

Easton Park  
Community Development District

Financial Statements  
(Unaudited)

February 28, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Easton Park Community Development District**

Balance Sheet

As of 2/28/2015

(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 |
|--|----------------|-------------------|-----------------------|--------------------------|------------------------------------|--------------------------------------|
| <b>Assets</b>                                |                |                   |                       |                          |                                    |                                      |
| Cash In Bank                                 | 189,188        | 0                 | 0                     | 189,188                  | 0                                  | 0                                    |
| Investments                                  | 247,549        | 863,937           | 19,228                | 1,130,714                | 0                                  | 0                                    |
| Accounts Receivable                          | 19,813         | 19,804            | 0                     | 39,617                   | 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                               | 2,426          | 0                 | 0                     | 2,426                    | 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                                    |
| <b>Total Assets</b>                          | <b>462,213</b> | <b>883,742</b>    | <b>19,228</b>         | <b>1,365,183</b>         | <b>7,546,435</b>                   | <b>6,240,000</b>                     |
| <b>Liabilities</b>                           |                |                   |                       |                          |                                    |                                      |
| Accounts Payable                             | 22,858         | 0                 | 0                     | 22,858                   | 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                                  | 6,240,000                            |
| <b>Total Liabilities</b>                     | <b>22,858</b>  | <b>0</b>          | <b>0</b>              | <b>22,858</b>            | <b>0</b>                           | <b>6,240,000</b>                     |
| <b>Fund Equity &amp; Other Credits</b>       |                |                   |                       |                          |                                    |                                      |
| Beginning Fund Balance                       | 183,604        | 596,566           | 8,600                 | 788,769                  | 7,546,435                          | 0                                    |
| Net Change in Fund Balance                   | 255,752        | 287,176           | 10,628                | 553,556                  | 0                                  | 0                                    |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>439,356</b> | <b>883,742</b>    | <b>19,228</b>         | <b>1,342,325</b>         | <b>7,546,435</b>                   | <b>0</b>                             |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>462,213</b> | <b>883,742</b>    | <b>19,228</b>         | <b>1,365,183</b>         | <b>7,546,435</b>                   | <b>6,240,000</b>                     |

See Notes to Unaudited Financial Statements

**Easton Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 2/28/2015

(In Whole Numbers)

|  | Annual<br>Budget | YTD Budget     | YTD Actual     | YTD Variance | Percent Annual<br>Budget<br>Remaining |
|--|------------------|----------------|----------------|--------------|---------------------------------------|
| <b>Revenues</b>                        |                  |                |                |              |                                       |
| Interest Earnings                      |                  |                |                |              |                                       |
| Interest Earnings                      | 500              | 208            | 133            | (75)         | 73.31%                                |
| Special Assessments                    |                  |                |                |              |                                       |
| Tax Roll                               | 470,510          | 470,510        | 477,659        | 7,149        | (1.51)%                               |
| <b>Total Revenues</b>                  | <b>471,010</b>   | <b>470,718</b> | <b>477,793</b> | <b>7,074</b> | <b>(1.44)%</b>                        |
| <b>Expenditures</b>                    |                  |                |                |              |                                       |
| Legislative                            |                  |                |                |              |                                       |
| Supervisor Fees                        | 9,600            | 4,000          | 2,800          | 1,200        | 70.83%                                |
| Financial & Administrative             |                  |                |                |              |                                       |
| Administrative Services                | 7,354            | 3,064          | 3,064          | 0            | 58.33%                                |
| District Management                    | 27,316           | 11,382         | 11,382         | 0            | 58.33%                                |
| District Engineer                      | 3,000            | 1,250          | 1,205          | 45           | 59.83%                                |
| Disclosure Report                      | 1,000            | 417            | 1,000          | (583)        | 0.00%                                 |
| Trustees Fees                          | 2,500            | 2,200          | 2,200          | 0            | 12.00%                                |
| Financial Consulting Services          | 5,495            | 5,206          | 5,206          | 0            | 5.25%                                 |
| Accounting Services                    | 16,480           | 6,867          | 6,867          | 0            | 58.33%                                |
| Auditing Services                      | 3,700            | 0              | 0              | 0            | 100.00%                               |
| Arbitrage Rebate Calculation           | 650              | 271            | 0              | 271          | 100.00%                               |
| Travel                                 | 500              | 208            | 75             | 134          | 85.04%                                |
| Miscellaneous Mailings                 | 200              | 83             | 0              | 83           | 100.00%                               |
| Public Officials Liability Insurance   | 3,261            | 3,261          | 2,250          | 1,011        | 31.00%                                |
| Legal Advertising                      | 500              | 208            | 52             | 157          | 89.69%                                |
| Bank Fees                              | 100              | 42             | 0              | 42           | 100.00%                               |
| Dues, Licenses & Fees                  | 175              | 175            | 175            | 0            | 0.00%                                 |
| Miscellaneous Fees                     | 500              | 208            | 0              | 208          | 100.00%                               |
| Legal Counsel                          |                  |                |                |              |                                       |
| District Counsel                       | 5,500            | 2,292          | 2,338          | (46)         | 57.50%                                |
| Security Operations                    |                  |                |                |              |                                       |
| Misc. Operating Supplies               | 21,151           | 8,813          | 7,786          | 1,027        | 63.18%                                |
| Security Monitoring Services           | 3,744            | 1,560          | 0              | 1,560        | 100.00%                               |
| Electric Utility Services              |                  |                |                |              |                                       |
| Street Lights                          | 107,000          | 44,583         | 44,156         | 427          | 58.73%                                |
| Utility - Fountains                    | 10,000           | 4,167          | 4,352          | (185)        | 56.48%                                |
| Utility - Irrigation                   | 4,500            | 1,875          | 1,510          | 365          | 66.45%                                |
| Stormwater Control                     |                  |                |                |              |                                       |
| Fountain Service Repairs & Maintenance | 1,000            | 417            | 0              | 417          | 100.00%                               |
| Aquatic Maintenance                    | 21,300           | 8,875          | 8,875          | 0            | 58.33%                                |
| Lake/Pond Bank Maintenance             | 2,500            | 1,042          | 0              | 1,042        | 100.00%                               |

**Easton Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 2/28/2015

(In Whole Numbers)

|  | Annual<br>Budget | YTD Budget     | YTD Actual     | YTD Variance | Percent Annual<br>Budget<br>Remaining |
|--|------------------|----------------|----------------|--------------|---------------------------------------|
| Aquatic Plant Replacement                                    | 2,500            | 1,042          | 0              | 1,042        | 100.00%                               |
| Stormwater System Maintenance                                | 1,000            | 417            | 0              | 417          | 100.00%                               |
| Miscellaneous Expense  | 1,000            | 417            | 0              | 417          | 100.00%                               |
| Other Physical Environment                                   |                  |                |                |              |                                       |
| Property Insurance   | 5,950            | 5,950          | 4,640          | 1,310        | 22.01%                                |
| Entry & Walls Maintenance                                    | 2,500            | 1,042          | 0              | 1,042        | 100.00%                               |
| Landscape Maintenance  | 142,863          | 59,526         | 65,108         | (5,582)      | 54.42%                                |
| Irrigation Repairs   | 5,000            | 2,083          | 8,531          | (6,448)      | (70.61)%                              |
| Ornamental Lighting & Maintenance                            | 2,500            | 1,042          | 90             | 952          | 96.40%                                |
| Landscape Maintenance Supervision                            | 12,000           | 5,000          | 5,000          | 0            | 58.33%                                |
| Rust Prevention  | 7,140            | 2,975          | 2,975          | 0            | 58.33%                                |
| Landscape Replacement Plants, Shrubs, Trees                  | 20,000           | 8,333          | 0              | 8,333        | 100.00%                               |
| Landscape - Mulch  | 21,120           | 8,800          | 17,280         | (8,480)      | 18.18%                                |
| Annual Flower Program  | 15,557           | 6,482          | 0              | 6,482        | 100.00%                               |
| Holiday Decorations  | 9,000            | 9,000          | 9,000          | 0            | 0.00%                                 |
| Miscellaneous Expense  | 2,000            | 833            | 186            | 647          | 90.70%                                |
| Road & Street Facilities                                     |                  |                |                |              |                                       |
| Sidewalk Repair & Maintenance                                | 1,500            | 625            | 3,940          | (3,315)      | (162.66)%                             |
| Street Sign Repair & Replacement                             | 1,500            | 625            | 0              | 625          | 100.00%                               |
| Parks & Recreation   |                  |                |                |              |                                       |
| Wildlife Management Services                                 | 1,000            | 417            | 0              | 417          | 100.00%                               |
| Contingency  |                  |                |                |              |                                       |
| Miscellaneous Fees   | 500              | 208            | 0              | 208          | 100.00%                               |
| Miscellaneous Contingency                                    | 2,279            | 950            | 0              | 950          | 100.00%                               |
| <b>Total Expenditures</b>                                    | <b>515,935</b>   | <b>228,231</b> | <b>222,041</b> | <b>6,190</b> | <b>56.96%</b>                         |
| Excess of Revenue Over (Under) Expenditures                  | (44,925)         | 242,487        | 255,752        | 13,265       | 669.28%                               |
| 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                | 287,412        | 255,752        | (31,660)     | 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 2/28/2015

(In Whole Numbers)

|                             | Annual<br>Budget | YTD Budget     | YTD Actual     | YTD Variance   | Percent Annual<br>Budget<br>Remaining |
|-----------------------------|------------------|----------------|----------------|----------------|---------------------------------------|
|                             | 0                | 0              | 183,604        | 183,604        | 0.00%                                 |
| Fund Balance, End of Period | <u>0</u>         | <u>287,412</u> | <u>439,356</u> | <u>151,944</u> | <u>0.00%</u>                          |

**Easton Park Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 2/28/2015

(In Whole Numbers)

|   | <u>Annual Budget</u> | <u>Current Period<br/>Actual</u> | <u>Budget To<br/>Actual Variance</u> | <u>Budget Percent<br/>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  | 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)<br>Expenditures                  | <u>0</u>             | <u>297,804</u>                   | <u>297,804</u>                       | <u>0.00%</u>                        |
| <b>Other Financing Sources (Uses)</b>                           |                      |                                  |                                      |                                     |
| Interfund Transfer  | 0                    | (10,628)                         | (10,628)                             | 0.00%                               |
| Excess of Rev./Other Sources Over<br>(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 2/28/2015

(In Whole Numbers)

|   | <u>Annual Budget</u> | <u>Current Period<br/>Actual</u> | <u>Budget To<br/>Actual Variance</u> | <u>Budget Percent<br/>Remaining</u> |
|---|----------------------|----------------------------------|--------------------------------------|-------------------------------------|
| Excess of Revenue Over (Under)<br>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<br>(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  
February 28, 2015**

| <u>Account</u>                           | <u>Investment</u>                               | <u>Balance as of<br/>February 28, 2015</u> |
|--|---|--|
| The Bank of Tampa                        | Money Market Account                            | \$ 7,028                                   |
| The Bank of Tampa ICS Program:           |   |  |
| The Washington Trust Company of Westerly | Money Market Account                            | 240,521                                    |
|  | <b>Total General Fund Investments</b>           | <b><u>\$ 247,549</u></b>                   |
| 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 | 450,499                                    |
|  | <b>Total Debt Service Fund Investments</b>      | <b><u>\$ 863,937</u></b>                   |
| US Bank Series 2007 Deferred Costs       | First American Treasury Obligation Fund Class Z | \$ 19,228                                  |
|  | <b>Total Capital Project Fund Investments</b>   | <b><u>\$ 19,228</u></b>                    |



**Easton Park Community Development District**

Summary A/R Ledger

From 2/1/2015 Through 2/28/2015

| <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>39,617.16</u>        |
| Report Balance      |                                   |                       | <u><u>39,617.16</u></u> |

**Easton Park Community Development District**

Summary A/P Ledger

001 - General Fund

From 2/1/2015 Through 2/28/2015

| <u>Vendor Name</u>               | <u>Invoice Date</u> | <u>Invoice Number</u> | <u>Invoice Description</u>    | <u>Current Balance</u> |
|----------------------------------|---------------------|-----------------------|-------------------------------|------------------------|
| Austin Outdoor, LLC              | 2/28/2015           | INV-0000083251        | Mulch Installation            | 17,280.00              |
| Austin Outdoor, LLC              | 2/28/2015           | INV-0000083308        | Irrigation Repairs            | 383.50                 |
| Bright House Networks            | 2/21/2015           | 046396701022115       | Internet Service 02/15        | 254.28                 |
| Jerry's Mobile Detailing<br>Inc. | 2/22/2015           | 022215 JMD            | Pressure Washing              | 3,940.00               |
| OLM, Inc.                        | 2/23/2015           | 28008                 | Landscape Inspection<br>02/15 | 1,000.00               |
|                                  |                     |                       | Total 001 - General<br>Fund   | 22,857.78              |
| Report Balance                   |                     |                       |                               | 22,857.78              |

**Easton Park Community Development District  
Notes to Unaudited Financial Statements  
February 28, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/15.
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.