

# **Park East Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2023

Prepared by:



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**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2023

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2021 DEBT SERVICE FUND</b>	<b>SERIES 2021 CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS ACCOUNT GROUP FUND</b>	<b>GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>						
Cash - Operating Account	\$ 297	\$ -	\$ -	\$ -	\$ -	\$ 297
Investments:						
Acq. & Construction - Amenity	-	-	752,789	-	-	752,789
Acquisition & Construction Account	-	-	2,384,057	-	-	2,384,057
Interest Account	-	218,966	-	-	-	218,966
Reserve Fund	-	360,909	-	-	-	360,909
Revenue Fund	-	1,330	-	-	-	1,330
Sinking fund	-	23	-	-	-	23
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>\$ 297</b>	<b>\$ 581,228</b>	<b>\$ 3,136,846</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 21,723,007</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 98,208	\$ -	\$ -	\$ -	\$ -	\$ 98,208
Bonds Payable	-	-	-	-	13,070,000	13,070,000
<b>TOTAL LIABILITIES</b>	<b>98,208</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,070,000</b>	<b>13,168,208</b>

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*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2021 DEBT SERVICE FUND</b>	<b>SERIES 2021 CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS ACCOUNT GROUP FUND</b>	<b>GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	581,228	-	-	-	581,228
Capital Projects	-	-	3,136,846	-	-	3,136,846
Unassigned:	(97,911)	-	-	4,934,636	-	4,836,725
<b>TOTAL FUND BALANCES</b>	<b>(97,911)</b>	<b>581,228</b>	<b>3,136,846</b>	<b>4,934,636</b>	<b>-</b>	<b>8,554,799</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 297</b>	<b>\$ 581,228</b>	<b>\$ 3,136,846</b>	<b>\$ 4,934,636</b>	<b>\$ 13,070,000</b>	<b>\$ 21,723,007</b>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 407,264	\$ -	\$ (407,264)	0.00%
Developer Contribution	-	5,000	5,000	0.00%
<b>TOTAL REVENUES</b>	<b>407,264</b>	<b>5,000</b>	<b>(402,264)</b>	<b>1.23%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	5,000	2,600	2,400	52.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	3,600	4,900	(1,300)	136.11%
District Counsel	4,000	3,483	517	87.08%
District Engineer	4,000	1,540	2,460	38.50%
District Manager	36,000	24,900	11,100	69.17%
Accounting Services	9,000	5,250	3,750	58.33%
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	67	33	67.00%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	385	3,115	11.00%
Bank Fees	150	105	45	70.00%
Website Administration	1,500	875	625	58.33%
Miscellaneous Expenses	100	-	100	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	207	(32)	118.29%
<b>Total Administration</b>	<b>82,025</b>	<b>50,853</b>	<b>31,172</b>	<b>62.00%</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>

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<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>
<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	-	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%
<b>Total Other Physical Environment</b>	<b>99,500</b>	<b>2,500</b>	<b>97,000</b>	<b>2.51%</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>53,353</b>	<b>204,172</b>	<b>20.72%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(48,353)	(198,092)	-32.29%

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<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	<u>\$ 149,739</u>	<u>\$ (48,353)</u>	<u>\$ (497,570)</u>	<u>-32.29%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(49,558)</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ (97,911)</b></u>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,253	\$ 7,253	0.00%
Special Assmnts- Tax Collector	717,933	-	(717,933)	0.00%
Special Assmnts- CDD Collected	-	754,704	754,704	0.00%
<b>TOTAL REVENUES</b>	<b>717,933</b>	<b>761,957</b>	<b>44,024</b>	<b>106.13%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	280,000	320,000	(40,000)	114.29%
Interest Expense	437,933	222,806	215,127	50.88%
<b>Total Debt Service</b>	<b>717,933</b>	<b>542,806</b>	<b>175,127</b>	<b>75.61%</b>
<b>TOTAL EXPENDITURES</b>	<b>717,933</b>	<b>542,806</b>	<b>175,127</b>	<b>75.61%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	219,151	219,151	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>362,077</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 581,228</b>		

**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 124,141	\$ 124,141	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>124,141</b>	<b>124,141</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	4,656,178	(4,656,178)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>4,656,178</b>	<b>(4,656,178)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>4,656,178</b>	<b>(4,656,178)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(4,532,037)	(4,532,037)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>7,668,883</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 3,136,846</b>		



**PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>4,934,636</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,934,636</b>		

# PARK EAST CDD

## Bank Reconciliation

Bank Account No. 5629 TRUIST- GF OPERATING  
Statement No. 4-23  
Statement Date 4/30/2023

<b>G/L Balance (LCY)</b>	297.13	<b>Statement Balance</b>	297.13
<b>G/L Balance</b>	297.13	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	297.13
<b>Subtotal</b>	297.13	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	297.13	<b>Ending Balance</b>	297.13
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
4/13/2023	Payment	1038	STANTEC CONSULTING SERVICES	144	144.00	0.00
4/13/2023	Payment	1039	TIMES PUBLISHING COM	384.5	384.50	0.00
4/21/2023		JE000113	Service Charge - Prior Period	15	15.00	0.00
Total Checks				543.50	543.50	0.00