

Easton Park
Community Development District

Financial Statements
(Unaudited)

May 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 5/31/2015

(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
Assets						
Cash In Bank	21,182	0	0	21,182	0	0
Investments	302,711	566,446	19,228	888,384	0	0
Accounts Receivable	10,060	10,056	0	20,116	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	2,773	0	0	2,773	0	0
Amount Available in Debt Service	0	0	0	0	0	576,502
Amount To Be Provided Debt Service	0	0	0	0	0	5,518,499
Fixed Assets	0	0	0	0	7,546,435	0
Total Assets	339,964	576,502	19,228	935,693	7,546,435	6,095,000
Liabilities						
Accounts Payable	913	0	0	913	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	6,095,000
Total Liabilities	913	0	0	913	0	6,095,000
Fund Equity & Other Credits						
Beginning Fund Balance	183,604	596,566	8,600	788,769	7,546,435	0
Net Change in Fund Balance	155,448	(20,064)	10,628	146,012	0	0
Total Fund Equity & Other Credits	339,052	576,502	19,228	934,781	7,546,435	0
Total Liabilities & Fund Equity	339,964	576,502	19,228	935,693	7,546,435	6,095,000

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	500	333	296	(38)	40.86%
Special Assessments					
Tax Roll	470,510	470,510	477,659	7,149	(1.51)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	3,460	3,460	0.00%
Total Revenues	471,010	470,843	481,415	10,572	(2.21)%
Expenditures					
Legislative					
Supervisor Fees	9,600	6,400	4,600	1,800	52.08%
Financial & Administrative					
Administrative Services	7,354	4,903	4,903	0	33.33%
District Management	27,316	18,211	18,211	0	33.33%
District Engineer	3,000	2,000	1,205	795	59.83%
Disclosure Report	1,000	667	1,100	(433)	(10.00)%
Trustees Fees	2,500	2,500	2,200	300	12.00%
Financial Consulting Services	5,495	5,330	5,330	0	3.00%
Accounting Services	16,480	10,987	10,987	0	33.33%
Auditing Services	3,700	0	500	(500)	86.48%
Arbitrage Rebate Calculation	650	433	650	(217)	0.00%
Travel	500	333	125	209	75.08%
Miscellaneous Mailings	200	133	0	133	100.00%
Public Officials Liability Insurance	3,261	3,261	2,250	1,011	31.00%
Legal Advertising	500	333	52	282	89.69%
Bank Fees	100	67	0	67	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	333	0	333	100.00%
Legal Counsel					
District Counsel	5,500	3,667	3,493	174	36.50%
Security Operations					
Misc. Operating Supplies	21,151	14,101	11,117	2,984	47.43%
Security Monitoring Services	3,744	2,496	0	2,496	100.00%
Electric Utility Services					
Street Lights	107,000	71,333	70,586	748	34.03%
Utility - Fountains	10,000	6,667	7,018	(352)	29.81%
Utility - Irrigation	4,500	3,000	2,418	582	46.26%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	667	0	667	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	21,300	14,200	14,200	0	33.33%
Lake/Pond Bank Maintenance	2,500	1,667	0	1,667	100.00%
Aquatic Plant Replacement	2,500	1,667	0	1,667	100.00%
Stormwater System Maintenance	1,000	667	0	667	100.00%
Miscellaneous Expense	1,000	667	0	667	100.00%
Other Physical Environment					
Property Insurance	5,950	5,950	4,640	1,310	22.01%
Entry & Walls Maintenance	2,500	1,667	0	1,667	100.00%
Landscape Maintenance	142,863	95,242	104,284	(9,042)	27.00%
Irrigation Repairs	5,000	3,333	8,622	(5,289)	(72.43)%
Ornamental Lighting & Maintenance	2,500	1,667	90	1,577	96.40%
Landscape Maintenance Supervision	12,000	8,000	6,500	1,500	45.83%
Rust Prevention	7,140	4,760	4,760	0	33.33%
Landscape Replacement Plants, Shrubs, Trees	20,000	13,333	0	13,333	100.00%
Landscape - Mulch	21,120	14,080	17,280	(3,200)	18.18%
Annual Flower Program	15,557	10,371	5,362	5,010	65.53%
Holiday Decorations	9,000	9,000	9,000	0	0.00%
Miscellaneous Expense	2,000	1,333	186	1,147	90.70%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,500	1,000	3,940	(2,940)	(162.66)%
Street Sign Repair & Replacement	1,500	1,000	186	814	87.60%
Parks & Recreation					
Wildlife Management Services	1,000	667	0	667	100.00%
Contingency					
Miscellaneous Fees	500	333	0	333	100.00%
Miscellaneous Contingency	2,279	1,519	0	1,519	100.00%
Total Expenditures	<u>515,935</u>	<u>350,119</u>	<u>325,967</u>	<u>24,151</u>	<u>36.82%</u>
Excess of Revenue Over (Under) Expenditures	<u>(44,925)</u>	<u>120,725</u>	<u>155,448</u>	<u>34,723</u>	<u>446.01%</u>
Other Financing Sources (Uses)					
Carry Forward Fund Balance					
Prior Year	44,925	44,925	0	(44,925)	100.00%
Total Other Financing Sources (Uses)	<u>44,925</u>	<u>44,925</u>	<u>0</u>	<u>(44,925)</u>	<u>100.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 5/31/2015

(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>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	165,650	155,448	(10,202)	0.00%
Fund Balance, Beginning of Period	0	0	183,604	183,604	0.00%
Fund Balance, End of Period	<u>0</u>	<u>165,650</u>	<u>339,052</u>	<u>173,402</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 5/31/2015

(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	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	324,740	564	0.17%
Principal	145,000	155,000	(10,000)	(6.89)%
Total Expenditures	<u>470,304</u>	<u>479,740</u>	<u>(9,436)</u>	<u>(2.01)%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(9,436)</u>	<u>(9,436)</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>(20,064)</u>	<u>(20,064)</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>576,502</u></u>	<u><u>576,502</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 5/31/2015

(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
May 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2015</u>
The Bank of Tampa	Money Market Account	\$ 62,060
The Bank of Tampa ICS Program:		
Mutual of Omaha Bank	Money Market Account	240,651
	Total General Fund Investments	<u>\$ 302,711</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 412,776
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	153,008
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	662
	Total Debt Service Fund Investments	<u>\$ 566,446</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 5/1/2015 Through 5/31/2015

<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>20,116.03</u>
Report Balance			<u><u>20,116.03</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 5/1/2015 Through 5/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Grau & Associates	5/1/2015	13057	Audit FY Ended 09/30/14	500.00
Molloy & James	5/21/2015	14539	General/Monthly Legal Services 05/15	412.50
			Total 001 - General Fund	912.50
Report Balance				912.50

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/15.
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.
4. Payment for Invoice #FY14-15 totaling \$20,116.03 was received in June 2015.