

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(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
<u>ASSETS</u>						
Cash - Operating Account	\$ 13,980	\$ -	\$ -	\$ -	\$ -	\$ 13,980
Due From Developer	26,207	-	-	-	-	26,207
Due From Other Funds	63,000	-	-	-	-	63,000
Investments:						
Acq. & Construction - Amenity	-	-	546,126	-	-	546,126
Acquisition & Construction Account	-	-	88	-	-	88
Interest Account	-	193	-	-	-	193
Prepayment Account	-	93,856	-	-	-	93,856
Reserve Fund	-	289,779	-	-	-	289,779
Revenue Fund	-	149,480	-	-	-	149,480
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	\$ 103,987	\$ 533,308	\$ 546,214	\$ 4,934,636	\$ 13,070,000	\$ 19,188,145
<u>LIABILITIES</u>						
Accounts Payable	\$ 59,505	\$ -	\$ -	\$ -	\$ -	\$ 59,505
Accounts Payable - Other	200	-	-	-	-	200
Contracts Payable	-	-	652,020	-	-	652,020
Bonds Payable	-	-	-	-	13,070,000	13,070,000
Due To Other Funds	-	59,886	3,114	-	-	63,000
TOTAL LIABILITIES	59,705	59,886	655,134	-	13,070,000	13,844,725

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(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
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	473,422	-	-	-	473,422
Unassigned:	44,282	-	(108,920)	4,934,636	-	4,869,998
TOTAL FUND BALANCES	44,282	473,422	(108,920)	4,934,636	-	5,343,420
TOTAL LIABILITIES & FUND BALANCES	\$ 103,987	\$ 533,308	\$ 546,214	\$ 4,934,636	\$ 13,070,000	\$ 19,188,145

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	127,866	(73,259)	63.58%
Developer Contribution	-	35,600	35,600	0.00%
TOTAL REVENUES	201,125	163,466	(37,659)	81.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	3,000	-	100.00%
ProfServ-Dissemination Agent	4,200	2,800	1,400	66.67%
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	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	14,000	11,000	56.00%
Accounting Services	9,000	3,000	6,000	33.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	27	473	5.40%
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	500	700	41.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	107,725	38,686	69,039	35.91%
<u>Utility Services</u>				
Utility - Electric	-	6,527	(6,527)	0.00%
Total Utility Services	-	6,527	(6,527)	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	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	15,545	9,455	62.18%
Total Other Physical Environment	83,400	51,185	32,215	61.37%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	201,125	96,398	104,727	47.93%
Excess (deficiency) of revenues				
Over (under) expenditures	-	67,068	67,068	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(22,786)		
FUND BALANCE, ENDING		\$ 44,282		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 33,464	\$ 33,464	0.00%
Special Assmnts- CDD Collected	721,213	245,197	(476,016)	34.00%
TOTAL REVENUES	721,213	278,661	(442,552)	38.64%
<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	-	(2,680,305)	(2,680,305)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,153,727		
FUND BALANCE, ENDING		\$ 473,422		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 8,598	\$ 8,598	0.00%
TOTAL REVENUES	-	8,598	8,598	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	233,141	(233,141)	0.00%
Total Construction In Progress	-	233,141	(233,141)	0.00%
TOTAL EXPENDITURES	-	233,141	(233,141)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(224,543)	(224,543)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		115,623		
FUND BALANCE, ENDING		<u>\$ (108,920)</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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. 01-24
Statement Date 1/31/2024

G/L Balance (LCY)	13,980.23	Statement Balance	20,910.14
G/L Balance	13,980.23	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	20,910.14
Subtotal	13,980.23	Outstanding Checks	6,929.91
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	13,980.23	Ending Balance	13,980.23
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/20/2023	Payment	1112	INFRAMARK LLC	5087.3	5,087.30	0.00
12/20/2023	Payment	1114	NICHOLAS J. DISTER	200	200.00	0.00
12/20/2023	Payment	1115	RYAN MOTKO	200	200.00	0.00
12/20/2023	Payment	1116	STRALEY ROBIN VERICKER	2170.9	2,170.90	0.00
1/18/2024	Payment	1120	ALBERTO VIERA	200	200.00	0.00
1/18/2024	Payment	1121	CARLOS DE LA OSSA	200	200.00	0.00
1/18/2024	Payment	1122	KYLE SMITH	200	200.00	0.00
1/24/2024	Payment	1127	STANTEC CONSULTING SERVICES	628	628.00	0.00
1/24/2024	Payment	1128	STRALEY ROBIN VERICKER	922.5	922.50	0.00
1/24/2024	Payment	1129	YELLOWSTONE LANDSCAPE	10084.5	10,084.50	0.00
Total Checks				19,893.20	19,893.20	0.00
Outstanding Checks						
1/18/2024	Payment	1123	NICHOLAS J. DISTER	200.00	0.00	200.00
1/18/2024	Payment	1124	RYAN MOTKO	200.00	0.00	200.00
1/24/2024	Payment	1125	ECO-LOGIC SERVICES LLC	1,250.00	0.00	1,250.00
1/24/2024	Payment	1126	INFRAMARK LLC	5,279.91	0.00	5,279.91
Total Outstanding Checks.....				6,929.91		6,929.91