

Easton Park  
Community Development District

Financial Statements  
(Unaudited)

January 31, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Easton Park Community Development District**

Balance Sheet

As of 1/31/2014

(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	247,155	0	0	247,155	0	0
Investments	236,810	880,056	8,600	1,125,465	0	0
Accounts Receivable	20,244	17,519	0	37,764	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>506,823</u>	<u>897,576</u>	<u>8,600</u>	<u>1,412,998</u>	<u>7,532,205</u>	<u>6,385,000</u>
<b>Liabilities</b>						
Accounts Payable	2,000	0	0	2,000	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	6,385,000
<b>Total Liabilities</b>	<u>2,000</u>	<u>0</u>	<u>0</u>	<u>2,000</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	328,883	304,294	0	633,177	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>504,823</u>	<u>897,576</u>	<u>8,600</u>	<u>1,410,998</u>	<u>7,532,205</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>506,823</u>	<u>897,576</u>	<u>8,600</u>	<u>1,412,998</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 1/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	500	167	136	(31)	72.87%
Special Assessments					
Assessments - Tax Roll	470,510	470,510	475,753	5,243	(1.11)%
<b>Total Revenues</b>	<b>471,010</b>	<b>470,677</b>	<b>475,889</b>	<b>5,212</b>	<b>(1.04)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	5,000	1,667	1,800	(133)	64.00%
Financial & Administrative					
Administrative Services	7,140	2,380	2,380	0	66.66%
District Management	26,520	8,840	8,840	0	66.66%
District Engineer	3,000	1,000	0	1,000	100.00%
Disclosure Report	5,000	1,667	1,000	667	80.00%
Trustees Fees	4,000	2,199	2,199	0	45.02%
Financial Consulting Services	5,335	5,112	5,112	0	4.18%
Accounting Services	16,000	5,333	5,333	0	66.66%
Auditing Services	3,500	1,167	0	1,167	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Travel Reimbursement	500	167	75	92	85.04%
Miscellaneous Mailings	200	67	0	67	100.00%
Public Officials Liability Insurance	3,261	3,261	2,836	425	13.02%
Legal Advertising	500	167	0	167	100.00%
Bank Fees	100	33	0	33	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	167	0	167	100.00%
Legal Counsel					
District Counsel	5,500	1,833	1,128	706	79.50%
Electric Utility Services					
Street Lights	107,000	35,667	35,102	565	67.19%
Utility - Fountains	8,000	2,667	3,252	(585)	59.35%
Utility - Irrigation	3,500	1,167	1,757	(590)	49.81%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,000	667	0	667	100.00%
Aquatic Maintenance	21,300	7,100	7,100	0	66.66%
Lake/Pond Bank Maintenance	5,000	1,667	0	1,667	100.00%
Aquatic Plant Replacement	5,000	1,667	0	1,667	100.00%
Stormwater System Maintenance	1,000	333	0	333	100.00%
Miscellaneous Expenses	1,000	333	0	333	100.00%

**Easton Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Other Physical Environment</b>					
Property & Casualty Insurance	5,750	5,750	5,170	580	10.08%
Entry & Walls Maintenance	4,000	1,333	0	1,333	100.00%
Landscape Maintenance	176,364	58,788	40,723	18,065	76.90%
Irrigation Repairs	10,000	3,333	0	3,333	100.00%
Ornamental Lighting & Maintenance	5,000	5,000	4,610	390	7.80%
Landscape Maintenance Supervision	12,000	4,000	4,000	0	66.66%
Rust Prevention	7,140	2,380	2,380	0	66.66%
Landscape Replacement Plants, Shrubs, Trees	25,000	8,333	7,236	1,098	71.05%
Landscape - Mulch	20,000	6,667	0	6,667	100.00%
Holiday Decorations	5,300	5,300	4,800	500	9.43%
Landscape Miscellaneous	2,500	833	0	833	100.00%
Miscellaneous Expenses	2,000	667	0	667	100.00%
<b>Road &amp; Street Facilities</b>					
Sidewalk Repair & Maintenance	3,000	1,000	0	1,000	100.00%
Street Sign Repair & Replacement	1,500	500	0	500	100.00%
<b>Parks &amp; Recreation</b>					
Wildlife Management Services	3,010	1,003	0	1,003	100.00%
<b>Contingency</b>					
Miscellaneous Expenses	500	167	0	167	100.00%
Miscellaneous Contingency	2,279	760	0	760	100.00%
<b>Total Expenditures</b>	<u>526,024</u>	<u>192,531</u>	<u>147,006</u>	<u>45,525</u>	<u>72.05%</u>
<b>Excess Revenues Over/(Under) Expenditures</b>	<u>(55,014)</u>	<u>278,146</u>	<u>328,883</u>	<u>50,737</u>	<u>697.81%</u>
<b>Other Financing Sources (Uses)</b>					
Prior Year	55,014	0	0	0	100.00%
<b>Exc. Rev./Other Over/(Under) Expend./Other</b>	<u>0</u>	<u>278,146</u>	<u>328,883</u>	<u>50,737</u>	<u>0.00%</u>
<b>Fund Balance, Beginning of Period</b>	0	0	175,941	175,941	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>278,146</u>	<u>504,823</u>	<u>226,678</u>	<u>0.00%</u>

**Easton Park Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

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

(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				
Assessments - Tax Roll	<u>470,304</u>	<u>470,304</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>470,304</u>	<u>470,304</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	<u>335,304</u>	<u>166,010</u>	<u>169,294</u>	<u>50.48%</u>
Principal	<u>135,000</u>	<u>0</u>	<u>135,000</u>	<u>100.00%</u>
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	<u>0</u>	<u>593,282</u>	<u>593,282</u>	<u>0.00%</u>
Fund Balance, End of Period	<u>0</u>	<u>897,576</u>	<u>897,576</u>	<u>0.00%</u>

**Easton Park Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess 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**  
**January 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2014</u>
The Bank of Tampa	Money Market Account	\$ 236,805
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	5
<b>Total General Fund Investments</b>		<b>\$ 236,810</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	457,688
<b>Total Debt Service Fund Investments</b>		<b>\$ 880,056</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 1/1/2014 Through 1/31/2014

<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	35,046.47
1/31/2014	Easton Park Homeowners Association of New Tampa, Inc.	OMR0114-1	2,717.09
			<hr/>
Report Balance			37,763.56
			<hr/> <hr/>

**Easton Park Community Development District**

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
OLM, Inc.	1/27/2014	26262	Landscape Inspection	1,000.00
Prager & Co., LLC	1/13/2014	4978	Dissemination Agent Fee FY 13/14	1,000.00
			Total 001 - General Fund	2,000.00
Report Balance				2,000.00

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

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/14.
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 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.