

Easton Park
Community Development District

Financial Statements
(Unaudited)

October 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 10/31/2013

(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	24,251	0	0	24,251	0	0
Investments	106,709	593,282	8,600	708,590	0	0
Accounts Receivable	470,509	470,304	0	940,813	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	1,063,586
Amount To Be Provided Debt Service	0	0	0	0	0	5,321,414
Fixed Assets	0	0	0	0	7,532,205	0
Total Assets	<u>604,084</u>	<u>1,063,586</u>	<u>8,600</u>	<u>1,676,269</u>	<u>7,532,205</u>	<u>6,385,000</u>
Liabilities						
Accounts Payable	175	0	0	175	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	6,385,000
Total Liabilities	<u>175</u>	<u>0</u>	<u>0</u>	<u>175</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	427,969	470,304	0	898,273	0	0
Total Fund Equity & Other Credits	<u>603,909</u>	<u>1,063,586</u>	<u>8,600</u>	<u>1,676,094</u>	<u>7,532,205</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>604,084</u>	<u>1,063,586</u>	<u>8,600</u>	<u>1,676,269</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 10/31/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	500	42	35	(7)	93.04%
Special Assessments					
Assessments - Tax Roll	470,510	470,510	475,753	5,243	(1.11)%
Total Revenues	471,010	470,552	475,788	5,236	(1.01)%
Expenditures					
Legislative					
Supervisor Fees	5,000	417	600	(183)	88.00%
Financial & Administrative					
Administrative Services	7,140	595	595	0	91.66%
District Management	26,520	2,210	2,210	0	91.66%
District Engineer	3,000	250	0	250	100.00%
Disclosure Report	5,000	417	0	417	100.00%
Trustees Fees	4,000	2,199	2,199	0	45.02%
Financial Consulting Services	5,335	5,028	5,028	0	5.75%
Accounting Services	16,000	1,333	1,333	0	91.66%
Auditing Services	3,500	292	0	292	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Travel Reimbursement	500	42	25	17	95.01%
Miscellaneous Mailings	200	17	0	17	100.00%
Public Officials Liability Insurance	3,261	3,261	2,836	425	13.02%
Legal Advertising	500	42	0	42	100.00%
Bank Fees	100	8	0	8	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	42	0	42	100.00%
Legal Counsel					
District Counsel	5,500	458	550	(92)	90.00%
Electric Utility Services					
Street Lights	107,000	8,917	8,825	92	91.75%
Utility - Fountains	8,000	667	753	(87)	90.58%
Utility - Irrigation	3,500	292	226	66	93.55%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,000	167	0	167	100.00%
Aquatic Maintenance	21,300	1,775	1,775	0	91.66%
Lake/Pond Bank Maintenance	5,000	417	0	417	100.00%
Aquatic Plant Replacement	5,000	417	0	417	100.00%
Stormwater System Maintenance	1,000	83	0	83	100.00%
Miscellaneous Expenses	1,000	83	0	83	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 10/31/2013

(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	333	0	333	100.00%
Landscape Maintenance	176,364	14,697	9,314	5,383	94.71%
Irrigation Repairs	10,000	833	0	833	100.00%
Ornamental Lighting & Maintenance	5,000	5,000	4,610	390	7.80%
Landscape Maintenance Supervision	12,000	1,000	1,000	0	91.66%
Rust Prevention	7,140	595	595	0	91.66%
Landscape Replacement Plants, Shrubs, Trees	25,000	2,083	0	2,083	100.00%
Landscape - Mulch	20,000	1,667	0	1,667	100.00%
Holiday Decorations	5,300	0	0	0	100.00%
Landscape Miscellaneous	2,500	208	0	208	100.00%
Miscellaneous Expenses	2,000	167	0	167	100.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	3,000	250	0	250	100.00%
Street Sign Repair & Replacement	1,500	125	0	125	100.00%
Parks & Recreation					
Wildlife Management Services	3,010	251	0	251	100.00%
Contingency					
Miscellaneous Expenses	500	42	0	42	100.00%
Miscellaneous Contingency	2,279	190	0	190	100.00%
Total Expenditures	526,024	62,846	47,820	15,027	90.91%
Excess Revenues Over/(Under) Expenditures	(55,014)	407,705	427,969	20,263	877.92%
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	407,705	427,969	20,263	0.00%
Fund Balance, Beginning of Period	0	0	175,941	175,941	0.00%
Fund Balance, End of Period	0	407,705	603,909	196,204	0.00%

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 10/31/2013

(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	0	(335,304)	(100.00)%
Principal	135,000	0	(135,000)	(100.00)%
Total Expenditures	<u>470,304</u>	<u>0</u>	<u>470,304</u>	<u>100.00%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>470,304</u>	<u>(470,304)</u>	<u>0.00%</u>
Exc. Revenues/Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>470,304</u>	<u>(470,304)</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>1,063,586</u></u>	<u><u>1,063,586</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 10/31/2013

(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
October 31, 2013

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2013</u>
The Bank of Tampa	Money Market Account	\$ 106,704
The Bank of Tampa ICS Program: Mutual of Omaha Bank	Money Market Account	5
	Total General Fund Investments	\$ 106,709
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	170,914
	Total Debt Service Fund Investments	\$ 593,282
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 10/1/2013 Through 10/31/2013

<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>940,813.34</u>
Report Balance			<u>940,813.34</u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2013 Through 10/31/2013

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Department of Economic Opportunity	10/1/2013	29416	Special District Fee FY 13/14	175.00
			Total 001 - General Fund	175.00
Report Balance				175.00

Easton Park Community Development District
Notes to Unaudited Financial Statements
October 31, 2013

Balance Sheet

1. Trust statement activity has been recorded through 10/31/13.
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.