

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2024

Prepared by:



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**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of July 31, 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	
<b><u>ASSETS</u></b>								
Cash - Operating Account	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,120
Due From Developer	26,207	-	-	-	-	-	-	26,207
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	3,875	-	-	-	3,875
Cost of Issuance Fund	-	-	-	-	45,020	-	-	45,020
Prepayment Account	-	2,012	-	-	-	-	-	2,012
Reserve Fund	-	287,100	34,786	-	-	-	-	321,886
Revenue Fund	-	450,523	-	-	-	-	-	450,523
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>\$ 28,201</b>	<b>\$ 739,635</b>	<b>\$ 34,786</b>	<b>\$ 3,879</b>	<b>\$ 45,020</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 18,856,157</b>
<b><u>LIABILITIES</u></b>								
Accounts Payable	\$ 64,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,180
Bonds Payable	-	-	-	-	-	-	13,070,000	13,070,000
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	26,207
<b>TOTAL LIABILITIES</b>	<b>90,387</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,070,000</b>	<b>13,160,387</b>
<b><u>FUND BALANCES</u></b>								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	739,635	34,786	-	-	-	-	774,421
Capital Projects	-	-	-	3,879	45,020	-	-	48,899
Unassigned:	(62,260)	-	-	-	-	4,934,636	-	4,872,376
<b>TOTAL FUND BALANCES</b>	<b>(62,186)</b>	<b>739,635</b>	<b>34,786</b>	<b>3,879</b>	<b>45,020</b>	<b>4,934,636</b>	<b>-</b>	<b>5,695,770</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 28,201</b>	<b>\$ 739,635</b>	<b>\$ 34,786</b>	<b>\$ 3,879</b>	<b>\$ 45,020</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 18,856,157</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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	213,575	12,450	106.19%
Developer Contribution	-	35,600	35,600	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>249,175</b>	<b>48,050</b>	<b>123.89%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	8,600	(5,600)	286.67%
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	8,251	(1,751)	126.94%
Disclosure Report	-	700	(700)	0.00%
District Counsel	9,500	27,007	(17,507)	284.28%
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	13,259	(9,759)	378.83%
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%
<b>Total Administration</b>	<b>107,725</b>	<b>112,196</b>	<b>(4,471)</b>	<b>104.15%</b>
<b><u>Utility Services</u></b>				
Utility - Water	-	18,520	(18,520)	0.00%
Utility - Electric	-	24,773	(24,773)	0.00%
<b>Total Utility Services</b>	<b>-</b>	<b>43,293</b>	<b>(43,293)</b>	<b>0.00%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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	42,895	(4,895)	112.88%
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%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>107,719</b>	<b>(24,319)</b>	<b>129.16%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	371	9,629	3.71%
<b>Total Contingency</b>	<b>10,000</b>	<b>371</b>	<b>9,629</b>	<b>3.71%</b>
<b>TOTAL EXPENDITURES</b>	<b>201,125</b>	<b>263,579</b>	<b>(62,454)</b>	<b>131.05%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,404)	(14,404)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(47,782)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (62,186)</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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	\$ -	\$ 46,796	\$ 46,796	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
<b>TOTAL REVENUES</b>	<b>721,213</b>	<b>812,194</b>	<b>90,981</b>	<b>112.61%</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	-	(2,414,092)	(2,414,092)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,153,727</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 739,635</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 14	\$ 14	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>14</b>	<b>14</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Physical Environment</u></b>				
Cost of Issuance	-	(34,772)	34,772	0.00%
<b>Total Physical Environment</b>	<b>-</b>	<b>(34,772)</b>	<b>34,772</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>(34,772)</b>	<b>34,772</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	34,786	34,786	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 34,786</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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	\$ -	\$ 16,962	\$ 16,962	0.00%
Special Assmnts- CDD Collected	-	82,920	82,920	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>99,882</b>	<b>99,882</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	863,646	(863,646)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>863,646</b>	<b>(863,646)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>863,646</b>	<b>(863,646)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(763,764)	(763,764)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>767,643</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 3,879</u></b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 363	\$ 363	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>363</b>	<b>363</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Trustee Fees	-	5,025	(5,025)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>5,025</b>	<b>(5,025)</b>	<b>0.00%</b>
<b><u>Physical Environment</u></b>				
Cost of Issuance	-	(961,888)	961,888	0.00%
<b>Total Physical Environment</b>	<b>-</b>	<b>(961,888)</b>	<b>961,888</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	912,206	(912,206)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>912,206</b>	<b>(912,206)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>(44,657)</b>	<b>44,657</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	45,020	45,020	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 45,020</b>		



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

Bank Account No. 5629  
Statement No. 07-24  
Statement Date 07/31/2024

GL Balance (LCY)	1,120.47
GL Balance	1,120.47
Positive Adjustments	0.00
Subtotal	1,120.47
Negative Adjustments	0.00
Ending G/L Balance	1,120.47

Statement Balance	1,310.87
Outstanding Deposits	0.00
Subtotal	1,310.87
Outstanding Checks	-190.40
Ending Balance	1,120.47

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
07/08/2024	Payment	BD00002	Deposit No. BD00002	4,605.09	4,605.09	0.00
07/26/2024		JE000360	Internate payment Spectrum	-170.56	-170.56	0.00
Total Deposits				4,434.53	4,434.53	0.00
Checks						
06/21/2024	Payment	1190	Check for Vendor V00009	-200.00	-200.00	0.00
06/21/2024	Payment	1192	Check for Vendor V00016	-200.00	-200.00	0.00
07/23/2024	Payment	1195	Check for Vendor V00013	-200.00	-200.00	0.00
07/23/2024	Payment	1196	Check for Vendor V00019	-200.00	-200.00	0.00
07/23/2024	Payment	1197	Check for Vendor V00028	-200.00	-200.00	0.00
07/23/2024	Payment	1198	Check for Vendor V00009	-200.00	-200.00	0.00
07/23/2024	Payment	1199	Check for Vendor V00016	-200.00	-200.00	0.00
07/05/2024	Payment	DD410	Payment of Invoice 000445	-4,851.24	-4,851.24	0.00
07/26/2024	Payment	DD411	Payment of Invoice 000447	-200.73	-200.73	0.00
Total Checks				-6,451.97	-6,451.97	0.00
Outstanding Checks						
06/04/2024	Payment	DD408	Payment of Invoice 000414			-86.01
07/05/2024	Payment	DD409	Payment of Invoice 000432			-104.39
Total Outstanding Checks						-190.40

Outstanding Deposits

Total Outstanding Deposits