



Rizzetta & Company

Easton Park Community Development District

**Financial Statements
(Unaudited)**

July 31, 2017

Prepared by: Rizzetta & Company, Inc.

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Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	21,300	17,750	29,139	(11,389)	(36.80)%
Lake/Pond Bank Maintenance	2,500	2,083	0	2,083	100.00%
Stormwater System Maintenance	1,000	833	318	516	68.25%
Miscellaneous Expense	1,000	833	0	833	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	2,083	75	2,008	97.00%
Landscape Maintenance	142,863	119,053	119,131	(78)	16.61%
Irrigation Repairs	5,000	4,167	10,532	(6,365)	(110.64)%
Ornamental Lighting & Maintenance	2,500	2,083	2,225	(142)	11.00%
Field Operations	6,000	5,000	5,000	0	16.66%
Rust Prevention	7,140	5,950	5,950	0	16.66%
Landscape Replacement Plants, Shrubs, Trees	15,558	12,965	5,746	7,219	63.06%
Landscape - Mulch	15,000	12,500	9,024	3,476	39.84%
Annual Flower Program	15,000	12,500	13,499	(999)	10.00%
Holiday Decorations	20,000	20,000	24,600	(4,600)	(23.00)%
Miscellaneous Expense	2,000	1,667	1,028	639	48.61%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	4,167	0	4,167	100.00%
Contingency					
Miscellaneous Contingency	8,072	6,727	5,360	1,367	33.59%
Total Expenditures	499,628	423,012	438,874	(15,862)	12.16%
Excess of Revenue Over (Under) Expenditures	(18,890)	57,726	53,839	(3,887)	385.01%
Other Financing Sources (Uses)					
Interfund Transfer	0	0	(200,000)	(200,000)	0.00%
Carry Forward Fund Balance	18,890	18,890	0	(18,890)	100.00%
Total Other Financing Sources (Uses)	18,890	18,890	(200,000)	(218,890)	1,158.76%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	76,616	(146,161)	(222,777)	0.00%
Fund Balance, Beginning of Period	0	0	159,839	159,839	0.00%
Fund Balance, End of Period	0	76,616	13,678	(62,938)	0.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 7/31/2017

(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	220	220	0.00%
Total Revenues	<u>0</u>	<u>220</u>	<u>220</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>220</u>	<u>220</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	200,000	200,000	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>200,220</u>	<u>200,220</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>200,220</u></u>	<u><u>200,220</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,166	1,166	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>481,754</u>	<u>12,278</u>	<u>2.62%</u>
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Special Assessment Allocation Report	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%
Escrow Agent	0	1,500	(1,500)	0.00%
Acceptance Fees	0	2,500	(2,500)	0.00%
Bank Commitment Fee	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%
Bank Counsel	0	6,500	(6,500)	0.00%
Debt Service				
Interest	309,476	205,589	103,887	33.56%
Principal	160,000	0	160,000	100.00%
Total Expenditures	<u>469,476</u>	<u>430,701</u>	<u>38,775</u>	<u>8.26%</u>
Excess of Revenue Over (Under) Expenditures	0	51,053	51,053	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(176,201)	(176,201)	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>(387,578)</u>	<u>(387,578)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(336,525)	(336,525)	0.00%
Fund Balance, Beginning of Period	0	577,486	577,486	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>240,961</u></u>	<u><u>240,961</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 7/31/2017

(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)	<u>0</u>	<u>19</u>	<u>19</u>	<u>0.00%</u>
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>176,201</u>	<u>176,201</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>(474)</u>	<u>(474)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(455)</u>	<u>(455)</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>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>

**Easton Park CDD
Investment Summary
July 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2017</u>
The Bank of Tampa	Money Market Account	\$ 1,003
The Bank of Tampa ICS Program:		
Pinnacle Bank	Money Market Account	3
Pinnacle Bank	Money Market Account	1,002
Western Alliance Bank	Money Market Account	1
	Total General Fund Investments	\$ 2,009
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The Bank of Tampa ICS Capital Reserve Program		
Pinnacle Bank	Money Market Account	\$ 200,163
Pinnacle Bank	Money Market Account	48
Western Alliance Bank	Money Market Account	9
	Total Reserve Fund Investments	\$ 200,220
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US Bank Series 2017 Reserve	Federated Government Obligation Fd #5	\$ 124,211
US Bank Series 2017 Revenue	Federated Government Obligation Fd #5	33,152
US Bank Series 2017 Interest	Federated Government Obligation Fd #5	69,793
US Bank Series 2017 COI	Federated Government Obligation Fd #5	732
	Total Debt Service Fund Investments	\$ 227,888
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Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

From 7/1/2017 Through 7/31/2017

<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>963.64</u>
		Total 001 - General Fund	963.64

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 7/1/2017 Through 7/31/2017

<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>941.06</u>
		Total 200 - Debt Service Fund	<u>941.06</u>
Report Balance			<u><u>1,904.70</u></u>

Easton Park Community Development District

Aged Payables by Invoice Date

Aging Date - 7/1/2017

001 - General Fund

From 7/1/2017 Through 7/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Molloy & James	7/12/2017	16158	General/Monthly Legal Services 06/17	990.00
Vertex Water Features Inc.	7/13/2017	880022171	Fountain Repair-Site #3 Gazebo	80.00
Rust-Off Inc.	7/15/2017	139437	Rust Prevention Maintenance 07/17	595.00
Molloy & James	7/20/2017	16187	General/Monthly Legal Services 07/17	742.50
			Total 001 - General Fund	2,407.50
Report Total				2,407.50

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. 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.