

Easton Park
Community Development District

Financial Statements
(Unaudited)

October 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 10/31/2015

(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	41,566	0	0	41,566	0	0
Investments	112,891	576,502	19,228	708,620	0	0
Accounts Receivable	470,509	470,304	0	940,813	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	1,046,806
Amount To Be Provided Debt Service	0	0	0	0	0	5,048,195
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	636,083	1,046,806	19,228	1,702,116	7,546,435	6,095,000
Liabilities						
Accounts Payable	863	0	0	863	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	6,095,000
Total Liabilities	863	0	0	863	0	6,095,000
Fund Equity & Other Credits						
Beginning Fund Balance	205,873	576,502	19,228	801,602	7,546,435	0
Net Change in Fund Balance	429,347	470,304	0	899,651	0	0
Total Fund Equity & Other Credits	635,220	1,046,806	19,228	1,701,253	7,546,435	0
Total Liabilities & Fund Equity	636,083	1,046,806	19,228	1,702,116	7,546,435	6,095,000

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	26	26	0.00%
Special Assessments					
Tax Roll	470,510	470,510	475,437	4,927	(1.04)%
Total Revenues	470,510	470,510	475,463	4,953	(1.05)%
Expenditures					
Legislative					
Supervisor Fees	9,000	750	1,000	(250)	88.88%
Financial & Administrative					
Administrative Services	4,500	375	375	0	91.66%
District Management	25,245	2,104	2,104	0	91.66%
District Engineer	3,000	250	0	250	100.00%
Disclosure Report	1,000	83	0	83	100.00%
Trustees Fees	2,500	2,500	2,200	300	12.00%
Financial Consulting Services	10,000	5,417	5,417	0	45.83%
Accounting Services	16,900	1,408	1,408	0	91.66%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Travel	250	21	25	(4)	90.03%
Miscellaneous Mailings	200	17	0	17	100.00%
Public Officials Liability Insurance	2,500	2,500	2,250	250	10.00%
Legal Advertising	500	42	32	10	93.68%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	100	100	0	91.66%
Legal Counsel					
District Counsel	5,500	458	688	(229)	87.50%
Security Operations					
Security System Monitoring and Maintenance	3,000	250	254	(4)	91.53%
Electric Utility Services					
Street Lights	107,000	8,917	8,810	107	91.76%
Utility - Fountains	10,000	833	1,003	(170)	89.96%
Utility - Irrigation	4,500	375	237	138	94.72%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	83	0	83	100.00%
Aquatic Maintenance	21,300	1,775	1,775	0	91.66%
Lake/Pond Bank Maintenance	2,500	208	0	208	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	2,500	208	0	208	100.00%
Stormwater System Maintenance	1,000	83	0	83	100.00%
Miscellaneous Expense	1,000	83	0	83	100.00%
Other Physical Environment					
Property Insurance	2,400	2,400	2,463	(63)	(2.62)%
General Liability Insurance	2,800	2,800	2,800	0	0.00%
Entry & Walls Maintenance	2,500	208	0	208	100.00%
Landscape Maintenance	142,863	11,905	11,905	0	91.66%
Irrigation Repairs	5,000	417	0	417	100.00%
Ornamental Lighting & Maintenance	2,500	208	0	208	100.00%
Field Operations (Landscape Maint Supervision)	6,000	500	500	0	91.66%
Rust Prevention	7,140	595	595	0	91.66%
Landscape Replacement Plants, Shrubs, Trees	15,000	1,250	0	1,250	100.00%
Landscape - Mulch	21,120	1,760	0	1,760	100.00%
Annual Flower Program	15,557	1,296	0	1,296	100.00%
Holiday Decorations	9,000	0	0	0	100.00%
Miscellaneous Expense	2,000	167	0	167	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	417	0	417	100.00%
Street Sign Repair & Replacement	1,500	125	0	125	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	83	0	83	100.00%
Contingency					
Miscellaneous Contingency	7,400	617	0	617	100.00%
Total Expenditures	<u>489,400</u>	<u>53,819</u>	<u>46,115</u>	<u>7,704</u>	<u>90.58%</u>
Excess of Revenue Over (Under) Expenditures	<u>(18,890)</u>	<u>416,691</u>	<u>429,347</u>	<u>12,656</u>	<u>2,372.88%</u>
Other Financing Sources (Uses)					
Carry Forward Fund Balance					
Prior Year	<u>18,890</u>	<u>18,890</u>	<u>0</u>	<u>(18,890)</u>	<u>100.00%</u>
Total Other Financing Sources (Uses)	<u>18,890</u>	<u>18,890</u>	<u>0</u>	<u>(18,890)</u>	<u>100.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>435,581</u>	<u>429,347</u>	<u>(6,234)</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Fund Balance, Beginning of Period	0	0	205,873	205,873	0.00%
Fund Balance, End of Period	<u>0</u>	<u>435,581</u>	<u>635,220</u>	<u>199,639</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

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

(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	0	320,304	100.00%
Principal	150,000	0	150,000	100.00%
Total Expenditures	<u>470,304</u>	<u>0</u>	<u>470,304</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>470,304</u>	<u>470,304</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>470,304</u>	<u>470,304</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>1,046,806</u>	<u>1,046,806</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	19,228	19,228	0.00%
Fund Balance, End of Period	<u>0</u>	<u>19,228</u>	<u>19,228</u>	<u>0.00%</u>

Easton Park Community Development District
Investment Summary
October 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2015</u>
The Bank of Tampa	Money Market Account	\$ 72,150
The Bank of Tampa ICS Program:		
Bank of China, New York, NY	Money Market Account	40,741
	Total General Fund Investments	<u>\$ 112,891</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 412,776
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	163,064
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	662
	Total Debt Service Fund Investments	<u>\$ 576,502</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 19,228
	Total Capital Project Fund Investments	<u>\$ 19,228</u>

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

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

<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>470,509.34</u>
Report Balance			<u><u>470,509.34</u></u>

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

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

<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>470,304.00</u>
Report Balance			<u><u>470,304.00</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Department of Economic Opportunity	10/1/2015	33231	Special District Fee FY 15/16	175.00
Molloy & James	10/20/2015	14883	General/Monthly Legal Services 10/15	687.50
			Total 001 - General Fund	862.50
Report Balance				862.50

Easton Park Community Development District
Notes to Unaudited Financial Statements
October 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 10/31/15.
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 \$2,201.56 was received in November 2015.

Summary A/R Ledger – Debt Service Fund Series 2007

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 \$2,200.59 was received in November 2015.