

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Park East CDD
Balance Sheet
As of 9/30/2022

(In Whole Numbers)

	General Fund	General Fixed Assets	General Long-Term Debt	Total
Assets				
Cash-Operating Account	368.00	0.00	0.00	368.00
Revenue Series 2021 #2000	0.00	0.00	0.00	1,147.00
Interest Series 2021 #2001	0.00	0.00	0.00	0.00
Reserve Series 2021 #2003	0.00	0.00	0.00	360,930.00
Acq & Const Series 2021 Amenity #2005	0.00	0.00	0.00	752,397.00
Acq & Const Series 2021 #2006	0.00	0.00	0.00	6,916,487.00
Costs of Issuance Series 2021	0.00	0.00	0.00	0.00
Due From General Fund	(13,025.00)	0.00	0.00	(13,025.00)
Due From Developer	13,025.00	0.00	0.00	13,025.00
Construction Work in Progress	0.00	4,934,636.00	0.00	4,934,636.00
Amount To Be Provided-Debt Service	0.00	0.00	13,070,000.00	13,070,000.00
Total Assets	<u>368.00</u>	<u>4,934,636.00</u>	<u>13,070,000.00</u>	<u>26,035,964.00</u>
Liabilities				
Accounts Payable	23,553.00	0.00	0.00	23,553.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00
Revenue Bonds Payable Series 2021	0.00	0.00	13,070,000.00	13,070,000.00
Total Liabilities	<u>23,553.00</u>	<u>0.00</u>	<u>13,070,000.00</u>	<u>13,093,553.00</u>
Fund Equity & Other Credits				
Retained Earnings-All Other	0.00	0.00	0.00	0.00
Investment in General Fixed Assets	0.00	4,934,636.00	0.00	4,934,636.00
Other	(23,186.00)	0.00	0.00	8,007,775.00
Total Fund Equity & Other Credits	<u>(23,186.00)</u>	<u>4,934,636.00</u>	<u>0.00</u>	<u>12,942,411.00</u>
Total Liabilities & Fund Equity	<u>368.00</u>	<u>4,934,636.00</u>	<u>13,070,000.00</u>	<u>26,035,964.00</u>

Park East CDD
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Retained Earnings-All Other				
	0.00	13,025.00	13,025.00	0 %
Special Assessments - Service				
Operations & Maintenance Assmts-	183,155.00	0.00	(183,155.00)	(100)%
Tax Roll				
Interest Earnings				
Interest Earnings	0.00	1.00	1.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0.00	66,379.00	66,379.00	0 %
Total Revenues	<u>183,155.00</u>	<u>79,405.00</u>	<u>(103,750.00)</u>	<u>(57)%</u>
Expenditures				
Retained Earnings-All Other				
	0.00	(13,025.00)	13,025.00	0 %
Legislative				
Supervisor Fees	4,000.00	5,800.00	(1,800.00)	(45)%
Financial & Administrative				
District Manager	30,000.00	33,200.00	(3,200.00)	(11)%
District Engineer	5,000.00	1,498.00	3,502.00	70 %
Disclosure Report	8,400.00	4,900.00	3,500.00	42 %
Trustee Fees	8,000.00	0.00	8,000.00	100 %
Accounting Services	9,000.00	7,500.00	1,500.00	17 %
Auditing Services	6,000.00	0.00	6,000.00	100 %
Postage, Phone, Faxes, Copies	100.00	12.00	88.00	88 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	2,500.00	16,171.00	(13,671.00)	(547)%
Bank Fees	150.00	168.00	(18.00)	(12)%
Dues, Licenses, & Fees	175.00	232.00	(57.00)	(32)%
Miscellaneous Fees	130.00	0.00	130.00	100 %
Office Supplies	0.00	105.00	(105.00)	0 %
Email Hosting Vendor	600.00	125.00	475.00	79 %
Website Maintenance	1,500.00	1,245.00	255.00	17 %
ADA Website Compliance	1,900.00	5,900.00	(4,000.00)	(211)%
Legal Counsel				
District Counsel	3,500.00	9,109.00	(5,609.00)	(160)%
Electric Utility Services				
Electric Utility Services-All Others	36,500.00	0.00	36,500.00	100 %
Water-Sewer Combination Services				
Water Utility Services	500.00	0.00	500.00	100 %
Other Physical Environment				
Field Management	0.00	3,600.00	(3,600.00)	0 %
Garbage Collection	1,000.00	0.00	1,000.00	100 %
Property & Casualty Insurance	6,000.00	0.00	6,000.00	100 %
Waterway Management Contract	10,000.00	0.00	10,000.00	100 %
Landscape Maintenance-Contract	32,000.00	0.00	32,000.00	100 %
Landscape Maintenance-Other	2,400.00	0.00	2,400.00	100 %
Waterway Improvements & Repair	1,000.00	0.00	1,000.00	100 %

Park East CDD
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report
From 10/1/2021 Through 9/30/2022

Park East CDD
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Plant Replacement Program	750.00	0.00	750.00	100 %
Irrigation Maintenance	1,000.00	0.00	1,000.00	100 %
Pool Maintenance-Contract	4,000.00	0.00	4,000.00	100 %
Pool Maintenance-Other	400.00	0.00	400.00	100 %
Amenity Center Cleaning &	2,000.00	0.00	2,000.00	100 %
Amenity Center Pest Control	400.00	0.00	400.00	100 %
Amenity Center Maintenance & Repair	<u>1,750.00</u>	<u>0.00</u>	<u>1,750.00</u>	<u>100 %</u>
Total Expenditures	<u>183,155.00</u>	<u>76,541.00</u>	<u>106,614.00</u>	<u>58 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(23,186.00)</u>	<u>(23,186.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(23,186.00)</u>	<u>(23,186.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(23,186.00)</u>	<u>(23,186.00)</u>	<u>0 %</u>

Park East CDD
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report
From 10/1/2021 Through 9/30/2022

200 - Debt Service Series 2021
(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	0.00	177,001.00	177,001.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1,154.00</u>	<u>1,154.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>178,155.00</u>	<u>178,155.00</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest	<u>0.00</u>	<u>177,007.00</u>	<u>(177,007.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>177,007.00</u>	<u>(177,007.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>1,147.00</u>	<u>1,147.00</u>	<u>0 %</u>
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	<u>0.00</u>	<u>360,930.00</u>	<u>360,930.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>360,930.00</u>	<u>360,930.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>362,077.00</u>	<u>362,077.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>362,077.00</u>	<u>362,077.00</u>	<u>0 %</u>

Park East CDD
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report
From 10/1/2021 Through 9/30/2022

300 - Capital Projects Series 2021
(In Whole Numbers)

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	27,522.00	27,522.00	0 %
Total Revenues	<u>0.00</u>	<u>27,522.00</u>	<u>27,522.00</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
Original Issue Discount	0.00	(316,802.00)	316,802.00	0 %
Underwriters Discount	0.00	261,400.00	(261,400.00)	0 %
Other Physical Environment				
Improvements Other Than	0.00	4,934,636.00	(4,934,636.00)	0 %
Total Expenditures	<u>0.00</u>	<u>4,879,234.00</u>	<u>(4,879,234.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(4,851,712.00)</u>	<u>(4,851,712.00)</u>	<u>0 %</u>
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0.00	12,520,595.00	12,520,595.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>12,520,595.00</u>	<u>12,520,595.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>7,668,883.00</u>	<u>7,668,883.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>7,668,883.00</u>	<u>7,668,883.00</u>	<u>0 %</u>

Park East CDD
Statement of Revenues, Expenditures Changes in Fund Balance - Unposted Transactions Included In Report
From 10/1/2021 Through 9/30/2022

*900 - General Fixed Assets
(In Whole Numbers)*

	Total Budget \$ - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	4,934,636.00	4,934,636.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>4,934,636.00</u>	<u>0.00</u>	<u>0 %</u>

Park East CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	367.56
Less Outstanding Checks/Vouchers	0.00
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	367.56
Balance Per Books	<u>367.56</u>
Unreconciled Difference	<u>0.00</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1031	8/28/2022	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1032	8/28/2022	System Generated Check/Voucher	<u>.56.50</u>	Transworld Systems Inc.
Cleared Checks/Vouchers			<u>1,556.50</u>	