

Easton Park  
Community Development District

Financial Statements  
(Unaudited)

December 31, 2013

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Easton Park Community Development District**

Balance Sheet

As of 12/31/2013

(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	432,462	0	0	432,462	0	0
Investments	106,762	878,169	8,600	993,531	0	0
Accounts Receivable	19,415	19,407	0	38,822	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
<b>Total Assets</b>	<u>561,254</u>	<u>897,576</u>	<u>8,600</u>	<u>1,467,429</u>	<u>7,532,205</u>	<u>6,385,000</u>
<b>Liabilities</b>						
Accounts Payable	30,728	0	0	30,728	0	0
Accrued Expenses Payable	150	0	0	150	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
<b>Total Liabilities</b>	<u>30,878</u>	<u>0</u>	<u>0</u>	<u>30,878</u>	<u>0</u>	<u>6,385,000</u>
<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	354,435	304,294	0	658,729	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>530,376</u>	<u>897,576</u>	<u>8,600</u>	<u>1,436,551</u>	<u>7,532,205</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>561,254</u>	<u>897,576</u>	<u>8,600</u>	<u>1,467,429</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 12/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	500	125	88	(37)	82.35%
Special Assessments					
Assessments - Tax Roll	470,510	470,510	475,753	5,243	(1.11)%
<b>Total Revenues</b>	<b>471,010</b>	<b>470,635</b>	<b>475,842</b>	<b>5,207</b>	<b>(1.03)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	5,000	1,250	1,200	50	76.00%
Financial & Administrative					
Administrative Services	7,140	1,785	1,785	0	75.00%
District Management	26,520	6,630	6,630	0	75.00%
District Engineer	3,000	750	0	750	100.00%
Disclosure Report	5,000	1,250	0	1,250	100.00%
Trustees Fees	4,000	2,199	2,199	0	45.02%
Financial Consulting Services	5,335	5,084	5,084	0	4.70%
Accounting Services	16,000	4,000	4,000	0	75.00%
Auditing Services	3,500	875	0	875	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Travel Reimbursement	500	125	50	75	90.03%
Miscellaneous Mailings	200	50	0	50	100.00%
Public Officials Liability Insurance	3,261	3,261	2,836	425	13.02%
Legal Advertising	500	125	0	125	100.00%
Bank Fees	100	25	0	25	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	125	0	125	100.00%
Legal Counsel					
District Counsel	5,500	1,375	1,140	235	79.27%
Electric Utility Services					
Street Lights	107,000	26,750	26,279	471	75.44%
Utility - Fountains	8,000	2,000	2,379	(379)	70.25%
Utility - Irrigation	3,500	875	1,212	(337)	65.36%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,000	500	0	500	100.00%
Aquatic Maintenance	21,300	5,325	5,325	0	75.00%
Lake/Pond Bank Maintenance	5,000	1,250	0	1,250	100.00%
Aquatic Plant Replacement	5,000	1,250	0	1,250	100.00%
Stormwater System Maintenance	1,000	250	0	250	100.00%
Miscellaneous Expenses	1,000	250	0	250	100.00%

**Easton Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Other Physical Environment					
Property & Casualty Insurance	5,750	5,750	5,170	580	10.08%
Entry & Walls Maintenance	4,000	1,000	0	1,000	100.00%
Landscape Maintenance	176,364	44,091	34,511	9,580	80.43%
Irrigation Repairs	10,000	2,500	0	2,500	100.00%
Ornamental Lighting & Maintenance	5,000	5,000	4,610	390	7.80%
Landscape Maintenance Supervision	12,000	3,000	3,000	0	75.00%
Rust Prevention	7,140	1,785	1,785	0	75.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	6,250	7,236	(986)	71.05%
Landscape - Mulch	20,000	5,000	0	5,000	100.00%
Holiday Decorations	5,300	5,300	4,800	500	9.43%
Landscape Miscellaneous	2,500	625	0	625	100.00%
Miscellaneous Expenses	2,000	500	0	500	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	3,000	750	0	750	100.00%
Street Sign Repair & Replacement	1,500	375	0	375	100.00%
Parks & Recreation					
Wildlife Management Services	3,010	752	0	752	100.00%
Contingency					
Miscellaneous Expenses	500	125	0	125	100.00%
Miscellaneous Contingency	2,279	570	0	570	100.00%
Total Expenditures	<u>526,024</u>	<u>151,069</u>	<u>121,406</u>	<u>29,663</u>	<u>76.92%</u>
Excess Revenues Over/(Under) Expenditures	<u>(55,014)</u>	<u>319,566</u>	<u>354,435</u>	<u>34,870</u>	<u>744.26%</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>319,566</u>	<u>354,435</u>	<u>34,870</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	175,941	175,941	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>319,566</u></u>	<u><u>530,376</u></u>	<u><u>210,810</u></u>	<u><u>0.00%</u></u>

**Easton Park Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
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	<u>0</u>	<u>304,294</u>	<u>(304,294)</u>	<u>0.00%</u>
Exc. Revenues/Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>304,294</u>	<u>(304,294)</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>897,576</u></u>	<u><u>897,576</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 12/31/2013

(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	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Exc. Revenues/Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</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>8,600</u></u>	<u><u>8,600</u></u>	<u><u>0.00%</u></u>

**Easton Park Community Development District**  
**Investment Summary**  
**December 31, 2013**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2013</u>
The Bank of Tampa	Money Market Account	\$ 106,757
The Bank of Tampa ICS Program: Bank of China	Money Market Account	5
	<b>Total General Fund Investments</b>	<b>\$ 106,762</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	455,801
	<b>Total Debt Service Fund Investments</b>	<b>\$ 878,169</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/R Ledger

From 12/1/2013 Through 12/31/2013

<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>38,821.78</u>
Report Balance			<u><u>38,821.78</u></u>



**Easton Park Community Development District**

Summary A/P Ledger

001 - General Fund

From 12/1/2013 Through 12/31/2013

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquagenix	12/1/2013	1206055	Monthly Aquatic Mgmt Svc 12/13	1,775.00
Austin Outdoor, LLC	11/30/2013	INV-0000047292	Annual Install	5,508.54
Austin Outdoor, LLC	12/1/2013	INV-0000047075	Monthly Maintenance 12/13	11,905.24
OLM, Inc.	12/19/2013	26159	Landscape Inspection	1,000.00
Rust-Off Inc.	12/15/2013	123478	Rust Prevention Maintenance 12/13	595.00
Tampa Electric Company	12/13/2013	TECO Summary 11/13	Summary Bill 11/13	9,944.17
			Total 001 - General Fund	30,727.95
Report Balance				30,727.95

**Easton Park Community Development District**  
**Notes to Unaudited Financial Statements**  
**December 31, 2013**

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/13.
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 for \$3,775.31 was received in January 2014.