

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	PROJECTS	ACCOUNT	DEBT	
				GROUP FUND	ACCOUNT	
					GROUP FUND	
ASSETS						
Cash - Operating Account	\$ 4,309	\$ -	\$ -	\$ -	\$ -	\$ 4,309
Investments:						
Acq. & Construction - Amenity	-	-	764,444	-	-	764,444
Acquisition & Construction Account	-	-	91,180	-	-	91,180
Interest Account	-	45,140	-	-	-	45,140
Prepayment Account	-	2,455,000	-	-	-	2,455,000
Reserve Fund	-	360,930	-	-	-	360,930
Revenue Fund	-	282,845	-	-	-	282,845
Sinking fund	-	24	-	-	-	24
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	\$ 5,109	\$ 3,143,939	\$ 855,624	\$ 4,934,636	\$ 13,070,000	\$ 22,009,308
LIABILITIES						
Accounts Payable	\$ 47,924	\$ -	\$ -	\$ -	\$ -	\$ 47,924
Bonds Payable	-	-	-	-	13,070,000	13,070,000
TOTAL LIABILITIES	47,924	-	-	-	13,070,000	13,117,924
FUND BALANCES						
Restricted for:						
Debt Service	-	3,143,939	-	-	-	3,143,939
Capital Projects	-	-	855,624	-	-	855,624
Unassigned:	(42,815)	-	-	4,934,636	-	4,891,821
TOTAL FUND BALANCES	(42,815)	3,143,939	855,624	4,934,636	-	8,891,384
TOTAL LIABILITIES & FUND BALANCES	\$ 5,109	\$ 3,143,939	\$ 855,624	\$ 4,934,636	\$ 13,070,000	\$ 22,009,308

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	-	37,417	37,417	0.00%
TOTAL REVENUES	407,264	75,196	(332,068)	18.46%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,000	5,800	(800)	116.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	3,600	7,701	(4,101)	213.92%
District Counsel	4,000	12,911	(8,911)	322.78%
District Engineer	4,000	2,278	1,722	56.95%
District Manager	36,000	37,884	(1,884)	105.23%
Accounting Services	9,000	8,250	750	91.67%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,900	3,000	(1,100)	157.89%
Email Hosting Vendor	500	-	500	0.00%
Postage, Phone, Faxes, Copies	100	73	27	73.00%
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	1,375	125	91.67%
Miscellaneous Expenses	100	-	100	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	71	104	40.57%
Total Administration	82,025	89,169	(7,144)	108.71%
<u>Utility Services</u>				
Utility - Water	3,500	-	3,500	0.00%
Utility - Gas	4,000	-	4,000	0.00%
Utility - Electric	5,000	138	4,862	2.76%
Utility - StreetLights	25,000	-	25,000	0.00%
Total Utility Services	37,500	138	37,362	0.37%
<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 August 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	91,807	165,718	35.65%
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(16,611)	(166,350)	-11.09%
<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	\$ (16,611)	\$ (465,828)	-11.09%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(26,204)		
FUND BALANCE, ENDING		\$ (42,815)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 13,165	\$ 13,165	0.00%
Special Assmnts- Prepayment	-	2,455,000	2,455,000	0.00%
Special Assmnts- CDD Collected	717,933	1,075,470	357,537	149.80%
TOTAL REVENUES	717,933	3,543,635	2,825,702	493.59%
<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	-	2,781,862	2,781,862	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		362,077		
FUND BALANCE, ENDING		\$ 3,143,939		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 165,700	\$ 165,700	0.00%
TOTAL REVENUES	-	165,700	165,700	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	6,978,959	(6,978,959)	0.00%
Total Construction In Progress	-	6,978,959	(6,978,959)	0.00%
TOTAL EXPENDITURES	-	6,978,959	(6,978,959)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(6,813,259)	(6,813,259)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		7,668,883		
FUND BALANCE, ENDING		\$ 855,624		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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. 08-23
 Statement Date 8/31/2023

G/L Balance (LCY)	4,308.92	Statement Balance	7,208.92
G/L Balance	4,308.92	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	7,208.92
Subtotal	4,308.92	Outstanding Checks	2,900.00
Negative Adjustments	0.00	Differences	0.00
		Ending Balance	4,308.92
Ending G/L Balance	4,308.92		
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/27/2023	Payment	1053	STRALEY ROBIN VERICKER	1,136.45	1,136.45	0.00
7/27/2023	Payment	1054	TIMES PUBLISHING COM	2,338.95	2,338.95	0.00
8/3/2023	Payment	1055	ALBERTO VIERA	200.00	200.00	0.00
8/3/2023	Payment	1056	CARLOS DE LA OSSA	200.00	200.00	0.00
8/3/2023	Payment	1057	NICHOLAS J. DISTER	200.00	200.00	0.00
8/3/2023	Payment	1059	STEVEN K. LUCE	200.00	200.00	0.00
8/3/2023	Payment	1060	STRALEY ROBIN VERICKER	2,896.25	2,896.25	0.00
8/10/2023	Payment	1061	ALBERTO VIERA	200.00	200.00	0.00
8/10/2023	Payment	1062	CARLOS DE LA OSSA	200.00	200.00	0.00
8/10/2023	Payment	1064	STEVEN K. LUCE	200.00	200.00	0.00
8/17/2023	Payment	1065	ALBERTO VIERA	200.00	200.00	0.00
8/17/2023	Payment	1066	CARLOS DE LA OSSA	200.00	200.00	0.00
8/17/2023	Payment	1067	INFRAMARK LLC	5,077.28	5,077.28	0.00
8/17/2023	Payment	1068	NICHOLAS J. DISTER	200.00	200.00	0.00
8/24/2023	Payment	1071	TECO	937.74	937.74	0.00
Total Checks				14,386.67	14,386.67	0.00
Deposits						
8/15/2023		JE000157	CK#1710### - Dev Funding	G/L Ac 10,683.38	10,683.38	0.00
8/31/2023		JE000172	Interest Revenue	G/L Ac 0.08	0.08	0.00
Total Deposits				10,683.46	10,683.46	0.00
Outstanding Checks						
8/3/2023	Payment	1058	RYAN MOTKO	200.00	0.00	200.00
8/10/2023	Payment	1063	RYAN MOTKO	200.00	0.00	200.00
8/17/2023	Payment	1069	RYAN MOTKO	200.00	0.00	200.00
8/24/2023	Payment	1070	ADA SITE COMPLIANCE	1,500.00	0.00	1,500.00
8/29/2023	Payment	1072	ALBERTO VIERA	200.00	0.00	200.00
8/29/2023	Payment	1073	CARLOS DE LA OSSA	200.00	0.00	200.00
8/29/2023	Payment	1074	NICHOLAS J. DISTER	200.00	0.00	200.00
8/29/2023	Payment	1075	RYAN MOTKO	200.00	0.00	200.00

PARK EAST CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	2,900.00		2,900.00