

Easton Park
Community Development District

Financial Statements
(Unaudited)

April 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 4/30/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	9,757	0	0	9,757	0	0
Investments	318,156	892,115	110	1,210,380	0	0
Accounts Receivable	1,394	1,394	0	2,788	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	2,735	0	0	2,735	0	0
Due From Other Funds	0	0	0	0	0	0
Due From Other	1,386	0	0	1,386	0	0
Amount Available in Debt Service	0	0	0	0	0	893,509
Amount To Be Provided Debt Service	0	0	0	0	0	5,196,491
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	333,429	893,509	110	1,227,047	7,546,435	6,090,000
Liabilities						
Accounts Payable	7,824	0	0	7,824	0	0
Accrued Expenses Payable	6,452	0	0	6,452	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	6,090,000
Total Liabilities	14,276	0	0	14,276	0	6,090,000
Fund Equity & Other Credits						
Beginning Fund Balance	180,340	576,502	19,228	776,069	7,546,435	0
Net Change in Fund Balance	138,813	317,007	(19,118)	436,702	0	0
Total Fund Equity & Other Credits	319,152	893,509	110	1,212,771	7,546,435	0
Total Liabilities & Fund Equity	333,429	893,509	110	1,227,047	7,546,435	6,090,000

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	291	291	0.00%
Special Assessments					
Tax Roll	470,510	470,510	475,480	4,970	(1.05)%
Total Revenues	<u>470,510</u>	<u>470,510</u>	<u>475,771</u>	<u>5,261</u>	<u>(1.12)%</u>
Expenditures					
Legislative					
Supervisor Fees	9,000	5,250	6,800	(1,550)	24.44%
Financial & Administrative					
Administrative Services	4,500	2,625	2,625	0	41.66%
District Management	25,245	14,726	14,726	0	41.66%
District Engineer	3,000	1,750	1,629	122	45.71%
Disclosure Report	1,000	583	1,000	(417)	0.00%
Trustees Fees	2,500	2,500	2,200	300	12.00%
Financial Consulting Services	10,000	7,917	7,917	0	20.83%
Accounting Services	16,900	9,858	9,858	0	41.66%
Auditing Services	3,700	0	3,900	(3,900)	(5.40)%
Arbitrage Rebate Calculation	650	379	0	379	100.00%
Travel	250	146	150	(4)	40.19%
Miscellaneous Mailings	200	117	0	117	100.00%
Public Officials Liability Insurance	2,500	2,500	2,250	250	10.00%
Legal Advertising	500	292	274	17	45.15%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	700	700	0	41.66%
Legal Counsel					
District Counsel	5,500	3,208	5,775	(2,567)	(5.00)%
Security Operations					
Security System Monitoring and Maintenance	3,000	1,750	4,346	(2,596)	(44.86)%
Electric Utility Services					
Street Lights	107,000	62,417	62,960	(543)	41.15%
Utility - Fountains	10,000	5,833	5,458	376	45.42%
Utility - Irrigation	4,500	2,625	1,825	800	59.45%
Utility - Roundabout	0	0	116	(116)	0.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	583	0	583	100.00%
Aquatic Maintenance	21,300	12,425	12,425	0	41.66%
Lake/Pond Bank Maintenance	2,500	1,458	0	1,458	100.00%
Aquatic Plant Replacement	2,500	1,458	0	1,458	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	1,000	583	0	583	100.00%
Miscellaneous Expense	1,000	583	0	583	100.00%
Other Physical Environment					
Property Insurance	2,400	2,400	1,840	560	23.33%
General Liability Insurance	2,800	2,800	2,800	0	0.00%
Entry & Walls Maintenance	2,500	1,458	0	1,458	100.00%
Landscape Maintenance	142,863	83,337	84,487	(1,150)	40.86%
Irrigation Repairs	5,000	2,917	2,370	547	52.59%
Ornamental Lighting & Maintenance	2,500	1,458	3,157	(1,699)	(26.29)%
Field Operations (Landscape Maint Supervision)	6,000	3,500	3,500	0	41.66%
Rust Prevention	7,140	4,165	4,165	0	41.66%
Landscape Replacement Plants, Shrubs, Trees	15,000	8,750	40,791	(32,041)	(171.94)%
Landscape - Mulch	21,120	12,320	14,976	(2,656)	29.09%
Annual Flower Program	15,557	9,075	9,829	(754)	36.81%
Holiday Decorations	9,000	9,000	9,500	(500)	(5.55)%
Miscellaneous Expense	2,000	1,167	588	579	70.62%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	2,917	11,848	(8,932)	(136.96)%
Street Sign Repair & Replacement	1,500	875	0	875	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	583	0	583	100.00%
Contingency					
Miscellaneous Contingency	7,400	4,317	0	4,317	100.00%
Total Expenditures	489,400	293,481	336,959	(43,477)	31.15%
Excess of Revenue Over (Under) Expenditures	(18,890)	177,029	138,813	(38,216)	834.84%
Other Financing Sources (Uses)					
Carry Forward Fund Balance					
Prior Year	18,890	18,890	0	(18,890)	100.00%
Total Other Financing Sources (Uses)	18,890	18,890	0	(18,890)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	195,919	138,813	(57,106)	0.00%
Fund Balance, Beginning of Period	0	0	180,340	180,340	0.00%

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fund Balance, End of Period	<u>0</u>	<u>195,919</u>	<u>319,152</u>	<u>123,234</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	350	350	0.00%
Special Assessments				
Tax Roll	470,304	470,304	0	0.00%
Debt Service Prepayments	0	10,245	10,245	0.00%
Total Revenues	<u>470,304</u>	<u>480,899</u>	<u>10,595</u>	<u>2.25%</u>
Expenditures				
Debt Service				
Interest	320,304	158,470	161,834	50.52%
Principal	150,000	5,000	145,000	96.66%
Total Expenditures	<u>470,304</u>	<u>163,470</u>	<u>306,834</u>	<u>65.24%</u>
Excess of Revenue Over (Under) Expenditures	0	317,429	317,429	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(422)	(422)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	317,007	317,007	0.00%
Fund Balance, Beginning of Period	0	576,502	576,502	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>893,509</u></u>	<u><u>893,509</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0.00%
Total Revenues	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	0	5	5	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	422	422	0.00%
Other Costs	0	(19,545)	(19,545)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(19,123)</u>	<u>(19,123)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(19,118)	(19,118)	0.00%
Fund Balance, Beginning of Period	0	19,228	19,228	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>110</u></u>	<u><u>110</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District
Investment Summary
April 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2016</u>
The Bank of Tampa	Money Market Account	\$ 205,326
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	112,830
	Total General Fund Investments	\$ 318,156
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 403,138
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	469,093
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	19,884
	Total Debt Service Fund Investments	\$ 892,115
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 110
	Total Capital Project Fund Investments	\$ 110

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2016 Through 4/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Hillsborough County Tax Collector	FY15-16	<u>1,394.28</u>
		Total 001 - General Fund	1,394.28

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2016 Through 4/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Hillsborough County Tax Collector	FY15-16	<u>1,393.68</u>
		Total 200 - Debt Service Fund	<u>1,393.68</u>
Report Balance			<u><u>2,787.96</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 4/1/2016 Through 4/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
2Clean Inc.	4/29/2016	190	Pressure Washing Sidewalks	5,924.16
Grau & Associates	3/2/2016	13972	Progress Billing on Audit Services FYE 09/30/15	1,900.00
			Total 001 - General Fund	7,824.16
Report Balance				7,824.16

Easton Park Community Development District
Notes to Unaudited Financial Statements
April 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 04/30/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice FY15-16 in the amount of \$1,394.28 was received in May 2016.
6. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$1,393.68 was received in May 2016.