

Easton Park
Community Development District

Financial Statements
(Unaudited)

December 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 12/31/2016

(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	403,529	0	0	403,529	0	0
Investments	88,373	682,183	78	770,633	0	0
Accounts Receivable	38,757	33,787	0	72,544	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	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	715,970
Amount To Be Provided Debt Service	0	0	0	0	0	5,204,030
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	<u>533,394</u>	<u>715,970</u>	<u>78</u>	<u>1,249,442</u>	<u>7,546,435</u>	<u>5,920,000</u>
Liabilities						
Accounts Payable	13,023	0	0	13,023	0	0
Accrued Expenses Payable	9,525	0	0	9,525	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>22,548</u>	<u>0</u>	<u>0</u>	<u>22,548</u>	<u>0</u>	<u>5,920,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	171,971	565,354	455	737,779	7,546,435	0
Net Change in Fund Balance	338,875	150,616	(376)	489,115	0	0
Total Fund Equity & Other Credits	<u>510,846</u>	<u>715,970</u>	<u>78</u>	<u>1,226,894</u>	<u>7,546,435</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>533,394</u>	<u>715,970</u>	<u>78</u>	<u>1,249,442</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 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	39	39	0.00%
Special Assessments					
Tax Roll	480,738	480,738	492,474	11,736	(2.44)%
Total Revenues	480,738	480,738	492,513	11,775	(2.45)%
Expenditures					
Legislative					
Supervisor Fees	12,000	3,000	4,800	(1,800)	60.00%
Financial & Administrative					
Administrative Services	4,725	1,181	1,181	0	75.00%
District Management	26,507	6,627	6,627	0	74.99%
District Engineer	3,000	750	242	508	91.93%
Disclosure Report	1,000	250	0	250	100.00%
Trustees Fees	3,800	2,200	2,200	0	42.10%
Assessment Roll Preparation	5,000	5,000	5,000	0	0.00%
Financial Consulting Services	5,000	1,250	1,250	0	74.99%
Accounting Services	17,745	4,436	4,436	0	75.00%
Auditing Services	3,485	0	0	0	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Travel	300	75	100	(25)	66.77%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	500	125	272	(147)	45.65%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	1,200	300	300	0	75.00%
Legal Counsel					
District Counsel	5,500	1,375	198	1,177	96.40%
Security Operations					
Security System Monitoring and Maintenance	5,136	1,284	1,618	(334)	68.49%
Electric Utility Services					
Street Lights	107,000	26,750	26,187	563	75.52%
Utility - Fountains	10,000	2,500	1,602	898	83.97%
Utility Services-Round About Lights	1,500	375	80	295	94.64%
Utility - Irrigation	4,500	1,125	907	218	79.84%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	250	4,357	(4,107)	(335.74)%
Aquatic Maintenance	21,300	5,325	7,200	(1,875)	66.19%
Lake/Pond Bank Maintenance	2,500	625	0	625	100.00%

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	1,000	250	0	250	100.00%
Miscellaneous Expense	1,000	250	0	250	100.00%
Other Physical Environment					
Property Insurance	2,247	2,247	1,760	487	21.67%
General Liability Insurance	2,750	2,750	2,500	250	9.09%
Entry & Walls Maintenance	2,500	625	0	625	100.00%
Landscape Maintenance	142,863	35,716	39,505	(3,789)	72.34%
Irrigation Repairs	5,000	1,250	1,982	(732)	60.35%
Ornamental Lighting & Maintenance	2,500	625	0	625	100.00%
Field Operations	6,000	1,500	1,500	0	75.00%
Rust Prevention	7,140	1,785	1,785	0	75.00%
Landscape Replacement Plants, Shrubs, Trees	15,558	3,890	0	3,890	100.00%
Landscape - Mulch	15,000	3,750	9,024	(5,274)	39.84%
Annual Flower Program	15,000	3,750	0	3,750	100.00%
Holiday Decorations	20,000	20,000	24,600	(4,600)	(23.00)%
Miscellaneous Expense	2,000	500	0	500	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	1,250	0	1,250	100.00%
Contingency					
Miscellaneous Contingency	8,072	2,018	0	2,018	100.00%
Total Expenditures	<u>499,628</u>	<u>149,771</u>	<u>153,638</u>	<u>(3,867)</u>	<u>69.25%</u>
Excess of Revenue Over (Under) Expenditures	(18,890)	330,967	338,875	7,908	1,893.93%
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	349,857	338,875	(10,982)	0.00%
Fund Balance, Beginning of Period	0	0	171,971	171,971	0.00%
Fund Balance, End of Period	<u>0</u>	<u>349,857</u>	<u>510,846</u>	<u>160,989</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 12/31/2016

(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	268	268	0.00%
Special Assessments				
Tax Roll	470,304	0	(470,304)	(100.00)%
Tax Roll	0	469,476	469,476	0.00%
Debt Service Prepayments	0	11,072	11,072	0.00%
Total Revenues	<u>470,304</u>	<u>480,816</u>	<u>10,512</u>	<u>2.24%</u>
Expenditures				
Debt Service				
Interest	320,304	153,920	166,384	51.94%
Principal	150,000	0	150,000	100.00%
Total Expenditures	<u>470,304</u>	<u>153,920</u>	<u>316,384</u>	<u>67.27%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>326,896</u>	<u>326,896</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(176,280)	(176,280)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>150,616</u>	<u>150,616</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	565,354	565,354	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>715,970</u></u>	<u><u>715,970</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 12/31/2016

(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>19</u>	<u>19</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>19</u>	<u>19</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>19</u>	<u>19</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>176,280</u>	<u>176,280</u>	<u>0.00%</u>
Other Costs	<u>0</u>	<u>(176,675)</u>	<u>(176,675)</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>0</u>	<u>(395)</u>	<u>(395)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(376)</u>	<u>(376)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>455</u>	<u>455</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>78</u></u>	<u><u>78</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District
Investment Summary
December 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 75,440
The Bank of Tampa ICS Program: Sterling National Bank	Money Market Account	12,933
	Total General Fund Investments	<u>\$ 88,373</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 232,674
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	435,689
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	13,820
	Total Debt Service Fund Investments	<u>\$ 682,183</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 78
	Total Capital Project Fund Investments	<u>\$ 78</u>

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough County Tax Collector	FY16-17	34,597.70
12/8/2016	Easton Park Homeowners Association of New Tampa, Inc.	ARB051	4,159.47
		Total 001 - General Fund	38,757.17

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough County Tax Collector	FY16-17	<u>33,787.20</u>
		Total 200 - Debt Service Fund	<u>33,787.20</u>
Report Balance			<u><u>72,544.37</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Arnold Sails	12/20/2016	AS122016	Board of Supervisors Meeting 12/20/16	200.00
Bright House Networks	12/15/2016	046396701121516	Internet Service 12/16	254.00
Christine Lynn Morrell	12/20/2016	CM122016	Board of Supervisors Meeting 12/20/16	200.00
Elizabeth Anne Stratigeas	12/20/2016	BS122016	Board of Supervisors Meeting 12/20/16	200.00
Illuminations Holiday Lighting	12/19/2016	EP1216	Holiday Lighting & Decoration-Balance	10,260.00
Lisa Murphy	12/20/2016	LM122016	Board of Supervisors Meeting 12/20/16	200.00
Molloy & James	1/5/2017	15757	General/Monthly Legal Services 12/16	797.50
Paul Meier	12/20/2016	PM122016	Board of Supervisors Meeting 12/20/16	200.00
Rust-Off Inc.	12/15/2016	136953	Rust Prevention Maintenance 12/16	595.00
Stantec Consulting Services Inc	12/16/2016	1139620	Engineering Svcs thru 12/09/16	116.00
				<hr/>
			Total 001 - General Fund	13,022.50
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Report Balance				<u>13,022.50</u>

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.