



Rizzetta & Company

Channing Park Community Development District

**Financial Statements
(Unaudited)**

July 31, 2017

Prepared by: Rizzetta & Company, Inc.

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Channing Park Community Development District

Balance Sheet

As of 7/31/2017

(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	79,605	0	0	79,605	0	0
Investments	168,642	212,394	34,850	415,886	0	0
Accounts Receivable	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Bond Prepayments Receivable	0	0	0	0	0	0
Prepaid Expenses	1,885	0	0	1,885	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	212,394
Amount To Be Provided Debt Service	0	0	0	0	0	1,457,606
Fixed Assets	0	0	0	0	2,682,155	0
Total Assets	<u>250,132</u>	<u>212,394</u>	<u>34,850</u>	<u>497,376</u>	<u>2,682,155</u>	<u>1,670,000</u>
Liabilities						
Accounts Payable	448	0	0	448	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	1,670,000
Total Liabilities	<u>448</u>	<u>0</u>	<u>0</u>	<u>448</u>	<u>0</u>	<u>1,670,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	218,242	332,429	4,155	554,826	2,682,155	0
Net Change in Fund Balance	31,442	(120,035)	30,695	(57,898)	0	0
Total Fund Equity & Other Credits	<u>249,684</u>	<u>212,394</u>	<u>34,850</u>	<u>496,928</u>	<u>2,682,155</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>250,132</u>	<u>212,394</u>	<u>34,850</u>	<u>497,376</u>	<u>2,682,155</u>	<u>1,670,000</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 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	56	56	0.00%
Special Assessments					
Tax Roll	88,586	88,586	91,052	2,466	(2.78)%
Total Revenues	<u>88,586</u>	<u>88,586</u>	<u>91,108</u>	<u>2,522</u>	<u>(2.85)%</u>
Expenditures					
Legislative					
Supervisor Fees	2,400	2,000	200	1,800	91.66%
Financial & Administrative					
Administrative Services	5,400	4,500	4,500	0	16.66%
District Management	19,900	16,583	16,583	0	16.66%
District Engineer	5,000	4,167	0	4,167	100.00%
Disclosure Report	5,000	4,167	1,250	2,917	75.00%
Trustees Fees	3,800	3,800	3,770	31	0.80%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	4,167	4,167	0	16.66%
Accounting Services	15,000	12,500	12,500	0	16.66%
Auditing Services	3,035	3,035	3,035	0	0.00%
Arbitrage Rebate Calculation	650	542	500	42	23.07%
Public Officials Liability Insurance	4,000	4,000	2,000	2,000	50.00%
Legal Advertising	500	417	1,901	(1,484)	(280.10)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	1,200	1,000	1,000	0	16.66%
Legal Counsel					
District Counsel	5,000	4,167	1,086	3,080	78.27%
Other Physical Environment					
General Liability Insurance	1,000	1,000	2,000	(1,000)	(100.00)%
Special Recreation Facilities					
Deferred Maintenance Cost	3,526	2,938	0	2,938	100.00%
Contingency					
Miscellaneous Contingency	3,000	2,500	0	2,500	100.00%
Total Expenditures	<u>88,586</u>	<u>76,657</u>	<u>59,666</u>	<u>16,991</u>	<u>32.65%</u>
Excess of Revenues Over (Under) Expenditures	0	11,929	31,442	19,513	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	11,929	31,442	19,513	0.00%
Fund Balance, Beginning of Period	0	0	218,242	218,242	0.00%
Fund Balance, End of Period	<u>0</u>	<u>11,929</u>	<u>249,684</u>	<u>237,755</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 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,012	1,012	0.00%
Special Assessments				
Prepayments	0	90,622	90,622	0.00%
Tax Roll	174,898	167,362	(7,537)	(4.30)%
Total Revenues	<u>174,898</u>	<u>258,996</u>	<u>84,098</u>	<u>48.08%</u>
Expenditures				
Debt Service				
Interest	129,898	98,448	31,451	24.21%
Principal	45,000	250,000	(205,000)	(455.55)%
Total Expenditures	<u>174,898</u>	<u>348,448</u>	<u>(173,549)</u>	<u>(99.23)%</u>
Excess of Revenues Over (Under) Expenditures	0	(89,451)	(89,451)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(30,584)	(30,584)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(120,035)	(120,035)	0.00%
Fund Balance, Beginning of Period	0	332,429	332,429	0.00%
Fund Balance, End of Period	<u>0</u>	<u>212,394</u>	<u>212,394</u>	<u>0.00%</u>

Channing Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 7/31/2017

(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	111	111	0.00%
Total Revenues	<u>0</u>	<u>111</u>	<u>111</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	0	111	111	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	30,584	30,584	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	30,695	30,695	0.00%
Fund Balance, Beginning of Period	0	4,155	4,155	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>34,850</u></u>	<u><u>34,850</u></u>	<u><u>0.00%</u></u>

Channing Park Community Development District
Investment Summary
July 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2017</u>
SunTrust Bank	Money Market Account	\$ 168,642
	Total General Fund Investments	\$ 168,642
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	\$ 17,490
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	114,731
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	80,173
	Total Debt Service Fund Investments	\$ 212,394
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 34,850
	Total Capital Projects Fund Investments	\$ 34,850

Channing Park Community Development District

Aged Payables by Invoice Date

Aging Date - 7/1/2017

001 - General Fund

From 7/1/2017 Through 7/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Times Publishing Company	7/14/2017	498233 07/14/17	Legal Advertising 07/14/17	225.86
Times Publishing Company	7/21/2017	498233 07/21/17	Legal Advertising 07/21/17	222.14
			Total 001 - General Fund	448.00
Report Total				448.00

**Channing Park Community Development District
Notes to Unaudited Financial Statements
July 31, 2017**

Balance Sheet

1. Trust statement activity has been recorded through 7/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.