

Easton Park
Community Development District

Financial Statements
(Unaudited)

May 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 5/31/2016

(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	12,574	0	0	12,574	0	0
Investments	278,206	565,239	174	843,619	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	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	565,239
Amount To Be Provided Debt Service	0	0	0	0	0	5,354,761
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	296,288	565,239	174	861,701	7,546,435	5,920,000
Liabilities						
Accounts Payable	3,305	0	0	3,305	0	0
Accrued Expenses Payable	1,571	0	0	1,571	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	4,876	0	0	4,876	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	93,277	(11,262)	(19,054)	62,961	0	0
Total Fund Equity & Other Credits	291,412	565,239	174	856,825	7,546,435	0
Total Liabilities & Fund Equity	296,288	565,239	174	861,701	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 5/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	341	341	0.00%
Special Assessments					
Tax Roll	470,510	470,510	476,327	5,817	(1.23)%
Total Revenues	470,510	470,510	476,668	6,158	(1.31)%
Expenditures					
Legislative					
Supervisor Fees	9,000	6,000	7,800	(1,800)	13.33%
Financial & Administrative					
Administrative Services	4,500	3,000	3,000	0	33.33%
District Management	25,245	16,830	16,830	0	33.33%
District Engineer	3,000	2,000	1,629	372	45.71%
Disclosure Report	1,000	667	1,100	(433)	(10.00)%
Trustees Fees	2,500	2,500	3,771	(1,271)	(50.85)%
Financial Consulting Services	10,000	8,333	8,333	0	16.66%
Accounting Services	16,900	11,267	11,267	0	33.33%
Auditing Services	3,700	0	3,900	(3,900)	(5.40)%
Arbitrage Rebate Calculation	650	433	500	(67)	23.07%
Travel	250	167	174	(8)	30.22%
Miscellaneous Mailings	200	133	0	133	100.00%
Public Officials Liability Insurance	2,500	2,500	2,250	250	10.00%
Legal Advertising	500	333	304	30	39.25%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	800	800	0	33.33%
Legal Counsel					
District Counsel	5,500	3,667	6,050	(2,383)	(10.00)%
Security Operations					
Security System Monitoring and Maintenance	3,000	2,000	5,884	(3,884)	(96.13)%
Electric Utility Services					
Street Lights	107,000	71,333	71,733	(399)	32.96%
Utility - Fountains	10,000	6,667	6,173	493	38.26%
Utility - Irrigation	4,500	3,000	2,157	843	52.06%
Utility - Roundabout	0	0	138	(138)	0.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	667	0	667	100.00%
Aquatic Maintenance	21,300	14,200	14,200	0	33.33%
Lake/Pond Bank Maintenance	2,500	1,667	0	1,667	100.00%
Aquatic Plant Replacement	2,500	1,667	0	1,667	100.00%
Stormwater System Maintenance	1,000	667	0	667	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expense	1,000	667	17,795	(17,128)	(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	1,667	500	1,167	80.00%
Landscape Maintenance	142,863	95,242	96,392	(1,150)	32.52%
Irrigation Repairs	5,000	3,333	2,370	963	52.59%
Ornamental Lighting & Maintenance	2,500	1,667	3,157	(1,491)	(26.29)%
Field Operations (Landscape Maint Supervision)	6,000	4,000	4,000	0	33.33%
Rust Prevention	7,140	4,760	4,760	0	33.33%
Landscape Replacement Plants, Shrubs, Trees	15,000	10,000	40,791	(30,791)	(171.94)%
Landscape - Mulch	21,120	14,080	14,976	(896)	29.09%
Annual Flower Program	15,557	10,371	9,829	542	36.81%
Holiday Decorations	9,000	9,000	9,500	(500)	(5.55)%
Miscellaneous Expense	2,000	1,333	588	746	70.62%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	3,333	5,924	(2,591)	(18.48)%
Street Sign Repair & Replacement	1,500	1,000	0	1,000	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	667	0	667	100.00%
Contingency					
Miscellaneous Contingency	7,400	4,933	0	4,933	100.00%
Total Expenditures	489,400	331,925	383,391	(51,466)	21.66%
Excess of Revenue Over (Under) Expenditures	(18,890)	138,585	93,277	(45,308)	593.79%
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	157,475	93,277	(64,198)	0.00%
Fund Balance, Beginning of Period	0	0	198,135	198,135	0.00%
Fund Balance, End of Period	0	157,475	291,412	133,937	0.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 5/31/2016

(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	485	485	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>481,034</u>	<u>10,730</u>	<u>2.28%</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	(10,776)	(10,776)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(486)	(486)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(11,262)	(11,262)	0.00%
Fund Balance, Beginning of Period	0	576,502	576,502	0.00%
Fund Balance, End of Period	<u>0</u>	<u>565,239</u>	<u>565,239</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 5/31/2016

(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)	0	5	5	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	486	486	0.00%
Other Costs	0	(19,545)	(19,545)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(19,059)</u>	<u>(19,059)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(19,054)	(19,054)	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>174</u></u>	<u><u>174</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District
Investment Summary
May 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 165,357
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	112,849
	Total General Fund Investments	<u>\$ 278,206</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	162,217
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	1,577
	Total Debt Service Fund Investments	<u>\$ 565,239</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 174
	Total Capital Project Fund Investments	<u>\$ 174</u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 5/1/2016 Through 5/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
2Clean Inc.	5/27/2016	192	Pressure Wash Entrance Fence	500.00
Grau & Associates	3/2/2016	13972	Progress Billing on Audit Services FYE 09/30/15	1,900.00
LLS Tax Solutions Inc.	4/14/2016	000926	Arbitrage Rebate Calculation Series 2007 PE 03/31/16	500.00
Molloy & James	5/19/2016	15299	General/Monthly Legal Services 05/16	275.00
Prager & Co., LLC	5/24/2016	5923	S2007 Amortization Schedule	100.00
Times Publishing Company	5/27/2016	290775-052716	Legal Advertising #119371 05/16	29.50
			Total 001 - General Fund	3,304.50
Report Balance				3,304.50

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/16.
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.