

Easton Park
Community Development District

Financial Statements
(Unaudited)

December 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 12/31/2014

(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
Assets						
Cash In Bank	732,130	0	0	732,130	0	0
Investments	7,463	607,993	19,228	634,684	0	0
Accounts Receivable	32,282	28,803	0	61,085	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	2,615	0	0	2,615	0	0
Due From Other Funds	0	246,945	0	246,945	0	0
Due From Other	0	0	0	0	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	7,532,205	0
Total Assets	774,489	883,742	19,228	1,677,459	7,532,205	6,240,000
Liabilities						
Accounts Payable	1,000	0	0	1,000	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Other Funds	246,945	0	0	246,945	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	6,240,000
Total Liabilities	247,945	0	0	247,945	0	6,240,000
Fund Equity & Other Credits						
Beginning Fund Balance	183,604	596,566	8,600	788,769	7,532,205	0
Net Change in Fund Balance	342,940	287,176	10,628	640,744	0	0
Total Fund Equity & Other Credits	526,544	883,742	19,228	1,429,513	7,532,205	0
Total Liabilities & Fund Equity	774,489	883,742	19,228	1,677,459	7,532,205	6,240,000

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	500	125	48	(77)	90.44%
Special Assessments					
Tax Roll	470,510	470,510	477,646	7,136	(1.51)%
Total Revenues	471,010	470,635	477,694	7,059	(1.42)%
Expenditures					
Legislative					
Supervisor Fees	9,600	2,400	2,000	400	79.16%
Financial & Administrative					
Administrative Services	7,354	1,838	1,838	0	75.00%
District Management	27,316	6,829	6,829	0	75.00%
District Engineer	3,000	750	768	(18)	74.41%
Disclosure Report	1,000	250	0	250	100.00%
Trustees Fees	2,500	2,200	2,200	0	12.00%
Financial Consulting Services	5,495	5,124	5,124	0	6.75%
Accounting Services	16,480	4,120	4,120	0	75.00%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Travel	500	125	50	75	90.03%
Miscellaneous Mailings	200	50	0	50	100.00%
Public Officials Liability Insurance	3,261	3,261	2,250	1,011	31.00%
Legal Advertising	500	125	52	73	89.69%
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	1,650	(275)	70.00%
Security Operations					
Misc. Operating Supplies	21,151	5,288	7,532	(2,244)	64.38%
Security Monitoring Services	3,744	936	0	936	100.00%
Electric Utility Services					
Street Lights	107,000	26,750	26,404	346	75.32%
Utility - Fountains	10,000	2,500	2,290	210	77.09%
Utility - Irrigation	4,500	1,125	688	437	84.70%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	250	0	250	100.00%
Aquatic Maintenance	21,300	5,325	5,325	0	75.00%
Lake/Pond Bank Maintenance	2,500	625	0	625	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	2,500	625	0	625	100.00%
Stormwater System Maintenance	1,000	250	0	250	100.00%
Miscellaneous Expense	1,000	250	0	250	100.00%
Other Physical Environment					
Property Insurance	5,950	5,950	4,640	1,310	22.01%
Entry & Walls Maintenance	2,500	625	0	625	100.00%
Landscape Maintenance	142,863	35,716	41,298	(5,582)	71.09%
Irrigation Repairs	5,000	1,250	5,460	(4,210)	(9.20)%
Ornamental Lighting & Maintenance	2,500	625	90	535	96.40%
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	20,000	5,000	0	5,000	100.00%
Landscape - Mulch	21,120	5,280	0	5,280	100.00%
Annual Flower Program	15,557	3,889	0	3,889	100.00%
Holiday Decorations	9,000	9,000	9,000	0	0.00%
Miscellaneous Expense	2,000	500	186	314	90.70%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,500	375	0	375	100.00%
Street Sign Repair & Replacement	1,500	375	0	375	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	250	0	250	100.00%
Contingency					
Miscellaneous Fees	500	125	0	125	100.00%
Miscellaneous Contingency	2,279	570	0	570	100.00%
Total Expenditures	515,935	147,173	134,754	12,420	73.88%
Excess of Revenue Over (Under) Expenditures	(44,925)	323,462	342,940	19,479	863.36%
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%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	368,387	342,940	(25,446)	0.00%
Fund Balance, Beginning of Period					

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	0	0	183,604	183,604	0.00%
Fund Balance, End of Period	<u>0</u>	<u>368,387</u>	<u>526,544</u>	<u>158,157</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
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 12/31/2014

(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	<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
December 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2014</u>
The Bank of Tampa	Money Market Account	\$ 7,020
The Bank of Tampa ICS Program: The Washington Trust Company of Westerly	Money Market Account	443
	Total General Fund Investments	<u>\$ 7,463</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	194,555
	Total Debt Service Fund Investments	<u>\$ 607,993</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 12/1/2014 Through 12/31/2014

<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	57,618.80
12/31/2014	Easton Park Homeowners Association of New Tampa, Inc.	OMR1214-1	3,466.23
			<hr/>
Report Balance			61,085.03
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Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2014 Through 12/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
OLM, Inc.	12/19/2014	27799	Landscape Inspection 12/14	1,000.00
			Total 001 - General Fund	1,000.00
Report Balance				1,000.00

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/14.
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 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. Payments for Invoice #FY14-15 totaling \$13,108.41 were received in January 2015.
5. Payment for Invoice #OMR1214-1 for \$3,466.23 was received in January 2015.