

Easton Park  
Community Development District

Financial Statements  
(Unaudited)

July 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Easton Park Community Development District**

Balance Sheet

As of 7/31/2016

(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
<b>Assets</b>						
Cash In Bank	41,264	0	0	41,264	0	0
Investments	198,284	565,293	305	763,881	0	0
Accounts Receivable	4,159	0	0	4,159	0	0
Prepaid Expenses	2,200	0	0	2,200	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	565,293
Amount To Be Provided Debt Service	0	0	0	0	0	5,354,707
Fixed Assets	0	0	0	0	7,546,435	0
<b>Total Assets</b>	<u>250,028</u>	<u>565,293</u>	<u>305</u>	<u>815,626</u>	<u>7,546,435</u>	<u>5,920,000</u>
<b>Liabilities</b>						
Accounts Payable	1,799	0	0	1,799	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
<b>Total Liabilities</b>	<u>1,799</u>	<u>0</u>	<u>0</u>	<u>1,799</u>	<u>0</u>	<u>5,920,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	198,135	576,502	19,228	793,864	7,546,435	0
Net Change in Fund Balance	50,095	(11,208)	(18,923)	19,963	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>248,229</u>	<u>565,293</u>	<u>305</u>	<u>813,827</u>	<u>7,546,435</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>250,028</u>	<u>565,293</u>	<u>305</u>	<u>815,626</u>	<u>7,546,435</u>	<u>5,920,000</u>

See Notes to Unaudited Financial Statements

**Easton Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	419	419	0.00%
Special Assessments					
Tax Roll	470,510	470,510	499,750	29,240	(6.21)%
<b>Total Revenues</b>	<b>470,510</b>	<b>470,510</b>	<b>500,169</b>	<b>29,659</b>	<b>(6.30)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	9,000	7,500	9,600	(2,100)	(6.66)%
Financial & Administrative					
Administrative Services	4,500	3,750	3,750	0	16.66%
District Management	25,245	21,038	21,038	0	16.66%
District Engineer	3,000	2,500	1,629	872	45.71%
Disclosure Report	1,000	833	1,100	(267)	(10.00)%
Trustees Fees	2,500	2,500	3,771	(1,271)	(50.85)%
Financial Consulting Services	10,000	9,167	9,167	0	8.33%
Accounting Services	16,900	14,083	14,083	0	16.66%
Auditing Services	3,700	3,700	3,900	(200)	(5.40)%
Arbitrage Rebate Calculation	650	542	500	42	23.07%
Travel	250	208	224	(16)	10.28%
Miscellaneous Mailings	200	167	0	167	100.00%
Public Officials Liability Insurance	2,500	2,500	2,250	250	10.00%
Legal Advertising	500	417	365	52	26.99%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	1,000	1,000	0	16.66%
Legal Counsel					
District Counsel	5,500	4,583	7,260	(2,677)	(32.00)%
Security Operations					
Security System Monitoring and Maintenance	3,000	2,500	6,392	(3,892)	(113.06)%
Electric Utility Services					
Street Lights	107,000	89,167	89,278	(111)	16.56%
Utility - Fountains	10,000	8,333	7,577	756	24.22%
Utility - Irrigation	4,500	3,750	2,816	934	37.42%
Utility - Roundabout	0	0	183	(183)	0.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	833	0	833	100.00%
Aquatic Maintenance	21,300	17,750	17,750	0	16.66%
Lake/Pond Bank Maintenance	2,500	2,083	0	2,083	100.00%
Aquatic Plant Replacement	2,500	2,083	0	2,083	100.00%
Stormwater System Maintenance	1,000	833	0	833	100.00%

**Easton Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expense	1,000	833	17,795	(16,962)	(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	2,083	500	1,583	80.00%
Landscape Maintenance	142,863	119,053	120,202	(1,150)	15.86%
Irrigation Repairs	5,000	4,167	2,873	1,294	42.54%
Ornamental Lighting & Maintenance	2,500	2,083	3,157	(1,074)	(26.29)%
Field Operations (Landscape Maint Supervision)	6,000	5,000	5,000	0	16.66%
Rust Prevention	7,140	5,950	5,950	0	16.66%
Landscape Replacement Plants, Shrubs, Trees	15,000	12,500	40,791	(28,291)	(171.94)%
Landscape - Mulch	21,120	17,600	14,976	2,624	29.09%
Annual Flower Program	15,557	12,964	14,370	(1,406)	7.63%
Holiday Decorations	9,000	9,000	9,500	(500)	(5.55)%
Miscellaneous Expense	2,000	1,667	588	1,079	70.62%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	4,167	5,924	(1,757)	(18.48)%
Street Sign Repair & Replacement	1,500	1,250	0	1,250	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	833	0	833	100.00%
Contingency					
Miscellaneous Contingency	7,400	6,167	0	6,167	100.00%
<b>Total Expenditures</b>	<b>489,400</b>	<b>412,512</b>	<b>450,074</b>	<b>(37,562)</b>	<b>8.04%</b>
Excess of Revenue Over (Under) Expenditures	(18,890)	57,998	50,095	(7,903)	365.19%
Other Financing Sources (Uses)					
Carry Forward Fund Balance					
Prior Year	18,890	18,890	0	(18,890)	100.00%
<b>Total Other Financing Sources (Uses)</b>	<b>18,890</b>	<b>18,890</b>	<b>0</b>	<b>(18,890)</b>	<b>100.00%</b>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	76,888	50,095	(26,793)	0.00%
Fund Balance, Beginning of Period	0	0	198,135	198,135	0.00%
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>76,888</b>	<b>248,229</b>	<b>171,342</b>	<b>0.00%</b>

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 7/31/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	670	670	0.00%
Special Assessments				
Tax Roll	470,304	470,304	0	0.00%
Debt Service Prepayments	0	10,245	10,245	0.00%
<b>Total Revenues</b>	<u>470,304</u>	<u>481,219</u>	<u>10,915</u>	<u>2.32%</u>
<b>Expenditures</b>				
Debt Service				
Interest	320,304	316,810	3,494	1.09%
Principal	150,000	175,000	(25,000)	(16.66)%
<b>Total Expenditures</b>	<u>470,304</u>	<u>491,810</u>	<u>(21,506)</u>	<u>(4.57)%</u>
Excess of Revenue Over (Under) Expenditures	0	(10,591)	(10,591)	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(617)	(617)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(11,208)	(11,208)	0.00%
Fund Balance, Beginning of Period	0	576,502	576,502	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>565,293</u></u>	<u><u>565,293</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 7/31/2016

(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	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>617</u>	<u>617</u>	<u>0.00%</u>
Other Costs	<u>0</u>	<u>(19,545)</u>	<u>(19,545)</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>0</u>	<u>(18,928)</u>	<u>(18,928)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(18,923)</u>	<u>(18,923)</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>305</u></u>	<u><u>305</u></u>	<u><u>0.00%</u></u>

**Easton Park Community Development District**  
**Investment Summary**  
**July 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 85,397
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	112,887
	<b>Total General Fund Investments</b>	<b><u>\$ 198,284</u></b>
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	162,271
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	1,577
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 565,293</u></b>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 305
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 305</u></b>

**Easton Park Community Development District**

Summary A/R Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
6/30/2016	Easton Park Homeowners Association of New Tampa, Inc.	ARB048	4,159.47
		Total 001 - General Fund	4,159.47
Report Balance			4,159.47



**Easton Park Community Development District**

Summary A/P Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Molloy & James	7/21/2016	15429	General/Monthly Legal Services 07/16	412.50
Yellowstone Landscape	7/1/2016	INV-0000124949	HOA Monthly Landscape Maintenance - 07/16	1,386.49
			Total 001 - General Fund	1,798.99
Report Balance				1,798.99

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

**Balance Sheet**

1. Trust statement activity has been recorded through 07/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.