

Channing Park
Community Development District

Financial Statements
(Unaudited)

November 30, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Channing Park Community Development District

Balance Sheet

As of 11/30/2013

(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	7,450	0	0	7,450	0	0
Investments	208,320	327,172	27,663	563,155	0	0
Accounts Receivable	182,570	245,431	0	428,001	0	0
Bond Prepayments Receivable	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	16,000	0	0	16,000	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	572,602
Amount To Be Provided Debt Service	0	0	0	0	0	2,587,398
Fixed Assets	0	0	0	0	2,682,155	0
Total Assets	414,340	572,602	27,663	1,014,606	2,682,155	3,160,000
Liabilities						
Accounts Payable	7,938	0	0	7,938	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Other Current Liabilities	79,718	0	0	79,718	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	3,160,000
Total Liabilities	87,656	0	0	87,656	0	3,160,000
Fund Equity & Other Credits						
Beginning Fund Balance	171,999	713,488	0	885,487	2,682,155	0
Net Change in Fund Balance	154,685	(140,885)	27,663	41,463	0	0
Total Fund Equity & Other Credits	326,684	572,602	27,663	926,950	2,682,155	0
Total Liabilities & Fund Equity	414,340	572,602	27,663	1,014,606	2,682,155	3,160,000

See Notes to Unaudited Financial Statements

Channing Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	25	25	0.00%
Special Assessments					
Tax Roll	185,525	185,525	188,340	2,815	(1.51)%
Total Revenues	<u>185,525</u>	<u>185,525</u>	<u>188,365</u>	<u>2,840</u>	<u>(1.53)%</u>
Expenditures					
Financial & Administrative					
Administrative Services	6,250	1,042	1,042	0	83.33%
District Management	18,750	3,125	3,125	0	83.33%
District Engineer	5,000	833	0	833	100.00%
Disclosure Report	5,000	833	500	333	90.00%
Trustees Fees	3,800	1,885	1,885	0	50.40%
Financial Consulting Services	8,750	5,625	5,625	0	35.71%
Accounting Services	15,000	2,500	2,500	0	83.33%
Auditing Services	3,500	583	0	583	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Public Officials Liability Insurance	3,589	3,589	2,998	591	16.45%
Legal Advertising	500	83	80	4	84.08%
Bank Fees	275	46	10	36	96.36%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	83	0	83	100.00%
Legal Counsel					
District Counsel	7,500	1,250	13	1,237	99.83%
Electric Utility Services					
Street Lights	80,000	13,333	12,627	707	84.21%
Stormwater Control					
Lake/Pond Bank Maintenance	9,300	1,550	1,550	0	83.33%
Aquatic Maintenance Contract	4,200	700	700	0	83.33%
Aquatic Plant Replacement	750	125	0	125	100.00%
Other Physical Environment					
General Liability & Property Insurance	3,450	3,450	851	2,599	75.32%
Parks & Recreation					
Trail/Bike Path Maintenance	6,586	1,098	0	1,098	100.00%
Contingency					
Miscellaneous Contingency	2,000	333	0	333	100.00%
Total Expenditures	<u>185,525</u>	<u>42,351</u>	<u>33,680</u>	<u>8,671</u>	<u>81.85%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>143,174</u>	<u>154,685</u>	<u>11,511</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

Channing Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>143,174</u>	<u>154,685</u>	<u>11,511</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	171,999	171,999	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>143,174</u></u>	<u><u>326,684</u></u>	<u><u>183,510</u></u>	<u><u>0.00%</u></u>

Channing Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Debt Service Prepayments	0	59,859	(59,859)	0.00%
Tax Roll	260,382	249,404	10,978	4.21%
Total Revenues	<u>260,382</u>	<u>309,263</u>	<u>48,881</u>	<u>18.77%</u>
Expenditures				
Debt Service				
Interest	145,382	92,485	(52,897)	(36.38)%
Principal	115,000	330,000	215,000	186.95%
Total Expenditures	<u>260,382</u>	<u>422,485</u>	<u>(162,103)</u>	<u>(62.26)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(113,222)</u>	<u>113,222</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(27,663)	27,663	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(140,885)</u>	<u>140,885</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	713,488	713,488	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>572,602</u></u>	<u><u>572,602</u></u>	<u><u>0.00%</u></u>

Channing Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 11/30/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenues Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	27,663	(27,663)	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	27,663	(27,663)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>27,663</u>	<u>27,663</u>	<u>0.00%</u>

Channing Park Community Development District
Investment Summary
November 30, 2013

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2013</u>
SunTrust Bank	Money Market Account	\$ 208,320
Total General Fund Investments		<u>\$ 208,320</u>
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	\$ 111,281
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	211,918
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	3,973
Total Debt Service Fund Investments		<u>\$ 327,172</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 27,663
Total Capital Project Fund Investments		<u>\$ 27,663</u>

Channing Park Community Development District

Summary A/R Ledger

From 11/1/2013 Through 11/30/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2013	Hillsborough County Tax Collector	FY13-14	<u>428,001.28</u>
Report Balance			<u>428,001.28</u>

Channing Park Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2013 Through 11/30/2013

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Austin Outdoor, LLC	11/1/2013	INV-0000046013	Monthly Lawn Maintenance 11/13	775.00
Lake Masters Aquatic Weed Control, Inc.	11/1/2013	13-07785	Lake Service - 11/13	350.00
Prager & Co., LLC	12/3/2013	4896	Amortization Schedule S2007	500.00
TECO	11/27/2013	1935 0703991 11/13	Channing Park Lts 11/13	6,313.28
			Total 001 - General Fund	7,938.28
Report Balance				7,938.28

Channing Park Community Development District
Notes to Unaudited Financial Statements
November 30, 2013

Balance Sheet

1. Trust statement activity has been recorded through 11/30/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger

3. Payment terms for landowner assessments are (a) defined in the FY13-14 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
4. Payment for Invoice #FY13-14 totaling \$31,794.02 was received in December 2013.