

Easton Park  
Community Development District

Financial Statements  
(Unaudited)

January 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Easton Park Community Development District**

Balance Sheet

As of 1/31/2015

(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	222,303	0	0	222,303	0	0
Investments	247,484	861,491	19,228	1,128,203	0	0
Accounts Receivable	22,260	22,250	0	44,510	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	1,386	0	0	1,386	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>496,671</b>	<b>883,742</b>	<b>19,228</b>	<b>1,399,640</b>	<b>7,546,435</b>	<b>6,240,000</b>
<b>Liabilities</b>						
Accounts Payable	5,015	0	0	5,015	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>5,015</b>	<b>0</b>	<b>0</b>	<b>5,015</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	308,052	287,176	10,628	605,856	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>491,656</b>	<b>883,742</b>	<b>19,228</b>	<b>1,394,625</b>	<b>7,546,435</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>496,671</b>	<b>883,742</b>	<b>19,228</b>	<b>1,399,640</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 1/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	500	167	68	(98)	86.33%
Special Assessments					
Tax Roll	470,510	470,510	477,659	7,149	(1.51)%
<b>Total Revenues</b>	<u>471,010</u>	<u>470,677</u>	<u>477,728</u>	<u>7,051</u>	<u>(1.43)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	9,600	3,200	2,800	400	70.83%
Financial & Administrative					
Administrative Services	7,354	2,451	2,451	0	66.66%
District Management	27,316	9,105	9,105	0	66.66%
District Engineer	3,000	1,000	768	233	74.41%
Disclosure Report	1,000	333	1,000	(667)	0.00%
Trustees Fees	2,500	2,200	2,200	0	12.00%
Financial Consulting Services	5,495	5,165	5,165	0	6.00%
Accounting Services	16,480	5,493	5,493	0	66.66%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Travel	500	167	75	92	85.04%
Miscellaneous Mailings	200	67	0	67	100.00%
Public Officials Liability Insurance	3,261	3,261	2,250	1,011	31.00%
Legal Advertising	500	167	52	115	89.69%
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	2,338	(504)	57.50%
Security Operations					
Misc. Operating Supplies	21,151	7,050	7,532	(482)	64.38%
Security Monitoring Services	3,744	1,248	0	1,248	100.00%
Electric Utility Services					
Street Lights	107,000	35,667	35,214	453	67.08%
Utility - Fountains	10,000	3,333	3,426	(92)	65.74%
Utility - Irrigation	4,500	1,500	1,182	318	73.73%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	333	0	333	100.00%
Aquatic Maintenance	21,300	7,100	7,100	0	66.66%
Lake/Pond Bank Maintenance	2,500	833	0	833	100.00%

**Easton Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	2,500	833	0	833	100.00%
Stormwater System Maintenance	1,000	333	0	333	100.00%
Miscellaneous Expense	1,000	333	0	333	100.00%
Other Physical Environment					
Property Insurance	5,950	5,950	4,640	1,310	22.01%
Entry & Walls Maintenance	2,500	833	0	833	100.00%
Landscape Maintenance	142,863	47,621	53,203	(5,582)	62.75%
Irrigation Repairs	5,000	1,667	7,852	(6,185)	(57.04)%
Ornamental Lighting & Maintenance	2,500	833	90	743	96.40%
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	20,000	6,667	0	6,667	100.00%
Landscape - Mulch	21,120	7,040	0	7,040	100.00%
Annual Flower Program	15,557	5,186	0	5,186	100.00%
Holiday Decorations	9,000	9,000	9,000	0	0.00%
Miscellaneous Expense	2,000	667	186	481	90.70%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,500	500	0	500	100.00%
Street Sign Repair & Replacement	1,500	500	0	500	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	333	0	333	100.00%
Contingency					
Miscellaneous Fees	500	167	0	167	100.00%
Miscellaneous Contingency	2,279	760	0	760	100.00%
<b>Total Expenditures</b>	<b>515,935</b>	<b>187,702</b>	<b>169,676</b>	<b>18,027</b>	<b>67.11%</b>
Excess of Revenue Over (Under) Expenditures	(44,925)	282,974	308,052	25,078	785.70%
Other Financing Sources (Uses)					
Carry Forward Fund Balance Prior Year	44,925	44,925	0	(44,925)	100.00%
<b>Total Other Financing Sources (Uses)</b>	<b>44,925</b>	<b>44,925</b>	<b>0</b>	<b>(44,925)</b>	<b>100.00%</b>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	327,899	308,052	(19,847)	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 1/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
	0	0	183,604	183,604	0.00%
Fund Balance, End of Period	<u>0</u>	<u>327,899</u>	<u>491,656</u>	<u>163,756</u>	<u>0.00%</u>

**Easton Park Community Development District**

## Statement of Revenues and Expenditures

## 200 - Debt Service Fund

From 10/1/2014 Through 1/31/2015

(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	<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>325,304</u>	<u>162,500</u>	<u>162,804</u>	<u>50.04%</u>
Principal	<u>145,000</u>	<u>10,000</u>	<u>135,000</u>	<u>93.10%</u>
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	<u>0</u>	<u>(10,628)</u>	<u>(10,628)</u>	<u>0.00%</u>
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	<u>0</u>	<u>596,566</u>	<u>596,566</u>	<u>0.00%</u>
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 1/31/2015

(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  
January 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2015</u>
The Bank of Tampa	Money Market Account	\$ 7,027
The Bank of Tampa ICS Program:		
The Washington Trust Company of Westerly	Money Market Account	240,457
	<b>Total General Fund Investments</b>	<b><u>\$ 247,484</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	448,053
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 861,491</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 1/1/2015 Through 1/31/2015

<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>44,510.39</u>
Report Balance			<u><u>44,510.39</u></u>

**Easton Park Community Development District**

Summary A/P Ledger

001 - General Fund

From 1/1/2015 Through 1/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Austin Outdoor, LLC	1/9/2015	INV-0000079535	Irrigation Repairs	2,391.79
OLM, Inc.	1/27/2015	27896	Landscape Inspection 01/15	1,000.00
Prager & Co., LLC	1/8/2015	5362	Dissemination Agent Fee FY 14/15	1,000.00
Stahl & Associates, Inc.	1/26/2015	33211	Utility Bond	<u>623.00</u>
			Total 001 - General Fund	5,014.79
Report Balance				<u><u>5,014.79</u></u>

**Easton Park Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/15.
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.