

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 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
ASSETS						
Cash - Operating Account	\$ 311,886	\$ -	\$ -	\$ -	\$ -	\$ 311,886
Due From Developer	26,207	-	-	-	-	26,207
Due From Other Funds	-	43,277	-	-	-	43,277
Investments:						
Acq. & Construction - Amenity	-	-	290,584	-	-	290,584
Acquisition & Construction Account	-	-	89	-	-	89
Interest Account	-	2	-	-	-	2
Prepayment Account	-	4,251	-	-	-	4,251
Reserve Fund	-	289,779	-	-	-	289,779
Revenue Fund	-	366,758	-	-	-	366,758
Prepaid Trustee Fees	1,010	-	-	-	-	1,010
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	\$ 339,903	\$ 704,067	\$ 290,673	\$ 4,934,636	\$ 13,070,000	\$ 19,339,279

LIABILITIES

Accounts Payable	\$ 11,253	\$ -	\$ -	\$ -	\$ -	\$ 11,253
Accounts Payable - Other	200	-	-	-	-	200
Contracts Payable	-	-	652,020	-	-	652,020
Bonds Payable	-	-	-	-	13,070,000	13,070,000
Due To Other Funds	40,163	-	3,114	-	-	43,277
TOTAL LIABILITIES	51,616	-	655,134	-	13,070,000	13,776,750

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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
FUND BALANCES						
Nonspendable:						
Prepaid Trustee Fees	1,010	-	-	-	-	1,010
Restricted for:						
Debt Service	-	704,067	-	-	-	704,067
Unassigned:	287,277	-	(364,461)	4,934,636	-	4,857,452
TOTAL FUND BALANCES	288,287	704,067	(364,461)	4,934,636	-	5,562,529
TOTAL LIABILITIES & FUND BALANCES	\$ 339,903	\$ 704,067	\$ 290,673	\$ 4,934,636	\$ 13,070,000	\$ 19,339,279

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	409,971	208,846	203.84%
Developer Contribution	-	35,600	35,600	0.00%
TOTAL REVENUES	201,125	445,571	244,446	221.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	4,000	(1,000)	133.33%
ProfServ-Dissemination Agent	4,200	3,500	700	83.33%
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	12,002	(2,502)	126.34%
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	17,500	7,500	70.00%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	30	470	6.00%
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	625	575	52.08%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	107,725	49,146	58,579	45.62%
<u>Utility Services</u>				
Utility - Water	-	15,604	(15,604)	0.00%
Utility - Electric	-	8,152	(8,152)	0.00%
Total Utility Services	-	23,756	(23,756)	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	37,895	105	99.72%
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	19,816	5,184	79.26%
Total Other Physical Environment	83,400	62,606	20,794	75.07%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	201,125	135,508	65,617	67.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	310,063	310,063	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(21,776)		
FUND BALANCE, ENDING		\$ 288,287		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 35,706	\$ 35,706	0.00%
Special Assmnts- CDD Collected	721,213	564,398	(156,815)	78.26%
TOTAL REVENUES	721,213	600,104	(121,109)	83.21%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	290,000	-	290,000	0.00%
Principal Prepayments	-	2,550,000	(2,550,000)	0.00%
Interest Expense	431,213	499,764	(68,551)	115.90%
Total Debt Service	721,213	3,049,764	(2,328,551)	422.87%
TOTAL EXPENDITURES	721,213	3,049,764	(2,328,551)	422.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,449,660)	(2,449,660)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,153,727		
FUND BALANCE, ENDING		\$ 704,067		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 10,894	\$ 10,894	0.00%
TOTAL REVENUES	-	10,894	10,894	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	490,978	(490,978)	0.00%
Total Construction In Progress	-	490,978	(490,978)	0.00%
TOTAL EXPENDITURES	-	490,978	(490,978)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(480,084)	(480,084)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		115,623		
FUND BALANCE, ENDING		\$ (364,461)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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.	02_24	
Statement Date	2/29/2024	

G/L Balance (LCY)	311,886.06	Statement Balance	150,876.54
G/L Balance	311,886.06	Outstanding Deposits	181,040.29
Positive Adjustments	0.00		
		Subtotal	331,916.83
Subtotal	311,886.06	Outstanding Checks	20,030.77
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	311,886.06	Ending Balance	311,886.06
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
1/18/2024	Payment	1123	NICHOLAS J. DISTER		200.00	200.00	0.00
1/24/2024	Payment	1125	ECO-LOGIC SERVICES LLC		1,250.00	1,250.00	0.00
1/24/2024	Payment	1126	INFRAMARK LLC		5,279.91	5,279.91	0.00
2/1/2024	Payment	1130	TECO		74.16	74.16	0.00
2/1/2024	Payment	1131	INFRAMARK LLC		15,237.60	15,237.60	0.00
2/1/2024	Payment	1132	STRALEY ROBIN VERICKER		7,507.50	7,507.50	0.00
2/1/2024	Payment	1133	YELLOWSTONE LANDSCAPE		29,495.00	29,495.00	0.00
2/9/2024	Payment	1134	ALBERTO VIERA		200.00	200.00	0.00
2/9/2024	Payment	1135	CARLOS DE LA OSSA		200.00	200.00	0.00
2/9/2024	Payment	1136	KYLE SMITH		200.00	200.00	0.00
2/9/2024	Payment	1137	NICHOLAS J. DISTER		200.00	200.00	0.00
2/9/2024	Payment	1138	PARK EAST CDD		177,600.59	177,600.59	0.00
2/14/2024	Payment	DD402	Payment of Invoice 000324		12,484.09	12,484.09	0.00
2/14/2024	Payment	DD403	Payment of Invoice 000310		1,933.21	1,933.21	0.00
2/22/2024	Payment	1144	PARK EAST CDD		38,437.12	38,437.12	0.00
Total Checks					290,299.18	290,299.18	0.00
Deposits							
2/6/2024		JE000265	CK#1786### - O&M	G/L	16,760.51	16,760.51	0.00
2/6/2024		JE000266	CK#2177155##### - Debt Service	G/L	227,067.49	227,067.49	0.00
2/15/2024		JE000267	CK#92039436##### - Off Roll DS & OM	G/L	176,437.58	176,437.58	0.00
Total Deposits					420,265.58	420,265.58	0.00
Outstanding Checks							
1/18/2024	Payment	1124	RYAN MOTKO		200.00	0.00	200.00
2/9/2024	Payment	1139	RYAN MOTKO		200.00	0.00	200.00
2/14/2024	Payment	1140	ECO-LOGIC SERVICES LLC		5,900.00	0.00	5,900.00
2/14/2024	Payment	1141	INFRAMARK LLC		2.52	0.00	2.52
2/14/2024	Payment	1142	YELLOWSTONE LANDSCAPE		4,271.50	0.00	4,271.50
2/22/2024	Payment	1143	INFRAMARK LLC		5,075.00	0.00	5,075.00
2/22/2024	Payment	1145	STRALEY ROBIN VERICKER		4,381.75	0.00	4,381.75

PARK EAST CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Outstanding Checks.....					20,030.77		20,030.77
Outstanding Deposits							
2/19/2024		JE000280	CK#2192522##### - DS and O&M	G/L	181,040.29	0.00	181,040.29
Total Outstanding Deposits.....					181,040.29		181,040.29