

Easton Park
Community Development District

Financial Statements
(Unaudited)

November 30, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 11/30/2013

(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	34,452	0	0	34,452	0	0
Investments	106,734	452,550	8,600	567,884	0	0
Accounts Receivable	445,220	445,026	0	890,246	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
Total Assets	<u>589,021</u>	<u>897,576</u>	<u>8,600</u>	<u>1,495,196</u>	<u>7,532,205</u>	<u>6,385,000</u>
Liabilities						
Accounts Payable	16,267	0	0	16,267	0	0
Accrued Expenses Payable	1,165	0	0	1,165	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
Total Liabilities	<u>17,432</u>	<u>0</u>	<u>0</u>	<u>17,432</u>	<u>0</u>	<u>6,385,000</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	395,648	304,294	0	699,942	0	0
Total Fund Equity & Other Credits	<u>571,589</u>	<u>897,576</u>	<u>8,600</u>	<u>1,477,764</u>	<u>7,532,205</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>589,021</u>	<u>897,576</u>	<u>8,600</u>	<u>1,495,196</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 11/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	500	83	60	(23)	87.96%
Special Assessments					
Assessments - Tax Roll	470,510	470,510	475,753	5,243	(1.11)%
Total Revenues	471,010	470,593	475,814	5,220	(1.02)%
Expenditures					
Legislative					
Supervisor Fees	5,000	833	1,200	(367)	76.00%
Financial & Administrative					
Administrative Services	7,140	1,190	1,190	0	83.33%
District Management	26,520	4,420	4,420	0	83.33%
District Engineer	3,000	500	0	500	100.00%
Disclosure Report	5,000	833	0	833	100.00%
Trustees Fees	4,000	2,199	2,199	0	45.02%
Financial Consulting Services	5,335	5,056	5,056	0	5.23%
Accounting Services	16,000	2,667	2,667	0	83.33%
Auditing Services	3,500	583	0	583	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Travel Reimbursement	500	83	50	34	90.03%
Miscellaneous Mailings	200	33	0	33	100.00%
Public Officials Liability Insurance	3,261	3,261	2,836	425	13.02%
Legal Advertising	500	83	0	83	100.00%
Bank Fees	100	17	0	17	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	83	0	83	100.00%
Legal Counsel					
District Counsel	5,500	917	990	(73)	82.00%
Electric Utility Services					
Street Lights	107,000	17,833	17,650	183	83.50%
Utility - Fountains	8,000	1,333	1,640	(306)	79.50%
Utility - Irrigation	3,500	583	637	(53)	81.80%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,000	333	0	333	100.00%
Aquatic Maintenance	21,300	3,550	3,550	0	83.33%
Lake/Pond Bank Maintenance	5,000	833	0	833	100.00%
Aquatic Plant Replacement	5,000	833	0	833	100.00%
Stormwater System Maintenance	1,000	167	0	167	100.00%
Miscellaneous Expenses	1,000	167	0	167	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Other Physical Environment					
Property & Casualty Insurance	5,750	5,750	5,170	580	10.08%
Entry & Walls Maintenance	4,000	667	0	667	100.00%
Landscape Maintenance	176,364	29,394	22,606	6,788	87.18%
Irrigation Repairs	10,000	1,667	0	1,667	100.00%
Ornamental Lighting & Maintenance	5,000	5,000	4,610	390	7.80%
Landscape Maintenance Supervision	12,000	2,000	2,000	0	83.33%
Rust Prevention	7,140	1,190	1,190	0	83.33%
Landscape Replacement Plants, Shrubs, Trees	25,000	4,167	330	3,837	98.68%
Landscape - Mulch	20,000	3,333	0	3,333	100.00%
Holiday Decorations	5,300	2,650	0	2,650	100.00%
Landscape Miscellaneous	2,500	417	0	417	100.00%
Miscellaneous Expenses	2,000	333	0	333	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	3,000	500	0	500	100.00%
Street Sign Repair & Replacement	1,500	250	0	250	100.00%
Parks & Recreation					
Wildlife Management Services	3,010	502	0	502	100.00%
Contingency					
Miscellaneous Expenses	500	83	0	83	100.00%
Miscellaneous Contingency	2,279	380	0	380	100.00%
Total Expenditures	526,024	106,958	80,165	26,793	84.76%
Excess Revenues Over/(Under) Expenditures	(55,014)	363,635	395,648	32,013	819.17%
Other Financing Sources (Uses)					
Carry Forward of Fund Balance					
Prior Year	55,014	0	0	0	100.00%
Total Other Financing Sources (Uses)	55,014	0	0	0	100.00%
Exc. Rev./Other Over/(Under) Expend./Other	0	363,635	395,648	32,013	0.00%
Fund Balance, Beginning of Period	0	0	175,941	175,941	0.00%
Fund Balance, End of Period	0	363,635	571,589	207,953	0.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
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	166,010	(169,294)	(50.48)%
Principal	135,000	0	(135,000)	(100.00)%
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	0	593,282	593,282	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>897,576</u></u>	<u><u>897,576</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 11/30/2013

(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
November 30, 2013

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2013</u>
The Bank of Tampa	Money Market Account	\$ 106,729
The Bank of Tampa ICS Program: Bangor Savings Bank	Money Market Account	5
	Total General Fund Investments	\$ 106,734
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	30,182
	Total Debt Service Fund Investments	\$ 452,550
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/R Ledger

From 11/1/2013 Through 11/30/2013

<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	<u>890,245.84</u>
Report Balance			<u><u>890,245.84</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2013 Through 11/30/2013

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquagenix	11/1/2013	1203304	Monthly Aquatic Mgmt Svc 11/13	1,775.00
Austin Outdoor, LLC	10/31/2013	INV-0000046527	Plant Installation	330.00
Austin Outdoor, LLC	11/1/2013	INV-0000045660	Monthly Maintenance 11/13	11,905.24
Austin Outdoor, LLC	11/1/2013	INV-0000045661	Monthly Maintenance 11/13	1,386.49
Molloy & James	11/20/2013	13390	General/Monthly Legal Services 11/13	275.00
Rust-Off Inc.	11/15/2013	123096	Rust Prevention Maintenance 11/13	595.00
			Total 001 - General Fund	16,266.73
Report Balance				16,266.73

**Easton Park Community Development District
Notes to Unaudited Financial Statements
November 30, 2013**

Balance Sheet

1. Trust statement activity has been recorded through 11/30/13.
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.
4. Payment for Invoice #FY13-14 for \$209,064.62 was received in December 2013.