

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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Park East CDD
Balance Sheet
As of 4/30/2022
(In Whole Numbers)

	General Fund	General Fixed Assets	General Long-Term Debt	Total
Assets				
Cash-Operating Account	4,339	0	0	4,339
Revenue Series 2021 #2000	0	0	0	2
Interest Series 2021 #2001	0	0	0	177,007
Reserve Series 2021 #2003	0	0	0	360,930
Acq & Const Series 2021 Amenity #2005	0	0	0	750,017
Acq & Const Series 2021 #2006	0	0	0	9,413,775
Costs of Issuance Series 2021 #2007	0	0	0	0
Construction Work in Progress	0	2,412,464	0	2,412,464
Amount To Be Provided-Debt Service	0	0	13,070,000	13,070,000
Total Assets	<u>4,339</u>	<u>2,412,464</u>	<u>13,070,000</u>	<u>26,188,533</u>
Liabilities				
Accounts Payable	11,850	0	0	11,850
Revenue Bonds Payable Series 2021	0	0	13,070,000	13,070,000
Total Liabilities	<u>11,850</u>	<u>0</u>	<u>13,070,000</u>	<u>13,081,850</u>
Fund Equity & Other Credits				
Investment in General Fixed Assets	0	2,412,464	0	2,412,464
Other	(7,510)	0	0	10,694,220
Total Fund Equity & Other Credits	<u>(7,510)</u>	<u>2,412,464</u>	<u>0</u>	<u>13,106,684</u>
Total Liabilities & Fund Equity	<u>4,339</u>	<u>2,412,464</u>	<u>13,070,000</u>	<u>26,188,533</u>

Park East CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
001 - General Fund
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	183,155	0	(183,155)	(100)%
Interest Earnings				
Interest Earnings	0	0	0	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	63,574	63,574	0 %
Total Revenues	<u>183,155</u>	<u>63,574</u>	<u>(119,581)</u>	<u>(65)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	4,400	(400)	(10)%
Financial & Administrative				
District Manager	30,000	40,800	(10,800)	(36)%
District Engineer	5,000	454	4,546	91 %
Disclosure Report	8,400	2,100	6,300	75 %
Trustee Fees	8,000	0	8,000	100 %
Accounting Services	9,000	9,000	0	0 %
Auditing Services	6,000	0	6,000	100 %
Postage, Phone, Faxes, Copies	100	0	100	100 %
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	2,500	12,913	(10,413)	(417)%
Bank Fees	150	138	12	8 %
Dues, Licenses, & Fees	175	175	0	0 %
Miscellaneous Fees	130	0	130	100 %
Office Supplies	0	105	(105)	0 %
Email Hosting Vendor	600	125	475	79 %
Website Maintenance	1,500	(12,350)	13,850	923 %
ADA Website Compliance	1,900	5,800	(3,900)	(205)%
Legal Counsel				
District Counsel	3,500	7,425	(3,925)	(112)%
Electric Utility Services				
Electric Utility Services-All Others	36,500	0	36,500	100 %
Water-Sewer Combination Services				
Water Utility Services	500	0	500	100 %
Other Physical Environment				
Garbage Collection	1,000	0	1,000	100 %
Property & Casualty Insurance	6,000	0	6,000	100 %
Waterway Management Contract	10,000	0	10,000	100 %
Landscape Maintenance-Contract	32,000	0	32,000	100 %
Landscape Maintenance-Other	2,400	0	2,400	100 %
Waterway Improvements & Repair	1,000	0	1,000	100 %
Plant Replacement Program	750	0	750	100 %
Irrigation Maintenance	1,000	0	1,000	100 %
Pool Maintenance-Contract	4,000	0	4,000	100 %
Pool Maintenance-Other	400	0	400	100 %
Amenity Center Cleaning & Supplies	2,000	0	2,000	100 %

Park East CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
001 - General Fund
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Amenity Center Pest Control	400	0	400	100 %
Amenity Center Maintenance & Repair	1,750	0	1,750	100 %
Total Expenditures	<u>183,155</u>	<u>71,085</u>	<u>112,070</u>	<u>61 %</u>
Excess of Revenues Over (Under) Expenditures	0	(7,510)	(7,510)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(7,510)	(7,510)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(7,510)</u></u>	<u><u>(7,510)</u></u>	<u><u>0 %</u></u>

Park East CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
200 - Debt Service Series 2021
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Off Roll	0	177,001	177,001	0 %
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	<u>0</u>	<u>177,009</u>	<u>177,009</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>177,009</u>	<u>177,009</u>	<u>0 %</u>
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0	360,930	360,930	0 %
Total Other Financing Sources (Uses)	<u>0</u>	<u>360,930</u>	<u>360,930</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>537,939</u>	<u>537,939</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>537,939</u></u>	<u><u>537,939</u></u>	<u><u>0 %</u></u>

Park East CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
300 - Capital Projects Series 2021
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	258	258	0 %
Total Revenues	<u>0</u>	<u>258</u>	<u>258</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
Original Issue Discount	0	(316,802)	316,802	0 %
Underwriters Discount	0	261,400	(261,400)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	2,412,464	(2,412,464)	0 %
Total Expenditures	<u>0</u>	<u>2,357,061</u>	<u>(2,357,061)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(2,356,804)</u>	<u>(2,356,804)</u>	<u>0 %</u>
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0	12,520,595	12,520,595	0 %
Total Other Financing Sources (Uses)	<u>0</u>	<u>12,520,595</u>	<u>12,520,595</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>10,163,791</u>	<u>10,163,791</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>10,163,791</u></u>	<u><u>10,163,791</u></u>	<u><u>0 %</u></u>

Park East CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
900 - General Fixed Assets
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	2,412,464	2,412,464	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,412,464</u>	<u>0</u>	<u>0 %</u>

Park East CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 4.30.2022
Reconciliation Date: 4/30/2022
Status: Locked

Bank Balance	37,988.35
Less Outstanding Checks/Vouchers	33,649.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	4,339.35
Balance Per Books	<u>4,339.35</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Park East CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1012	4/14/2022	System Generated Check/Voucher	1,000.00	Ryan Motko
1015	4/15/2022	System Generated Check/Voucher	31,649.00	Meritus Districts
1016	4/28/2022	System Generated Check/Voucher	1,000.00	Alberto Viera
Outstanding Checks/Vouchers			<u>33,649.00</u>	

**Park East CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1007	4/14/2022	System Generated Check/Voucher	2,900.00	ADA Site Compliance
1008	4/14/2022	System Generated Check/Voucher	1,000.00	Alberto Viera
1008	4/14/2022	System Generated Check/Voucher	(1,000.00)	Alberto Viera
1009	4/14/2022	System Generated Check/Voucher	400.00	Jeffery S. Hills
1010	4/14/2022	System Generated Check/Voucher	28,474.00	Meritus Districts
1010	4/14/2022	System Generated Check/Voucher	(28,474.00)	Meritus Districts
1011	4/14/2022	System Generated Check/Voucher	1,000.00	Nicholas J. Dister
1013	4/14/2022	System Generated Check/Voucher	1,000.00	Steven K. Luce
1013	4/14/2022	System Generated Check/Voucher	(1,000.00)	Steven K. Luce
1014	4/14/2022	System Generated Check/Voucher	6,731.90	Straley Robin Vericker
CD009	4/21/2022	Bank Fees Thru 4.21.2022	<u>123.00</u>	
Cleared Checks/Vouchers			<u><u>11,154.90</u></u>	

Park East CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 4.30.2022
Reconciliation Date: 4/30/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
009	3/24/2022	Developer Funding - 03.24.22	48,573.90	
CR020	4/29/2022	Interest Payment - April	<u>0.24</u>	
Cleared Deposits			<u>48,574.14</u>	