



Rizzetta & Company

Easton Park Community Development District

**Financial Statements
(Unaudited)**

January 31, 2018

Prepared by: Rizzetta & Company, Inc.

eastonparkcdd.org
rizzetta.com

Easton Park Community Development District

Balance Sheet

As of 1/31/2018

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	88,509	0	0	88,509	0	0
Investments	327,021	0	531,658	858,679	0	0
Investments--Reserves	0	25,549	0	25,549	0	0
Accounts Receivable	28,138	0	21,646	49,784	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	2,735	0	0	2,735	0	0
Due From Other Funds	0	100,000	165	100,165	0	0
Due From Other	1,386	0	0	1,386	0	0
Amount Available in Debt Service	0	0	0	0	0	553,470
Amount To Be Provided Debt Service	0	0	0	0	0	5,351,530
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	<u>447,789</u>	<u>125,549</u>	<u>553,470</u>	<u>1,126,808</u>	<u>7,546,435</u>	<u>5,905,000</u>
Liabilities						
Accounts Payable	4,841	0	0	4,841	0	0
Accrued Expenses Payable	11,720	0	0	11,720	0	0
Due To Other Funds	100,165	0	0	100,165	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	5,905,000
Total Liabilities	<u>116,726</u>	<u>0</u>	<u>0</u>	<u>116,726</u>	<u>0</u>	<u>5,905,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	10,766	125,393	241,293	377,452	7,546,435	0
Net Change in Fund Balance	320,297	156	312,176	632,630	0	0
Total Fund Equity & Other Credits	<u>331,063</u>	<u>125,549</u>	<u>553,470</u>	<u>1,010,082</u>	<u>7,546,435</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>447,789</u>	<u>125,549</u>	<u>553,470</u>	<u>1,126,808</u>	<u>7,546,435</u>	<u>5,905,000</u>

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	55	55	0.00%
Special Assessments					
Tax Roll	536,850	536,850	539,321	2,471	(0.46)%
Total Revenues	<u>536,850</u>	<u>536,850</u>	<u>539,376</u>	<u>2,526</u>	<u>(0.47)%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	4,000	3,200	800	73.33%
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	5,000	1,667	442	1,225	91.16%
Disclosure Report	1,100	367	0	367	100.00%
Trustees Fees	3,658	3,658	2,042	1,616	44.18%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	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	500	167	0	167	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	500	167	0	167	100.00%
Bank Fees	100	33	120	(86)	(19.60)%
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	10,000	3,333	0	3,333	100.00%
Security Operations					
Security System Monitoring and Maintenance	5,136	1,712	2,741	(1,029)	46.64%
Dedicated Internet Service	3,048	1,016	1,016	0	66.66%
Electric Utility Services					
Street Light Bond	623	208	0	208	100.00%
Street Lights	107,000	35,667	37,609	(1,942)	64.85%
Utility - Fountains	8,500	2,833	2,353	480	72.31%
Utility Services-Round About Lights	500	167	133	34	73.45%
Utility - Irrigation	4,500	1,500	1,623	(123)	63.92%
Stormwater Control					
Fountain Service Repairs & Maintenance	5,000	1,667	788	878	84.23%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	28,800	9,600	12,117	(2,517)	57.92%
Invasive Plant Removal	28,000	9,333	0	9,333	100.00%
Lake/Pond Bank Maintenance	2,500	833	0	833	100.00%
Stormwater System Maintenance	1,000	333	0	333	100.00%
Other Physical Environment					
Property Insurance	1,936	1,936	1,760	176	9.09%
General Liability Insurance	2,750	2,750	2,500	250	9.09%
Entry & Walls Maintenance	1,000	333	0	333	100.00%
Landscape Maintenance	142,863	47,621	47,621	0	66.66%
Irrigation Repairs	7,500	2,500	21,597	(19,097)	(187.95)%
Ornamental Lighting & Maintenance	2,500	833	1,725	(892)	31.00%
Field Operations	7,500	2,500	2,500	0	66.66%
Rust Prevention	7,140	2,380	2,380	0	66.66%
Landscape Replacement Plants, Shrubs, Trees	10,000	3,333	0	3,333	100.00%
Landscape - Mulch	15,000	5,000	13,440	(8,440)	10.40%
Annual Flower Program	15,000	5,000	4,708	292	68.61%
Holiday Decorations	20,000	20,000	24,600	(4,600)	(23.00)%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,500	500	4,795	(4,295)	(219.66)%
Contingency					
Miscellaneous Contingency	8,384	2,795	1,453	1,342	82.67%
Total Expenditures	<u>536,850</u>	<u>201,784</u>	<u>219,079</u>	<u>(17,294)</u>	<u>59.19%</u>
Excess of Revenue Over (Under) Expenditures	0	335,066	320,297	(14,768)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	335,066	320,297	(14,768)	0.00%
Fund Balance, Beginning of Period	0	0	10,766	10,766	0.00%
Fund Balance, End of Period	<u>0</u>	<u>335,066</u>	<u>331,063</u>	<u>(4,002)</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 1/31/2018

(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	156	156	0.00%
Total Revenues	<u>0</u>	<u>156</u>	<u>156</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	0	156	156	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	156	156	0.00%
Fund Balance, Beginning of Period	0	125,393	125,393	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>125,549</u></u>	<u><u>125,549</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 1/31/2018

(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	613	613	0.00%
Special Assessments				
Tax Roll	<u>413,001</u>	<u>414,901</u>	<u>1,900</u>	<u>0.46%</u>
Total Revenues	<u>413,001</u>	<u>415,514</u>	<u>2,513</u>	<u>0.61%</u>
Expenditures				
Debt Service				
Interest	203,001	103,338	99,664	49.09%
Principal	<u>210,000</u>	<u>0</u>	<u>210,000</u>	<u>100.00%</u>
Total Expenditures	<u>413,001</u>	<u>103,338</u>	<u>309,664</u>	<u>74.98%</u>
Excess of Revenue Over (Under) Expenditures	0	312,176	312,176	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	312,176	312,176	0.00%
Fund Balance, Beginning of Period	0	241,293	241,293	0.00%
Fund Balance, End of Period	<u>0</u>	<u>553,470</u>	<u>553,470</u>	<u>0.00%</u>

**Easton Park CDD
Investment Summary
January 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2018</u>
The Bank of Tampa	Money Market Account	\$ 225,976
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	101,045
	Total General Fund Investments	\$ 327,021
The Bank of Tampa ICS Capital Reserve Program		
Mutual of Omaha Bank	Money Market Account	\$ 1
Western Alliance Bank	Money Market Account	25,548
	Total Reserve Fund Investments	\$ 25,549
US Bank Series 2017 Reserve	Federated Government Obligation Fd #5	\$ 124,200
US Bank Series 2017 Revenue	Federated Government Obligation Fd #5	407,352
US Bank Series 2017 Interest	Federated Government Obligation Fd #5	106
	Total Debt Service Fund Investments	\$ 531,658

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Hillsborough County Tax Collector	FY17-18	<u>28,137.59</u>
		Total 001 - General Fund	28,137.59

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Hillsborough County Tax Collector	FY17-18	<u>21,646.35</u>
		Total 200 - Debt Service Fund	<u>21,646.35</u>
Report Balance			<u><u>49,783.94</u></u>

Easton Park Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2017

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Stantec Consulting Services Inc	10/24/2017	1269111	Engineering Svcs thru 10/13/2017	882.00
Yellowstone Landscape	1/1/2018	INV-0000198396	HOA Monthly Landscape Maintenance - 01/17	1,386.49
Aquatic Systems, Inc.	1/1/2018	0000396775	Monthly Lake & Wetland Services 01/18	2,400.00
Securiteam Inc	1/17/2018	3870011718	Service Labor	<u>172.50</u>
			Total 001 - General Fund	<u>4,840.99</u>
Report Total				<u><u>4,840.99</u></u>

Easton Park Community Development District
Notes to Unaudited Financial Statements
January 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 01/31/18.
2. See EMMA (Electronic Municipal Market Access) at <http://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 FY17-18 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

5. General Fund – Payment for Invoice FY17-18 in the amount of \$3,751.32 was received in February 2018.
6. Debt Service Fund – Payment for Invoice FY17-18 in the amount of \$2,885.90 was received in February 2018.