



Rizzetta & Company

Channing Park Community Development District

**Financial Statements
(Unaudited)**

January 31, 2018

Prepared by: Rizzetta & Company, Inc.

channingparkcdd.org
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Channing Park Community Development District

Balance Sheet

As of 1/31/2018

(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	125,601	0	0	125,601	0	0
Investments	168,676	294,236	35,597	498,509	0	0
Accounts Receivable	5,351	9,634	0	14,986	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	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	303,871
Amount To Be Provided Debt Service	0	0	0	0	0	1,341,129
Fixed Assets	0	0	0	0	2,682,155	0
Total Assets	<u>299,629</u>	<u>303,871</u>	<u>35,597</u>	<u>639,097</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	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	1,645,000
Total Liabilities	<u>400</u>	<u>0</u>	<u>0</u>	<u>400</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	61,773	91,360	502	153,636	0	0
Total Fund Equity & Other Credits	<u>299,229</u>	<u>303,871</u>	<u>35,597</u>	<u>638,697</u>	<u>2,682,155</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>299,629</u>	<u>303,871</u>	<u>35,597</u>	<u>639,097</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 1/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	23	23	0.00%
Special Assessments					
Tax Roll	88,586	88,586	89,377	791	(0.89)%
Total Revenues	88,586	88,586	89,400	814	(0.92)%
Expenditures					
Legislative					
Supervisor Fees	2,400	600	0	600	100.00%
Financial & Administrative					
Administrative Services	5,400	1,800	1,820	(20)	66.29%
District Management	19,900	6,633	6,707	(73)	66.29%
District Engineer	5,000	1,667	0	1,667	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	1,667	1,685	(18)	66.29%
Accounting Services	17,000	5,667	5,555	111	67.32%
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	383	0	383	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	1,200	400	400	0	66.66%
Legal Counsel					
District Counsel	5,000	1,667	0	1,667	100.00%
Stormwater Control					
Stormwater Assessment	6,426	2,142	0	2,142	100.00%
Other Physical Environment					
General Liability Insurance	2,000	2,000	2,200	(200)	(10.00)%
Contingency					
Miscellaneous Contingency	4,500	1,500	0	1,500	100.00%
Total Expenditures	88,586	35,200	27,626	7,574	68.81%
Excess of Revenues Over (Under) Expenditures	0	53,386	61,773	8,388	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	53,386	61,773	8,388	0.00%
Fund Balance, Beginning of Period	0	0	237,456	237,456	0.00%
Fund Balance, End of Period	0	53,386	299,229	245,843	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 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	621	621	0.00%
Special Assessments				
Tax Roll	160,776	160,383	(393)	(0.24)%
Total Revenues	<u>160,776</u>	<u>161,004</u>	<u>228</u>	<u>0.14%</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	0	91,749	91,749	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(389)	(389)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	91,360	91,360	0.00%
Fund Balance, Beginning of Period	0	212,510	212,510	0.00%
Fund Balance, End of Period	<u>0</u>	<u>303,871</u>	<u>303,871</u>	<u>0.00%</u>

Channing Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 1/31/2018

(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>113</u>	<u>113</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>113</u>	<u>113</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>113</u>	<u>113</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>389</u>	<u>389</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>502</u>	<u>502</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>35,597</u></u>	<u><u>35,597</u></u>	<u><u>0.00%</u></u>

Channing Park Community Development District
Investment Summary
January 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2018</u>
SunTrust Bank	Money Market Account	\$ 168,676
	Total General Fund Investments	<u>\$ 168,676</u>
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	\$ 1,915
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	110,155
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	182,166
	Total Debt Service Fund Investments	<u>\$ 294,236</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 35,597
	Total Capital Projects Fund Investments	<u>\$ 35,597</u>

Channing Park Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2018 Through 1/31/2018

<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>5,351.35</u>
		Total 001 - General Fund	5,351.35

Channing Park Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2018 Through 1/31/2018

<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>9,634.41</u>
		Total 200 - Debt Service Fund	<u>9,634.41</u>
Report Balance			<u><u>14,985.76</u></u>

Channing Park Community Development District
Notes to Unaudited Financial Statements
January 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 01/31/18.
2. See EMMA (Electronic Municipal Market Access) at <https://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.