

Easton Park
Community Development District

Financial Statements
(Unaudited)

October 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 10/31/2016

(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	31,439	0	0	31,439	0	0
Investments	88,350	565,382	526	654,258	0	0
Accounts Receivable	480,738	469,476	0	950,214	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	1,386	0	0	1,386	0	0
Amount Available in Debt Service	0	0	0	0	0	1,034,858
Amount To Be Provided Debt Service	0	0	0	0	0	4,885,142
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	604,647	1,034,858	526	1,640,032	7,546,435	5,920,000
Liabilities						
Accounts Payable	0	0	0	0	0	0
Accrued Expenses Payable	15,901	0	0	15,901	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	15,901	0	0	15,901	0	5,920,000
Fund Equity & Other Credits						
Beginning Fund Balance	171,971	565,354	455	737,779	7,546,435	0
Net Change in Fund Balance	416,775	469,505	71	886,351	0	0
Total Fund Equity & Other Credits	588,746	1,034,858	526	1,624,130	7,546,435	0
Total Liabilities & Fund Equity	604,647	1,034,858	526	1,640,032	7,546,435	5,920,000

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	16	16	0.00%
Special Assessments					
Tax Roll	480,738	480,738	486,625	5,887	(1.22)%
Total Revenues	<u>480,738</u>	<u>480,738</u>	<u>486,641</u>	<u>5,903</u>	<u>(1.23)%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	1,000	800	200	93.33%
Financial & Administrative					
Administrative Services	4,725	394	394	0	91.66%
District Management	26,507	2,209	2,209	0	91.66%
District Engineer	3,000	250	0	250	100.00%
Disclosure Report	1,000	83	0	83	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	417	417	0	91.66%
Accounting Services	17,745	1,479	1,479	0	91.66%
Auditing Services	3,485	0	0	0	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Travel	300	25	25	0	91.69%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	500	42	0	42	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	1,200	100	100	0	91.66%
Legal Counsel					
District Counsel	5,500	458	0	458	100.00%
Security Operations					
Security System Monitoring and Maintenance	5,136	428	1,110	(682)	78.38%
Electric Utility Services					
Street Lights	107,000	8,917	8,773	143	91.80%
Utility - Fountains	10,000	833	301	532	96.98%
Utility Services-Round About Lights	1,500	125	27	98	98.17%
Utility - Irrigation	4,500	375	267	108	94.06%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	83	4,357	(4,274)	(335.74)%
Aquatic Maintenance	21,300	1,775	2,400	(625)	88.73%
Lake/Pond Bank Maintenance	2,500	208	0	208	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	1,000	83	0	83	100.00%
Miscellaneous Expense	1,000	83	0	83	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	208	0	208	100.00%
Landscape Maintenance	142,863	11,905	15,905	(4,000)	88.86%
Irrigation Repairs	5,000	417	1,982	(1,565)	60.35%
Ornamental Lighting & Maintenance	2,500	208	0	208	100.00%
Field Operations	6,000	500	500	0	91.66%
Rust Prevention	7,140	595	595	0	91.66%
Landscape Replacement Plants, Shrubs, Trees	15,558	1,297	0	1,297	100.00%
Landscape - Mulch	15,000	1,250	0	1,250	100.00%
Annual Flower Program	15,000	1,250	0	1,250	100.00%
Holiday Decorations	20,000	1,667	14,340	(12,673)	28.30%
Miscellaneous Expense	2,000	167	0	167	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	5,000	417	0	417	100.00%
Contingency					
Miscellaneous Contingency	8,072	673	0	673	100.00%
Total Expenditures	<u>499,628</u>	<u>54,822</u>	<u>69,867</u>	<u>(15,045)</u>	<u>86.02%</u>
Excess of Revenue Over (Under) Expenditures	(18,890)	425,916	416,775	(9,142)	2,306.32%
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	444,806	416,775	(28,032)	0.00%
Fund Balance, Beginning of Period	0	0	171,971	171,971	0.00%
Fund Balance, End of Period	<u>0</u>	<u>444,806</u>	<u>588,746</u>	<u>143,940</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

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

(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	100	100	0.00%
Special Assessments				
Tax Roll	<u>469,476</u>	<u>469,476</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>469,476</u>	<u>469,576</u>	<u>100</u>	<u>0.02%</u>
Expenditures				
Debt Service				
Interest	309,476	0	309,476	100.00%
Principal	<u>160,000</u>	<u>0</u>	<u>160,000</u>	<u>100.00%</u>
Total Expenditures	<u>469,476</u>	<u>0</u>	<u>469,476</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	0	469,576	469,576	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(71)	(71)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	469,505	469,505	0.00%
Fund Balance, Beginning of Period	0	565,354	565,354	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,034,858</u>	<u>1,034,858</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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	0	0	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	71	71	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	71	71	0.00%
Fund Balance, Beginning of Period	0	455	455	0.00%
Fund Balance, End of Period	<u>0</u>	<u>526</u>	<u>526</u>	<u>0.00%</u>

Easton Park Community Development District
Investment Summary
October 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 75,421
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	12,929
	Total General Fund Investments	\$ 88,350
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	162,360
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	1,577
	Total Debt Service Fund Investments	\$ 565,382
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 526
	Total Capital Project Fund Investments	\$ 526

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

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

<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>480,737.81</u>
		Total 001 - General Fund	480,737.81

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

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

<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>469,476.03</u>
		Total 200 - Debt Service Fund	<u>469,476.03</u>
Report Balance			<u><u>950,213.84</u></u>

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/16.
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.

Summary A/R Ledger – Subsequent Collections

4. General Fund – Payment for Invoice FY16-17 in the amount of \$25,813.84 was received in November 2016.
5. Debt Service Fund – Payment for Invoice FY16-17 in the amount of \$25,209.13 was received in November 2016.