

Easton Park
Community Development District

Financial Statements
(Unaudited)

November 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 11/30/2015

(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	277,444	0	0	277,444	0	0
Investments	112,906	432,946	19,483	565,336	0	0
Accounts Receivable	328,444	328,301	0	656,744	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	9,730	0	0	9,730	0	0
Due From Other Funds	0	121,834	0	121,834	0	0
Due From Other	2,773	0	0	2,773	0	0
Amount Available in Debt Service	0	0	0	0	0	883,080
Amount To Be Provided Debt Service	0	0	0	0	0	5,206,920
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	<u>731,297</u>	<u>883,080</u>	<u>19,483</u>	<u>1,633,860</u>	<u>7,546,435</u>	<u>6,090,000</u>
Liabilities						
Accounts Payable	12,208	0	0	12,208	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Other Funds	121,834	0	0	121,834	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	6,090,000
Total Liabilities	<u>134,042</u>	<u>0</u>	<u>0</u>	<u>134,042</u>	<u>0</u>	<u>6,090,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	205,250	576,502	19,228	800,979	7,546,435	0
Net Change in Fund Balance	392,005	306,579	256	698,839	0	0
Total Fund Equity & Other Credits	<u>597,255</u>	<u>883,080</u>	<u>19,483</u>	<u>1,499,818</u>	<u>7,546,435</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>731,297</u>	<u>883,080</u>	<u>19,483</u>	<u>1,633,860</u>	<u>7,546,435</u>	<u>6,090,000</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 11/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	42	42	0.00%
Special Assessments					
Tax Roll	470,510	470,510	475,437	4,927	(1.04)%
Total Revenues	470,510	470,510	475,478	4,968	(1.06)%
Expenditures					
Legislative					
Supervisor Fees	9,000	1,500	1,800	(300)	80.00%
Financial & Administrative					
Administrative Services	4,500	750	750	0	83.33%
District Management	25,245	4,208	4,208	0	83.33%
District Engineer	3,000	500	0	500	100.00%
Disclosure Report	1,000	167	0	167	100.00%
Trustees Fees	2,500	2,500	2,200	300	12.00%
Financial Consulting Services	10,000	5,833	5,833	0	41.66%
Accounting Services	16,900	2,817	2,817	0	83.33%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Travel	250	42	50	(8)	80.06%
Miscellaneous Mailings	200	33	0	33	100.00%
Public Officials Liability Insurance	2,500	2,500	2,250	250	10.00%
Legal Advertising	500	83	67	17	86.66%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	200	200	0	83.33%
Legal Counsel					
District Counsel	5,500	917	2,310	(1,393)	58.00%
Security Operations					
Security System Monitoring and Maintenance	3,000	500	1,792	(1,292)	40.26%
Electric Utility Services					
Street Lights	107,000	17,833	17,685	149	83.47%
Utility - Fountains	10,000	1,667	2,041	(374)	79.58%
Utility - Irrigation	4,500	750	356	394	92.09%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	167	0	167	100.00%
Aquatic Maintenance	21,300	3,550	3,550	0	83.33%
Lake/Pond Bank Maintenance	2,500	417	0	417	100.00%
Aquatic Plant Replacement	2,500	417	0	417	100.00%
Stormwater System Maintenance	1,000	167	0	167	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 11/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expense	1,000	167	0	167	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	417	0	417	100.00%
Landscape Maintenance	142,863	23,811	23,810	0	83.33%
Irrigation Repairs	5,000	833	0	833	100.00%
Ornamental Lighting & Maintenance	2,500	417	0	417	100.00%
Field Operations (Landscape Maint Supervision)	6,000	1,000	1,000	0	83.33%
Rust Prevention	7,140	1,190	1,190	0	83.33%
Landscape Replacement Plants, Shrubs, Trees	15,000	2,500	0	2,500	100.00%
Landscape - Mulch	21,120	3,520	0	3,520	100.00%
Annual Flower Program	15,557	2,593	0	2,593	100.00%
Holiday Decorations	9,000	0	4,750	(4,750)	47.22%
Miscellaneous Expense	2,000	333	0	333	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	833	0	833	100.00%
Street Sign Repair & Replacement	1,500	250	0	250	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	167	0	167	100.00%
Contingency					
Miscellaneous Contingency	7,400	1,233	0	1,233	100.00%
Total Expenditures	489,400	92,262	83,473	8,789	82.94%
Excess of Revenue Over (Under) Expenditures	(18,890)	378,248	392,005	13,758	2,175.20%
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	397,138	392,005	(5,132)	0.00%
Fund Balance, Beginning of Period	0	0	205,250	205,250	0.00%
Fund Balance, End of Period	0	397,138	597,255	200,117	0.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 11/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	470,304	470,304	0	0.00%
Total Revenues	<u>470,304</u>	<u>470,304</u>	<u>0</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	<u>0</u>	<u>306,834</u>	<u>306,834</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(256)	(256)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>306,579</u>	<u>306,579</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	576,502	576,502	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>883,080</u></u>	<u><u>883,080</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 11/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</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	0	256	256	0.00%
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	0	19,228	19,228	0.00%
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
November 30, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2015</u>
The Bank of Tampa	Money Market Account	\$ 72,159
The Bank of Tampa ICS Program: Iberia Bank	Money Market Account	40,747
	Total General Fund Investments	<u>\$ 112,906</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 403,137
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	20,170
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	9,639
	Total Debt Service Fund Investments	<u>\$ 432,946</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 11/1/2015 Through 11/30/2015

<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>328,443.85</u>
Report Balance			<u><u>328,443.85</u></u>

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2015 Through 11/30/2015

<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>328,300.53</u>
Report Balance			<u><u>328,300.53</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2015 Through 11/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Bright House Networks	11/14/2015	046396701111415	Internet Service 11/15	254.00
Molloy & James	10/20/2015	14883-1	General/Monthly Legal Services 10/15	82.50
Molloy & James	11/23/2015	14956	General/Monthly Legal Services 11/15	1,210.00
Rust-Off Inc.	11/15/2015	132109	Rust Prevention Maintenance 11/15	595.00
Tampa Electric Company	11/12/2015	TECO Summary 10/15	Summary Bill 10/15	10,031.36
Times Publishing Company	11/30/2015	217455	Legal Advertising #119371 11/15	35.11
			Total 001 - General Fund	12,207.97
Report Balance				12,207.97

Easton Park Community Development District
Notes to Unaudited Financial Statements
November 30, 2015

Balance Sheet

1. Trust statement activity has been recorded through 11/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – General Fund

3. 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.
4. Payment for Invoice #FY15-16 totaling \$288,763.49 was received in December 2015.

Summary A/R Ledger – Debt Service Fund

5. 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.
6. Payment for Invoice #FY15-16 totaling \$288,637.48 was received in December 2015.