

Easton Park
Community Development District

Financial Statements
(Unaudited)

January 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 1/31/2016

(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	82,486	0	0	82,486	0	0
Investments	357,984	865,762	19,501	1,243,247	0	0
Accounts Receivable	21,505	17,338	0	38,842	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	1,386	0	0	1,386	0	0
Amount Available in Debt Service	0	0	0	0	0	883,100
Amount To Be Provided Debt Service	0	0	0	0	0	5,206,900
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	473,091	883,100	19,501	1,375,691	7,546,435	6,090,000
Liabilities						
Accounts Payable	20,027	0	0	20,027	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	6,090,000
Total Liabilities	20,027	0	0	20,027	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	265,609	306,598	273	572,480	0	0
Total Fund Equity & Other Credits	453,063	883,100	19,501	1,355,664	7,546,435	0
Total Liabilities & Fund Equity	473,091	883,100	19,501	1,375,691	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 1/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	119	119	0.00%
Special Assessments					
Tax Roll	470,510	470,510	475,480	4,970	(1.05)%
Total Revenues	470,510	470,510	475,599	5,089	(1.08)%
Expenditures					
Legislative					
Supervisor Fees	9,000	3,000	3,800	(800)	57.77%
Financial & Administrative					
Administrative Services	4,500	1,500	1,500	0	66.66%
District Management	25,245	8,415	8,415	0	66.66%
District Engineer	3,000	1,000	0	1,000	100.00%
Disclosure Report	1,000	333	0	333	100.00%
Trustees Fees	2,500	2,500	2,200	300	12.00%
Financial Consulting Services	10,000	6,667	6,667	0	33.33%
Accounting Services	16,900	5,633	5,633	0	66.66%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Travel	250	83	75	9	70.09%
Miscellaneous Mailings	200	67	0	67	100.00%
Public Officials Liability Insurance	2,500	2,500	2,250	250	10.00%
Legal Advertising	500	167	274	(108)	45.15%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	400	400	0	66.66%
Legal Counsel					
District Counsel	5,500	1,833	3,410	(1,577)	38.00%
Security Operations					
Security System Monitoring and Maintenance	3,000	1,000	2,300	(1,300)	23.33%
Electric Utility Services					
Street Lights	107,000	35,667	35,886	(220)	66.46%
Utility - Fountains	10,000	3,333	3,986	(653)	60.14%
Utility - Irrigation	4,500	1,500	1,079	421	76.01%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	333	0	333	100.00%
Aquatic Maintenance	21,300	7,100	7,100	0	66.66%
Lake/Pond Bank Maintenance	2,500	833	0	833	100.00%
Aquatic Plant Replacement	2,500	833	0	833	100.00%
Stormwater System Maintenance	1,000	333	0	333	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expense	1,000	333	0	333	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	833	0	833	100.00%
Landscape Maintenance	142,863	47,621	84,772	(37,151)	40.66%
Irrigation Repairs	5,000	1,667	1,038	629	79.24%
Ornamental Lighting & Maintenance	2,500	833	0	833	100.00%
Field Operations (Landscape Maint Supervision)	6,000	2,000	2,000	0	66.66%
Rust Prevention	7,140	2,380	2,380	0	66.66%
Landscape Replacement Plants, Shrubs, Trees	15,000	5,000	0	5,000	100.00%
Landscape - Mulch	21,120	7,040	14,976	(7,936)	29.09%
Annual Flower Program	15,557	5,186	4,946	239	68.20%
Holiday Decorations	9,000	9,000	9,500	(500)	(5.55)%
Miscellaneous Expense	2,000	667	588	79	70.62%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	1,667	0	1,667	100.00%
Street Sign Repair & Replacement	1,500	500	0	500	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	333	0	333	100.00%
Contingency					
Miscellaneous Contingency	7,400	2,467	0	2,467	100.00%
Total Expenditures	489,400	178,150	209,991	(31,841)	57.09%
Excess of Revenue Over (Under) Expenditures	(18,890)	292,360	265,609	(26,751)	1,506.08%
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	311,250	265,609	(45,641)	0.00%
Fund Balance, Beginning of Period	0	0	187,455	187,455	0.00%
Fund Balance, End of Period	0	311,250	453,063	141,813	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 1/31/2016

(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	36	36	0.00%
Special Assessments				
Tax Roll	<u>470,304</u>	<u>470,304</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>470,304</u>	<u>470,340</u>	<u>36</u>	<u>0.01%</u>
Expenditures				
Debt Service				
Interest	320,304	158,470	161,834	50.52%
Principal	<u>150,000</u>	<u>5,000</u>	<u>145,000</u>	<u>96.66%</u>
Total Expenditures	<u>470,304</u>	<u>163,470</u>	<u>306,834</u>	<u>65.24%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>306,870</u>	<u>306,870</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(272)	(272)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>306,598</u>	<u>306,598</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	576,502	576,502	0.00%
Fund Balance, End of Period	<u>0</u>	<u>883,100</u>	<u>883,100</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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	1	1	0.00%
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	0	1	1	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	272	272	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	273	273	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>19,501</u></u>	<u><u>19,501</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District
Investment Summary
January 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 245,209
The Bank of Tampa ICS Program:		
Flushing Bank	Money Market Account	2
Mutual of Omaha Bank	Money Market Account	112,773
	Total General Fund Investments	<u>\$ 357,984</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	452,985
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	9,639
	Total Debt Service Fund Investments	<u>\$ 865,762</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 19,501
	Total Capital Project Fund Investments	<u>\$ 19,501</u>

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

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

<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	17,345.10
12/31/2015	Easton Park Homeowners Association of New Tampa, Inc.	OMR1215-1	4,159.47
		Total 001 - General Fund	21,504.57

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

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

<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>17,337.54</u>
		Total 200 - Debt Service Fund	<u>17,337.54</u>
Report Balance			<u><u>38,842.11</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ABC 1-2-Tree, Inc.	1/14/2016	1142016	Remove Tree w/ Stump	1,150.00
Molloy & James	1/21/2016	15044	General/Monthly Legal Services 01/16	412.50
Remson Aquatics	12/31/2015	09240	Removal of Cattails in Pond 12/15	17,795.00
Stahl & Associates, Inc.	1/20/2016	032116	Utility Bond 03/21/16 to 03/21/17	623.00
Times Publishing Company	1/22/2016	246219	Legal Advertising #119371 01/16	46.84
			Total 001 - General Fund	20,027.34
Report Balance				20,027.34

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

Balance Sheet

1. Trust statement activity has been recorded through 01/31/16.
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 \$3,910.87 was received in February 2016.
6. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$3,909.17 was received in February 2016.