

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2024

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 2,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,928
Due From Developer	26,207	-	-	-	-	-	-	26,207
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	74,730	844,863	-	-	919,593
Cost of Issuance Fund	-	-	-	-	50,025	-	-	50,025
Prepayment Account	-	2,004	-	-	-	-	-	2,004
Reserve Fund	-	287,100	34,772	-	-	-	-	321,872
Revenue Fund	-	447,553	-	-	-	-	-	447,553
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	\$ 30,009	\$ 736,657	\$ 34,772	\$ 74,734	\$ 894,888	\$ 4,934,636	\$ 13,070,000	\$ 19,775,696
<u>LIABILITIES</u>								
Accounts Payable	\$ 51,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,815
Bonds Payable	-	-	-	-	-	-	13,070,000	13,070,000
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	26,207
TOTAL LIABILITIES	78,022	-	-	-	-	-	13,070,000	13,148,022

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

				SERIES 2021	SERIES 2024	GENERAL	GENERAL	
				CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2021	SERIES 2024	PROJECTS	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	FUND	FUND	GROUP FUND	ACCOUNT	TOTAL
		FUND	FUND				GROUP FUND	
<u>FUND BALANCES</u>								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	736,657	34,772	-	-	-	-	771,429
Capital Projects	-	-	-	74,734	894,888	-	-	969,622
Unassigned:	(48,087)	-	-	-	-	4,934,636	-	4,886,549
TOTAL FUND BALANCES	(48,013)	736,657	34,772	74,734	894,888	4,934,636	-	6,627,674
TOTAL LIABILITIES & FUND BALANCES	\$ 30,009	\$ 736,657	\$ 34,772	\$ 74,734	\$ 894,888	\$ 4,934,636	\$ 13,070,000	\$ 19,775,696

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	7,600	(4,600)	253.33%
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%
Disclosure Report	-	700	(700)	0.00%
District Counsel	9,500	20,893	(11,393)	219.93%
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	37,050	(12,050)	148.20%
Accounting Services	9,000	6,750	2,250	75.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	111	389	22.20%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	12,105	(8,605)	345.86%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,125	75	93.75%
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	100,928	6,797	93.69%
<u>Utility Services</u>				
Utility - Water	-	18,363	(18,363)	0.00%
Utility - Electric	-	19,040	(19,040)	0.00%
Total Utility Services	-	37,403	(37,403)	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	2,035	4,365	31.80%
Contracts-Aquatic Control	38,000	41,645	(3,645)	109.59%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts - Landscape	-	30,479	(30,479)	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	106,469	(23,069)	127.66%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	201,125	244,800	(43,675)	121.72%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(230)	(230)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,783)		
FUND BALANCE, ENDING		\$ (48,013)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 43,818	\$ 43,818	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
TOTAL REVENUES	721,213	809,216	88,003	112.20%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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%
Total Debt Service	721,213	3,226,286	(2,505,073)	447.34%
TOTAL EXPENDITURES	721,213	3,226,286	(2,505,073)	447.34%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,417,070)	(2,417,070)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,153,727		
FUND BALANCE, ENDING		\$ 736,657		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2024 Debt Service Fund (201)
(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>				
<u>Physical Environment</u>				
Cost of Issuance	-	(34,772)	34,772	0.00%
Total Physical Environment	-	(34,772)	34,772	0.00%
TOTAL EXPENDITURES	-	(34,772)	34,772	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	34,772	34,772	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 34,772		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 16,725	\$ 16,725	0.00%
Special Assmnts- CDD Collected	-	82,920	82,920	0.00%
TOTAL REVENUES	-	99,645	99,645	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	792,554	(792,554)	0.00%
Total Construction In Progress	-	792,554	(792,554)	0.00%
TOTAL EXPENDITURES	-	792,554	(792,554)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(692,909)	(692,909)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		767,643		
FUND BALANCE, ENDING		<u>\$ 74,734</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2024 Capital Projects Fund (301)
(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>				
<u>Physical Environment</u>				
Cost of Issuance	-	(961,888)	961,888	0.00%
Total Physical Environment	-	(961,888)	961,888	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	67,000	(67,000)	0.00%
Total Construction In Progress	-	67,000	(67,000)	0.00%
TOTAL EXPENDITURES	-	(894,888)	894,888	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	894,888	894,888	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 894,888		

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

Park East CDD

GL Balance (LCY)	2,928.31
GL Balance	2,928.31
Positive Adjustments	0.00
	<hr/>
Subtotal	2,928.31
Negative Adjustments	0.00
	<hr/>
Ending G/L Balance	2,928.31

Posting Date	Document	Document No.	Description	Amount	Cleared	Difference
	Type				Amount	
Checks						
05/09/2024	Payment	1186	Check for Vendor V00016	-200.00	-200.00	0.00
06/06/2024	Payment	1189	Check for Vendor V00032	-79.47	-79.47	0.00
06/21/2024	Payment	1191	Check for Vendor V00013	-200.00	-200.00	0.00
06/21/2024	Payment	1193	Check for Vendor V00019	-200.00	-200.00	0.00
06/21/2024	Payment	1194	Check for Vendor V00028	-200.00	-200.00	0.00
06/05/2024	Payment	DD407	Payment of Invoice 000444	-4,739.69	-4,739.69	0.00
Total Checks				-5,619.16	-5,619.16	0.00
Outstanding Checks						
06/21/2024	Payment	1190	Check for Vendor V00009			-200.00
06/21/2024	Payment	1192	Check for Vendor V00016			-200.00
Total Outstanding Checks						-400.00
Outstanding Deposits						
Total Outstanding Deposits						