

Easton Park  
Community Development District

Financial Statements  
(Unaudited)

August 31, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Easton Park Community Development District**

Balance Sheet

As of 8/31/2014

(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
<b>Assets</b>						
Cash In Bank	79,760	0	0	79,760	0	0
Investments	137,379	596,566	8,600	742,544	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	2,200	0	0	2,200	0	0
Deposits	2,615	0	0	2,615	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	596,566
Amount To Be Provided Debt Service	0	0	0	0	0	5,653,434
Fixed Assets	0	0	0	0	7,532,205	0
<b>Total Assets</b>	<b>224,727</b>	<b>596,566</b>	<b>8,600</b>	<b>829,892</b>	<b>7,532,205</b>	<b>6,250,000</b>
<b>Liabilities</b>						
Accounts Payable	1,055	0	0	1,055	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	6,250,000
<b>Total Liabilities</b>	<b>1,055</b>	<b>0</b>	<b>0</b>	<b>1,055</b>	<b>0</b>	<b>6,250,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	175,941	593,282	8,600	777,822	7,532,205	0
Net Change in Fund Balance	47,732	3,284	0	51,016	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>223,672</b>	<b>596,566</b>	<b>8,600</b>	<b>828,837</b>	<b>7,532,205</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>224,727</b>	<b>596,566</b>	<b>8,600</b>	<b>829,892</b>	<b>7,532,205</b>	<b>6,250,000</b>

See Notes to Unaudited Financial Statements

**Easton Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	500	458	715	257	(43.05)%
Special Assessments					
Tax Roll	470,510	470,510	477,519	7,009	(1.48)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,725	2,725	0.00%
<b>Total Revenues</b>	<b>471,010</b>	<b>470,968</b>	<b>480,959</b>	<b>9,991</b>	<b>(2.11)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	5,000	4,583	4,800	(217)	4.00%
Financial & Administrative					
Administrative Services	7,140	6,545	6,545	0	8.33%
District Management	26,520	24,310	24,310	0	8.33%
District Engineer	3,000	2,750	3,513	(763)	(17.08)%
Disclosure Report	5,000	4,583	1,000	3,583	80.00%
Trustees Fees	4,000	4,000	3,770	230	5.74%
Financial Consulting Services	5,335	5,307	5,307	0	0.52%
Accounting Services	16,000	14,667	14,667	0	8.33%
Auditing Services	3,500	3,208	3,500	(292)	0.00%
Arbitrage Rebate Calculation	650	596	0	596	100.00%
Travel	500	458	125	334	75.08%
Miscellaneous Mailings	200	183	0	183	100.00%
Public Officials Liability Insurance	3,261	3,261	2,836	425	13.02%
Legal Advertising	500	458	222	236	55.55%
Bank Fees	100	92	10	82	90.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	458	0	458	100.00%
Legal Counsel					
District Counsel	5,500	5,042	7,363	(2,321)	(33.87)%
Electric Utility Services					
Street Lights	107,000	98,083	97,491	592	8.88%
Utility - Fountains	8,000	7,333	8,708	(1,374)	(8.84)%
Utility - Irrigation	3,500	3,208	3,433	(225)	1.90%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,000	1,833	0	1,833	100.00%
Aquatic Maintenance	21,300	19,525	19,525	0	8.33%
Lake/Pond Bank Maintenance	5,000	4,583	21,500	(16,917)	(330.00)%
Aquatic Plant Replacement	5,000	4,583	0	4,583	100.00%

**Easton Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	1,000	917	10,000	(9,083)	(900.00)%
Miscellaneous Expense	1,000	917	0	917	100.00%
Other Physical Environment					
Property & Casualty Insurance	5,750	5,750	5,170	580	10.08%
Entry & Walls Maintenance	4,000	3,667	0	3,667	100.00%
Landscape Maintenance	176,364	161,667	123,762	37,905	29.82%
Irrigation Repairs	10,000	9,167	1,660	7,507	83.40%
Ornamental Lighting & Maintenance	5,000	5,000	4,610	390	7.80%
Landscape Maintenance Supervision	12,000	11,000	11,000	0	8.33%
Rust Prevention	7,140	6,545	6,545	0	8.33%
Landscape Replacement Plants, Shrubs, Trees	25,000	22,917	25,821	(2,904)	(3.28)%
Landscape - Mulch	20,000	18,333	10,560	7,773	47.20%
Holiday Decorations	5,300	5,300	4,800	500	9.43%
Landscape Miscellaneous	2,500	2,292	0	2,292	100.00%
Miscellaneous Expense	2,000	1,833	500	1,333	75.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	3,000	2,750	0	2,750	100.00%
Street Sign Repair & Replacement	1,500	1,375	0	1,375	100.00%
Parks & Recreation					
Wildlife Management Services	3,010	2,759	0	2,759	100.00%
Contingency					
Miscellaneous Expense	500	458	0	458	100.00%
Miscellaneous Contingency	2,279	2,089	0	2,089	100.00%
<b>Total Expenditures</b>	<u>526,024</u>	<u>484,563</u>	<u>433,228</u>	<u>51,335</u>	<u>17.64%</u>
Excess of Revenue Over (Under) Expenditures	(55,014)	(13,594)	47,732	61,326	186.76%
Other Financing Sources (Uses)					
Prior Year	55,014	0	0	0	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(13,594)	47,732	61,326	0.00%
Fund Balance, Beginning of Period	0	0	175,941	175,941	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(13,594)</u>	<u>223,672</u>	<u>237,267</u>	<u>0.00%</u>

**Easton Park Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
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>
<b>Expenditures</b>				
Debt Service				
Interest	335,304	332,020	3,284	0.97%
Principal	135,000	135,000	0	0.00%
Total Expenditures	<u>470,304</u>	<u>467,020</u>	<u>3,284</u>	<u>0.70%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>3,284</u>	<u>3,284</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>3,284</u>	<u>3,284</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	593,282	593,282	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>596,566</u></u>	<u><u>596,566</u></u>	<u><u>0.00%</u></u>

**Easton Park Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 8/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenue Over (Under) Expenditures	0	0	0	0.00%
Excess of Rev./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**  
**August 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2014</u>
The Bank of Tampa	Money Market Account	\$ 136,937
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	442
	<b>Total General Fund Investments</b>	<b>\$ 137,379</b>
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	174,198
	<b>Total Debt Service Fund Investments</b>	<b>\$ 596,566</b>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 8,600
	<b>Total Capital Project Fund Investments</b>	<b>\$ 8,600</b>

**Easton Park Community Development District**

Summary A/P Ledger

001 - General Fund

From 8/1/2014 Through 8/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Molloy & James	8/29/2014	13999	General/Monthly Legal Services 08/14	55.00
OLM, Inc.	8/25/2014	27214	Landscape Inspection 08/14	1,000.00
			Total 001 - General Fund	1,055.00
Report Balance				1,055.00



**Easton Park Community Development District  
Notes to Unaudited Financial Statements  
August 31, 2014**

**Balance Sheet**

1. Trust statement activity has been recorded through 08/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.