

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2024

Prepared by:



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Balance Sheet
As of September 30, 2024
(In Whole Numbers)

LIABILITIES										
Accounts Payable	\$	115,404	\$	-	\$	-	\$	-	\$	115,404
Bonds Payable		-		-		-		-	13,070,000	13,070,000
Deferred Inflow of Resources		26,207		-		-		-	-	26,207
TOTAL LIABILITIES		141,611		-		-		-	13,070,000	13,211,611

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

				SERIES 2021	SERIES 2024	GENERAL	GENERAL	
				CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
				PROJECTS	PROJECTS	ACCOUNT	DEBT	
				FUND	FUND	GROUP FUND	ACCOUNT	
ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2024					TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE				GROUP FUND	
		FUND	FUND					
<u>FUND BALANCES</u>								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	745,819	58,937	-	-	-	-	804,756
Capital Projects	-	-	-	4,060	28,310	-	-	32,370
Unassigned:	(111,106)	-	-	-	-	4,934,636	-	4,823,530
TOTAL FUND BALANCES	(111,032)	745,819	58,937	4,060	28,310	4,934,636	-	5,660,730
TOTAL LIABILITIES & FUND BALANCES	\$ 30,579	\$ 745,819	\$ 58,937	\$ 4,060	\$ 28,310	\$ 4,934,636	\$ 13,070,000	\$ 18,872,341

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	213,575	12,450	106.19%
Developer Contribution	-	81,545	81,545	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	201,125	295,170	94,045	146.76%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	10,600	(7,600)	353.33%
ProfServ-Dissemination Agent	4,200	5,600	(1,400)	133.33%
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	-	1,050	(1,050)	0.00%
District Counsel	9,500	30,457	(20,957)	320.60%
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	51,312	(26,312)	205.25%
Accounting Services	9,000	9,000	-	100.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	118	382	23.60%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	14,168	(10,668)	404.80%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	2,000	(800)	166.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	4,725	(4,550)	2700.00%
Total Administration	107,725	140,249	(32,524)	130.19%
<u>Utility Services</u>				
Utility - Water	-	24,003	(24,003)	0.00%
Utility - Electric	-	45,734	(45,734)	0.00%
Total Utility Services	-	69,737	(69,737)	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	45,395	(7,395)	119.46%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts - Landscape	-	67,856	(67,856)	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%
Miscellaneous Maintenance	-	359	(359)	0.00%
Irrigation Maintenance	-	108	(108)	0.00%
Total Other Physical Environment	83,400	148,063	(64,663)	177.53%
<u>Contingency</u>				
Misc-Contingency	10,000	371	9,629	3.71%
Total Contingency	10,000	371	9,629	3.71%
TOTAL EXPENDITURES	201,125	358,420	(157,295)	178.21%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(63,250)	(63,250)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,782)		
FUND BALANCE, ENDING		\$ (111,032)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 52,980	\$ 52,980	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
TOTAL REVENUES	721,213	818,378	97,165	113.47%
<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	-	(2,407,908)	(2,407,908)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,153,727		
FUND BALANCE, ENDING		\$ 745,819		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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>				
Interest - Investments	\$ -	\$ 347	\$ 347	0.00%
Special Assmnts- Prepayment	-	23,818	23,818	0.00%
TOTAL REVENUES	-	24,165	24,165	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	-	58,937	58,937	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 58,937		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 17,143	\$ 17,143	0.00%
Special Assmnts- CDD Collected	-	82,920	82,920	0.00%
TOTAL REVENUES	-	100,063	100,063	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	863,646	(863,646)	0.00%
Total Construction In Progress	-	863,646	(863,646)	0.00%
TOTAL EXPENDITURES	-	863,646	(863,646)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(763,583)	(763,583)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		767,643		
FUND BALANCE, ENDING		\$ 4,060		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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>				
Interest - Investments	\$ -	\$ 1,153	\$ 1,153	0.00%
TOTAL REVENUES	-	1,153	1,153	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	-	5,025	(5,025)	0.00%
Total Administration	-	5,025	(5,025)	0.00%
<u>Physical Environment</u>				
Cost of Issuance	-	(944,388)	944,388	0.00%
Total Physical Environment	-	(944,388)	944,388	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	912,206	(912,206)	0.00%
Total Construction In Progress	-	912,206	(912,206)	0.00%
TOTAL EXPENDITURES	-	(27,157)	27,157	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	28,310	28,310	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 28,310		

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

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Bank Account No.	5629
Statement No.	09-24
Statement Date	09/30/2024

GL Balance (LCY)	3,497.97
GL Balance	3,497.97
Positive Adjustments	0.00
<hr/>	
Subtotal	3,497.97
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	3,497.97

Statement Balance	9,390.93
Outstanding Deposits	0.00
Subtotal	9,390.93
Outstanding Checks	-5,892.96
Ending Balance	3,497.97

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
						0.00
09/13/2024	Payment	1216	Check for Vendor V00013	-200.00	-200.00	0.00
09/13/2024	Payment	1217	Check for Vendor V00019	-200.00	-200.00	0.00
09/13/2024	Payment	1218	Check for Vendor V00028	-200.00	-200.00	0.00
09/13/2024	Payment	1219	Check for Vendor V00009	-200.00	-200.00	0.00
09/18/2024	Payment	1221	Check for Vendor V00046	-900.00	-900.00	0.00
09/18/2024	Payment	1222	Check for Vendor V00045	-900.00	-900.00	0.00
09/19/2024	Payment	1223	Check for Vendor V00005	-412.00	-412.00	0.00
09/03/2024	Payment	DD416	Payment of Invoice 000469	-10,680.43	-10,680.43	0.00
Total Checks				-13,692.43	-13,692.43	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
06/04/2024	Payment	DD408	Payment of Invoice 000414			-86.01
07/05/2024	Payment	DD409	Payment of Invoice 000432			-104.39
08/09/2024	Payment	1204	Check for Vendor V00016			-200.00
09/03/2024	Payment	DD414	Payment of Invoice 000461			-377.64
09/13/2024	Payment	1220	Check for Vendor V00016			-200.00
09/03/2024	Payment	DD417	Payment of Invoice 000478			-4,924.92
Total Outstanding Checks						-5,892.96
Outstanding Deposits						

Bank Account Statement

Park East CDD

Friday, October 11, 2024
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Z-SPAWAR

Bank Account No. 5629
Statement No. 09-24
Statement Date 09/30/2024

Total Outstanding Deposits