

Channing Park
Community Development District

Financial Statements
(Unaudited)

February 28, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Channing Park Community Development District

Balance Sheet

As of 2/28/2017

(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	106,790	0	0	106,790	0	0
Investments	168,614	353,127	34,363	556,105	0	0
Accounts Receivable	5,211	9,815	0	15,026	0	0
Accounts Receivable - Other	771	0	0	771	0	0
Bond Prepayments Receivable	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	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	362,942
Amount To Be Provided Debt Service	0	0	0	0	0	1,432,058
Fixed Assets	0	0	0	0	2,682,155	0
Total Assets	<u>281,386</u>	<u>362,942</u>	<u>34,363</u>	<u>678,691</u>	<u>2,682,155</u>	<u>1,795,000</u>
Liabilities						
Accounts Payable	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	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	1,795,000
Total Liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,795,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	223,251	327,420	4,155	554,826	2,682,155	0
Net Change in Fund Balance	58,135	35,522	30,208	123,865	0	0
Total Fund Equity & Other Credits	<u>281,386</u>	<u>362,942</u>	<u>34,363</u>	<u>678,691</u>	<u>2,682,155</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>281,386</u>	<u>362,942</u>	<u>34,363</u>	<u>678,691</u>	<u>2,682,155</u>	<u>1,795,000</u>

See Notes to Unaudited Financial Statements

Channing Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	28	28	0.00%
Special Assessments					
Tax Roll	88,586	88,586	90,788	2,202	(2.48)%
Total Revenues	88,586	88,586	90,815	2,229	(2.52)%
Expenditures					
Legislative					
Supervisor Fees	2,400	1,000	0	1,000	100.00%
Financial & Administrative					
Administrative Services	5,400	2,250	2,250	0	58.33%
District Management	19,900	8,292	8,292	0	58.33%
District Engineer	5,000	2,083	0	2,083	100.00%
Disclosure Report	5,000	2,083	1,250	833	75.00%
Trustees Fees	3,800	1,900	1,885	15	50.40%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial Consulting Services	5,000	2,083	2,083	0	58.33%
Accounting Services	15,000	6,250	6,250	0	58.33%
Auditing Services	3,035	0	0	0	100.00%
Arbitrage Rebate Calculation	650	271	0	271	100.00%
Public Officials Liability Insurance	4,000	4,000	2,000	2,000	50.00%
Legal Advertising	500	208	816	(607)	(63.10)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	1,200	500	500	0	58.33%
Legal Counsel					
District Counsel	5,000	2,083	181	1,903	96.39%
Other Physical Environment					
General Liability Insurance	1,000	1,000	2,000	(1,000)	(100.00)%
Special Recreation Facilities					
Deferred Maintenance Cost	3,526	1,469	0	1,469	100.00%
Contingency					
Miscellaneous Contingency	3,000	1,250	0	1,250	100.00%
Total Expenditures	88,586	41,898	32,681	9,218	63.11%
Excess of Revenues Over (Under) Expenditures	0	46,688	58,135	11,447	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	46,688	58,135	11,447	0.00%
Fund Balance, Beginning of Period	0	0	223,251	223,251	0.00%
Fund Balance, End of Period	0	46,688	281,386	234,698	0.00%

See Notes to Unaudited Financial Statements

Channing Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	317	317	0.00%
Special Assessments				
Debt Service Prepayments	0	74,404	74,404	0.00%
Tax Roll	174,898	166,863	(8,035)	(4.59)%
Total Revenues	<u>174,898</u>	<u>241,584</u>	<u>66,685</u>	<u>38.13%</u>
Expenditures				
Debt Service				
Interest	129,898	50,880	79,018	60.83%
Principal	45,000	125,000	(80,000)	(177.77)%
Total Expenditures	<u>174,898</u>	<u>175,880</u>	<u>(982)</u>	<u>(0.56)%</u>
Excess of Revenues Over (Under) Expenditures	0	65,704	65,704	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(30,181)	(30,181)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	35,522	35,522	0.00%
Fund Balance, Beginning of Period	0	327,420	327,420	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>362,942</u></u>	<u><u>362,942</u></u>	<u><u>0.00%</u></u>

Channing Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	27	27	0.00%
Total Revenues	<u>0</u>	<u>27</u>	<u>27</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>27</u>	<u>27</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	30,181	30,181	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>30,208</u>	<u>30,208</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	4,155	4,155	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>34,363</u></u>	<u><u>34,363</u></u>	<u><u>0.00%</u></u>

Channing Park Community Development District
Investment Summary
February 28, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2017</u>
SunTrust Bank	Money Market Account	\$ 168,614
	Total General Fund Investments	<u>\$ 168,614</u>
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	\$ 76,205
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	119,798
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	157,124
	Total Debt Service Fund Investments	<u>\$ 353,127</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 34,363
	Total Capital Project Fund Investments	<u>\$ 34,363</u>

Channing Park Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2017 Through 2/28/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough County Tax Collector	FY16-17	<u>5,211.14</u>
		Total 001 - General Fund	5,211.14

Channing Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2017 Through 2/28/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough County Tax Collector	FY16-17	<u>9,814.97</u>
		Total 200 - Debt Service Fund	<u>9,814.97</u>
Report Balance			<u><u>15,026.11</u></u>

Channing Park Community Development District
Notes to Unaudited Financial Statements
February 28, 2017

Balance Sheet

1. Trust statement activity has been recorded through 2/28/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.