

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
December 30, 2022

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 30, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
					LONG-TERM DEBT ACCOUNT GROUP FUND	
ASSETS						
Cash - Operating Account	3,223	-	-	-	-	3,223
Investments:						
Acq. & Construction - Amenity	-	-	753,624	-	-	753,624
Acquisition & Construction Account	-	-	6,928,162	-	-	6,928,162
Interest Account	-	222,806	-	-	-	222,806
Reserve Fund	-	360,930	-	-	-	360,930
Revenue Fund	-	(541,070)	-	-	-	(541,070)
Sinking fund	-	320,000	-	-	-	320,000
Fixed Assets						
Construction Work In Process	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	13,070,000	13,070,000
TOTAL ASSETS	\$ 3,223	\$ 362,666	\$ 7,681,786	\$ 4,934,636	\$ 13,070,000	\$ 26,052,311
LIABILITIES						
Accounts Payable	\$ 46,770	\$ -	\$ -	\$ -	\$ -	\$ 46,770
Bonds Payable	-	-	-	-	13,070,000	13,070,000
TOTAL LIABILITIES	46,770	-	-	-	13,070,000	13,116,770
FUND BALANCES						
Restricted for:						
Debt Service	-	362,666	-	-	-	362,666
Capital Projects	-	-	7,681,786	-	-	7,681,786
Unassigned:	(43,547)	-	-	4,934,636	-	4,891,089
TOTAL FUND BALANCES	(43,547)	362,666	7,681,786	4,934,636	-	12,935,541
TOTAL LIABILITIES & FUND BALANCES	\$ 3,223	\$ 362,666	\$ 7,681,786	\$ 4,934,636	\$ 13,070,000	\$ 26,052,311

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 30, 2022
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- Tax Collector	\$ 407,264	\$ -	\$ (407,264)	0.00%
TOTAL REVENUES	407,264	-	(407,264)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,000	-	5,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	3,600	-	3,600	0.00%
District Counsel	4,000	325	3,675	8.13%
District Engineer	4,000	360	3,640	9.00%
District Manager	36,000	3,500	32,500	9.72%
Accounting Services	9,000	750	8,250	8.33%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,900	-	1,900	0.00%
Email Hosting Vendor	500	-	500	0.00%
Postage, Phone, Faxes, Copies	100	-	100	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	150	45	105	30.00%
Website Administration	1,500	125	1,375	8.33%
Miscellaneous Expenses	100	-	100	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	82,025	5,305	76,720	6.47%
<u>Utility Services</u>				
Utility - Water	3,500	-	3,500	0.00%
Utility - Gas	4,000	-	4,000	0.00%
Utility - Electric	5,000	-	5,000	0.00%
Utility - StreetLights	25,000	-	25,000	0.00%
Total Utility Services	37,500	-	37,500	0.00%
<u>Stormwater Control</u>				
Contracts-Aquatic Control	12,000	-	12,000	0.00%
Miscellaneous Maintenance	15,000	-	15,000	0.00%
Mitigation Area Monitoring & Maintenance	2,500	-	2,500	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Capital Improvements	3,500	-	3,500	0.00%
Total Stormwater Control	35,000	-	35,000	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 30, 2022
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>				
Amenity Center Cleaning & Supplies	7,500	-	7,500	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Contracts - Landscape	35,000	-	35,000	0.00%
Amenity Center Pest Control	2,500	-	2,500	0.00%
Insurance - General Liability	2,500	-	2,500	0.00%
Insurance -Property & Casualty	30,000	-	30,000	0.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Waterway Improvements & Repairs	1,500	-	1,500	0.00%
Plant Replacement Program	1,000	-	1,000	0.00%
R&M - Amenity Center	1,000	-	1,000	0.00%
Irrigation Maintenance	2,500	-	2,500	0.00%
Total Other Physical Environment	99,500	-	99,500	0.00%
<u>Road and Street Facilities</u>				
Pavement and Signage Repairs	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%
<u>Other Fees and Charges</u>				
Reserve - Contingency	2,500	-	2,500	0.00%
Total Other Fees and Charges	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	257,525	5,305	252,220	2.06%
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(5,305)	(155,044)	-3.54%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	149,739	-	(149,739)	0.00%
TOTAL FINANCING SOURCES (USES)	149,739	-	(149,739)	0.00%
Net change in fund balance	\$ 149,739	\$ (5,305)	\$ (454,522)	-3.54%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(38,242)	(38,242)		
FUND BALANCE, ENDING	\$ 111,497	\$ (43,547)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 30, 2022
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
REVENUES				
Interest - Investments	\$ -	\$ 589	\$ 589	0.00%
Special Assmnts- Tax Collector	717,933	-	(717,933)	0.00%
TOTAL REVENUES	717,933	589	(717,344)	0.08%
EXPENDITURES				
<u>Parks and Recreation</u>				
Principal Debt Retirement	280,000	-	280,000	0.00%
Interest Expense	437,933	-	437,933	0.00%
Total Parks and Recreation	717,933	-	717,933	0.00%
TOTAL EXPENDITURES	717,933	-	717,933	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	589	589	0.00%
Net change in fund balance	\$ -	\$ 589	\$ 589	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	362,077	362,077		
FUND BALANCE, ENDING	\$ 362,077	\$ 362,666		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 30, 2022
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
REVENUES				
Interest - Investments	\$ -	\$ 12,903	\$ 12,903	0.00%
TOTAL REVENUES	-	12,903	12,903	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	12,903	12,903	0.00%
Net change in fund balance	\$ -	\$ 12,903	\$ 12,903	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	7,668,883		
FUND BALANCE, ENDING	\$ -	\$ 7,681,786		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 30, 2022
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%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	4,934,636		
FUND BALANCE, ENDING	\$ -	\$ 4,934,636		

PARK EAST CDD

Bank Reconciliation

Bank Account No. 5629 TRUIST- GF OPERATING
Statement No. 12-22
Statement Date 12/30/2022

G/L Balance (LCY)	3,222.61	Statement Balance	3,222.61
G/L Balance	3,222.61	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	3,222.61
Subtotal	3,222.61	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	3,222.61	Ending Balance	3,222.61
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/21/2022		JE000022	Service Charge/Prior Period	15.00	15.00	0.00
Total Checks				15.00	15.00	0.00
Deposits						
12/30/2022		JE000021	Interest Income	G/L 0.03	0.03	0.00
Total Deposits				0.03	0.03	0.00