

Easton Park
Community Development District

Financial Statements
(Unaudited)

January 31, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 1/31/2017

(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	217,560	0	0	217,560	0	0
Investments	238,386	682,192	145	920,722	0	0
Accounts Receivable	29,849	29,150	0	59,000	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	2,735	0	0	2,735	0	0
Due From Other Funds	0	4,676	0	4,676	0	0
Due From Other	1,386	0	0	1,386	0	0
Amount Available in Debt Service	0	0	0	0	0	716,018
Amount To Be Provided Debt Service	0	0	0	0	0	5,203,982
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	<u>489,916</u>	<u>716,018</u>	<u>145</u>	<u>1,206,079</u>	<u>7,546,435</u>	<u>5,920,000</u>
Liabilities						
Accounts Payable	11,251	0	0	11,251	0	0
Accrued Expenses Payable	9,525	0	0	9,525	0	0
Due To Other Funds	4,676	0	0	4,676	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	5,920,000
Total Liabilities	<u>25,453</u>	<u>0</u>	<u>0</u>	<u>25,453</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	292,492	150,665	(310)	442,847	0	0
Total Fund Equity & Other Credits	<u>464,463</u>	<u>716,018</u>	<u>145</u>	<u>1,180,626</u>	<u>7,546,435</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>489,916</u>	<u>716,018</u>	<u>145</u>	<u>1,206,079</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 1/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	52	52	0.00%
Special Assessments					
Tax Roll	480,738	480,738	492,514	11,776	(2.44)%
Total Revenues	480,738	480,738	492,566	11,828	(2.46)%
Expenditures					
Legislative					
Supervisor Fees	12,000	4,000	5,600	(1,600)	53.33%
Financial & Administrative					
Administrative Services	4,725	1,575	1,575	0	66.66%
District Management	26,507	8,836	8,836	0	66.66%
District Engineer	3,000	1,000	242	758	91.93%
Disclosure Report	1,000	333	1,100	(767)	(10.00)%
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	1,667	1,667	0	66.66%
Accounting Services	17,745	5,915	5,915	0	66.66%
Auditing Services	3,485	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Travel	300	100	100	0	66.77%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	500	167	272	(105)	45.65%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	1,200	400	400	0	66.66%
Legal Counsel					
District Counsel	5,500	1,833	994	840	81.93%
Security Operations					
Security System Monitoring and Maintenance	5,136	1,712	856	856	83.33%
Website Hosting, Maintenance, Backup (and Email)	0	0	1,016	(1,016)	0.00%
Electric Utility Services					
Street Lights	107,000	35,667	35,679	(12)	66.65%
Utility - Fountains	10,000	3,333	2,123	1,210	78.76%
Utility Services-Round About Lights	1,500	500	123	377	91.79%
Utility - Irrigation	4,500	1,500	1,307	193	70.96%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	333	4,530	(4,197)	(353.04)%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	21,300	7,100	9,600	(2,500)	54.92%
Lake/Pond Bank Maintenance	2,500	833	0	833	100.00%
Stormwater System Maintenance	1,000	333	0	333	100.00%
Miscellaneous Expense	1,000	333	0	333	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	833	0	833	100.00%
Landscape Maintenance	142,863	47,621	51,410	(3,789)	64.01%
Irrigation Repairs	5,000	1,667	5,535	(3,868)	(10.70)%
Ornamental Lighting & Maintenance	2,500	833	0	833	100.00%
Field Operations	6,000	2,000	2,000	0	66.66%
Rust Prevention	7,140	2,380	2,380	0	66.66%
Landscape Replacement Plants, Shrubs, Trees	15,558	5,186	0	5,186	100.00%
Landscape - Mulch	15,000	5,000	9,024	(4,024)	39.84%
Annual Flower Program	15,000	5,000	4,322	679	71.19%
Holiday Decorations	20,000	20,000	24,600	(4,600)	(23.00)%
Miscellaneous Expense	2,000	667	0	667	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	1,667	0	1,667	100.00%
Contingency					
Miscellaneous Contingency	8,072	2,691	4,985	(2,294)	38.24%
Total Expenditures	499,628	188,079	200,074	(11,996)	59.96%
Excess of Revenue Over (Under) Expenditures	(18,890)	292,659	292,492	(167)	1,648.39%
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	311,549	292,492	(19,057)	0.00%
Fund Balance, Beginning of Period	0	0	171,971	171,971	0.00%
Fund Balance, End of Period	0	311,549	464,463	152,914	0.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 1/31/2017

(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	344	344	0.00%
Special Assessments				
Tax Roll	469,476	469,515	39	0.00%
Debt Service Prepayments	0	11,072	11,072	0.00%
Total Revenues	<u>469,476</u>	<u>480,931</u>	<u>11,455</u>	<u>2.44%</u>
Expenditures				
Debt Service				
Interest	309,476	153,920	155,556	50.26%
Principal	<u>160,000</u>	<u>0</u>	<u>160,000</u>	<u>100.00%</u>
Total Expenditures	<u>469,476</u>	<u>153,920</u>	<u>315,556</u>	<u>67.21%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>327,011</u>	<u>327,011</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(176,346)	(176,346)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>150,665</u>	<u>150,665</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	565,354	565,354	0.00%
Fund Balance, End of Period	<u>0</u>	<u>716,018</u>	<u>716,018</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 1/31/2017

(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>176,346</u>	<u>176,346</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>(329)</u>	<u>(329)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(310)</u>	<u>(310)</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>145</u></u>	<u><u>145</u></u>	<u><u>0.00%</u></u>

**Easton Park Community Development District
Investment Summary
January 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2017</u>
The Bank of Tampa	Money Market Account	\$ 225,451
The Bank of Tampa ICS Program: Sterling National Bank	Money Market Account	12,935
	Total General Fund Investments	<u>\$ 238,386</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	435,698
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	13,820
	Total Debt Service Fund Investments	<u>\$ 682,192</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 145
	Total Capital Project Fund Investments	<u>\$ 145</u>

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2017 Through 1/31/2017

<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>29,849.48</u>
		Total 001 - General Fund	29,849.48

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2017 Through 1/31/2017

<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>29,150.22</u>
		Total 200 - Debt Service Fund	<u>29,150.22</u>
Report Balance			<u><u>58,999.70</u></u>

Easton Park Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2016

001 - General Fund

From 1/1/2017 Through 1/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Tampa Electric Company	1/11/2017	TECO Summary 12/16	Summary Bill 12/16	10,455.18
Molloy & James	1/23/2017	15793	General/Monthly Legal Services 01/17	577.50
Molloy & James	2/6/2017	15831	General/Monthly Legal Services 1.31.17	218.81
			Total 001 - General Fund	11,251.49
Report Total				11,251.49

Easton Park Community Development District
Notes to Unaudited Financial Statements
January 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 01/31/17.
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.

Summary A/R Ledger – Subsequent Collections

4. General Fund – Payment for Invoice FY16-17 in the amount of \$2,596.47 was received in February 2017.
5. Debt Service Fund – Payment for Invoice FY16-17 in the amount of \$2,535.65 was received in February 2017.