

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2023

Prepared by:



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# PARK EAST COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of December 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>ASSETS</u></b>						
Cash - Operating Account	\$ 33,145	\$ -	\$ -	\$ -	\$ -	\$ 33,145
Due From Developer	26,207	-	-	-	-	26,207
Due From Other Funds	63,000	-	-	-	-	63,000
Investments:						
Acq. & Construction - Amenity	-	-	543,768	-	-	543,768
Acquisition & Construction Account	-	-	88	-	-	88
Interest Account	-	192	-	-	-	192
Prepayment Account	-	93,597	-	-	-	93,597
Reserve Fund	-	289,779	-	-	-	289,779
Revenue Fund	-	147,585	-	-	-	147,585
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>\$ 123,152</b>	<b>\$ 531,153</b>	<b>\$ 543,856</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,202,797</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 66,514	\$ -	\$ -	\$ -	\$ -	\$ 66,514
Bonds Payable	-	-	-	-	13,070,000	13,070,000
Due To Other Funds	-	59,886	3,114	-	-	63,000
<b>TOTAL LIABILITIES</b>	<b>66,514</b>	<b>59,886</b>	<b>3,114</b>	<b>-</b>	<b>13,070,000</b>	<b>13,199,514</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 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	TOTAL
					LONG-TERM DEBT ACCOUNT GROUP FUND	
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	471,267	-	-	-	471,267
Capital Projects	-	-	540,742	-	-	540,742
Unassigned:	56,638	-	-	4,934,636	-	4,991,274
<b>TOTAL FUND BALANCES</b>	<b>56,638</b>	<b>471,267</b>	<b>540,742</b>	<b>4,934,636</b>	<b>-</b>	<b>6,003,283</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 123,152</b>	<b>\$ 531,153</b>	<b>\$ 543,856</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,202,797</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	127,866	(73,259)	63.58%
Developer Contribution	-	35,600	35,600	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>163,466</b>	<b>(37,659)</b>	<b>81.28%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	2,000	1,000	66.67%
ProfServ-Dissemination Agent	4,200	2,100	2,100	50.00%
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	7,620	1,880	80.21%
District Engineer	9,500	628	8,872	6.61%
Administrative Services	4,500	-	4,500	0.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	10,500	14,500	42.00%
Accounting Services	9,000	2,250	6,750	25.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	25	475	5.00%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	4,596	(1,096)	131.31%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	375	825	31.25%
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>32,609</b>	<b>75,116</b>	<b>30.27%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	-	4,519	(4,519)	0.00%
<b>Total Utility Services</b>	<b>-</b>	<b>4,519</b>	<b>(4,519)</b>	<b>0.00%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	2,035	4,365	31.80%
Contracts-Aquatic Control	38,000	30,745	7,255	80.91%
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	11,273	13,727	45.09%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>46,913</b>	<b>36,487</b>	<b>56.25%</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>84,041</b>	<b>117,084</b>	<b>41.79%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	79,425	79,425	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(22,787)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 56,638</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ -	\$ 31,309	\$ 31,309	0.00%
Special Assmnts- CDD Collected	721,213	245,197	(476,016)	34.00%
<b>TOTAL REVENUES</b>	<b>721,213</b>	<b>276,506</b>	<b>(444,707)</b>	<b>38.34%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
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%
<b>Total Debt Service</b>	<b>721,213</b>	<b>2,958,966</b>	<b>(2,237,753)</b>	<b>410.28%</b>
<b>TOTAL EXPENDITURES</b>	<b>721,213</b>	<b>2,958,966</b>	<b>(2,237,753)</b>	<b>410.28%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,682,460)	(2,682,460)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,153,727</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 471,267</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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>				
Interest - Investments	\$ -	\$ 6,240	\$ 6,240	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>6,240</b>	<b>6,240</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	233,141	(233,141)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>233,141</b>	<b>(233,141)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>233,141</b>	<b>(233,141)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(226,901)	(226,901)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>767,643</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 540,742</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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.	12-23	
Statement Date	12/31/2023	

G/L Balance (LCY)	33,145.14	Statement Balance	40,803.34
G/L Balance	33,145.14	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	40,803.34
Subtotal	33,145.14	Outstanding Checks	7,658.20
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	33,145.14	Ending Balance	33,145.14
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
9/21/2023	Payment	1089	RYAN MOTKO		400.00	400.00	0.00
11/8/2023	Payment	1106	RYAN MOTKO		200.00	200.00	0.00
12/20/2023	Payment	1110	ALBERTO VIERA		200.00	200.00	0.00
12/20/2023	Payment	1111	CARLOS DE LA OSSA		200.00	200.00	0.00
12/20/2023	Payment	1113	KYLE SMITH		200.00	200.00	0.00
12/20/2023	Payment	1117	THOMAS SEWELL		2,035.00	2,035.00	0.00
12/20/2023	Payment	1118	TIMES PUBLISHING COM		3,444.00	3,444.00	0.00
12/20/2023	Payment	1119	YELLOWSTONE LANDSCAPE		2,730.00	2,730.00	0.00
12/20/2023	Payment	DD397	Payment of Invoice 000261		1,401.93	1,401.93	0.00
12/20/2023	Payment	DD398	Payment of Invoice 000262		248.14	248.14	0.00
12/20/2023	Payment	DD399	Payment of Invoice 000263		1,361.10	1,361.10	0.00
12/20/2023	Payment	DD400	Payment of Invoice 000264		1,361.10	1,361.10	0.00
12/14/2023	Payment	DD401	Payment of Invoice 000271		79.14	79.14	0.00
Total Checks					13,860.41	13,860.41	0.00
Deposits							
12/5/2023		JE000225	CK#581029321##### - O&M	G/L Ac	31,344.91	31,344.91	0.00
Total Deposits					31,344.91	31,344.91	0.00
Outstanding Checks							
12/20/2023	Payment	1112	INFRAMARK LLC		5,087.30	0.00	5,087.30
12/20/2023	Payment	1114	NICHOLAS J. DISTER		200.00	0.00	200.00
12/20/2023	Payment	1115	RYAN MOTKO		200.00	0.00	200.00
12/20/2023	Payment	1116	STRALEY ROBIN VERICKER		2,170.90	0.00	2,170.90
Total Outstanding Checks.....					7,658.20		7,658.20