

Easton Park
Community Development District

Financial Statements
(Unaudited)

September 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 9/30/2016

(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	14,107	0	0	14,107	0	0
Investments	153,333	565,354	455	719,142	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	16,406	0	0	16,406	0	0
Deposits	2,735	0	0	2,735	0	0
Due From Other Funds	0	0	0	0	0	0
Due From Other	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	565,354
Amount To Be Provided Debt Service	0	0	0	0	0	5,354,646
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	<u>186,581</u>	<u>565,354</u>	<u>455</u>	<u>752,390</u>	<u>7,546,435</u>	<u>5,920,000</u>
Liabilities						
Accounts Payable	0	0	0	0	0	0
Accrued Expenses Payable	9,815	0	0	9,815	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	<u>9,815</u>	<u>0</u>	<u>0</u>	<u>9,815</u>	<u>0</u>	<u>5,920,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	198,135	576,502	19,228	793,864	7,546,435	0
Net Change in Fund Balance	<u>(21,368)</u>	<u>(11,148)</u>	<u>(18,773)</u>	<u>(51,289)</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>176,766</u>	<u>565,354</u>	<u>455</u>	<u>742,575</u>	<u>7,546,435</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>186,581</u>	<u>565,354</u>	<u>455</u>	<u>752,390</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 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	469	469	0.00%
Special Assessments					
Tax Roll	470,510	470,510	499,750	29,240	(6.21)%
Total Revenues	470,510	470,510	500,219	29,709	(6.31)%
Expenditures					
Legislative					
Supervisor Fees	9,000	9,000	11,400	(2,400)	(26.66)%
Financial & Administrative					
Administrative Services	4,500	4,500	4,500	0	0.00%
District Management	25,245	25,245	25,245	0	0.00%
District Engineer	3,000	3,000	1,629	1,372	45.71%
Disclosure Report	1,000	1,000	1,100	(100)	(10.00)%
Trustees Fees	2,500	2,500	3,771	(1,271)	(50.85)%
Financial Consulting Services	10,000	10,000	10,000	(0)	0.00%
Accounting Services	16,900	16,900	16,900	0	0.00%
Auditing Services	3,700	3,700	3,900	(200)	(5.40)%
Arbitrage Rebate Calculation	650	650	500	150	23.07%
Travel	250	250	249	1	0.32%
Miscellaneous Mailings	200	200	0	200	100.00%
Public Officials Liability Insurance	2,500	2,500	2,250	250	10.00%
Legal Advertising	500	500	577	(76)	(15.30)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	1,200	1,200	0	0.00%
Legal Counsel					
District Counsel	5,500	5,500	8,768	(3,268)	(59.40)%
Security Operations					
Security System Monitoring and Maintenance	3,000	3,000	7,328	(4,328)	(144.26)%
Electric Utility Services					
Street Lights	107,000	107,000	115,595	(8,595)	(8.03)%
Utility - Fountains	10,000	10,000	8,237	1,763	17.63%
Utility - Irrigation	4,500	4,500	3,780	720	16.00%
Utility - Roundabout	0	0	256	(256)	0.00%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	1,000	78	922	92.20%
Aquatic Maintenance	21,300	21,300	21,300	0	0.00%
Lake/Pond Bank Maintenance	2,500	2,500	0	2,500	100.00%
Aquatic Plant Replacement	2,500	2,500	0	2,500	100.00%
Stormwater System Maintenance	1,000	1,000	0	1,000	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expense	1,000	1,000	17,795	(16,795)	(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	2,500	500	2,000	80.00%
Landscape Maintenance	142,863	142,863	144,013	(1,150)	(0.80)%
Irrigation Repairs	5,000	5,000	3,456	1,544	30.87%
Ornamental Lighting & Maintenance	2,500	2,500	3,157	(657)	(26.29)%
Field Operations (Landscape Maint Supervision)	6,000	6,000	6,000	0	0.00%
Rust Prevention	7,140	7,140	7,140	0	0.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	15,000	40,791	(25,791)	(171.94)%
Landscape - Mulch	21,120	21,120	14,976	6,144	29.09%
Annual Flower Program	15,557	15,557	14,370	1,187	7.63%
Holiday Decorations	9,000	9,000	9,500	(500)	(5.55)%
Miscellaneous Expense	2,000	2,000	588	1,413	70.62%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	5,000	5,924	(924)	(18.48)%
Street Sign Repair & Replacement	1,500	1,500	0	1,500	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	1,000	0	1,000	100.00%
Contingency					
Miscellaneous Contingency	7,400	7,400	0	7,400	100.00%
Total Expenditures	489,400	489,400	521,587	(32,187)	(6.58)%
Excess of Revenue Over (Under) Expenditures	(18,890)	(18,890)	(21,368)	(2,478)	(13.11)%
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	0	(21,368)	(21,368)	0.00%
Fund Balance, Beginning of Period	0	0	198,135	198,135	0.00%
Fund Balance, End of Period	0	0	176,766	176,766	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 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	880	880	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>481,429</u>	<u>11,125</u>	<u>2.37%</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	(10,381)	(10,381)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(767)	(767)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(11,148)	(11,148)	0.00%
Fund Balance, Beginning of Period	0	576,502	576,502	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>565,354</u></u>	<u><u>565,354</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 9/30/2016

(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) Expenditures	0	5	5	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	767	767	0.00%
Other Costs	0	(19,545)	(19,545)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(18,778)</u>	<u>(18,778)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(18,773)	(18,773)	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>455</u></u>	<u><u>455</u></u>	<u><u>0.00%</u></u>

**Easton Park Community Development District
Investment Summary
September 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2016</u>
The Bank of Tampa	Money Market Account	\$ 40,409
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	112,924
	Total General Fund Investments	<u>\$ 153,333</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	162,332
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	1,577
	Total Debt Service Fund Investments	<u>\$ 565,354</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 455
	Total Capital Project Fund Investments	<u>\$ 455</u>

**Easton Park Community Development District
Notes to Unaudited Financial Statements
September 30, 2016**

Balance Sheet

1. Trust statement activity has been recorded through 09/30/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.