

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 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	\$ 27,538	\$ -	\$ -	\$ -	\$ -	\$ 27,538
Due From Developer	26,207	-	-	-	-	26,207
Investments:						
Acq. & Construction - Amenity	-	-	2,225	-	-	2,225
Acquisition & Construction Account	-	-	89	-	-	89
Interest Account	-	2	-	-	-	2
Prepayment Account	-	6,756	-	-	-	6,756
Reserve Fund	-	287,314	-	-	-	287,314
Revenue Fund	-	612,718	-	-	-	612,718
Prepaid Items	74	-	-	-	-	74
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	\$ 54,619	\$ 906,790	\$ 2,314	\$ 4,934,636	\$ 13,070,000	\$ 18,968,359
<u>LIABILITIES</u>						
Accounts Payable	\$ 14,722	\$ -	\$ -	\$ -	\$ -	\$ 14,722
Accounts Payable - Other	200	-	-	-	-	200
Bonds Payable	-	-	-	-	13,070,000	13,070,000
TOTAL LIABILITIES	14,922	-	-	-	13,070,000	13,084,922

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As of April 30, 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
FUND BALANCES						
Nonspendable:						
Prepaid Items	74	-	-	-	-	74
Restricted for:						
Debt Service	-	906,790	-	-	-	906,790
Capital Projects	-	-	2,314	-	-	2,314
Unassigned:	39,623	-	-	4,934,636	-	4,974,259
TOTAL FUND BALANCES	39,697	906,790	2,314	4,934,636	-	5,883,437
TOTAL LIABILITIES & FUND BALANCES	\$ 54,619	\$ 906,790	\$ 2,314	\$ 4,934,636	\$ 13,070,000	\$ 18,968,359

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	208,970	7,845	103.90%
Developer Contribution	-	35,600	35,600	0.00%
TOTAL REVENUES	201,125	244,570	43,445	121.60%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	5,600	(2,600)	186.67%
ProfServ-Dissemination Agent	4,200	4,900	(700)	116.67%
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	5,251	1,249	80.78%
District Counsel	9,500	16,129	(6,629)	169.78%
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	27,542	(2,542)	110.17%
Accounting Services	9,000	5,250	3,750	58.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	35	465	7.00%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	9,766	(6,266)	279.03%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	875	325	72.92%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	1,475	(1,300)	842.86%
Total Administration	107,725	79,791	27,934	74.07%
<u>Utility Services</u>				
Utility - Water	-	15,706	(15,706)	0.00%
Utility - Electric	-	14,110	(14,110)	0.00%
Total Utility Services	-	29,816	(29,816)	0.00%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	2,035	4,365	31.80%
Contracts-Aquatic Control	38,000	39,145	(1,145)	103.01%
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	29,450	(4,450)	117.80%
Total Other Physical Environment	83,400	73,490	9,910	88.12%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	201,125	183,097	18,028	91.04%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	61,473	61,473	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(21,776)		
FUND BALANCE, ENDING		<u>\$ 39,697</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 37,429	\$ 37,429	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
TOTAL REVENUES	721,213	802,827	81,614	111.32%
<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	-	(2,246,937)	(2,246,937)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,153,727		
FUND BALANCE, ENDING		\$ 906,790		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 16,620	\$ 16,620	0.00%
TOTAL REVENUES	-	16,620	16,620	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	781,949	(781,949)	0.00%
Total Construction In Progress	-	781,949	(781,949)	0.00%
TOTAL EXPENDITURES	-	781,949	(781,949)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(765,329)	(765,329)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		767,643		
FUND BALANCE, ENDING		<u>\$ 2,314</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>		

Bank Account Statement

Park East CDD

Thursday, May 23, 2024

Page 1

Bank Account Statement: Bank Account No.: 5629, Statement No.: 04-24

Currency Code

Statement Date	04/30/24	Statement Balance	37,074.47
Balance Last Statement	151,833.71	Outstanding Bank Transactions	0.00
Statement Ending Balance	37,074.47	Subtotal	37,074.47
		Outstanding Checks	-9,536.57
G/L Balance at 04/30/24	27,537.90	Bank Account Balance	27,537.90

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 04-24							
03/14/24	Bank Account Ledger Entry	1154	Check for Vendor V00016		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1157	Check for Vendor V00006		1	-217.50	-217.50
03/26/24	Bank Account Ledger Entry	1158	Check for Vendor V00025		1	-1,558.40	-1,558.40
04/01/24	Bank Account Ledger Entry	JE000305	rev for DD ACH TECO -1659		1	1,558.40	1,558.40
04/01/24	Bank Account Ledger Entry	JE000305	rev for DD ACH TECO -1659		1	-1,558.40	-1,558.40
04/02/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	920.00	920.00
04/10/24	Bank Account Ledger Entry	DD404	Payment of Invoice 000362		1	-1,189.19	-1,189.19
04/15/24	Bank Account Ledger Entry	1166	Check for Vendor V00005		1	-2,587.00	-2,587.00
04/15/24	Bank Account Ledger Entry	1167	Check for Vendor V00013		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1168	Check for Vendor V00014		1	-5.42	-5.42
04/15/24	Bank Account Ledger Entry	1169	Check for Vendor V00016		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1170	Check for Vendor V00025		1	-73.63	-73.63
04/15/24	Bank Account Ledger Entry	1171	Check for Vendor V00028		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1172	Check for Vendor V00031		1	-1,250.00	-1,250.00
04/15/24	Bank Account Ledger Entry	1173	Check for Vendor V00006		1	-3,910.00	-3,910.00
04/15/24	Bank Account Ledger Entry	1174	Check for Vendor V00018		1	-4,240.63	-4,240.63
04/15/24	Bank Account Ledger Entry	1175	Check for Vendor V00028		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1176	Check for Vendor V00032		1	-10.38	-10.38
04/26/24	Bank Account Ledger Entry	JE000324	Transfer from Operating to 2000		1	-99,563.46	-99,563.46
04/30/24	Bank Account Ledger Entry	JE000322	Electricity invoice paid by cheque ACH		1	73.63	73.63
04/30/24	Bank Account Ledger Entry	JE000323	April TECO ACH		1	-73.63	-73.63
04/30/24	Bank Account Ledger Entry	JE000322	Electricity invoice paid by cheque ACH		1	-73.63	-73.63

Park East CDD

Page 2

Statement Balance	37,074.47
Outstanding Bank Transactions	0.00
Subtotal	37,074.47
Outstanding Checks	-9,536.57
Bank Account Balance	27,537.90

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
					Total	-114,759.24	-114,759.24