

Easton Park
Community Development District

Financial Statements
(Unaudited)

September 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 9/30/2014

(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	49,221	0	0	49,221	0	0
Investments	137,415	596,566	8,600	742,581	0	0
Accounts Receivable	4,159	0	0	4,159	0	0
Prepaid Expenses	9,090	0	0	9,090	0	0
Deposits	2,615	0	0	2,615	0	0
Due From Other Funds	0	0	0	0	0	0
Due From Other	0	0	0	0	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	202,501	596,566	8,600	807,666	7,532,205	6,250,000
Liabilities						
Accounts Payable	6,992	0	0	6,992	0	0
Accrued Expenses Payable	11,905	0	0	11,905	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	6,250,000
Total Liabilities	18,897	0	0	18,897	0	6,250,000
Fund Equity & Other Credits						
Beginning Fund Balance	175,941	593,282	8,600	777,822	7,532,205	0
Net Change in Fund Balance	7,663	3,284	0	10,947	0	0
Total Fund Equity & Other Credits	183,604	596,566	8,600	788,769	7,532,205	0
Total Liabilities & Fund Equity	202,501	596,566	8,600	807,666	7,532,205	6,250,000

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 9/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	500	500	751	251	(50.27)%
Special 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	471,010	480,995	9,985	(2.12)%
Expenditures					
Legislative					
Supervisor Fees	5,000	5,000	5,800	(800)	(16.00)%
Financial & Administrative					
Administrative Services	7,140	7,140	7,140	0	0.00%
District Management	26,520	26,520	26,520	0	0.00%
District Engineer	3,000	3,000	3,513	(513)	(17.08)%
Disclosure Report	5,000	5,000	1,000	4,000	80.00%
Trustees Fees	4,000	4,000	3,770	230	5.74%
Financial Consulting Services	5,335	5,335	5,335	0	0.00%
Accounting Services	16,000	16,000	16,000	0	0.00%
Auditing Services	3,500	3,500	3,500	0	0.00%
Arbitrage Rebate Calculation	650	650	650	0	0.00%
Travel	500	500	150	350	70.09%
Miscellaneous Mailings	200	200	0	200	100.00%
Public Officials Liability Insurance	3,261	3,261	2,836	425	13.02%
Legal Advertising	500	500	286	214	42.74%
Bank Fees	100	100	10	90	90.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	500	0	500	100.00%
Legal Counsel					
District Counsel	5,500	5,500	7,776	(2,276)	(41.37)%
Electric Utility Services					
Street Lights	107,000	107,000	106,314	686	0.64%
Utility - Fountains	8,000	8,000	9,334	(1,334)	(16.67)%
Utility - Irrigation	3,500	3,500	3,622	(122)	(3.49)%
Stormwater Control					
Fountain Service Repairs & Maintenance	2,000	2,000	0	2,000	100.00%
Aquatic Maintenance	21,300	21,300	21,300	0	0.00%
Lake/Pond Bank Maintenance	5,000	5,000	21,500	(16,500)	(330.00)%
Aquatic Plant Replacement	5,000	5,000	0	5,000	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 9/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	1,000	1,000	10,000	(9,000)	(900.00)%
Miscellaneous Expense	1,000	1,000	0	1,000	100.00%
Other Physical Environment					
Property & Casualty Insurance	5,750	5,750	5,170	580	10.08%
Entry & Walls Maintenance	4,000	4,000	0	4,000	100.00%
Landscape Maintenance	176,364	176,364	135,668	40,696	23.07%
Irrigation Repairs	10,000	10,000	3,259	6,741	67.41%
Ornamental Lighting & Maintenance	5,000	5,000	4,610	390	7.80%
Landscape Maintenance Supervision	12,000	12,000	12,000	0	0.00%
Rust Prevention	7,140	7,140	7,140	0	0.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	25,000	25,821	(821)	(3.28)%
Landscape - Mulch	20,000	20,000	10,560	9,440	47.20%
Holiday Decorations	5,300	5,300	4,800	500	9.43%
Landscape Miscellaneous	2,500	2,500	0	2,500	100.00%
Miscellaneous Expense	2,000	2,000	660	1,340	67.00%
Road & Street Facilities					
Sidewalk Repair & Maintenance	3,000	3,000	0	3,000	100.00%
Street Sign Repair & Replacement	1,500	1,500	0	1,500	100.00%
Parks & Recreation					
Wildlife Management Services	3,010	3,010	0	3,010	100.00%
Contingency					
Miscellaneous Expense	500	500	0	500	100.00%
Miscellaneous Contingency	2,279	2,279	7,115	(4,836)	(212.19)%
Total Expenditures	<u>526,024</u>	<u>526,024</u>	<u>473,332</u>	<u>52,692</u>	<u>10.02%</u>
Excess of Revenue Over (Under) Expenditures	(55,014)	(55,014)	7,663	62,677	113.92%
Other Financing Sources (Uses)					
Prior Year	55,014	55,014	0	(55,014)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	7,663	7,663	0.00%
Fund Balance, Beginning of Period	0	0	175,941	175,941	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>183,604</u></u>	<u><u>183,604</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 9/30/2014

(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	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 of Revenue Over (Under) Expenditures	<u>0</u>	<u>3,284</u>	<u>3,284</u>	<u>0.00%</u>
Excess of Rev./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>0</u>	<u>596,566</u>	<u>596,566</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 9/30/2014

(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>
Excess of Rev./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>0</u>	<u>8,600</u>	<u>8,600</u>	<u>0.00%</u>

Easton Park Community Development District
Investment Summary
September 30, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2014</u>
The Bank of Tampa	Money Market Account	\$ 136,973
The Bank of Tampa ICS Program:		
The Washington Trust Company of Westerly	Money Market Account	442
	Total General Fund Investments	<u>\$ 137,415</u>
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	174,198
	Total Debt Service Fund Investments	<u>\$ 596,566</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 8,600
	Total Capital Project Fund Investments	<u>\$ 8,600</u>

Easton Park Community Development District

Summary A/R Ledger

From 9/1/2014 Through 9/30/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/30/2014	Easton Park Homeowners Association of New Tampa, Inc.	OMR0914-1	4,159.47
Report Balance			4,159.47

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2014 Through 9/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquagenix	9/1/2014	1226564	Monthly Aquatic Mgmt Svc 09/14	1,775.00
Austin Outdoor, LLC	9/1/2014	INV-0000069069	Monthly Maintenance 09/14	1,386.49
Austin Outdoor, LLC	9/30/2014	INV-0000070408	Fence Repair	160.00
Austin Outdoor, LLC	9/30/2014	INV-0000071071	Irrigation Repairs	1,598.77
Molloy & James	9/19/2014	14031	General/Monthly Legal Services 09/14	412.50
OLM, Inc.	9/22/2014	27332	Landscape Inspection 09/14	1,000.00
Rust-Off Inc.	9/15/2014	126883	Rust Prevention Maintenance 09/14	595.00
Times Publishing Company	9/30/2014	I1004221547-0928	Legal Advertising #1000425263 09/14	64.06
			Total 001 - General Fund	6,991.82
Report Balance				6,991.82

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.