

Easton Park
Community Development District

Financial Statements
(Unaudited)

December 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 12/31/2015

(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	185,513	0	0	185,513	0	0
Investments	357,926	858,402	19,483	1,235,811	0	0
Accounts Receivable	28,850	24,680	0	53,530	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	9,730	0	0	9,730	0	0
Due From Other Funds	0	0	0	0	0	0
Due From Other	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	883,082
Amount To Be Provided Debt Service	0	0	0	0	0	5,206,918
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	582,018	883,082	19,483	1,484,584	7,546,435	6,090,000
Liabilities						
Accounts Payable	17,422	0	0	17,422	0	0
Accrued Expenses Payable	4,750	0	0	4,750	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	22,172	0	0	22,172	0	6,090,000
Fund Equity & Other Credits						
Beginning Fund Balance	205,250	576,502	19,228	800,979	7,546,435	0
Net Change in Fund Balance	354,597	306,581	256	661,433	0	0
Total Fund Equity & Other Credits	559,847	883,082	19,483	1,462,412	7,546,435	0
Total Liabilities & Fund Equity	582,018	883,082	19,483	1,484,584	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 12/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	61	61	0.00%
Special Assessments					
Tax Roll	470,510	470,510	475,437	4,927	(1.04)%
Total Revenues	470,510	470,510	475,498	4,988	(1.06)%
Expenditures					
Legislative					
Supervisor Fees	9,000	2,250	3,000	(750)	66.66%
Financial & Administrative					
Administrative Services	4,500	1,125	1,125	0	75.00%
District Management	25,245	6,311	6,311	0	75.00%
District Engineer	3,000	750	0	750	100.00%
Disclosure Report	1,000	250	0	250	100.00%
Trustees Fees	2,500	2,500	2,200	300	12.00%
Financial Consulting Services	10,000	6,250	6,250	0	37.49%
Accounting Services	16,900	4,225	4,225	0	75.00%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Travel	250	62	75	(12)	70.09%
Miscellaneous Mailings	200	50	0	50	100.00%
Public Officials Liability Insurance	2,500	2,500	2,250	250	10.00%
Legal Advertising	500	125	227	(102)	54.52%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	300	300	0	75.00%
Legal Counsel					
District Counsel	5,500	1,375	2,998	(1,623)	45.50%
Security Operations					
Security System Monitoring and Maintenance	3,000	750	2,046	(1,296)	31.80%
Electric Utility Services					
Street Lights	107,000	26,750	26,491	259	75.24%
Utility - Fountains	10,000	2,500	3,003	(503)	69.97%
Utility - Irrigation	4,500	1,125	722	403	83.96%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	250	0	250	100.00%
Aquatic Maintenance	21,300	5,325	5,325	0	75.00%
Lake/Pond Bank Maintenance	2,500	625	0	625	100.00%
Aquatic Plant Replacement	2,500	625	0	625	100.00%
Stormwater System Maintenance	1,000	250	0	250	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expense	1,000	250	0	250	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	625	0	625	100.00%
Landscape Maintenance	142,863	35,716	35,716	0	75.00%
Irrigation Repairs	5,000	1,250	1,038	212	79.24%
Ornamental Lighting & Maintenance	2,500	625	0	625	100.00%
Field Operations (Landscape Maint Supervision)	6,000	1,500	1,500	0	75.00%
Rust Prevention	7,140	1,785	1,785	0	75.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	3,750	0	3,750	100.00%
Landscape - Mulch	21,120	5,280	0	5,280	100.00%
Annual Flower Program	15,557	3,889	0	3,889	100.00%
Holiday Decorations	9,000	9,000	9,500	(500)	(5.55)%
Miscellaneous Expense	2,000	500	0	500	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	1,250	0	1,250	100.00%
Street Sign Repair & Replacement	1,500	375	0	375	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	250	0	250	100.00%
Contingency					
Miscellaneous Contingency	7,400	1,850	0	1,850	100.00%
Total Expenditures	489,400	139,706	120,900	18,806	75.30%
Excess of Revenue Over (Under) Expenditures	(18,890)	330,804	354,597	23,793	1,977.16%
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	349,694	354,597	4,903	0.00%
Fund Balance, Beginning of Period	0	0	205,250	205,250	0.00%
Fund Balance, End of Period	0	349,694	559,847	210,153	0.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 12/31/2015

(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	2	2	0.00%
Special Assessments				
Tax Roll	470,304	470,304	0	0.00%
Total Revenues	<u>470,304</u>	<u>470,306</u>	<u>2</u>	<u>0.00%</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	306,836	306,836	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(256)	(256)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	306,581	306,581	0.00%
Fund Balance, Beginning of Period	0	576,502	576,502	0.00%
Fund Balance, End of Period	<u>0</u>	<u>883,082</u>	<u>883,082</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 12/31/2015

(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	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>256</u>	<u>256</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>256</u>	<u>256</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>19,228</u>	<u>19,228</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>19,483</u></u>	<u><u>19,483</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District
Investment Summary
December 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2015</u>
The Bank of Tampa	Money Market Account	\$ 245,171
The Bank of Tampa ICS Program:		
Flushing Bank	Money Market Account	112,749
The Washington Trust Company of Westerly	Money Market Account	6
	Total General Fund Investments	<u>\$ 357,926</u>
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	445,625
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	9,639
	Total Debt Service Fund Investments	<u>\$ 858,402</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 19,483
	Total Capital Project Fund Investments	<u>\$ 19,483</u>

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

<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	24,690.59
12/31/2015	Easton Park Homeowners Association of New Tampa, Inc.	OMR1215-1	4,159.47
		Total 001 - General Fund	28,850.06

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2015 Through 12/31/2015

<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>24,679.82</u>
		Total 200 - Debt Service Fund	<u>24,679.82</u>
Report Balance			<u><u>53,529.88</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquagenix	12/1/2015	1262071	Monthly Aquatic Mgmt Svc 12/15	1,775.00
Molloy & James	12/22/2015	14985	General/Monthly Legal Services 11/15-12/15	687.50
Rust-Off Inc.	12/15/2015	132469	Rust Prevention Maintenance 12/15	595.00
Times Publishing Company	12/29/2015	228718	Legal Advertising #119371 12/15	34.60
Yellowstone Landscape	11/30/2015	INV-0000107884	Irrigation Repairs	524.00
Yellowstone Landscape	11/30/2015	INV-0000107885	Irrigation Repairs	513.78
Yellowstone Landscape	12/1/2015	INV-0000106000	Monthly Maintenance 12/15	11,905.24
Yellowstone Landscape	12/1/2015	INV-0000106001	HOA Monthly Maintenance - 12/15	1,386.49
			Total 001 - General Fund	17,421.61
Report Balance				17,421.61

Easton Park Community Development District
Notes to Unaudited Financial Statements
December 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 12/31/15.
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 \$7,345.49 was received in January 2016.
6. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$7,342.28 was received in January 2016.