753)	115.71%
Total Debt Service	721,213	2,958,966	(2,237,753)	410.28%
TOTAL EXPENDITURES	721,213	2,958,966	(2,237,753)	410.28%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,810,109)	(2,810,109)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,153,727		
FUND BALANCE, ENDING		\$ 343,618		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,330	\$ 3,330	0.00%
TOTAL REVENUES	-	3,330	3,330	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	77,581	(77,581)	0.00%
Total Construction In Progress	-	77,581	(77,581)	0.00%
TOTAL EXPENDITURES	-	77,581	(77,581)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(74,251)	(74,251)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		767,643		
FUND BALANCE, ENDING		\$ 693,392		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,934,636		
FUND BALANCE, ENDING		<u>\$ 4,934,636</u>		

PARK EAST CDD

Bank Reconciliation

Bank Account No.	5629	TRUIST- GF OPERATING
Statement No.	11-23	
Statement Date	11/30/2023	

G/L Balance (LCY)	22,718.84	Statement Balance	23,318.84
G/L Balance	22,718.84	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	23,318.84
Subtotal	22,718.84	Outstanding Checks	600.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	22,718.84	Ending Balance	22,718.84
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
10/26/2023	Payment	1098	TECO		67.97	67.97	0.00
11/3/2023	Payment	1099	DEPARTMENT OF ECONOMIC OPPORTY		175.00	175.00	0.00
11/3/2023	Payment	1100	INFRAMARK LLC		5,280.44	5,280.44	0.00
11/3/2023	Payment	1101	YELLOWSTONE LANDSCAPE		1,365.00	1,365.00	0.00
11/8/2023	Payment	1102	ALBERTO VIERA		200.00	200.00	0.00
11/8/2023	Payment	1103	CARLOS DE LA OSSA		200.00	200.00	0.00
11/8/2023	Payment	1104	KYLE SMITH		200.00	200.00	0.00
11/8/2023	Payment	1105	NICHOLAS J. DISTER		200.00	200.00	0.00
11/8/2023	Payment	1107	STRALEY ROBIN VERICKER		5,897.50	5,897.50	0.00
11/22/2023	Payment	1108	TIMES PUBLISHING COM		1,152.00	1,152.00	0.00
11/22/2023	Payment	1109	YELLOWSTONE LANDSCAPE		2,730.00	2,730.00	0.00
Total Checks					17,467.91	17,467.91	0.00
Deposits							
11/28/2023		JE000203	CK#1759### - Dev Funding	G/L Ac	19,848.19	19,848.19	0.00
Total Deposits					19,848.19	19,848.19	0.00
Outstanding Checks							
9/21/2023	Payment	1089	RYAN MOTKO		400.00	0.00	400.00
11/8/2023	Payment	1106	RYAN MOTKO		200.00	0.00	200.00
Total Outstanding Checks.....					600.00		600.00