

Channing Park  
Community Development District

Financial Statements  
(Unaudited)

September 30, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Channing Park Community Development District**

Balance Sheet

As of 9/30/2016

(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
<b>Assets</b>						
Cash In Bank	53,581	0	0	53,581	0	0
Investments	168,586	327,420	4,155	500,161	0	0
Accounts Receivable	0	0	0	0	0	0
Bond Prepayments Receivable	0	0	0	0	0	0
Prepaid Expenses	9,885	0	0	9,885	0	0
Deposits	0	0	0	0	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	327,420
Amount To Be Provided Debt Service	0	0	0	0	0	1,592,580
Fixed Assets	0	0	0	0	2,682,155	0
<b>Total Assets</b>	<u>232,052</u>	<u>327,420</u>	<u>4,155</u>	<u>563,627</u>	<u>2,682,155</u>	<u>1,920,000</u>
<b>Liabilities</b>						
Accounts Payable	2,077	0	0	2,077	0	0
Accrued Expenses Payable	8,229	0	0	8,229	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	1,920,000
<b>Total Liabilities</b>	<u>10,306</u>	<u>0</u>	<u>0</u>	<u>10,306</u>	<u>0</u>	<u>1,920,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	211,688	594,551	31,922	838,161	2,682,155	0
Net Change in Fund Balance	10,058	(267,131)	(27,767)	(284,840)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>221,746</u>	<u>327,420</u>	<u>4,155</u>	<u>553,321</u>	<u>2,682,155</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>232,052</u>	<u>327,420</u>	<u>4,155</u>	<u>563,627</u>	<u>2,682,155</u>	<u>1,920,000</u>

See Notes to Unaudited Financial Statements

**Channing Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Total Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	68	68	0 %
Special Assessments					
Tax Roll	165,000	165,000	176,553	11,553	7 %
<b>Total Revenues</b>	<b>165,000</b>	<b>165,000</b>	<b>176,621</b>	<b>11,621</b>	<b>7 %</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	2,400	2,400	1,200	1,200	50 %
Financial & Administrative					
Administrative Services	5,400	5,400	5,400	0	0 %
District Management	19,900	19,900	19,900	0	0 %
District Engineer	5,000	5,000	2,805	2,195	44 %
Disclosure Report	5,000	5,000	1,500	3,500	70 %
Trustees Fees	3,800	3,800	3,769	31	1 %
Financial Consulting Services	10,000	10,000	10,000	(0)	(0)%
Accounting Services	15,000	15,000	15,000	0	0 %
Auditing Services	3,200	3,200	3,200	0	0 %
Arbitrage Rebate Calculation	650	650	500	150	23 %
Public Officials Liability Insurance	3,500	3,500	3,500	0	0 %
Legal Advertising	500	500	1,160	(660)	(132)%
Dues, Licenses & Fees	175	175	175	0	0 %
Miscellaneous Fees	275	275	0	275	100 %
Website Fees & Maintenance	1,200	1,200	1,200	0	0 %
Legal Counsel					
District Counsel	5,000	5,000	17,142	(12,142)	(243)%
Electric Utility Services					
Utility Services	80,000	80,000	73,881	6,119	8 %
Other Physical Environment					
General Liability Insurance	1,000	1,000	884	116	12 %
Contingency					
Miscellaneous Contingency	3,000	3,000	1,400	1,600	53 %
<b>Total Expenditures</b>	<b>165,000</b>	<b>165,000</b>	<b>162,616</b>	<b>2,384</b>	<b>1 %</b>
Excess of Revenues Over (Under) Expenditures	0	0	14,005	14,005	0 %
<b>Other Financing Sources (Uses)</b>					
Other Costs					
Utility Deposit Adjustment	0	0	(3,947)	(3,947)	0 %
<b>Total Other Financing Sources (Uses)</b>	<b>0</b>	<b>0</b>	<b>(3,947)</b>	<b>(3,947)</b>	<b>0 %</b>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	10,058	10,058	0 %

See Notes to Unaudited Financial Statements

**Channing Park Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Total Budget Remaining</u>
Fund Balance, Beginning of Period	0	0	211,688	211,688	0 %
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>221,746</u>	<u>221,746</u>	<u>0 %</u>

**Channing Park Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	399	399	0 %
Special Assessments				
Debt Service Prepayments	0	232,079	232,079	0 %
Tax Roll	210,088	185,064	(25,024)	(12)%
<b>Total Revenues</b>	<u>210,088</u>	<u>417,542</u>	<u>207,454</u>	<u>99 %</u>
<b>Expenditures</b>				
Debt Service				
Interest	145,088	120,443	24,646	17 %
Principal	65,000	535,000	(470,000)	(723)%
<b>Total Expenditures</b>	<u>210,088</u>	<u>655,443</u>	<u>(445,354)</u>	<u>(212)%</u>
Excess of Revenues Over (Under) Expenditures	0	(237,900)	(237,900)	0 %
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(29,231)	(29,231)	0 %
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(267,131)	(267,131)	0 %
Fund Balance, Beginning of Period	0	594,551	594,551	0 %
Fund Balance, End of Period	<u>0</u>	<u>327,420</u>	<u>327,420</u>	<u>0 %</u>

**Channing Park Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	35	35	0 %
Total Revenues	<u>0</u>	<u>35</u>	<u>35</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	35	35	0 %
Other Financing Sources (Uses)				
Interfund Transfer	0	29,231	29,231	0 %
Other Costs	0	(57,033)	(57,033)	0 %
Total Other Financing Sources (Uses)	<u>0</u>	<u>(27,802)</u>	<u>(27,802)</u>	<u>0 %</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(27,767)	(27,767)	0 %
Fund Balance, Beginning of Period	0	31,922	31,922	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>4,155</u></u>	<u><u>4,155</u></u>	<u><u>0 %</u></u>

**Channing Park Community Development District**  
**Investment Summary**  
**September 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2016</u>
SunTrust Bank	Money Market Account	\$ 168,586
	<b>Total General Fund Investments</b>	<b>\$ 168,586</b>
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	\$ 122,241
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	126,257
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	78,922
	<b>Total Debt Service Fund Investments</b>	<b>\$ 327,420</b>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 4,155
	<b>Total Capital Project Fund Investments</b>	<b>\$ 4,155</b>

**Channing Park Community Development District**

Summary A/P Ledger

001 - General Fund

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hopping Green & Sams	9/30/2016	90081	General Monthly Legal Services 07/16-08/16	1,486.68
Times Publishing Company	9/30/2016	344581 09/30/16	Legal Advertising 09/30/16	310.00
Times Publishing Company	9/30/2016	363670 09/30/16	Legal Advertising 09/30/16	280.50
			Total 001 - General Fund	2,077.18
Report Balance				2,077.18



**Channing Park Community Development District**  
**Notes to Unaudited Financial Statements**  
**September 30, 2016**

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

**Statement of Revenue and Expenditures – General Fund**

3. This statement reflects a “below the line” adjustment of \$3,947 identified as Other Costs, resulting from a TECO deposit refund received in conjunction with the assignment of the lighting contract to the HOA; TECO had applied prior year deposit adjustments to utility bills rather than refunding.