

Easton Park
Community Development District

Financial Statements
(Unaudited)

August 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 8/31/2016

(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	64,269	0	0	64,269	0	0
Investments	153,310	565,323	379	719,013	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	9,896	0	0	9,896	0	0
Deposits	2,735	0	0	2,735	0	0
Due From Other Funds	0	0	0	0	0	0
Due From Other	2,773	0	0	2,773	0	0
Amount Available in Debt Service	0	0	0	0	0	565,323
Amount To Be Provided Debt Service	0	0	0	0	0	5,354,677
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	232,983	565,323	379	798,685	7,546,435	5,920,000
Liabilities						
Accounts Payable	16,347	0	0	16,347	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	5,920,000
Total Liabilities	16,347	0	0	16,347	0	5,920,000
Fund Equity & Other Credits						
Beginning Fund Balance	198,135	576,502	19,228	793,864	7,546,435	0
Net Change in Fund Balance	18,501	(11,178)	(18,848)	(11,526)	0	0
Total Fund Equity & Other Credits	216,635	565,323	379	782,338	7,546,435	0
Total Liabilities & Fund Equity	232,983	565,323	379	798,685	7,546,435	5,920,000

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	445	445	0.00%
Special Assessments					
Tax Roll	470,510	470,510	499,750	29,240	(6.21)%
Total Revenues	470,510	470,510	500,195	29,685	(6.31)%
Expenditures					
Legislative					
Supervisor Fees	9,000	8,250	10,600	(2,350)	(17.77)%
Financial & Administrative					
Administrative Services	4,500	4,125	4,125	0	8.33%
District Management	25,245	23,141	23,141	0	8.33%
District Engineer	3,000	2,750	1,629	1,122	45.71%
Disclosure Report	1,000	917	1,100	(183)	(10.00)%
Trustees Fees	2,500	2,500	3,771	(1,271)	(50.85)%
Financial Consulting Services	10,000	9,583	9,583	0	4.16%
Accounting Services	16,900	15,492	15,492	0	8.33%
Auditing Services	3,700	3,700	3,900	(200)	(5.40)%
Arbitrage Rebate Calculation	650	596	500	96	23.07%
Travel	250	229	249	(20)	0.32%
Miscellaneous Mailings	200	183	0	183	100.00%
Public Officials Liability Insurance	2,500	2,500	2,250	250	10.00%
Legal Advertising	500	458	577	(118)	(15.30)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	1,100	1,100	0	8.33%
Legal Counsel					
District Counsel	5,500	5,042	7,480	(2,438)	(36.00)%
Security Operations					
Security System Monitoring and Maintenance	3,000	2,750	7,074	(4,324)	(135.80)%
Electric Utility Services					
Street Lights	107,000	98,083	98,050	33	8.36%
Utility - Fountains	10,000	9,167	8,101	1,066	18.99%
Utility - Irrigation	4,500	4,125	3,137	988	30.29%
Utility - Roundabout	0	0	208	(208)	0.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	917	78	839	92.20%
Aquatic Maintenance	21,300	19,525	19,525	0	8.33%
Lake/Pond Bank Maintenance	2,500	2,292	0	2,292	100.00%
Aquatic Plant Replacement	2,500	2,292	0	2,292	100.00%
Stormwater System Maintenance	1,000	917	0	917	100.00%

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expense	1,000	917	17,795	(16,878)	(1,679.50)%
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	2,292	500	1,792	80.00%
Landscape Maintenance	142,863	130,958	132,108	(1,150)	7.52%
Irrigation Repairs	5,000	4,583	3,456	1,127	30.87%
Ornamental Lighting & Maintenance	2,500	2,292	3,157	(866)	(26.29)%
Field Operations (Landscape Maint Supervision)	6,000	5,500	5,500	0	8.33%
Rust Prevention	7,140	6,545	6,545	0	8.33%
Landscape Replacement Plants, Shrubs, Trees	15,000	13,750	40,791	(27,041)	(171.94)%
Landscape - Mulch	21,120	19,360	14,976	4,384	29.09%
Annual Flower Program	15,557	14,261	14,370	(109)	7.63%
Holiday Decorations	9,000	9,000	9,500	(500)	(5.55)%
Miscellaneous Expense	2,000	1,833	588	1,246	70.62%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	4,583	5,924	(1,341)	(18.48)%
Street Sign Repair & Replacement	1,500	1,375	0	1,375	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	917	0	917	100.00%
Contingency					
Miscellaneous Contingency	7,400	6,783	0	6,783	100.00%
Total Expenditures	489,400	450,956	481,694	(30,738)	1.57%
Excess of Revenue Over (Under) Expenditures	(18,890)	19,554	18,501	(1,053)	197.94%
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	38,444	18,501	(19,943)	0.00%
Fund Balance, Beginning of Period	0	0	198,135	198,135	0.00%
Fund Balance, End of Period	0	38,444	216,635	178,192	0.00%

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	775	775	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>481,324</u>	<u>11,020</u>	<u>2.34%</u>
Expenditures				
Debt Service				
Interest	320,304	316,810	3,494	1.09%
Principal	150,000	175,000	(25,000)	(16.66)%
Total Expenditures	<u>470,304</u>	<u>491,810</u>	<u>(21,506)</u>	<u>(4.57)%</u>
Excess of Revenue Over (Under) Expenditures	0	(10,486)	(10,486)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(692)	(692)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(11,178)	(11,178)	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>565,323</u></u>	<u><u>565,323</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 8/31/2016

(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	692	692	0.00%
Other Costs	0	(19,545)	(19,545)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(18,853)</u>	<u>(18,853)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(18,848)	(18,848)	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>379</u></u>	<u><u>379</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District
Investment Summary
August 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 40,404
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	112,906
	Total General Fund Investments	<u>\$ 153,310</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 401,445
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	162,301
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	1,577
	Total Debt Service Fund Investments	<u>\$ 565,323</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 379
	Total Capital Project Fund Investments	<u>\$ 379</u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 8/1/2016 Through 8/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquagenix	8/1/2016	1280318	Monthly Aquatic Management Services 08/16	1,775.00
Bright House Networks	8/15/2016	046396701081516	Internet Service 08/16	254.00
Molloy & James	8/22/2016	15496	General/Monthly Legal Services 08/16	220.00
Rust-Off Inc.	8/15/2016	135517	Rust Prevention Maintenance 08/16	595.00
Times Publishing Company	8/26/2016	328537-082616	Legal Advertising #119371 08/16	41.74
Times Publishing Company	8/26/2016	342830-082616	Legal Advertising #119371 08/16	169.75
Yellowstone Landscape	8/1/2016	INV-0000127994	Monthly Landscape Maintenance 08/16	11,905.24
Yellowstone Landscape	8/1/2016	INV-0000127995	HOA Monthly Landscape Maintenance - 08/16	1,386.49
			Total 001 - General Fund	16,347.22
Report Balance				16,347.22

**Easton Park Community Development District
Notes to Unaudited Financial Statements
August 31, 2016**

Balance Sheet

1. Trust statement activity has been recorded through 08/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.