

Easton Park
Community Development District

Financial Statements
(Unaudited)

April 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 4/30/2015

(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	57,558	0	0	57,558	0	0
Investments	302,663	872,895	19,228	1,194,785	0	0
Accounts Receivable	10,852	10,847	0	21,698	0	0
Prepaid Expenses	623	0	0	623	0	0
Deposits	2,615	0	0	2,615	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	883,742
Amount To Be Provided Debt Service	0	0	0	0	0	5,356,259
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	<u>375,697</u>	<u>883,742</u>	<u>19,228</u>	<u>1,278,666</u>	<u>7,546,435</u>	<u>6,240,000</u>
Liabilities						
Accounts Payable	100	0	0	100	0	0
Accrued Expenses Payable	110	0	0	110	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	6,240,000
Total Liabilities	<u>210</u>	<u>0</u>	<u>0</u>	<u>210</u>	<u>0</u>	<u>6,240,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	183,604	596,566	8,600	788,769	7,546,435	0
Net Change in Fund Balance	191,883	287,176	10,628	489,687	0	0
Total Fund Equity & Other Credits	<u>375,487</u>	<u>883,742</u>	<u>19,228</u>	<u>1,278,456</u>	<u>7,546,435</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>375,697</u>	<u>883,742</u>	<u>19,228</u>	<u>1,278,666</u>	<u>7,546,435</u>	<u>6,240,000</u>

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 4/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	500	292	247	(44)	50.51%
Special Assessments					
Tax Roll	470,510	470,510	477,659	7,149	(1.51)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	3,460	3,460	0.00%
Total Revenues	471,010	470,802	481,367	10,565	(2.20)%
Expenditures					
Legislative					
Supervisor Fees	9,600	5,600	3,600	2,000	62.50%
Financial & Administrative					
Administrative Services	7,354	4,290	4,290	0	41.66%
District Management	27,316	15,934	15,934	0	41.66%
District Engineer	3,000	1,750	1,205	545	59.83%
Disclosure Report	1,000	583	1,100	(517)	(10.00)%
Trustees Fees	2,500	2,200	2,200	0	12.00%
Financial Consulting Services	5,495	5,289	5,289	0	3.75%
Accounting Services	16,480	9,613	9,613	0	41.66%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	379	0	379	100.00%
Travel	500	292	100	192	80.06%
Miscellaneous Mailings	200	117	0	117	100.00%
Public Officials Liability Insurance	3,261	3,261	2,250	1,011	31.00%
Legal Advertising	500	292	52	240	89.69%
Bank Fees	100	58	0	58	100.00%
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	3,080	128	44.00%
Security Operations					
Misc. Operating Supplies	21,151	12,338	9,579	2,759	54.71%
Security Monitoring Services	3,744	2,184	0	2,184	100.00%
Electric Utility Services					
Street Lights	107,000	62,417	61,776	641	42.26%
Utility - Fountains	10,000	5,833	6,330	(497)	36.69%
Utility - Irrigation	4,500	2,625	2,098	528	53.38%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	583	0	583	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 4/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	21,300	12,425	12,425	0	41.66%
Lake/Pond Bank Maintenance	2,500	1,458	0	1,458	100.00%
Aquatic Plant Replacement	2,500	1,458	0	1,458	100.00%
Stormwater System Maintenance	1,000	583	0	583	100.00%
Miscellaneous Expense	1,000	583	0	583	100.00%
Other Physical Environment					
Property Insurance	5,950	5,950	4,640	1,310	22.01%
Entry & Walls Maintenance	2,500	1,458	0	1,458	100.00%
Landscape Maintenance	142,863	83,337	88,919	(5,582)	37.75%
Irrigation Repairs	5,000	2,917	8,622	(5,705)	(72.43)%
Ornamental Lighting & Maintenance	2,500	1,458	90	1,368	96.40%
Landscape Maintenance Supervision	12,000	7,000	6,000	1,000	50.00%
Rust Prevention	7,140	4,165	4,165	0	41.66%
Landscape Replacement Plants, Shrubs, Trees	20,000	11,667	0	11,667	100.00%
Landscape - Mulch	21,120	12,320	17,280	(4,960)	18.18%
Annual Flower Program	15,557	9,075	5,362	3,713	65.53%
Holiday Decorations	9,000	9,000	9,000	0	0.00%
Miscellaneous Expense	2,000	1,167	186	981	90.70%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,500	875	3,940	(3,065)	(162.66)%
Street Sign Repair & Replacement	1,500	875	186	689	87.60%
Parks & Recreation					
Wildlife Management Services	1,000	583	0	583	100.00%
Contingency					
Miscellaneous Fees	500	292	0	292	100.00%
Miscellaneous Contingency	2,279	1,329	0	1,329	100.00%
Total Expenditures	515,935	309,289	289,484	19,806	43.89%
Excess of Revenue Over (Under) Expenditures	(44,925)	161,512	191,883	30,371	527.11%
Other Financing Sources (Uses)					
Carry Forward Fund Balance					
Prior Year	44,925	44,925	0	(44,925)	100.00%
Total Other Financing Sources (Uses)	44,925	44,925	0	(44,925)	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 4/30/2015

(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>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	206,437	191,883	(14,554)	0.00%
Fund Balance, Beginning of Period	0	0	183,604	183,604	0.00%
Fund Balance, End of Period	<u>0</u>	<u>206,437</u>	<u>375,487</u>	<u>169,050</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 4/30/2015

(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				
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	325,304	162,500	162,804	50.04%
Principal	145,000	10,000	135,000	93.10%
Total Expenditures	<u>470,304</u>	<u>172,500</u>	<u>297,804</u>	<u>63.32%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>297,804</u>	<u>297,804</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(10,628)	(10,628)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>287,176</u>	<u>287,176</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	596,566	596,566	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>883,742</u></u>	<u><u>883,742</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 4/30/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	10,628	10,628	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>10,628</u>	<u>10,628</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	8,600	8,600	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>19,228</u></u>	<u><u>19,228</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District
Investment Summary
April 30, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2015</u>
The Bank of Tampa	Money Market Account	\$ 62,052
The Bank of Tampa ICS Program:		
Mutual of Omaha Bank	Money Market Account	240,611
	Total General Fund Investments	<u>\$ 302,663</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 413,438
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	459,457
	Total Debt Service Fund Investments	<u>\$ 872,895</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 19,228
	Total Capital Project Fund Investments	<u>\$ 19,228</u>

Easton Park Community Development District

Summary A/R Ledger

From 4/1/2015 Through 4/30/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2014	Hillsborough County Tax Collector	FY14-15	<u>21,698.45</u>
Report Balance			<u><u>21,698.45</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 4/1/2015 Through 4/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Prager & Co., LLC	4/29/2015	5556	Debt Amortization Schedule S2007	100.00
			Total 001 - General Fund	100.00
Report Balance				100.00

Easton Park Community Development District
Notes to Unaudited Financial Statements
April 30, 2015

Balance Sheet

1. Trust statement activity has been recorded through 04/30/15.
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 FY14-15 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 #FY14-15 totaling \$1,582.42 was received in May 2015.