

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2024

Prepared by:



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

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 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	TOTAL
							LONG-TERM DEBT ACCOUNT GROUP FUND	
ASSETS								
Cash - Operating Account	\$ 22,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,693
Due From Developer	26,207	-	-	-	-	-	-	26,207
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	-	-	4,039	455	-	-	4,494
Cost of Issuance Fund	-	-	-	-	27,709	-	-	27,709
Prepayment Account	-	2,020	-	-	-	-	-	2,020
Reserve Fund	-	287,100	34,931	-	-	-	-	322,031
Revenue Fund	-	453,604	23,818	-	-	-	-	477,422
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	\$ 49,774	\$ 742,724	\$ 58,749	\$ 4,043	\$ 28,164	\$ 4,934,636	\$ 13,070,000	\$ 18,888,090
LIABILITIES								
Accounts Payable	\$ 63,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,261
Bonds Payable	-	-	-	-	-	-	13,070,000	13,070,000
Deferred Inflow of Resources	26,207	-	-	-	-	-	-	26,207
TOTAL LIABILITIES	89,468	-	-	-	-	-	13,070,000	13,159,468
FUND BALANCES								
Nonspendable:								
Prepaid Items	74	-	-	-	-	-	-	74
Restricted for:								
Debt Service	-	742,724	58,749	-	-	-	-	801,473
Capital Projects	-	-	-	4,043	28,164	-	-	32,207
Unassigned:	(39,768)	-	-	-	-	4,934,636	-	4,894,868
TOTAL FUND BALANCES	(39,694)	742,724	58,749	4,043	28,164	4,934,636	-	5,728,622
TOTAL LIABILITIES & FUND BALANCES	\$ 49,774	\$ 742,724	\$ 58,749	\$ 4,043	\$ 28,164	\$ 4,934,636	\$ 13,070,000	\$ 18,888,090

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<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	9,600	(6,600)	320.00%
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	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	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	2,675	(2,500)	1528.57%
Total Administration	107,725	114,403	(6,678)	106.20%
<u>Utility Services</u>				
Utility - Water	-	23,618	(23,618)	0.00%
Utility - Electric	-	30,129	(30,129)	0.00%
Total Utility Services	-	53,747	(53,747)	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>Other Physical Environment</u>				
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	-	40,962	(40,962)	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%
Total Other Physical Environment	83,400	118,561	(35,161)	142.16%
<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	287,082	(85,957)	142.74%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,088	8,088	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,782)		
FUND BALANCE, ENDING		\$ (39,694)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 49,885	\$ 49,885	0.00%
Special Assmnts- CDD Collected	721,213	765,398	44,185	106.13%
TOTAL REVENUES	721,213	815,283	94,070	113.04%
<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	-	(2,411,003)	(2,411,003)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,153,727		
FUND BALANCE, ENDING		\$ 742,724		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 159	\$ 159	0.00%
Special Assmnts- Prepayment	-	23,818	23,818	0.00%
TOTAL REVENUES	-	23,977	23,977	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	-	58,749	58,749	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 58,749		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17,126	\$ 17,126	0.00%
Special Assmnts- CDD Collected	-	82,920	82,920	0.00%
TOTAL REVENUES	-	100,046	100,046	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	-	(763,600)	(763,600)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		767,643		
FUND BALANCE, ENDING		\$ 4,043		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,007	\$ 1,007	0.00%
TOTAL REVENUES	-	1,007	1,007	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	-	28,164	28,164	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 28,164		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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>		

Bank Account Statement

Park East CDD

Bank Account No. 5629
Statement No. 08-24
Statement Date 08/31/2024

GL Balance (LCY)	22,692.96
GL Balance	22,692.96
Positive Adjustments	0.00
<hr/>	
Subtotal	22,692.96
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	22,692.96

Statement Balance	23,083.36
Outstanding Deposits	0.00
<hr/>	
Subtotal	23,083.36
Outstanding Checks	-390.40
<hr/>	
Ending Balance	22,692.96

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
08/08/2024	Payment	BD00003	Deposit No. BD00003	45,945.32	45,945.32	0.00
08/19/2024	Payment	BD00004	Deposit No. BD00004	25.00	25.00	0.00
08/28/2024		JE000383	Pool Key	25.00	25.00	0.00
Total Deposits				45,995.32	45,995.32	0.00
Checks						
08/09/2024	Payment	1200	Check for Vendor V00013	-200.00	-200.00	0.00
08/09/2024	Payment	1201	Check for Vendor V00019	-200.00	-200.00	0.00
08/09/2024	Payment	1202	Check for Vendor V00028	-200.00	-200.00	0.00
08/09/2024	Payment	1203	Check for Vendor V00009	-200.00	-200.00	0.00
08/09/2024	Payment	1205	Check for Vendor V00032	-156.62	-156.62	0.00
08/09/2024	Payment	1206	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
08/09/2024	Payment	1207	Check for Vendor V00026	-3,000.00	-3,000.00	0.00
08/09/2024	Payment	1208	Check for Vendor V00038	-5,241.50	-5,241.50	0.00
08/09/2024	Payment	1209	Check for Vendor V00039	-50.89	-50.89	0.00
08/09/2024	Payment	1210	Check for Vendor V00006	-1,605.00	-1,605.00	0.00
08/09/2024	Payment	1211	Check for Vendor V00025	-965.11	-965.11	0.00
08/09/2024	Payment	1212	Check for Vendor V00005	-3,493.45	-3,493.45	0.00
08/15/2024	Payment	1213	Check for Vendor V00031	-1,250.00	-1,250.00	0.00
08/15/2024	Payment	1214	Check for Vendor V00046	-600.00	-600.00	0.00
08/15/2024	Payment	1215	Check for Vendor V00045	-600.00	-600.00	0.00
08/05/2024	Payment	DD413	Payment of Invoice 000462	-4,851.24	-4,851.24	0.00
08/19/2024	Payment	DD415	Payment of Invoice 000463	-359.02	-359.02	0.00
Total Checks				-24,222.83	-24,222.83	0.00
Adjustments						
Total Adjustments						

Bank Account Statement

Park East CDD

Bank Account No. 5629
Statement No. 08-24
Statement Date 08/31/2024

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
Total Outstanding Checks				-390.40

Outstanding Deposits

Total Outstanding Deposits