

Channing Park
Community Development District

Financial Statements
(Unaudited)

September 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Channing Park Community Development District

Balance Sheet

As of 9/30/2015

(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	24,877	0	0	24,877	0	0
Investments	178,518	594,551	31,922	804,992	0	0
Accounts Receivable	0	0	0	0	0	0
Bond Prepayments Receivable	0	0	0	0	0	0
Prepaid Expenses	6,269	0	0	6,269	0	0
Deposits	16,000	0	0	16,000	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	594,551
Amount To Be Provided Debt Service	0	0	0	0	0	1,860,449
Fixed Assets	0	0	0	0	2,682,155	0
Total Assets	225,664	594,551	31,922	852,138	2,682,155	2,455,000
Liabilities						
Accounts Payable	6,306	0	0	6,306	0	0
Accrued Expenses Payable	3,938	0	0	3,938	0	0
Other Current Liabilities	0	0	0	0	0	0
Deferred Revenue	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	2,455,000
Total Liabilities	10,245	0	0	10,245	0	2,455,000
Fund Equity & Other Credits						
Beginning Fund Balance	198,961	387,610	30,401	616,972	2,682,155	0
Net Change in Fund Balance	16,459	206,942	1,521	224,921	0	0
Total Fund Equity & Other Credits	215,420	594,551	31,922	841,893	2,682,155	0
Total Liabilities & Fund Equity	225,664	594,551	31,922	852,138	2,682,155	2,455,000

See Notes to Unaudited Financial Statements

Channing Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	114	114	0.00%
Special Assessments					
Tax Roll	165,000	165,000	170,386	5,386	(3.26)%
Total Revenues	<u>165,000</u>	<u>165,000</u>	<u>170,500</u>	<u>5,500</u>	<u>(3.33)%</u>
Expenditures					
Legislative					
Supervisor Fees	0	0	600	(600)	0.00%
Financial & Administrative					
Administrative Services	6,250	6,250	6,250	0	0.00%
District Management	18,750	18,750	18,750	0	0.00%
District Engineer	5,000	5,000	3,435	1,565	31.30%
Disclosure Report	5,000	5,000	5,750	(750)	(15.00)%
Trustees Fees	3,800	3,800	3,770	31	0.80%
Financial Consulting Services	8,750	8,750	8,750	0	0.00%
Accounting Services	15,000	15,000	15,000	0	0.00%
Auditing Services	3,500	3,500	3,000	500	14.28%
Arbitrage Rebate Calculation	650	650	650	0	0.00%
Public Officials Liability Insurance	3,589	3,589	2,998	591	16.45%
Legal Advertising	500	500	639	(139)	(27.83)%
Bank Fees	275	275	5	270	98.18%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	500	0	500	100.00%
Website Fees & Maintenance	0	0	1,500	(1,500)	0.00%
Legal Counsel					
District Counsel	7,500	7,500	5,160	2,340	31.20%
Electric Utility Services					
Street Lights	80,000	80,000	75,214	4,786	5.98%
Other Physical Environment					
General Liability Insurance	1,000	1,000	895	105	10.50%
Contingency					
Miscellaneous Contingency	4,761	4,761	1,500	3,261	68.49%
Total Expenditures	<u>165,000</u>	<u>165,000</u>	<u>154,041</u>	<u>10,959</u>	<u>6.64%</u>
Excess of Revenues Over (Under) Expenditures	0	0	16,459	16,459	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	16,459	16,459	0.00%
Fund Balance, Beginning of Period	0	0	198,961	198,961	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>215,420</u>	<u>215,420</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

Channing Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 9/30/2015

(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				
Debt Service Prepayments	0	524,427	524,427	0.00%
Tax Roll	231,006	227,568	(3,437)	(1.48)%
Total Revenues	<u>231,006</u>	<u>751,995</u>	<u>520,990</u>	<u>225.53%</u>
Expenditures				
Debt Service				
Interest	171,006	148,533	22,473	13.14%
Principal	60,000	395,000	(335,000)	(558.33)%
Total Expenditures	<u>231,006</u>	<u>543,533</u>	<u>(312,527)</u>	<u>(135.29)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>208,463</u>	<u>208,463</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(1,521)	(1,521)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>206,942</u>	<u>206,942</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	387,610	387,610	0.00%
Fund Balance, End of Period	<u>0</u>	<u>594,551</u>	<u>594,551</u>	<u>0.00%</u>

Channing Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 9/30/2015

(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 Revenues Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	1,521	1,521	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,521	1,521	0.00%
Fund Balance, Beginning of Period	0	30,401	30,401	0.00%
Fund Balance, End of Period	<u>0</u>	<u>31,922</u>	<u>31,922</u>	<u>0.00%</u>

Channing Park Community Development District
Investment Summary
September 30, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2015</u>
SunTrust Bank	Money Market Account	\$ 178,518
	Total General Fund Investments	<u>\$ 178,518</u>
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	\$ 346,489
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	153,501
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	94,561
	Total Debt Service Fund Investments	<u>\$ 594,551</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 31,922
	Total Capital Project Fund Investments	<u>\$ 31,922</u>

Channing Park Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2015 Through 9/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
TECO	9/28/2015	1935 0703991 9/15	Channing Park Lts 9/15	<u>6,306.04</u>
			Total 001 - General Fund	<u>6,306.04</u>
Report Balance				<u><u>6,306.04</u></u>

**Channing Park Community Development District
Notes to Unaudited Financial Statements
September 30, 2015**

Balance Sheet

1. Trust statement activity has been recorded through 09/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.