

Easton Park
Community Development District

Financial Statements
(Unaudited)

February 28, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 2/28/2017

(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	199,782	0	0	199,782	0	0
Investments	238,422	245,999	85	484,506	0	0
Accounts Receivable	27,253	26,615	0	53,868	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	2,735	0	0	2,735	0	0
Due From Other Funds	0	7,212	0	7,212	0	0
Due From Other	2,773	0	0	2,773	0	0
Amount Available in Debt Service	0	0	0	0	0	279,825
Amount To Be Provided Debt Service	0	0	0	0	0	5,625,175
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	470,965	279,825	85	750,876	7,546,435	5,905,000
Liabilities						
Accounts Payable	31,246	0	0	31,246	0	0
Accrued Expenses Payable	9,525	0	0	9,525	0	0
Due To Other Funds	7,212	0	0	7,212	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	5,905,000
Total Liabilities	47,983	0	0	47,983	0	5,905,000
Fund Equity & Other Credits						
Beginning Fund Balance	171,971	565,354	455	737,779	7,546,435	0
Net Change in Fund Balance	251,012	(285,528)	(369)	(34,886)	0	0
Total Fund Equity & Other Credits	422,983	279,825	85	702,893	7,546,435	0
Total Liabilities & Fund Equity	470,965	279,825	85	750,876	7,546,435	5,905,000

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	89	89	0.00%
Special Assessments					
Tax Roll	480,738	480,738	492,514	11,776	(2.44)%
Total Revenues	480,738	480,738	492,603	11,865	(2.47)%
Expenditures					
Legislative					
Supervisor Fees	12,000	5,000	7,000	(2,000)	41.66%
Financial & Administrative					
Administrative Services	4,725	1,969	1,969	0	58.33%
District Management	26,507	11,045	11,045	0	58.33%
District Engineer	3,000	1,250	1,178	73	60.75%
Disclosure Report	1,000	417	1,100	(683)	(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	2,083	2,083	0	58.33%
Accounting Services	17,745	7,394	7,394	0	58.33%
Auditing Services	3,485	0	0	0	100.00%
Arbitrage Rebate Calculation	650	271	0	271	100.00%
Travel	300	125	100	25	66.77%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	500	208	272	(63)	45.65%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	1,200	500	500	0	58.33%
Legal Counsel					
District Counsel	5,500	2,292	3,361	(1,069)	38.89%
Security Operations					
Security System Monitoring and Maintenance	5,136	2,140	856	1,284	83.33%
Website Hosting, Maintenance, Backup (and Email)	0	0	1,274	(1,274)	0.00%
Electric Utility Services					
Street Lights	107,000	44,583	45,170	(587)	57.78%
Utility - Fountains	10,000	4,167	2,645	1,522	73.55%
Utility Services-Round About Lights	1,500	625	152	473	89.85%
Utility - Irrigation	4,500	1,875	1,669	206	62.91%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	417	4,530	(4,114)	(353.04)%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	21,300	8,875	17,139	(8,264)	19.53%
Lake/Pond Bank Maintenance	2,500	1,042	0	1,042	100.00%
Stormwater System Maintenance	1,000	417	0	417	100.00%
Miscellaneous Expense	1,000	417	0	417	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	1,042	0	1,042	100.00%
Landscape Maintenance	142,863	59,526	63,956	(4,429)	55.23%
Irrigation Repairs	5,000	2,083	5,535	(3,452)	(10.70)%
Ornamental Lighting & Maintenance	2,500	1,042	0	1,042	100.00%
Field Operations	6,000	2,500	2,500	0	58.33%
Rust Prevention	7,140	2,975	2,975	0	58.33%
Landscape Replacement Plants, Shrubs, Trees	15,558	6,483	0	6,483	100.00%
Landscape - Mulch	15,000	6,250	9,024	(2,774)	39.84%
Annual Flower Program	15,000	6,250	4,322	1,929	71.19%
Holiday Decorations	20,000	20,000	24,600	(4,600)	(23.00)%
Miscellaneous Expense	2,000	833	0	833	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	2,083	0	2,083	100.00%
Contingency					
Miscellaneous Contingency	8,072	3,363	5,360	(1,997)	33.59%
Total Expenditures	499,628	226,387	241,591	(15,205)	51.65%
Excess of Revenue Over (Under) Expenditures	(18,890)	254,351	251,012	(3,340)	1,428.80%
Other Financing Sources (Uses)					
Carry Forward Fund Balance					
Carry Forward Fund Balance	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	273,241	251,012	(22,230)	0.00%
Fund Balance, Beginning of Period	0	0	171,971	171,971	0.00%
Fund Balance, End of Period	0	273,241	422,983	149,742	0.00%

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	580	580	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>481,167</u>	<u>11,691</u>	<u>2.49%</u>
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Financial Consulting Services	0	15,000	(15,000)	0.00%
Placement Agent	0	88,575	(88,575)	0.00%
Verification Agent	0	1,750	(1,750)	0.00%
Bank Counsel	0	5,000	(5,000)	0.00%
Escrow Agent	0	1,500	(1,500)	0.00%
Acceptance Fees	0	2,500	(2,500)	0.00%
Bank Fees	0	44,288	(44,288)	0.00%
Legal Counsel				
District Counsel	0	20,000	(20,000)	0.00%
Bond Counsel	0	40,000	(40,000)	0.00%
Debt Service				
Interest	309,476	153,920	155,556	50.26%
Principal	160,000	0	160,000	100.00%
Contingency				
Miscellaneous Contingency	0	1,500	(1,500)	0.00%
Total Expenditures	<u>469,476</u>	<u>379,033</u>	<u>90,444</u>	<u>19.26%</u>
Excess of Revenue Over (Under) Expenditures	0	102,134	102,134	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(176,287)	(176,287)	0.00%
Bond Proceeds	0	5,905,000	5,905,000	0.00%
Other Costs	0	(50,000)	(50,000)	0.00%
Bond Retirement	0	(6,066,376)	(6,066,376)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(387,663)</u>	<u>(387,663)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(285,528)	(285,528)	0.00%
Fund Balance, Beginning of Period	0	565,354	565,354	0.00%
Fund Balance, End of Period	<u>0</u>	<u>279,825</u>	<u>279,825</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 2/28/2017

(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	19	19	0.00%
Total Revenues	<u>0</u>	<u>19</u>	<u>19</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	0	19	19	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	176,287	176,287	0.00%
Other Costs	0	(176,675)	(176,675)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(388)</u>	<u>(388)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(369)	(369)	0.00%
Fund Balance, Beginning of Period	0	455	455	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>85</u></u>	<u><u>85</u></u>	<u><u>0.00%</u></u>

**Easton Park Community Development District
Investment Summary
February 28, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2017</u>
The Bank of Tampa	Money Market Account	\$ 225,485
The Bank of Tampa ICS Program: The Washington Trust Company of Westerly	Money Market Account	12,937
	Total General Fund Investments	<u>\$ 238,422</u>
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	\$ 151
US Bank Series 2017 Reserve	Federated Government	123,900
US Bank Series 2017 Interest	Federated Government	121,219
US Bank Series 2017 COI	Federated Government	729
	Total Debt Service Fund Investments	<u>\$ 245,999</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 85
	Total Capital Project Fund Investments	<u>\$ 85</u>

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2017 Through 2/28/2017

<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>27,253.01</u>
		Total 001 - General Fund	27,253.01

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2017 Through 2/28/2017

<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>26,614.57</u>
		Total 200 - Debt Service Fund	<u>26,614.57</u>
Report Balance			<u><u>53,867.58</u></u>

Easton Park Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2016

001 - General Fund

From 2/1/2017 Through 2/28/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Bright House Networks	12/15/2016	046396701121516	Internet Service 12/16	254.00
Rizzetta Technology Services, LLC.	2/1/2017	INV0000002045	Website Hosting Services 02/17	100.00
Aquatic Systems, Inc.	2/1/2017	0000364597	Monthly Lake & Wetland Services 02/17	2,400.00
Yellowstone Landscape	2/1/2017	INV-0000145905	Monthly Landscape Maintenance 02/17	11,905.24
Yellowstone Landscape	2/1/2017	INV-0000145906	HOA Monthly Landscape Maintenance - 02/17	1,386.49
Tampa Electric Company	2/14/2017	TECO Summary 01/17	Summary Bill 01/17	10,404.36
Bright House Networks	2/14/2017	046396701021417	Internet Service 02/17	257.81
Jim's Lawn Care, LLC	2/15/2017	281-1001	Bush hogging	640.00
Rust-Off Inc.	2/15/2017	137671	Rust Prevention Maintenance 02/17	595.00
Molloy & James	2/20/2017	15861	General/Monthly Legal Services 02/17	1,705.00
Stantec Consulting Services Inc	2/27/2017	1164716	Engineering Svcs thru 02/17/2017	935.50
Molloy & James	3/7/2017	15900	General/Monthly Legal Services 02/17	662.20
				<hr/>
			Total 001 - General Fund	31,245.60
				<hr/>
Report Total				31,245.60
				<hr/> <hr/>

Easton Park Community Development District
Notes to Unaudited Financial Statements
February 28, 2017

Balance Sheet

1. Trust statement activity has been recorded through 02/28/17.
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.