

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 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 January 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	
ASSETS						
Cash - Operating Account	\$ 871	\$ -	\$ -	\$ -	\$ -	\$ 871
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	\$ 871	\$ 362,666	\$ 7,681,786	\$ 4,934,636	\$ 13,070,000	\$ 26,049,959
LIABILITIES						
Accounts Payable	\$ 48,958	\$ -	\$ -	\$ -	\$ -	\$ 48,958
Bonds Payable	-	-	-	-	13,070,000	13,070,000
TOTAL LIABILITIES	48,958	-	-	-	13,070,000	13,118,958
FUND BALANCES						
Restricted for:						
Debt Service	-	362,666	-	-	-	362,666
Capital Projects	-	-	7,681,786	-	-	7,681,786
Unassigned:	(48,087)	-	-	4,934,636	-	4,886,549
TOTAL FUND BALANCES	(48,087)	362,666	7,681,786	4,934,636	-	12,931,001
TOTAL LIABILITIES & FUND BALANCES	\$ 871	\$ 362,666	\$ 7,681,786	\$ 4,934,636	\$ 13,070,000	\$ 26,049,959

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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- Tax Collector	\$ 407,264	\$ -	\$ (407,264)	0.00%
Developer Contribution	-	5,000	5,000	0.00%
TOTAL REVENUES	407,264	5,000	(402,264)	1.23%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,000	-	5,000	0.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	3,600	-	3,600	0.00%
District Counsel	4,000	810	3,190	20.25%
District Engineer	4,000	360	3,640	9.00%
District Manager	36,000	3,500	32,500	9.72%
Accounting Services	9,000	750	8,250	8.33%
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	-	100	0.00%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	150	60	90	40.00%
Website Administration	1,500	125	1,375	8.33%
Miscellaneous Expenses	100	-	100	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	82,025	12,346	69,679	15.05%
<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 January 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>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	14,846	242,679	5.76%
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(9,846)	(159,585)	-6.58%
<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	\$ (9,846)	\$ (459,063)	-6.58%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(38,241)		
FUND BALANCE, ENDING		\$ (48,087)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	\$ -	\$ 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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		362,077		
FUND BALANCE, ENDING		\$ 362,666		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	\$ -	\$ 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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		7,668,883		
FUND BALANCE, ENDING		<u>\$ 7,681,786</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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. 01-23
Statement Date 1/31/2023

G/L Balance (LCY)	870.63	Statement Balance	870.63
G/L Balance	870.63	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	870.63
Subtotal	870.63	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	870.63	Ending Balance	870.63
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
1/9/2023	Payment	1034	DEPARTMENT OF ECONOMIC OPPORTY	200.00	200.00	0.00	
1/12/2023	Payment	1035	STANTEC CONSULTING SERVICES	540.00	540.00	0.00	
1/12/2023	Payment	1036	STRALEY ROBIN VERICKER	1,093.50	1,093.50	0.00	
1/12/2023	Payment	1037	TIMES PUBLISHING COM	503.50	503.50	0.00	
1/23/2023		BANK FEES	SEVICE CHARGE	15.00	15.00	0.00	
Total Checks				2,352.00	2,352.00	0.00	
Deposits							
1/31/2023		BANK INT	INTEREST	G/L	0.02	0.02	0.00
Total Deposits				0.02	0.02	0.00	