

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2024

Prepared by:



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**Balance Sheet**  
As of May 31, 2024  
*(In Whole Numbers)*

	GENERAL		SERIES 2021		GENERAL		LONG-TERM	
	DEBT SERVICE		CAPITAL		FIXED ASSETS		DEBT	
	ACCOUNT		PROJECTS		ACCOUNT		ACCOUNT	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	GROUP FUND	GROUP FUND	GROUP FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 8,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,747
Due From Developer	26,207	-	-	-	-	-	-	26,207
Investments:								
Acquisition & Construction Account	-	-	34,929	-	-	-	-	34,929
Prepayment Account	-	1,783	-	-	-	-	-	1,783
Reserve Fund	-	287,314	-	-	-	-	-	287,314
Revenue Fund	-	444,497	-	-	-	-	-	444,497
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
<b>TOTAL ASSETS</b>	<b>\$ 35,828</b>	<b>\$ 733,594</b>	<b>\$ 34,929</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 18,808,987</b>		
<b>LIABILITIES</b>								
Accounts Payable	\$ 6,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,801
Bonds Payable	-	-	-	-	-	13,070,000	-	13,070,000
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	26,207
<b>TOTAL LIABILITIES</b>	<b>33,008</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,070,000</b>	<b>13,103,008</b>	
<b>FUND BALANCES</b>								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	733,594	-	-	-	-	-	733,594
Capital Projects	-	-	34,929	-	-	-	-	34,929
Unassigned:	2,746	-	-	-	4,934,636	-	-	4,937,382
<b>TOTAL FUND BALANCES</b>	<b>2,820</b>	<b>733,594</b>	<b>34,929</b>	<b>4,934,636</b>	<b>-</b>	<b>5,705,979</b>		
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 35,828</b>	<b>\$ 733,594</b>	<b>\$ 34,929</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 18,808,987</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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	6,600	(3,600)	220.00%
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	17,734	(8,234)	186.67%
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%
<b>Total Administration</b>	<b>107,725</b>	<b>82,396</b>	<b>25,329</b>	<b>76.49%</b>
<b><u>Utility Services</u></b>				
Utility - Water	-	18,363	(18,363)	0.00%
Utility - Electric	-	14,196	(14,196)	0.00%
<b>Total Utility Services</b>	<b>-</b>	<b>32,559</b>	<b>(32,559)</b>	<b>0.00%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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	40,395	(2,395)	106.30%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts - Landscape	-	4,272	(4,272)	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%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>79,012</b>	<b>4,388</b>	<b>94.74%</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>193,967</b>	<b>7,158</b>	<b>96.44%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	50,603	50,603	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(47,783)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,820</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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	\$ -	\$ 40,755	\$ 40,755	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
<b>TOTAL REVENUES</b>	<b>721,213</b>	<b>806,153</b>	<b>84,940</b>	<b>111.78%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	290,000	5,000	285,000	1.72%
Principal Prepayments	-	2,550,000	(2,550,000)	0.00%
Interest Expense	431,213	671,286	(240,073)	155.67%
<b>Total Debt Service</b>	<b>721,213</b>	<b>3,226,286</b>	<b>(2,505,073)</b>	<b>447.34%</b>
<b>TOTAL EXPENDITURES</b>	<b>721,213</b>	<b>3,226,286</b>	<b>(2,505,073)</b>	<b>447.34%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,420,133)	(2,420,133)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,153,727</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 733,594</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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	\$ -	\$ 16,630	\$ 16,630	0.00%
Special Assmnts- CDD Collected	-	43,210	43,210	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>59,840</b>	<b>59,840</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	792,554	(792,554)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>792,554</b>	<b>(792,554)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>792,554</b>	<b>(792,554)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(732,714)	(732,714)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>767,643</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 34,929</b>		

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

# Bank Account Statement

Park East CDD

Monday, June 10, 2024  
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Bank Account Statement: Bank Account No.: 5629, Statement No.: 05-24

Currency Code

Statement Date	05/31/24	Statement Balance	8,947.47
Balance Last Statement	37,074.47	Outstanding Bank Transactions	0.00
Statement Ending Balance	8,947.47	Subtotal	8,947.47
		Outstanding Checks	-200.00
G/L Balance at 05/31/24	8,747.47	Bank Account Balance	8,747.47

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 05-24							
04/30/24	Bank Account Ledger Entry	1177	Check for Vendor V00027		1	-4,666.78	-4,666.78
04/30/24	Bank Account Ledger Entry	1178	Check for Vendor V00005		1	-2,583.00	-2,583.00
04/30/24	Bank Account Ledger Entry	1179	Check for Vendor V00027		1	-695.50	-695.50
04/30/24	Bank Account Ledger Entry	1180	Check for Vendor V00032		1	-91.29	-91.29
04/30/24	Bank Account Ledger Entry	1181	Check for Vendor V00034		1	-1,500.00	-1,500.00
05/09/24	Bank Account Ledger Entry	1182	Check for Vendor V00014		1	-6,329.00	-6,329.00
05/09/24	Bank Account Ledger Entry	1183	Check for Vendor V00027		1	-4,271.50	-4,271.50
05/09/24	Bank Account Ledger Entry	1184	Check for Vendor V00009		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	1185	Check for Vendor V00013		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	1187	Check for Vendor V00019		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	1188	Check for Vendor V00028		1	-200.00	-200.00
05/17/24	Bank Account Ledger Entry	DD405	Payment of Invoice 000394		1	-4,611.93	-4,611.93
05/17/24	Bank Account Ledger Entry	DD406	Payment of Invoice 000416		1	-2,578.00	-2,578.00
Total						-28,127.00	-28,127.00