

Easton Park
Community Development District

Financial Statements
(Unaudited)

February 29, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 2/29/2016

(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	41,416	0	0	41,416	0	0
Investments	358,043	879,963	19,545	1,257,551	0	0
Accounts Receivable	17,594	13,428	0	31,022	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	2,773	0	0	2,773	0	0
Amount Available in Debt Service	0	0	0	0	0	893,391
Amount To Be Provided Debt Service	0	0	0	0	0	5,196,609
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	429,556	893,391	19,545	1,342,492	7,546,435	6,090,000
Liabilities						
Accounts Payable	1,306	0	0	1,306	0	0
Accrued Expenses Payable	11,905	0	0	11,905	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	13,211	0	0	13,211	0	6,090,000
Fund Equity & Other Credits						
Beginning Fund Balance	187,455	576,502	19,228	783,184	7,546,435	0
Net Change in Fund Balance	228,890	316,890	317	546,097	0	0
Total Fund Equity & Other Credits	416,345	893,391	19,545	1,329,281	7,546,435	0
Total Liabilities & Fund Equity	429,556	893,391	19,545	1,342,492	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 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	179	179	0.00%
Special Assessments					
Tax Roll	470,510	470,510	475,480	4,970	(1.05)%
Total Revenues	470,510	470,510	475,659	5,149	(1.09)%
Expenditures					
Legislative					
Supervisor Fees	9,000	3,750	4,800	(1,050)	46.66%
Financial & Administrative					
Administrative Services	4,500	1,875	1,875	0	58.33%
District Management	25,245	10,519	10,519	0	58.33%
District Engineer	3,000	1,250	0	1,250	100.00%
Disclosure Report	1,000	417	1,000	(583)	0.00%
Trustees Fees	2,500	2,500	2,200	300	12.00%
Financial Consulting Services	10,000	7,083	7,083	0	29.16%
Accounting Services	16,900	7,042	7,042	0	58.33%
Auditing Services	3,700	0	2,000	(2,000)	45.94%
Arbitrage Rebate Calculation	650	271	0	271	100.00%
Travel	250	104	100	4	60.12%
Miscellaneous Mailings	200	83	0	83	100.00%
Public Officials Liability Insurance	2,500	2,500	2,250	250	10.00%
Legal Advertising	500	208	274	(66)	45.15%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	500	500	0	58.33%
Legal Counsel					
District Counsel	5,500	2,292	4,153	(1,861)	24.50%
Security Operations					
Security System Monitoring and Maintenance	3,000	1,250	3,838	(2,588)	(27.93)%
Electric Utility Services					
Street Lights	107,000	44,583	45,415	(831)	57.55%
Utility - Fountains	10,000	4,167	4,972	(806)	50.27%
Utility - Irrigation	4,500	1,875	1,230	645	72.66%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	417	0	417	100.00%
Aquatic Maintenance	21,300	8,875	8,875	0	58.33%
Lake/Pond Bank Maintenance	2,500	1,042	0	1,042	100.00%
Aquatic Plant Replacement	2,500	1,042	0	1,042	100.00%
Stormwater System Maintenance	1,000	417	0	417	100.00%

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Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expense	1,000	417	0	417	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	1,042	0	1,042	100.00%
Landscape Maintenance	142,863	59,526	96,678	(37,151)	32.32%
Irrigation Repairs	5,000	2,083	1,666	418	66.68%
Ornamental Lighting & Maintenance	2,500	1,042	0	1,042	100.00%
Field Operations (Landscape Maint Supervision)	6,000	2,500	2,500	0	58.33%
Rust Prevention	7,140	2,975	2,975	0	58.33%
Landscape Replacement Plants, Shrubs, Trees	15,000	6,250	0	6,250	100.00%
Landscape - Mulch	21,120	8,800	14,976	(6,176)	29.09%
Annual Flower Program	15,557	6,482	4,946	1,536	68.20%
Holiday Decorations	9,000	9,000	9,500	(500)	(5.55)%
Miscellaneous Expense	2,000	833	588	246	70.62%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	2,083	0	2,083	100.00%
Street Sign Repair & Replacement	1,500	625	0	625	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	417	0	417	100.00%
Contingency					
Miscellaneous Contingency	7,400	3,083	0	3,083	100.00%
Total Expenditures	489,400	216,594	246,769	(30,175)	49.58%
Excess of Revenue Over (Under) Expenditures	(18,890)	253,916	228,890	(25,026)	1,311.70%
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	272,806	228,890	(43,916)	0.00%
Fund Balance, Beginning of Period	0	0	187,455	187,455	0.00%
Fund Balance, End of Period	0	272,806	416,345	143,539	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 2/29/2016

(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	125	125	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>480,674</u>	<u>10,370</u>	<u>2.20%</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	317,204	317,204	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(315)	(315)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	316,890	316,890	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>893,391</u></u>	<u><u>893,391</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 2/29/2016

(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	3	3	0.00%
Total Revenues	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	0	3	3	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	315	315	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	317	317	0.00%
Fund Balance, Beginning of Period	0	19,228	19,228	0.00%
Fund Balance, End of Period	<u>0</u>	<u>19,545</u>	<u>19,545</u>	<u>0.00%</u>

Easton Park Community Development District
Investment Summary
February 29, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 29, 2016</u>
The Bank of Tampa	Money Market Account	\$ 245,251
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	112,792
	Total General Fund Investments	<u>\$ 358,043</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	456,941
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	19,884
	Total Debt Service Fund Investments	<u>\$ 879,963</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 19,545
	Total Capital Project Fund Investments	<u>\$ 19,545</u>

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

<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	13,434.23
12/31/2015	Easton Park Homeowners Association of New Tampa, Inc.	OMR1215-1	4,159.47
		Total 001 - General Fund	17,593.70

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2016 Through 2/29/2016

<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>13,428.37</u>
		Total 200 - Debt Service Fund	<u>13,428.37</u>
Report Balance			<u><u>31,022.07</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Molloy & James	2/22/2016	15098	General/Monthly Legal Services 02/16	550.00
Tampa Electric Company	2/16/2016	0961 0966180 02/16	10623 Pictorial Park Dr PMP 02/16	755.72
			Total 001 - General Fund	1,305.72
Report Balance				1,305.72

Easton Park Community Development District
Notes to Unaudited Financial Statements
February 29, 2016

Balance Sheet

1. Trust statement activity has been recorded through 02/29/16.
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 OMR1215-1 in the amount of \$4,159.47 was received in March 2016.