

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2023

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 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	
<u>ASSETS</u>						
Cash - Operating Account	\$ 841	\$ -	\$ -	\$ -	\$ -	\$ 841
Investments:						
Acq. & Construction - Amenity	-	-	758,463	-	-	758,463
Acquisition & Construction Account	-	-	1,102,689	-	-	1,102,689
Interest Account	-	80	-	-	-	80
Reserve Fund	-	360,930	-	-	-	360,930
Revenue Fund	-	4,111	-	-	-	4,111
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
TOTAL ASSETS	\$ 841	\$ 365,144	\$ 1,861,152	\$ 4,934,636	\$ 13,070,000	\$ 20,231,773
<u>LIABILITIES</u>						
Accounts Payable	\$ 68,731	\$ -	\$ -	\$ -	\$ -	\$ 68,731
Bonds Payable	-	-	-	-	13,070,000	13,070,000
TOTAL LIABILITIES	68,731	-	-	-	13,070,000	13,138,731
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	365,144	-	-	-	365,144
Capital Projects	-	-	1,861,152	-	-	1,861,152
Unassigned:	(67,890)	-	-	4,934,636	-	4,866,746
TOTAL FUND BALANCES	(67,890)	365,144	1,861,152	4,934,636	-	7,093,042
TOTAL LIABILITIES & FUND BALANCES	\$ 841	\$ 365,144	\$ 1,861,152	\$ 4,934,636	\$ 13,070,000	\$ 20,231,773

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	407,264	-	(407,264)	0.00%
Developer Contribution	-	26,734	26,734	0.00%
TOTAL REVENUES	407,264	26,734	(380,530)	6.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,000	4,200	800	84.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	3,600	6,300	(2,700)	175.00%
District Counsel	4,000	4,842	(842)	121.05%
District Engineer	4,000	2,278	1,722	56.95%
District Manager	36,000	30,884	5,116	85.79%
Accounting Services	9,000	6,750	2,250	75.00%
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	70	30	70.00%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	2,723	777	77.80%
Bank Fees	150	135	15	90.00%
Website Administration	1,500	1,125	375	75.00%
Miscellaneous Expenses	100	-	100	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	71	104	40.57%
Total Administration	82,025	65,919	16,106	80.36%
<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%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
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	68,419	189,106	26.57%
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(41,685)	(191,424)	-27.84%
<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	\$ (41,685)	\$ (490,902)	-27.84%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(26,205)		
FUND BALANCE, ENDING		\$ (67,890)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,136	\$ 10,136	0.00%
Special Assmnts- CDD Collected	717,933	754,704	36,771	105.12%
TOTAL REVENUES	717,933	764,840	46,907	106.53%
<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	-	3,067	3,067	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		362,077		
FUND BALANCE, ENDING		\$ 365,144		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 150,133	\$ 150,133	0.00%
TOTAL REVENUES	-	150,133	150,133	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	5,957,864	(5,957,864)	0.00%
Total Construction In Progress	-	5,957,864	(5,957,864)	0.00%
TOTAL EXPENDITURES	-	5,957,864	(5,957,864)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(5,807,731)	(5,807,731)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		7,668,883		
FUND BALANCE, ENDING		<u>\$ 1,861,152</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<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. 06-23
Statement Date 6/30/2023

G/L Balance (LCY)	840.52	Statement Balance	840.52
G/L Balance	840.52	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	840.52
Subtotal	840.52	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	840.52	Ending Balance	840.52
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/25/2023	Payment	1047	STRALEY ROBIN VERICKER	484.50	484.50	0.00
6/8/2023	Payment	1048	STANTEC CONSULTING SERVICES	514.00	514.00	0.00
6/15/2023	Payment	1049	STANTEC CONSULTING SERVICES	333.00	333.00	0.00
6/21/2023		JE000145	Bank Service Charge - Prior Period	15.00	15.00	0.00
Total Checks				1,346.50	1,346.50	0.00
Deposits						
6/30/2023		JE000144	Interest revenue	G/L Ac 0.01	0.01	0.00
Total Deposits				0.01	0.01	0.00