

Easton Park
Community Development District

Financial Statements
(Unaudited)

April 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 4/30/2014

(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	17,815	0	0	17,815	0	0
Investments	402,082	892,735	8,600	1,303,416	0	0
Accounts Receivable	4,843	4,841	0	9,684	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	2,615	0	0	2,615	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	897,576
Amount To Be Provided Debt Service	0	0	0	0	0	5,487,424
Fixed Assets	0	0	0	0	7,532,205	0
Total Assets	<u>427,354</u>	<u>897,576</u>	<u>8,600</u>	<u>1,333,530</u>	<u>7,532,205</u>	<u>6,385,000</u>
Liabilities						
Accounts Payable	32,578	0	0	32,578	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	6,385,000
Total Liabilities	<u>32,578</u>	<u>0</u>	<u>0</u>	<u>32,578</u>	<u>0</u>	<u>6,385,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	175,941	593,282	8,600	777,822	7,532,205	0
Net Change in Fund Balance	218,836	304,294	0	523,130	0	0
Total Fund Equity & Other Credits	<u>394,777</u>	<u>897,576</u>	<u>8,600</u>	<u>1,300,952</u>	<u>7,532,205</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>427,354</u>	<u>897,576</u>	<u>8,600</u>	<u>1,333,530</u>	<u>7,532,205</u>	<u>6,385,000</u>

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	500	292	418	126	16.40%
Special Assessments					
Assessments - Tax Roll	470,510	470,510	475,753	5,243	(1.11)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,000	2,000	0.00%
Total Revenues	471,010	470,802	478,171	7,370	(1.52)%
Expenditures					
Legislative					
Supervisor Fees	5,000	2,917	3,400	(483)	32.00%
Financial & Administrative					
Administrative Services	7,140	4,165	4,165	0	41.66%
District Management	26,520	15,470	15,470	0	41.66%
District Engineer	3,000	1,750	2,458	(708)	18.08%
Disclosure Report	5,000	2,917	1,000	1,917	80.00%
Trustees Fees	4,000	2,199	2,199	0	45.02%
Financial Consulting Services	5,335	5,195	5,195	0	2.61%
Accounting Services	16,000	9,333	9,333	0	41.66%
Auditing Services	3,500	2,042	0	2,042	100.00%
Arbitrage Rebate Calculation	650	379	0	379	100.00%
Travel Reimbursement	500	292	125	167	75.08%
Miscellaneous Mailings	200	117	0	117	100.00%
Public Officials Liability Insurance	3,261	3,261	2,836	425	13.02%
Legal Advertising	500	292	57	234	88.50%
Bank Fees	100	58	10	48	90.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	292	0	292	100.00%
Legal Counsel					
District Counsel	5,500	3,208	4,146	(937)	24.62%
Electric Utility Services					
Street Lights	107,000	62,417	62,201	216	41.86%
Utility - Fountains	8,000	4,667	5,530	(864)	30.86%
Utility - Irrigation	3,500	2,042	2,254	(212)	35.60%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,000	1,167	0	1,167	100.00%
Aquatic Maintenance	21,300	12,425	12,425	0	41.66%
Lake/Pond Bank Maintenance	5,000	2,917	0	2,917	100.00%
Aquatic Plant Replacement	5,000	2,917	0	2,917	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	1,000	583	0	583	100.00%
Miscellaneous Expenses	1,000	583	0	583	100.00%
Other Physical Environment					
Property & Casualty Insurance	5,750	5,750	5,170	580	10.08%
Entry & Walls Maintenance	4,000	2,333	0	2,333	100.00%
Landscape Maintenance	176,364	102,879	82,006	20,873	53.50%
Irrigation Repairs	10,000	5,833	310	5,523	96.90%
Ornamental Lighting & Maintenance	5,000	5,000	4,610	390	7.80%
Landscape Maintenance Supervision	12,000	7,000	7,000	0	41.66%
Rust Prevention	7,140	4,165	4,165	0	41.66%
Landscape Replacement Plants, Shrubs, Trees	25,000	14,583	7,236	7,348	71.05%
Landscape - Mulch	20,000	11,667	10,560	1,107	47.20%
Holiday Decorations	5,300	5,300	4,800	500	9.43%
Landscape Miscellaneous	2,500	1,458	0	1,458	100.00%
Miscellaneous Expenses	2,000	1,167	500	667	75.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	3,000	1,750	0	1,750	100.00%
Street Sign Repair & Replacement	1,500	875	0	875	100.00%
Parks & Recreation					
Wildlife Management Services	3,010	1,756	0	1,756	100.00%
Contingency					
Miscellaneous Expenses	500	292	0	292	100.00%
Miscellaneous Contingency	2,279	1,329	0	1,329	100.00%
Total Expenditures	<u>526,024</u>	<u>316,916</u>	<u>259,335</u>	<u>57,580</u>	<u>50.70%</u>
Excess Revenues Over/(Under) Expenditures	<u>(55,014)</u>	<u>153,886</u>	<u>218,836</u>	<u>64,950</u>	<u>497.78%</u>
Other Financing Sources (Uses)					
Prior Year	55,014	0	0	0	100.00%
Exc. Rev./Other Over/(Under) Expend./Other	<u>0</u>	<u>153,886</u>	<u>218,836</u>	<u>64,950</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	175,941	175,941	0.00%
Fund Balance, End of Period	<u>0</u>	<u>153,886</u>	<u>394,777</u>	<u>240,890</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Assessments - Tax Roll	470,304	470,304	0	0.00%
Total Revenues	<u>470,304</u>	<u>470,304</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	335,304	166,010	169,294	50.48%
Principal	135,000	0	135,000	100.00%
Total Expenditures	<u>470,304</u>	<u>166,010</u>	<u>304,294</u>	<u>64.70%</u>
Excess Revenues Over/(Under) Expenditures	0	304,294	304,294	0.00%
Exc. Revenues/Other Sources Over (Under) Expend./Other Uses	0	304,294	304,294	0.00%
Fund Balance, Beginning of Period	0	593,282	593,282	0.00%
Fund Balance, End of Period	<u>0</u>	<u>897,576</u>	<u>897,576</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 4/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess Revenues Over/(Under) Expenditures	0	0	0	0.00%
Exc. Revenues/Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	8,600	8,600	0.00%
Fund Balance, End of Period	<u>0</u>	<u>8,600</u>	<u>8,600</u>	<u>0.00%</u>

Easton Park Community Development District
Investment Summary
April 30, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2014</u>
The Bank of Tampa	Money Market Account	\$ 21,843
The Bank of Tampa ICS Program:		
Customers Bank	Money Market Account	245,071
Mutual of Omaha Bank	Money Market Account	135,168
	Total General Fund Investments	\$ 402,082
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 422,368
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	470,367
	Total Debt Service Fund Investments	\$ 892,735
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 8,600
	Total Capital Project Fund Investments	\$ 8,600

Easton Park Community Development District

Summary A/R Ledger

From 4/1/2014 Through 4/30/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2013	Hillsborough County Tax Collector	FY13-14	<u>9,684.34</u>
Report Balance			<u><u>9,684.34</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 4/1/2014 Through 4/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquagenix	4/1/2014	1213047	Monthly Aquatic Mgmt Svc 04/14	1,775.00
Austin Outdoor, LLC	3/31/2014	INV-0000056365	Pine Bark Installation	10,560.00
Austin Outdoor, LLC	4/1/2014	INV-0000055111	Monthly Maintenance 04/14	11,905.24
Austin Outdoor, LLC	4/17/2014	INV-0000056601	Annual Install	5,567.22
Molloy & James	4/7/2014	13678	General/Monthly Legal Services 03/14	763.00
Molloy & James	4/17/2014	13708	General/Monthly Legal Services 04/14	412.50
OLM, Inc.	4/21/2014	26606	Landscape Inspection	1,000.00
Rust-Off Inc.	4/15/2014	124995	Rust Prevention Maintenance 04/14	595.00
			Total 001 - General Fund	32,577.96
Report Balance				32,577.96

Easton Park Community Development District
Notes to Unaudited Financial Statements
April 30, 2014

Balance Sheet

1. Trust statement activity has been recorded through 04/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger

3. Payment terms for landowner assessments are (a) defined in the FY13-14 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
4. Payment for Invoice #FY13-14 totaling \$710.00 was received in May 2014.