

Easton Park
Community Development District

Financial Statements
(Unaudited)

June 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 6/30/2014

(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	35,137	0	0	35,137	0	0
Investments	267,264	592,080	8,600	867,943	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	2,200	0	0	2,200	0	0
Deposits	2,615	0	0	2,615	0	0
Due From Other Funds	0	4,486	0	4,486	0	0
Amount Available in Debt Service	0	0	0	0	0	596,566
Amount To Be Provided Debt Service	0	0	0	0	0	5,653,434
Fixed Assets	0	0	0	0	7,532,205	0
Total Assets	<u>307,215</u>	<u>596,566</u>	<u>8,600</u>	<u>912,381</u>	<u>7,532,205</u>	<u>6,250,000</u>
Liabilities						
Accounts Payable	17,793	0	0	17,793	0	0
Accrued Expenses Payable	1,386	0	0	1,386	0	0
Due To Other Funds	4,486	0	0	4,486	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	6,250,000
Total Liabilities	<u>23,666</u>	<u>0</u>	<u>0</u>	<u>23,666</u>	<u>0</u>	<u>6,250,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	175,941	593,282	8,600	777,822	7,532,205	0
Net Change in Fund Balance	107,609	3,284	0	110,893	0	0
Total Fund Equity & Other Credits	<u>283,550</u>	<u>596,566</u>	<u>8,600</u>	<u>888,715</u>	<u>7,532,205</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>307,215</u>	<u>596,566</u>	<u>8,600</u>	<u>912,381</u>	<u>7,532,205</u>	<u>6,250,000</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 6/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	500	375	600	225	(19.95)%
Special Assessments					
Assessments - Tax Roll	470,510	470,510	477,519	7,009	(1.48)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,725	2,725	0.00%
Total Revenues	471,010	470,885	480,844	9,959	(2.09)%
Expenditures					
Legislative					
Supervisor Fees	5,000	3,750	4,000	(250)	20.00%
Financial & Administrative					
Administrative Services	7,140	5,355	5,355	0	25.00%
District Management	26,520	19,890	19,890	0	25.00%
District Engineer	3,000	2,250	3,513	(1,263)	(17.08)%
Disclosure Report	5,000	3,750	1,000	2,750	80.00%
Trustees Fees	4,000	4,000	3,770	230	5.74%
Financial Consulting Services	5,335	5,251	5,251	0	1.57%
Accounting Services	16,000	12,000	12,000	0	25.00%
Auditing Services	3,500	2,625	3,500	(875)	0.00%
Arbitrage Rebate Calculation	650	488	0	488	100.00%
Travel Reimbursement	500	375	125	250	75.08%
Miscellaneous Mailings	200	150	0	150	100.00%
Public Officials Liability Insurance	3,261	3,261	2,836	425	13.02%
Legal Advertising	500	375	98	277	80.46%
Bank Fees	100	75	10	65	90.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	375	0	375	100.00%
Legal Counsel					
District Counsel	5,500	4,125	5,411	(1,286)	1.62%
Electric Utility Services					
Street Lights	107,000	80,250	79,846	404	25.37%
Utility - Fountains	8,000	6,000	7,137	(1,137)	10.79%
Utility - Irrigation	3,500	2,625	2,936	(311)	16.12%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,000	1,500	0	1,500	100.00%
Aquatic Maintenance	21,300	15,975	15,975	0	25.00%
Lake/Pond Bank Maintenance	5,000	3,750	21,500	(17,750)	(330.00)%
Aquatic Plant Replacement	5,000	3,750	0	3,750	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 6/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	1,000	750	10,000	(9,250)	(900.00)%
Miscellaneous Expenses	1,000	750	0	750	100.00%
Other Physical Environment					
Property & Casualty Insurance	5,750	5,750	5,170	580	10.08%
Entry & Walls Maintenance	4,000	3,000	0	3,000	100.00%
Landscape Maintenance	176,364	132,273	101,432	30,841	42.48%
Irrigation Repairs	10,000	7,500	1,660	5,840	83.40%
Ornamental Lighting & Maintenance	5,000	5,000	4,610	390	7.80%
Landscape Maintenance Supervision	12,000	9,000	9,000	0	25.00%
Rust Prevention	7,140	5,355	5,355	0	25.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	18,750	25,821	(7,071)	(3.28)%
Landscape - Mulch	20,000	15,000	10,560	4,440	47.20%
Holiday Decorations	5,300	5,300	4,800	500	9.43%
Landscape Miscellaneous	2,500	1,875	0	1,875	100.00%
Miscellaneous Expenses	2,000	1,500	500	1,000	75.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	3,000	2,250	0	2,250	100.00%
Street Sign Repair & Replacement	1,500	1,125	0	1,125	100.00%
Parks & Recreation					
Wildlife Management Services	3,010	2,257	0	2,257	100.00%
Contingency					
Miscellaneous Expenses	500	375	0	375	100.00%
Miscellaneous Contingency	2,279	1,709	0	1,709	100.00%
Total Expenditures	<u>526,024</u>	<u>401,640</u>	<u>373,235</u>	<u>28,405</u>	<u>29.05%</u>
Excess Revenues Over/(Under) Expenditures	(55,014)	69,245	107,609	38,364	295.60%
Other Financing Sources (Uses)					
Prior Year	55,014	0	0	0	100.00%
Excess Revenues/Other Sources over/(under) Expenditures	0	69,245	107,609	38,364	0.00%
Fund Balance, Beginning of Period	0	0	175,941	175,941	0.00%
Fund Balance, End of Period	<u>0</u>	<u>69,245</u>	<u>283,550</u>	<u>214,305</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 6/30/2014

(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	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	332,020	3,284	0.97%
Principal	135,000	135,000	0	0.00%
Total Expenditures	<u>470,304</u>	<u>467,020</u>	<u>3,284</u>	<u>0.70%</u>
Excess Revenues Over/(Under) Expenditures	0	3,284	3,284	0.00%
Exc. Revenues/Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>3,284</u>	<u>3,284</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>596,566</u></u>	<u><u>596,566</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 6/30/2014

(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	0	0	0	0.00%
Exc. Revenues/Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	8,600	8,600	0.00%
Fund Balance, End of Period	<u>0</u>	<u>8,600</u>	<u>8,600</u>	<u>0.00%</u>

Easton Park Community Development District
Investment Summary
June 30, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2014</u>
The Bank of Tampa	Money Market Account	\$ 36,890
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	230,374
Total General Fund Investments		\$ 267,264
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	169,712
Total Debt Service Fund Investments		\$ 592,080
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 8,600
Total Capital Project Fund Investments		\$ 8,600

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 6/1/2014 Through 6/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Austin Outdoor, LLC	6/30/2014	INV-0000062381	Sod Installation	3,000.00
Austin Outdoor, LLC	6/30/2014	INV-0000062382	Sod Installation	4,813.00
Austin Outdoor, LLC	6/30/2014	INV-0000062438	Sod Installation	5,205.00
Grau & Associates	7/1/2014	11921	Audit FY Ended 09/30/13	3,500.00
Molloy & James	7/3/2014	13876	General/Monthly Legal Services 06/14	275.00
OLM, Inc.	6/20/2014	26909	Landscape Inspection	1,000.00
			Total 001 - General Fund	17,793.00
Report Balance				17,793.00

**Easton Park Community Development District
Notes to Unaudited Financial Statements
June 30, 2014**

Balance Sheet

1. Trust statement activity has been recorded through 06/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.