

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2022

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 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
ASSETS						
Cash - Operating Account	353	-	-	-	-	353
Accounts Receivable	2,900	-	-	-	-	2,900
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	\$ 3,253	\$ 362,666	\$ 7,681,786	\$ 4,934,636	\$ 13,070,000	\$ 26,052,341
LIABILITIES						
Accounts Payable	\$ 42,002	\$ -	\$ -	\$ -	\$ -	42,002
Bonds Payable	-	-	-	-	13,070,000	13,070,000
TOTAL LIABILITIES	42,002	-	-	-	13,070,000	13,112,002
FUND BALANCES						
Restricted for:						
Debt Service	-	362,666	-	-	-	362,666
Capital Projects	-	-	7,681,786	-	-	7,681,786
Unassigned:	(38,749)	-	-	4,934,636	-	4,895,887
TOTAL FUND BALANCES	(38,749)	362,666	7,681,786	4,934,636	-	12,940,339
TOTAL LIABILITIES & FUND BALANCES	\$ 3,253	\$ 362,666	\$ 7,681,786	\$ 4,934,636	\$ 13,070,000	\$ 26,052,341

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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	292	3,708	7.30%
District Engineer	4,000	-	4,000	0.00%
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	15	135	10.00%
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%
Total Administration	82,025	507	81,518	0.62%
<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 October 31, 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	507	257,018	0.20%
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(507)	(150,246)	-0.34%
<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	\$ (507)	\$ (449,724)	-0.34%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(38,242)	(38,242)		
FUND BALANCE, ENDING	\$ 111,497	\$ (38,749)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
<u>REVENUES</u>				
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%
<u>EXPENDITURES</u>				
<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 October 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,903	\$ 12,903	0.00%
TOTAL REVENUES	-	12,903	12,903	0.00%
<u>EXPENDITURES</u>				
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 October 31, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
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. 10-22
Statement Date 10/31/2022

G/L Balance (LCY)	352.56	Statement Balance	352.56
G/L Balance	352.56	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	352.56
Subtotal	352.56	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	352.56	Ending Balance	352.56
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/21/2022		JE000004	bank service charge	15.00	15.00	0.00
Total Checks				15.00	15.00	0.00
Deposits						
9/30/2022		JE000003	Reclass BB to Bank Card	G/L 367.56	367.56	0.00
Total Deposits				367.56	367.56	0.00