

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2024

Prepared by:



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# PARK EAST COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of March 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
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 148,358	\$ -	\$ -	\$ -	\$ -	\$ 148,358
Due From Developer	26,207	-	-	-	-	26,207
Due From Other Funds	-	102,677	-	-	-	102,677
Investments:						
Acq. & Construction - Amenity	-	-	292,207	-	-	292,207
Acquisition & Construction Account	-	-	89	-	-	89
Interest Account	-	2	-	-	-	2
Prepayment Account	-	6,732	-	-	-	6,732
Reserve Fund	-	287,314	-	-	-	287,314
Revenue Fund	-	510,277	-	-	-	510,277
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>\$ 175,365</b>	<b>\$ 907,002</b>	<b>\$ 292,296</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,379,299</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 6,558	\$ -	\$ -	\$ -	\$ -	\$ 6,558
Accounts Payable - Other	200	-	-	-	-	200
Contracts Payable	-	-	652,020	-	-	652,020
Bonds Payable	-	-	-	-	13,070,000	13,070,000
Due To Other Funds	99,563	-	3,114	-	-	102,677
<b>TOTAL LIABILITIES</b>	<b>106,321</b>	<b>-</b>	<b>655,134</b>	<b>-</b>	<b>13,070,000</b>	<b>13,831,455</b>

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet  
As of March 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
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	907,002	-	-	-	907,002
Unassigned:	69,044	-	(362,838)	4,934,636	-	4,640,842
<b>TOTAL FUND BALANCES</b>	<b>69,044</b>	<b>907,002</b>	<b>(362,838)</b>	<b>4,934,636</b>	<b>-</b>	<b>5,547,844</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 175,365</b>	<b>\$ 907,002</b>	<b>\$ 292,296</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 19,379,299</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	201,125	208,970	7,845	103.90%
Developer Contribution	-	35,600	35,600	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>244,570</b>	<b>43,445</b>	<b>121.60%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	5,000	(2,000)	166.67%
ProfServ-Dissemination Agent	4,200	5,700	(1,500)	135.71%
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	1,010	5,490	15.54%
District Counsel	9,500	12,219	(2,719)	128.62%
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	23,508	1,492	94.03%
Accounting Services	9,000	4,500	4,500	50.00%
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	7,183	(3,683)	205.23%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	750	450	62.50%
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>63,043</b>	<b>44,682</b>	<b>58.52%</b>
<b><u>Utility Services</u></b>				
Utility - Water	-	15,604	(15,604)	0.00%
Utility - Electric	-	8,225	(8,225)	0.00%
<b>Total Utility Services</b>	<b>-</b>	<b>23,829</b>	<b>(23,829)</b>	<b>0.00%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>Other Physical Environment</u></b>				
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	24,088	912	96.35%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>66,878</b>	<b>16,522</b>	<b>80.19%</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>153,750</b>	<b>47,375</b>	<b>76.44%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	90,820	90,820	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(21,776)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 69,044</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 37,641	\$ 37,641	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
<b>TOTAL REVENUES</b>	<b>721,213</b>	<b>803,039</b>	<b>81,826</b>	<b>111.35%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
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%
<b>Total Debt Service</b>	<b>721,213</b>	<b>3,049,764</b>	<b>(2,328,551)</b>	<b>422.87%</b>
<b>TOTAL EXPENDITURES</b>	<b>721,213</b>	<b>3,049,764</b>	<b>(2,328,551)</b>	<b>422.87%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,246,725)	(2,246,725)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,153,727</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 907,002</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 12,517	\$ 12,517	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>12,517</b>	<b>12,517</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	490,978	(490,978)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>490,978</b>	<b>(490,978)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>490,978</b>	<b>(490,978)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(478,461)	(478,461)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>115,623</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (362,838)</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<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>		4,934,636		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 4,934,636</u></b>		



# Bank Account Statement

Park East CDD

Bank Account Statement: Bank Account No.: 5629, Statement No.: 24-03

Currency Code

Statement Date	03/31/24	Statement Balance	151,833.71
Balance Last Statement	150,876.54	Outstanding Bank Transactions	0.00
Statement Ending Balance	151,833.71	Subtotal	151,833.71
		Outstanding Checks	-3,475.90
G/L Balance at 03/31/24	148,357.81	Bank Account Balance	148,357.81

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 24-03							
01/18/24	Bank Account Ledger Entry	1124	Check for Vendor V00016		1	-200.00	-200.00
02/09/24	Bank Account Ledger Entry	1139	Check for Vendor V00016		1	-200.00	-200.00
02/14/24	Bank Account Ledger Entry	1140	Check for Vendor V00031		1	-5,900.00	-5,900.00
02/14/24	Bank Account Ledger Entry	1141	Check for Vendor V00014		1	-2.52	-2.52
02/14/24	Bank Account Ledger Entry	1142	Check for Vendor V00027		1	-4,271.50	-4,271.50
02/19/24	Bank Account Ledger Entry	JE000280	CK#2192522##### # - DS and O&M		1	181,040.29	181,040.29
02/22/24	Bank Account Ledger Entry	1143	Check for Vendor V00014		1	-5,075.00	-5,075.00
02/22/24	Bank Account Ledger Entry	1145	Check for Vendor V00006		1	-4,381.75	-4,381.75
03/05/24	Bank Account Ledger Entry	1146	Check for Vendor V00032		1	-3,120.00	-3,120.00
03/05/24	Bank Account Ledger Entry	1147	Check for Vendor V00025		1	-66.42	-66.42
03/14/24	Bank Account Ledger Entry	1148	Check for Vendor V00013		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1149	Check for Vendor V00019		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1150	Check for Vendor V00031		1	-1,250.00	-1,250.00
03/14/24	Bank Account Ledger Entry	1151	Check for Vendor V00014		1	-7,585.56	-7,585.56
03/14/24	Bank Account Ledger Entry	1152	Check for Vendor V00009		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1153	Check for Vendor V00015		1	-141,600.47	-141,600.47
03/14/24	Bank Account Ledger Entry	1155	Check for Vendor V00027		1	-4,271.50	-4,271.50
03/18/24	Bank Account Ledger Entry	JE000304	ACH TECO - 1659		1	-1,558.40	-1,558.40
Total						957.17	957.17

## Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
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# Bank Account Statement

Park East CDD

<div>Quantity0</div>				<div>Total</div>	
Outstanding Checks					
Posting Date	Document Type	Check No.	Description	Statement Amount	
03/14/24	Payment	1154	Check for Vendor V00016	-200.00	
03/26/24	Payment	1156	Check for Vendor V00033	-1,500.00	
03/26/24	Payment	1157	Check for Vendor V00006	-217.50	
03/26/24	Payment	1158	Check for Vendor V00025	-1,558.40	
<div>Quantity4</div>				<div>Total-3,475.90</div>	