

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2022

Prepared by:



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**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2022

*(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	
	FUND	FUND	FUND	GROUP FUND	GROUP FUND	TOTAL
<b>ASSETS</b>						
Cash - Operating Account	3,238	-	-	-	-	3,238
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
<b>TOTAL ASSETS</b>	<b>\$ 3,238</b>	<b>\$ 362,666</b>	<b>\$ 7,681,786</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 26,052,326</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 42,218	\$ -	\$ -	\$ -	\$ -	42,218
Bonds Payable	-	-	-	-	13,070,000	13,070,000
<b>TOTAL LIABILITIES</b>	<b>42,218</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,070,000</b>	<b>13,112,218</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	362,666	-	-	-	362,666
Capital Projects	-	-	7,681,786	-	-	7,681,786
Unassigned:	(38,980)	-	-	4,934,636	-	4,895,656
<b>TOTAL FUND BALANCES</b>	<b>(38,980)</b>	<b>362,666</b>	<b>7,681,786</b>	<b>4,934,636</b>	<b>-</b>	<b>12,940,108</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,238</b>	<b>\$ 362,666</b>	<b>\$ 7,681,786</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 26,052,326</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 407,264	\$ -	\$ (407,264)	0.00%
<b>TOTAL REVENUES</b>	<b>407,264</b>	<b>-</b>	<b>(407,264)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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	292	3,708	7.30%
District Engineer	4,000	216	3,784	5.40%
District Manager	36,000	-	36,000	0.00%
Accounting Services	9,000	-	9,000	0.00%
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	30	120	20.00%
Website Administration	1,500	-	1,500	0.00%
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>738</b>	<b>81,287</b>	<b>0.90%</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 November 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
<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	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%
<b>Total Other Physical Environment</b>	<b>99,500</b>	<b>-</b>	<b>99,500</b>	<b>0.00%</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>738</b>	<b>256,787</b>	<b>0.29%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(738)	(150,477)	-0.49%
<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	\$ (738)	\$ (449,955)	-0.49%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>(38,242)</b>	<b>(38,242)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 111,497</b>	<b>\$ (38,980)</b>		

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

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 12,903	\$ 12,903	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>12,903</b>	<b>12,903</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	-	12,903	12,903	0.00%
Net change in fund balance	\$ -	\$ 12,903	\$ 12,903	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>7,668,883</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 7,681,786</b>		

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

# PARK EAST CDD

## Bank Reconciliation

**Bank Account No.** 5629 TRUIST- GF OPERATING  
**Statement No.** 11-22  
**Statement Date** 11/30/2022

<b>G/L Balance (LCY)</b>	3,237.58	<b>Statement Balance</b>	3,237.58
<b>G/L Balance</b>	3,237.58	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	3,237.58
<b>Subtotal</b>	3,237.58	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	3,237.58	<b>Ending Balance</b>	3,237.58
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
<b>Checks</b>							
11/21/2022		JE000005	bank service charge		15.00	15.00	0.00
Total Checks					15.00	15.00	0.00
<b>Deposits</b>							
11/9/2022		JE000007	ADA Site Compliance - refund for	G/L	2,900.00	2,900.00	0.00
11/30/2022		JE000006	interest income	G/L	0.02	0.02	0.00
Total Deposits					2,900.02	2,900.02	0.00