



Rizzetta & Company

Channing Park Community Development District

**Financial Statements
(Unaudited)**

November 30, 2017

Prepared by: Rizzetta & Company, Inc.

channingparkcdd.org
rizzetta.com

Channing Park Community Development District

Balance Sheet

As of 11/30/2017

(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	88,999	0	0	88,999	0	0
Investments	168,665	143,375	35,344	347,384	0	0
Accounts Receivable	75,128	135,259	0	210,387	0	0
Accounts Receivable - Other	0	0	0	0	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	25,103	0	25,103	0	0
Amount Available in Debt Service	0	0	0	0	0	303,737
Amount To Be Provided Debt Service	0	0	0	0	0	1,341,263
Fixed Assets	0	0	0	0	2,682,155	0
Total Assets	<u>332,792</u>	<u>303,737</u>	<u>35,344</u>	<u>671,874</u>	<u>2,682,155</u>	<u>1,645,000</u>
Liabilities						
Accounts Payable	0	0	0	0	0	0
Accrued Expenses Payable	400	0	0	400	0	0
Other Current Liabilities	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0
Due To Other Funds	25,103	0	0	25,103	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	1,645,000
Total Liabilities	<u>25,503</u>	<u>0</u>	<u>0</u>	<u>25,503</u>	<u>0</u>	<u>1,645,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	237,456	212,510	35,095	485,061	2,682,155	0
Net Change in Fund Balance	69,833	91,227	249	161,309	0	0
Total Fund Equity & Other Credits	<u>307,289</u>	<u>303,737</u>	<u>35,344</u>	<u>646,370</u>	<u>2,682,155</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>332,792</u>	<u>303,737</u>	<u>35,344</u>	<u>671,874</u>	<u>2,682,155</u>	<u>1,645,000</u>

See Notes to Unaudited Financial Statements

Channing Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 11/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	11	11	0.00%
Special Assessments					
Tax Roll	88,586	88,586	89,365	779	(0.87)%
Total Revenues	88,586	88,586	89,376	790	(0.89)%
Expenditures					
Legislative					
Supervisor Fees	2,400	600	0	600	100.00%
Financial & Administrative					
Administrative Services	5,400	900	920	(20)	82.96%
District Management	19,900	3,317	3,390	(73)	82.96%
District Engineer	5,000	833	0	833	100.00%
Disclosure Report	1,000	0	0	0	100.00%
Trustees Fees	1,900	1,900	1,885	15	0.80%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	833	852	(18)	82.96%
Accounting Services	17,000	2,833	2,722	111	83.98%
Auditing Services	3,035	0	0	0	100.00%
Arbitrage Rebate Calculation	500	0	0	0	100.00%
Public Officials Liability Insurance	2,000	2,000	2,200	(200)	(10.00)%
Legal Advertising	1,150	192	0	192	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	1,200	200	200	0	83.33%
Legal Counsel					
District Counsel	5,000	833	0	833	100.00%
Stormwater Control					
Stormwater Assessment	6,426	1,071	0	1,071	100.00%
Other Physical Environment					
General Liability Insurance	2,000	2,000	2,200	(200)	(10.00)%
Contingency					
Miscellaneous Contingency	4,500	750	0	750	100.00%
Total Expenditures	88,586	23,438	19,543	3,895	77.94%
Excess of Revenues Over (Under) Expenditures	0	65,148	69,833	4,685	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	65,148	69,833	4,685	0.00%
Fund Balance, Beginning of Period	0	0	237,456	237,456	0.00%
Fund Balance, End of Period	0	65,148	307,289	242,141	0.00%

See Notes to Unaudited Financial Statements

Channing Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 11/30/2017

(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				
Tax Roll	160,776	160,362	(414)	(0.25)%
Total Revenues	<u>160,776</u>	<u>160,679</u>	<u>(98)</u>	<u>(0.06)%</u>
Expenditures				
Debt Service				
Interest	115,776	44,255	71,521	61.77%
Principal	45,000	25,000	20,000	44.44%
Total Expenditures	<u>160,776</u>	<u>69,255</u>	<u>91,521</u>	<u>56.92%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>91,424</u>	<u>91,424</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(197)	(197)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>91,227</u>	<u>91,227</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	212,510	212,510	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>303,737</u></u>	<u><u>303,737</u></u>	<u><u>0.00%</u></u>

Channing Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 11/30/2017

(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	<u>0</u>	<u>52</u>	<u>52</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>52</u>	<u>52</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>52</u>	<u>52</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>197</u>	<u>197</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>249</u>	<u>249</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>35,095</u>	<u>35,095</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>35,344</u></u>	<u><u>35,344</u></u>	<u><u>0.00%</u></u>

Channing Park Community Development District
Investment Summary
November 30, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2017</u>
SunTrust Bank	Money Market Account	\$ 168,665
	Total General Fund Investments	\$ 168,665
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 112,071
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	31,304
	Total Debt Service Fund Investments	\$ 143,375
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 35,344
	Total Capital Projects Fund Investments	\$ 35,344

Channing Park Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2017 Through 11/30/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Hillsborough County Tax Collector	FY17-18	<u>75,128.18</u>
		Total 001 - General Fund	75,128.18

Channing Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2017 Through 11/30/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Hillsborough County Tax Collector	FY17-18	<u>135,258.80</u>
		Total 200 - Debt Service Fund	<u>135,258.80</u>
Report Balance			<u><u>210,386.98</u></u>

Channing Park Community Development District
Notes to Unaudited Financial Statements
November 30, 2017

Balance Sheet

1. Trust statement activity has been recorded through 11/30/17.
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 FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

4. General Fund – Payments for Invoice FY17-18 in the amount of \$68,505.83 were received in December 2017.
5. Debt Service Fund – Payments for Invoice FY17-18 in the amount of \$123,336.08 were received in December 2017.