



Rizzetta & Company

Easton Park Community Development District

**Financial Statements
(Unaudited)**

February 28, 2018

Prepared by: Rizzetta & Company, Inc.

eastonparkcdd.org
rizzetta.com

Easton Park Community Development District

Balance Sheet

As of 2/28/2018

(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	44,301	0	0	44,301	0	0
Investments	227,110	0	535,091	762,201	0	0
Investments--Reserves	0	125,596	0	125,596	0	0
Accounts Receivable	24,386	0	18,760	43,147	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	2,773	0	0	2,773	0	0
Amount Available in Debt Service	0	0	0	0	0	553,852
Amount To Be Provided Debt Service	0	0	0	0	0	5,351,148
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	301,304	125,596	553,852	980,752	7,546,435	5,905,000
Liabilities						
Accounts Payable	595	0	0	595	0	0
Accrued Expenses Payable	10,752	0	0	10,752	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	5,905,000
Total Liabilities	11,347	0	0	11,347	0	5,905,000
Fund Equity & Other Credits						
Beginning Fund Balance	11,066	125,393	241,293	377,752	7,546,435	0
Net Change in Fund Balance	278,891	203	312,558	591,652	0	0
Total Fund Equity & Other Credits	289,957	125,596	553,852	969,405	7,546,435	0
Total Liabilities & Fund Equity	301,304	125,596	553,852	980,752	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 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	144	144	0.00%
Special Assessments					
Tax Roll	536,850	536,850	539,321	2,471	(0.46)%
Total Revenues	536,850	536,850	539,465	2,615	(0.49)%
Expenditures					
Legislative					
Supervisor Fees	12,000	5,000	4,000	1,000	66.66%
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	5,000	2,083	842	1,241	83.16%
Disclosure Report	1,100	458	0	458	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	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	500	208	0	208	100.00%
Public Officials Liability Insurance	2,475	2,475	2,250	225	9.09%
Legal Advertising	500	208	0	208	100.00%
Bank Fees	100	42	120	(78)	(19.60)%
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	10,000	4,167	0	4,167	100.00%
Security Operations					
Security System Monitoring and Maintenance	5,136	2,140	4,025	(1,885)	21.64%
Dedicated Internet Service	3,048	1,270	1,270	0	58.33%
Electric Utility Services					
Street Light Bond	623	260	0	260	100.00%
Street Lights	107,000	44,583	47,104	(2,521)	55.97%
Utility - Fountains	8,500	3,542	2,847	694	66.50%
Utility Services-Round About Lights	500	208	153	56	69.43%
Utility - Irrigation	4,500	1,875	1,865	10	58.55%
Stormwater Control					
Fountain Service Repairs & Maintenance	5,000	2,083	788	1,295	84.23%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	28,800	12,000	14,517	(2,517)	49.59%
Invasive Plant Removal	28,000	11,667	0	11,667	100.00%
Lake/Pond Bank Maintenance	2,500	1,042	0	1,042	100.00%
Stormwater System Maintenance	1,000	417	0	417	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	417	0	417	100.00%
Landscape Maintenance	142,863	59,526	59,526	0	58.33%
Irrigation Repairs	7,500	3,125	29,979	(26,854)	(299.71)%
Ornamental Lighting & Maintenance	2,500	1,042	1,725	(683)	31.00%
Field Operations	7,500	3,125	3,125	0	58.33%
Rust Prevention	7,140	2,975	2,975	0	58.33%
Landscape Replacement Plants, Shrubs, Trees	10,000	4,167	0	4,167	100.00%
Landscape - Mulch	15,000	6,250	13,440	(7,190)	10.40%
Annual Flower Program	15,000	6,250	4,708	1,542	68.61%
Holiday Decorations	20,000	20,000	24,600	(4,600)	(23.00)%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,500	625	4,795	(4,170)	(219.66)%
Contingency					
Miscellaneous Contingency	8,384	3,493	1,453	2,041	82.67%
Total Expenditures	<u>536,850</u>	<u>243,232</u>	<u>260,574</u>	<u>(17,342)</u>	<u>51.46%</u>
Excess of Revenue Over (Under) Expenditures	0	293,618	278,891	(14,727)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	293,618	278,891	(14,727)	0.00%
Fund Balance, Beginning of Period	0	0	11,066	11,066	0.00%
Fund Balance, End of Period	<u>0</u>	<u>293,618</u>	<u>289,957</u>	<u>(3,661)</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 2/28/2018

(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	<u>0</u>	<u>203</u>	<u>203</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>203</u>	<u>203</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>203</u>	<u>203</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>203</u>	<u>203</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	125,393	125,393	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>125,596</u></u>	<u><u>125,596</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 2/28/2018

(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	994	994	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>415,896</u>	<u>2,894</u>	<u>0.70%</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	312,558	312,558	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	312,558	312,558	0.00%
Fund Balance, Beginning of Period	0	241,293	241,293	0.00%
Fund Balance, End of Period	<u>0</u>	<u>553,852</u>	<u>553,852</u>	<u>0.00%</u>

**Easton Park CDD
Investment Summary
February 28, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2018</u>
The Bank of Tampa	Money Market Account	\$ 126,003
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	101,107
	Total General Fund Investments	\$ 227,110
The Bank of Tampa ICS Capital Reserve Program Mutual of Omaha Bank	Money Market Account	\$ 125,596
	Total Reserve Fund Investments	\$ 125,596
US Bank Series 2017 Reserve	Federated Government Obligation Fd #5	\$ 124,324
US Bank Series 2017 Revenue	Federated Government Obligation Fd #5	410,661
US Bank Series 2017 Interest	Federated Government Obligation Fd #5	106
	Total Debt Service Fund Investments	\$ 535,091

Easton Park Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2018 Through 2/28/2018

<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>24,386.27</u>
		Total 001 - General Fund	24,386.27

Easton Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2018 Through 2/28/2018

<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>18,760.45</u>
		Total 200 - Debt Service Fund	<u>18,760.45</u>
Report Balance			<u><u>43,146.72</u></u>

Easton Park Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2018

001 - General Fund

From 2/1/2018 Through 2/28/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Rust-Off Inc.	2/15/2018	15625	Rust Prevention Maintenance 02/18	595.00
			Total 001 - General Fund	595.00
Report Total				595.00

Easton Park Community Development District
Notes to Unaudited Financial Statements
February 28, 2018

Balance Sheet

1. Trust statement activity has been recorded through 02/28/18.
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 \$2,713.19 was received in March 2018.
6. Debt Service Fund – Payment for Invoice FY17-18 in the amount of \$2,087.26 was received in March 2018.