

Easton Park
Community Development District

Financial Statements
(Unaudited)

November 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 11/30/2014

(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	357,737	0	0	357,737	0	0
Investments	77,459	413,438	19,228	510,124	0	0
Accounts Receivable	317,765	317,626	0	635,391	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	2,615	0	0	2,615	0	0
Due From Other Funds	0	152,678	0	152,678	0	0
Due From Other	2,426	0	0	2,426	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	7,532,205	0
Total Assets	<u>758,001</u>	<u>883,742</u>	<u>19,228</u>	<u>1,660,970</u>	<u>7,532,205</u>	<u>6,240,000</u>
Liabilities						
Accounts Payable	28,645	0	0	28,645	0	0
Accrued Expenses Payable	438	0	0	438	0	0
Due To Other Funds	152,678	0	0	152,678	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	6,240,000
Total Liabilities	<u>181,761</u>	<u>0</u>	<u>0</u>	<u>181,761</u>	<u>0</u>	<u>6,240,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	183,604	596,566	8,600	788,769	7,532,205	0
Net Change in Fund Balance	392,636	287,176	10,628	690,440	0	0
Total Fund Equity & Other Credits	<u>576,240</u>	<u>883,742</u>	<u>19,228</u>	<u>1,479,209</u>	<u>7,532,205</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>758,001</u>	<u>883,742</u>	<u>19,228</u>	<u>1,660,970</u>	<u>7,532,205</u>	<u>6,240,000</u>

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	500	83	43	(40)	91.32%
Special Assessments					
Tax Roll	470,510	470,510	477,646	7,136	(1.51)%
Total Revenues	<u>471,010</u>	<u>470,593</u>	<u>477,690</u>	<u>7,096</u>	<u>(1.42)%</u>
Expenditures					
Legislative					
Supervisor Fees	9,600	1,600	2,000	(400)	79.16%
Financial & Administrative					
Administrative Services	7,354	1,226	1,226	0	83.33%
District Management	27,316	4,553	4,553	0	83.33%
District Engineer	3,000	500	768	(268)	74.41%
Disclosure Report	1,000	167	0	167	100.00%
Trustees Fees	2,500	2,200	2,200	0	12.00%
Financial Consulting Services	5,495	5,083	5,083	0	7.50%
Accounting Services	16,480	2,747	2,747	0	83.33%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Travel	500	83	50	34	90.03%
Miscellaneous Mailings	200	33	0	33	100.00%
Public Officials Liability Insurance	3,261	3,261	2,250	1,011	31.00%
Legal Advertising	500	83	52	32	89.69%
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	1,650	(733)	70.00%
Security Operations					
Misc. Operating Supplies	21,151	3,525	7,532	(4,007)	64.38%
Security Monitoring Services	3,744	624	0	624	100.00%
Electric Utility Services					
Street Lights	107,000	17,833	17,645	188	83.50%
Utility - Fountains	10,000	1,667	1,337	330	86.63%
Utility - Irrigation	4,500	750	412	338	90.85%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	167	0	167	100.00%
Aquatic Maintenance	21,300	3,550	3,550	0	83.33%
Lake/Pond Bank Maintenance	2,500	417	0	417	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	2,500	417	0	417	100.00%
Stormwater System Maintenance	1,000	167	0	167	100.00%
Miscellaneous Expense	1,000	167	0	167	100.00%
Other Physical Environment					
Property Insurance	5,950	5,950	4,640	1,310	22.01%
Entry & Walls Maintenance	2,500	417	0	417	100.00%
Landscape Maintenance	142,863	23,811	23,810	0	83.33%
Irrigation Repairs	5,000	833	0	833	100.00%
Ornamental Lighting & Maintenance	2,500	417	0	417	100.00%
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	20,000	3,333	0	3,333	100.00%
Landscape - Mulch	21,120	3,520	0	3,520	100.00%
Annual Flower Program	15,557	2,593	0	2,593	100.00%
Holiday Decorations	9,000	0	0	0	100.00%
Miscellaneous Expense	2,000	333	186	147	90.70%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,500	250	0	250	100.00%
Street Sign Repair & Replacement	1,500	250	0	250	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	167	0	167	100.00%
Contingency					
Miscellaneous Fees	500	83	0	83	100.00%
Miscellaneous Contingency	2,279	380	0	380	100.00%
Total Expenditures	515,935	97,644	85,053	12,591	83.51%
Excess of Revenue Over (Under) Expenditures	(44,925)	372,949	392,636	19,687	973.98%
Other Financing Sources (Uses)					
Carry Forward Fund Balance					
Prior Year	44,925	44,925	0	(44,925)	100.00%
Total Other Financing Sources (Uses)	44,925	44,925	0	(44,925)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	417,874	392,636	(25,238)	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 11/30/2014

(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>417,874</u>	<u>576,240</u>	<u>158,366</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 11/30/2014

(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				
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	162,500	162,804	50.04%
Principal	145,000	10,000	135,000	93.10%
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	0	(10,628)	(10,628)	0.00%
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	0	596,566	596,566	0.00%
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 11/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess 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
November 30, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2014</u>
The Bank of Tampa	Money Market Account	\$ 77,016
The Bank of Tampa ICS Program: The Washington Trust Company of Westerly	Money Market Account	443
	Total General Fund Investments	<u>\$ 77,459</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 413,438
	Total Debt Service Fund Investments	<u>\$ 413,438</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 11/1/2014 Through 11/30/2014

<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>635,390.57</u>
Report Balance			<u><u>635,390.57</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2014 Through 11/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquagenix	11/1/2014	1232025	Monthly Aquatic Mgmt Svc 11/14	1,775.00
Arnold Sails	11/18/2014	AS111814	Board of Supervisors Meeting 11/18/14	200.00
Austin Outdoor, LLC	11/1/2014	INV-0000072661	Monthly Maintenance 11/14	11,905.24
Austin Outdoor, LLC	11/1/2014	INV-0000072662	HOA Monthly Maintenance - 11/14	1,386.49
Elizabeth Anne Stratigeas	11/18/2014	BS111814	Board of Supervisors Meeting 11/18/14	200.00
Heidt Design LLC	10/31/2014	14122	Engineering Services 10/14	330.00
Lee Thompson	11/18/2014	LT111814	Board of Supervisors Meeting 11/18/14	224.92
Lisa Murphy	11/18/2014	LM111814	Board of Supervisors Meeting 11/18/14	200.00
Molloy & James	12/1/2014	14194	General/Monthly Legal Services 11/14	412.50
OLM, Inc.	11/24/2014	27671	Landscape Inspection 11/14	1,000.00
Paul Meier	11/18/2014	PM111814	Board of Supervisors Meeting 11/18/14	200.00
Rust-Off Inc.	11/15/2014	127620	Rust Prevention Maintenance 11/14	595.00
Tampa Electric Company	11/13/2014	TECO Summary 10/14	Summary Bill 10/14	10,164.59
Times Publishing Company	11/26/2014	37017	Legal Advertising #119371 11/14	51.52
			Total 001 - General Fund	28,645.26
Report Balance				28,645.26

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

Balance Sheet

1. Trust statement activity has been recorded through 11/30/14.
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 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. Payments for Invoice #FY14-15 totaling \$83,773.66 were received in December 2014.