

# ***Park East Community Development District***

## **Board of Supervisors**

Nicholas Dister, Chairman  
Carlos de la Ossa Vice Chairperson  
Alberto Viera, Assistant Secretary  
Ryan Motko, Assistant Secretary  
Steve Luce, Assistant Secretary

Heather Dilley, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Gary Schwartz, Field Manager

## **Regular Meeting Agenda**

Thursday, April 06, 2023, at 3:00 p.m.

The Regular Meeting of the **Park East Community Development District** will be held on **April 06, 2023, at 3:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

*All cellular phones and pagers must be turned off during the meeting*

### **REGULAR MEETING OF BOARD OF SUPERVISORS**

#### **1. CALL TO ORDER/ROLL CALL**

#### **2. PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

#### **3. BUSINESS ITEMS**

- A. Discussion on Fiscal Year 2024 Budget
- B. General Matters of the District

#### **4. CONSENT AGENDA**

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting  
March 02, 2023 ..... Tab 01
- B. Consideration of Operation and Maintenance Expenditures February 2023 ..... Tab 02
- C. Review of Financial Statements Month Ending February 28, 2023 ..... Tab 03

#### **5. STAFF REPORTS**

- A. District Counsel
- B. District Manager
- C. District Engineer

#### **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

#### **7. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

*Heather Dilley*

District Manager

#### **District Office**

Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

#### **Meeting Location:**

Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

**PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**March 02, 2023, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meetings of the Board of Supervisors for the Park East Community Development District was held on **Thursday, March 02, 2023, at 2:00 p.m.** at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

**1. CALL TO ORDER**

Heather Dilley called the Regular Meetings of the Board of Supervisors of the Park East Community Development District to order on **Thursday, March 02, 2023, at 3:32 p.m.**

**Board Members Present and Constituting a Quorum:**

Carlos de la Ossa	Vice-Chair
Steve Luce	Supervisor
Ryan Motko	Supervisor
Alberto Viera	Supervisor

**Staff Members Present:**

Heather Dilley	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Kathryn Hopkinson	District Counsel, Straley Robin Vericker
Gary Schwartz	Field Manager, Inframark

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Discussion on North Park Isle/ Park East Shared Well Cost Agreement.**

The Board reviewed and discussed the North Park Isle/ Park East shared well cost Agreement.

MOTION TO:	Approve the North Park Isle/ Park East Shared Well Cost Agreement.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. General Matters of the District**

There were no general matters of the District currently.

**4. CONSENT AGENDA**

**A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting  
February 02, 2023**

**B. Consideration of Operation and Maintenance Expenditures December 2022**

**C. Consideration of Operation and Maintenance Expenditures January 2023**

**D. Review of Financial Statements Month Ending January 31, 2023**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda A through D as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**5. VENDOR AND STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There were no vendor or staff reports currently.

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

There were no supervisor request or comments currently.

**7. ADJOURNMENT**

MOTION TO:	Adjourn the meeting at 3:35 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

**PARK EAST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>		\$0.00		
<b>Monthly Contract Subtotal</b>		<b>\$0.00</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 020223	\$200.00		SUPERVISOR FEE 02/02/23
CARLOS DE LA OSSA	CO 020223	\$200.00		SUPERVISOR FEE 02/02/23
NICHOLAS J. DISTER	ND 020223	\$200.00		SUPERVISOR FEE 02/02/23
RYAN MOTKO	RM 020223	\$200.00		SUPERVISOR FEE 02/02/23
STEVEN K. LUCE	SL 020223	\$200.00		SUPERVISOR FEE 02/02/23
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
STANTEC CONSULTING SERVICES	2041285	\$333.00		DISTRICT ENGINEER SERVICES THRU - 01/27/23
US BANK	6804928	\$4,040.63		TRUSTEE FEES - 01/01/23-12/31/23
<b>Regular Services Subtotal</b>		<b>\$4,373.63</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$5,373.63</b>		

Approved (with any necessary revisions noted):

<p style="text-align: center;"><b>PARK EAST CDD</b> <b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

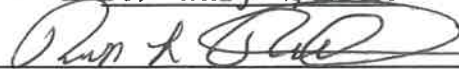
**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

**PARK EAST CDD**

**MEETING DATE: February 2, 2023**

**DMS:**




SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

AV 020223

**PARK EAST CDD**

**MEETING DATE: February 2, 2023**

**DMS:**



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Cd10 020223



**PARK EAST CDD**

**MEETING DATE: February 2, 2023**

**DMS:**




SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

ND 020223

**PARK EAST CDD**

**MEETING DATE: February 2, 2023**

**DMS:**



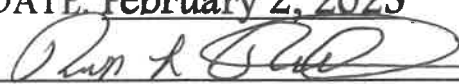
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Rm 020223

**PARK EAST CDD**

**MEETING DATE: February 2, 2023**

**DMS:**



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

SL 020223

<b>Invoice Number</b>	2041285
<b>Invoice Date</b>	February 10, 2023
<b>Purchase Order</b>	215616605
<b>Customer Number</b>	170224
<b>Project Number</b>	215616605

**Bill To**

Park East Community Development District  
Accounts Payable  
c/o Inframark  
210 North University Drive, Suite 702  
Coral Springs FL 33071  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

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**Project Park East CDD - District Engineering Services**

Project Manager	Stewart, Tonja L	For Period Ending	<b>January 27, 2023</b>
Current Invoice Total (USD)	333.00		

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Process requisitions

<b>Top Task</b>	<b>2023</b>	<b>2023 FY General Consulting</b>
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**Professional Services**

<b>Category/Employee</b>	<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Nurse, Vanessa M	0.75	152.00	114.00
Stewart, Tonja L	1.00	219.00	219.00
<b>Subtotal Professional Services</b>	<u>1.75</u>		<u>333.00</u>

Top Task Subtotal	2023 FY General Consulting	333.00
<b>Total Fees &amp; Disbursements</b>		<u>333.00</u>
<b>INVOICE TOTAL (USD)</b>		<b>333.00</b>

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**Due upon receipt or in accordance with terms of the contract**

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Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Received

FEB 6 2023

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

6804928  
231062000  
01/25/2023  
LEANNE DUFFY  
407-835-3807

PARK EAST COMMUNITY DEVELOPMENT DIST  
ATTN BRIAN K. LAMB & MANAGER  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607

PARK EAST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2021  
(SERIES 2021 PROJECT) REVENUE ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BOND, SERIES 2021 (SERIES  
2021 PROJECT) REVENUE ACCOUNT

Invoice Number:	6804928
Account Number:	231062000
Current Due:	\$4,040.63
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

#### Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 231062000  
Invoice # 6804928  
Attn: Fee Dept St. Paul

#### Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6804928  
Invoice Date: 01/25/2023  
Account Number: 231062000  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BOND, SERIES 2021 (SERIES  
2021 PROJECT) REVENUE ACCOUNT

Accounts Included 231062000 231062001 231062002 231062003 231062004 231062005  
In This Relationship: 231062006

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 01/01/2023 - 12/31/2023</b>				<b>\$3,750.00</b>
Incidental Expenses 01/01/2023 to 12/31/2023	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>



# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2023

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 February 28, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 856	\$ -	\$ -	\$ -	\$ -	\$ 856
Investments:						
Acq. & Construction - Amenity	-	-	762,015	-	-	762,015
Acquisition & Construction Account	-	-	6,996,320	-	-	6,996,320
Interest Account	-	16	-	-	-	16
Reserve Fund	-	360,930	-	-	-	360,930
Revenue Fund	-	4,790	-	-	-	4,790
Sinking fund	-	23	-	-	-	23
Fixed Assets						
Construction Work In Process	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	13,070,000	13,070,000
<b>TOTAL ASSETS</b>	<b>\$ 856</b>	<b>\$ 365,759</b>	<b>\$ 7,758,335</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 26,129,586</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 56,766	\$ -	\$ -	\$ -	\$ -	\$ 56,766
Bonds Payable	-	-	-	-	13,070,000	13,070,000
<b>TOTAL LIABILITIES</b>	<b>56,766</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,070,000</b>	<b>13,126,766</b>



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2023

*(In Whole Numbers)*

			SERIES 2021	GENERAL	GENERAL	
			CAPITAL	FIXED ASSETS	LONG-TERM	
			PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	GENERAL	SERIES 2021			ACCOUNT	TOTAL
	FUND	DEBT SERVICE	FUND	GROUP FUND	GROUP FUND	
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	365,759	-	-	-	365,759
Capital Projects	-	-	7,758,335	-	-	7,758,335
Unassigned:	(55,910)	-	-	4,934,636	-	4,878,726
<b>TOTAL FUND BALANCES</b>	<b>(55,910)</b>	<b>365,759</b>	<b>7,758,335</b>	<b>4,934,636</b>	<b>-</b>	<b>13,002,820</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 856</b>	<b>\$ 365,759</b>	<b>\$ 7,758,335</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 26,129,586</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 407,264	\$ -	\$ (407,264)	0.00%
Developer Contribution	-	5,000	5,000	0.00%
<b>TOTAL REVENUES</b>	<b>407,264</b>	<b>5,000</b>	<b>(402,264)</b>	<b>1.23%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	5,000	1,000	4,000	20.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	3,600	2,100	1,500	58.33%
District Counsel	4,000	810	3,190	20.25%
District Engineer	4,000	693	3,307	17.33%
District Manager	36,000	7,000	29,000	19.44%
Accounting Services	9,000	1,500	7,500	16.67%
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	-	100.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	150	75	75	50.00%
Website Administration	1,500	250	1,250	16.67%
Miscellaneous Expenses	100	-	100	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
<b>Total Administration</b>	<b>82,025</b>	<b>20,169</b>	<b>61,856</b>	<b>24.59%</b>
<b><u>Utility Services</u></b>				
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%
<b>Total Utility Services</b>	<b>37,500</b>	<b>-</b>	<b>37,500</b>	<b>0.00%</b>
<b><u>Stormwater Control</u></b>				
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%
<b>Total Stormwater Control</b>	<b>35,000</b>	<b>-</b>	<b>35,000</b>	<b>0.00%</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
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
<b><u>Other Physical Environment</u></b>				
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	-	100.00%
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%
<b>Total Other Physical Environment</b>	<b>99,500</b>	<b>2,500</b>	<b>97,000</b>	<b>2.51%</b>
<b><u>Road and Street Facilities</u></b>				
Pavement and Signage Repairs	1,000	-	1,000	0.00%
<b>Total Road and Street Facilities</b>	<b>1,000</b>	<b>-</b>	<b>1,000</b>	<b>0.00%</b>
<b><u>Other Fees and Charges</u></b>				
Reserve - Contingency	2,500	-	2,500	0.00%
<b>Total Other Fees and Charges</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>257,525</b>	<b>22,669</b>	<b>234,856</b>	<b>8.80%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(17,669)	(167,408)	-11.80%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	149,739	-	(149,739)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>149,739</b>	<b>-</b>	<b>(149,739)</b>	<b>0.00%</b>
Net change in fund balance	\$ 149,739	\$ (17,669)	\$ (466,886)	-11.80%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(38,241)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (55,910)</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,829	\$ 4,829	0.00%
Special Assmnts- Tax Collector	717,933	-	(717,933)	0.00%
Special Assmnts- CDD Collected	-	541,659	541,659	0.00%
<b>TOTAL REVENUES</b>	<b>717,933</b>	<b>546,488</b>	<b>(171,445)</b>	<b>76.12%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	280,000	320,000	(40,000)	114.29%
Interest Expense	437,933	222,806	215,127	50.88%
<b>Total Debt Service</b>	<b>717,933</b>	<b>542,806</b>	<b>175,127</b>	<b>75.61%</b>
<b>TOTAL EXPENDITURES</b>	<b>717,933</b>	<b>542,806</b>	<b>175,127</b>	<b>75.61%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,682	3,682	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>362,077</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 365,759</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 89,452	\$ 89,452	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>89,452</b>	<b>89,452</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	89,452	89,452	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>7,668,883</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 7,758,335</u></b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		4,934,636		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,934,636</b>		

PARK EAST CDD

Bank Reconciliation

Bank Account No. 5629 TRUIST- GF OPERATING  
Statement No. 02-23  
Statement Date 2/28/2023

G/L Balance (LCY)	855.63	Statement Balance	855.63
G/L Balance	855.63	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	855.63
Subtotal	855.63	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	855.63	Ending Balance	855.63
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/28/2023		JE000025	Bank Service Charch - Prior Period	15	15.00	0.00
Total Checks				15.00	15.00	0.00