

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 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	TOTAL
					LONG-TERM DEBT ACCOUNT GROUP FUND	
<u>ASSETS</u>						
Cash - Operating Account	\$ 7,437	\$ -	\$ -	\$ -	\$ -	\$ 7,437
Investments:						
Acq. & Construction - Amenity	-	-	761,379	-	-	761,379
Acquisition & Construction Account	-	-	1,056,296	-	-	1,056,296
Interest Account	-	80	-	-	-	80
Reserve Fund	-	360,930	-	-	-	360,930
Revenue Fund	-	281,221	-	-	-	281,221
Sinking fund	-	24	-	-	-	24
Fixed Assets						
Construction Work In Process	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	13,070,000	13,070,000
TOTAL ASSETS	\$ 7,437	\$ 642,255	\$ 1,817,675	\$ 4,934,636	\$ 13,070,000	\$ 20,472,003
<u>LIABILITIES</u>						
Accounts Payable	\$ 49,749	\$ -	\$ -	\$ -	\$ -	\$ 49,749
Bonds Payable	-	-	-	-	13,070,000	13,070,000
TOTAL LIABILITIES	49,749	-	-	-	13,070,000	13,119,749
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	642,255	-	-	-	642,255
Capital Projects	-	-	1,817,675	-	-	1,817,675
Unassigned:	(42,312)	-	-	4,934,636	-	4,892,324
TOTAL FUND BALANCES	(42,312)	642,255	1,817,675	4,934,636	-	7,352,254
TOTAL LIABILITIES & FUND BALANCES	\$ 7,437	\$ 642,255	\$ 1,817,675	\$ 4,934,636	\$ 13,070,000	\$ 20,472,003

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	407,264	37,779	(369,485)	9.28%
Developer Contribution	-	26,734	26,734	0.00%
TOTAL REVENUES	407,264	64,513	(342,751)	15.84%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	3,600	7,001	(3,401)	194.47%
District Counsel	4,000	10,740	(6,740)	268.50%
District Engineer	4,000	2,278	1,722	56.95%
District Manager	36,000	34,384	1,616	95.51%
Accounting Services	9,000	7,500	1,500	83.33%
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	70	30	70.00%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	3,135	365	89.57%
Bank Fees	150	150	-	100.00%
Website Administration	1,500	1,250	250	83.33%
Miscellaneous Expenses	100	-	100	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	71	104	40.57%
Total Administration	82,025	78,120	3,905	95.24%
<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%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
Total Stormwater Control	35,000	-	35,000	0.00%
<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	-	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%
Total Other Physical Environment	99,500	2,500	97,000	2.51%
<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	80,620	176,905	31.31%
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(16,107)	(165,846)	-10.76%
<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	\$ (16,107)	\$ (465,324)	-10.76%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(26,205)		
FUND BALANCE, ENDING		\$ (42,312)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,541	\$ 11,541	0.00%
Special Assmnts- CDD Collected	717,933	1,030,410	312,477	143.52%
TOTAL REVENUES	717,933	1,041,951	324,018	145.13%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	280,000	320,000	(40,000)	114.29%
Interest Expense	437,933	441,773	(3,840)	100.88%
Total Debt Service	717,933	761,773	(43,840)	106.11%
TOTAL EXPENDITURES	717,933	761,773	(43,840)	106.11%
Excess (deficiency) of revenues Over (under) expenditures	-	280,178	280,178	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		362,077		
FUND BALANCE, ENDING		\$ 642,255		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 158,257	\$ 158,257	0.00%
TOTAL REVENUES	-	158,257	158,257	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	6,009,465	(6,009,465)	0.00%
Total Construction In Progress	-	6,009,465	(6,009,465)	0.00%
TOTAL EXPENDITURES	-	6,009,465	(6,009,465)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(5,851,208)	(5,851,208)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		7,668,883		
FUND BALANCE, ENDING		<u>\$ 1,817,675</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		4,934,636		
FUND BALANCE, ENDING		<u>\$ 4,934,636</u>		

PARK EAST CDD

Bank Reconciliation

Bank Account No. 5629 TRUIST- GF OPERATING
 Statement No. 07-23
 Statement Date 7/31/2023

G/L Balance (LCY)	7,436.73	Statement Balance	10,912.13
G/L Balance	7,436.73	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	10,912.13
Subtotal	7,436.73	Outstanding Checks	3,475.40
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	7,436.73	Ending Balance	7,436.73
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/13/2023	Payment	1050	TIMES PUBLISHING COM	412.00	412.00	0.00
7/27/2023	Payment	1051	INFRAMARK LLC	26,542.73	26,542.73	0.00
7/27/2023	Payment	1052	STANTEC CONSULTING SERVICES	738.00	738.00	0.00
7/21/2023		JE000158	Bank Fee - Prior Period	15.00	15.00	0.00
Total Checks				27,707.73	27,707.73	0.00
Deposits						
7/25/2023		JE000155	CK#581028418##### - O&M	G/L Ac 21,020.05	21,020.05	0.00
7/25/2023		JE000156	CK#581028424##### - O&M	G/L Ac 16,759.23	16,759.23	0.00
7/31/2023		JE000159	Interest Revenue	G/L Ac 0.06	0.06	0.00
Total Deposits				37,779.34	37,779.34	0.00
Outstanding Checks						
7/27/2023	Payment	1053	STRALEY ROBIN VERICKER	1,136.45	0.00	1,136.45
7/27/2023	Payment	1054	TIMES PUBLISHING COM	2,338.95	0.00	2,338.95
Total Outstanding Checks.....				3,475.40		3,475.40