

*Adopted Budget
Fiscal Year 2016*

*East Homestead Community
Development District*

August 14, 2015



East Homestead

Community Development District

TABLE OF CONTENTS

General Fund

Budget	Page 1-2
Narrative	Page 3-7

Debt Service Fund

Series 2011B Budget	Page 8
Series 2011B Amortization Schedule	Page 9
Series 2013A Budget	Page 10
Series 2013A Amortization Schedule	Page 11
Series 2015A Budget	Page 12
Series 2015A Amortization Schedule	Page 13

East Homestead

Community Development District

General Fund

Description	Adopted Budget FY 2015	Actual thru 6/30/2015	Projected Next 3 Months	Total Projected at 9/30/2015	Adopted Budget FY 2016
Revenues					
Maintenance Assessments	\$1,182,685	\$1,190,550	\$0	\$1,190,550	\$1,182,685
Clubhouse Income	\$15,000	\$25,149	\$0	\$25,149	\$10,000
Interest Income	\$1,500	\$1,877	\$626	\$2,503	\$1,500
Developer Contributions	\$0	\$4,855	\$0	\$4,855	\$0
Unassigned Fund Balance	\$287,700	\$0	\$0	\$0	\$59,047
Total Revenues	\$1,486,885	\$1,222,431	\$626	\$1,223,057	\$1,253,233
Expenditures					
General Expenses					
Administrative					
Supervisors Fee	\$12,000	\$6,400	\$3,000	\$9,400	\$12,000
Fica Expense	\$918	\$490	\$230	\$719	\$918
Engineering	\$5,000	\$1,383	\$461	\$1,843	\$5,000
Attorney	\$30,000	\$21,222	\$7,074	\$28,296	\$30,000
Annual Audit	\$6,000	\$5,500	\$0	\$5,500	\$5,600
Trustee Fees	\$0	\$4,855	\$0	\$4,855	\$9,326
Dissemination Agent	\$0	\$0	\$0	\$0	\$2,500
Arbitrage	\$0	\$0	\$0	\$0	\$2,400
Assessment Roll	\$2,000	\$2,000	\$0	\$2,000	\$2,000
Management Fees	\$42,970	\$32,227	\$10,743	\$42,970	\$42,970
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$200	\$143	\$48	\$191	\$200
Postage	\$550	\$475	\$158	\$633	\$650
Printing & Binding	\$1,800	\$1,450	\$483	\$1,934	\$1,500
Rentals & Leases	\$2,400	\$1,800	\$600	\$2,400	\$2,400
Insurance	\$7,649	\$6,953	\$0	\$6,953	\$7,823
Legal Advertising	\$600	\$0	\$254	\$254	\$600
Other Current Charges	\$1,000	\$591	\$197	\$788	\$1,000
Property Taxes	\$5	\$292	\$0	\$292	\$0
Website Management	\$2,500	\$1,800	\$600	\$2,400	\$2,500
Office Supplies	\$300	\$193	\$64	\$257	\$300
Dues, Licenses	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$117,066	\$88,698	\$24,162	\$112,860	\$130,862
Field					
Field Management	\$20,258	\$15,194	\$5,065	\$20,258	\$22,158
Parking Lot Monitoring Fees	\$9,684	\$5,649	\$4,035	\$9,684	\$9,684
Electricity	\$22,500	\$21,282	\$7,094	\$28,377	\$12,000
Landscape Maintenance	\$207,417	\$190,519	\$41,576	\$232,095	\$234,000
Landscape Materials	\$75,000	\$19,749	\$25,000	\$44,749	\$25,000
Irrigation Maint & Repairs	\$25,000	\$1,225	\$408	\$1,633	\$10,000
Janitorial Services	\$19,000	\$0	\$0	\$0	\$19,000
Lake Maintenance	\$13,400	\$6,675	\$2,225	\$8,900	\$10,000
Pressure Washing	\$7,600	\$9,450	\$0	\$9,450	\$10,000
Lights Repair and Maintenance	\$12,000	\$3,444	\$1,148	\$4,592	\$5,000
Monuments Maintenance/Repairs	\$12,000	\$0	\$2,500	\$2,500	\$12,000
Sign/Decor Maintenance	\$9,600	\$200	\$280	\$480	\$9,600
Stormwater Services	\$7,000	\$950	\$0	\$950	\$7,000
Holiday Lighting	\$14,000	\$13,191	\$0	\$13,191	\$14,000
Special Projects	\$35,000	\$0	\$35,000	\$35,000	\$100,930
Contingency	\$10,000	\$1,367	\$0	\$1,367	\$17,000
Field Expenses	\$499,459	\$288,895	\$124,330	\$413,225	\$517,372
TOTAL GENERAL EXPENSES	\$616,525	\$377,593	\$148,492	\$526,085	\$648,234

East Homestead

Community Development District

General Fund

Description	Adopted Budget FY 2015	Actual thru 6/30/2015	Projected Next 3 Months	Total Projected at 9/30/2015	Adopted Budget FY 2016
Clubhouse					
Access Control	\$1,500	\$1,585	\$528	\$2,113	\$2,000
Alarm Monitoring	\$3,200	\$1,773	\$2,282	\$4,055	\$1,500
Air Conditioning Maint Contract	\$3,600	\$2,001	\$667	\$2,668	\$1,500
Fitness Equipment Maintenance	\$3,800	\$2,315	\$772	\$3,087	\$2,000
Electric	\$69,000	\$44,858	\$14,953	\$59,810	\$52,000
Cable/Internet Services	\$2,400	\$3,816	\$1,272	\$5,087	\$3,600
Insurance	\$24,141	\$23,039	\$0	\$23,039	\$25,919
Landscape Maintenance	\$28,710	\$6,938	\$21,772	\$28,710	\$28,710
Landscape Replacement	\$6,200	\$224	\$5,976	\$6,200	\$6,200
Irrigation Maintenance	\$2,100	\$0	\$2,100	\$2,100	\$2,100
Office Equipment Maintenance	\$2,000	\$0	\$0	\$0	\$2,000
Janitorial Supplies	\$4,500	\$3,767	\$1,256	\$5,023	\$5,000
Janitorial Maintenance	\$49,720	\$85	\$0	\$85	\$0
Management Fees	\$12,000	\$9,000	\$3,000	\$12,000	\$12,000
Office Supplies/Clubhouse Supplies	\$4,500	\$5,250	\$1,750	\$7,001	\$6,500
Onsite Club Management Fees	\$176,070	\$132,327	\$44,109	\$176,436	\$176,070
Pest Control	\$1,020	\$1,105	\$368	\$1,473	\$2,500
Pool & Spa Maintenance	\$34,200	\$46,110	\$8,550	\$54,660	\$55,000
Pool Permit	\$600	\$375	\$0	\$375	\$600
Pool Monitoring	\$17,700	\$14,889	\$2,282	\$17,171	\$17,700
Printing and Postage	\$15,000	\$0	\$1,000	\$1,000	\$5,000
Repairs and Maintenance	\$41,900	\$8,629	\$2,876	\$11,506	\$5,000
Special Events	\$3,600	\$1,508	\$2,092	\$3,600	\$6,000
Security-Roving Guard	\$18,144	\$250	\$0	\$250	\$2,000
Telephone	\$3,060	\$1,657	\$552	\$2,209	\$1,500
Trash Collection	\$2,750	\$4,579	\$1,526	\$6,105	\$3,000
Water & Sewer	\$6,500	\$1,897	\$632	\$2,529	\$2,500
Contingency	\$9,225	\$7,678	\$467	\$8,145	\$9,225
Replacements	\$0	\$0	\$0	\$0	\$21,604
Operating Reserve	\$323,220	\$0	\$305,474	\$305,474	\$146,271
TOTAL CLUBHOUSE	\$870,360	\$325,655	\$426,257	\$751,912	\$604,999
TOTAL EXPENDITURES	\$1,486,885	\$703,248	\$574,749	\$1,277,997	\$1,253,233
OTHER SOURCES AND USES					
Interfund Transfer	\$0	\$113,988	\$0	\$113,988	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$113,988	\$0	\$113,988	\$0
ASSIGNED FUND BALANCE	\$0	\$633,171	(\$574,123)	\$59,047	\$0

General Expenses	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Gross Assessment	\$631,889	\$631,889	\$631,605	\$631,605	\$631,605
Less: Discounts & Collections (5%)	\$600,295	\$600,295	\$600,025	\$600,025	\$600,025
# Units	2,136	2,136	2,131	2,131	2,131
Gross Per Unit	\$295.83	\$295.83	\$296.39	\$296.39	\$296.39
Net Per Unit	\$281.04	\$281.04	\$281.57	\$281.57	\$281.57
Total Net:	\$600,295	\$600,295	\$600,025	\$600,025	\$600,025

Clubhouse Expenses	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Gross Assessment	\$0	\$0	\$613,327	\$613,327	\$613,327
Less: Discounts & Collections (5%)	\$0	\$0	\$582,660	\$582,660	\$582,660
# Units	0	0	1,936	1,936	1,936
Gross Per Unit	\$0.00	\$0.00	\$328.95	\$328.95	\$328.95
Net Per Unit	\$0.00	\$0.00	\$312.50	\$312.50	\$312.50
Total Net:	\$600,295	\$600,295	\$582,660	\$582,660	\$582,660

Total Assessment - Tax Bill Per Unit		Gross Assessment		November (4% Discount)		# Units
FY 2016		GE	CE			
		\$296.39	\$328.95	\$281.57	\$312.50	
	Club Members	\$625.34		\$594.07		1,936
	Non Club Members	\$296.39		\$281.57		195

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2016

REVENUES:

Maintenance Assessment

It is presently anticipated that the District will levy a Maintenance Assessment to all landowners within the District to fund the Operations and Maintenance for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all 5 supervisors attending 12 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc. The District has contracted with Billing, Cochran, Lyles, Mauro & Ramsey, P.A. for these services.

Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The fee is based on the current contract.

Trustee Fees

The District issued Series 2011B and Series 2013 Special Assessment Revenue Bonds. In addition, the District issued Series 2015 Special Assessment Refunding Bonds. The amount of the trustee fees is based on the agreement between the trustee and the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2011B, 2013 and 2015 Special Assessment Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2016

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Telephone

Telephone and fax machine

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Rental & Leases

The District will be charged \$200 per month for office rent from Governmental Management Services – South Florida, LLC, for the District's administrative office located in Fort Lauderdale.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Management

The District has contracted with Governmental Management Services-South Florida for the supervision and maintenance of East Homestead Community Development District's website.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2016

Field:

Field Management

The supervision and on-site management of East Homestead CDD. The responsibilities include reviewing contracts and other maintenance related items.

Parking Lot Monitoring Fees

The District has contracted with Envera to provide active video surveillance of the Clubhouse parking lot.

Electricity

Electricity for the Common Areas.

Landscape Maintenance

Common area lawn maintenance. Includes grass cutting and edging, quarterly fertilization, bi-monthly pest control and weed control. Cost allocation is as follows:

Landscape Materials

Includes the following materials:

•Annuals	\$17,100
•Contingency	7,900

Irrigation System & Repairs

Irrigation system within the common areas, includes monthly wet check and irrigation system repair materials.

Janitorial Services

Includes one (1) full-time janitor for 20 hours per week.

Lake Maintenance

Includes monthly cleaning and debris removal of all CDD lakes.

Pressure Washing

Annual pressure cleaning of sidewalks, entrance walls, etc.

Light Repair & Maintenance

Includes maintenance and repair work needed for common area lighting and irrigation system.

Monuments Maintenance/Repairs

Includes maintenance and repair work needed for the monument signs throughout the common area.

Signs/Décor Maintenance

Includes and maintenance and repair work related to the entry signs and various signs throughout the community.

Stormwater Services

Annual Storm Drain Cleaning for all Storm Drains throughout the District.

Holiday Lighting

The District has a contract with CDI for the display of Holiday Lighting throughout the District.

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2016

Special Projects

Projects that will be completed during the fiscal year to beautify the community.

Contingency

Represents any un-budgeted expense related to the operations and maintenance of the common areas.

Clubhouse Maintenance:

Access Control

Includes camera monthly fee, also includes access cards and repairs.

Alarm Monitoring

This line item is the estimated cost for monitoring of the alarm system (security and fire alarm,) for the Clubhouse.

Air Conditioning Maintenance Contract

This line item is the estimated cost to maintain the air conditioning system.

Fitness Equipment Maintenance

This line item is the estimated cost to maintain the fitness equipment.

Electric

Electricity for Clubhouse and grounds.

Cable and Internet

Estimated cost of cable TV and internet for the Club.

Insurance

The District's property insurance is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance

Maintaining the lawn and plants around the club.

Landscape Replacement

(Includes Mulching) that this line item includes plant replacement and mulching once a year.

Irrigation Maintenance

Irrigation system within the clubhouse areas, which includes monthly wet check and irrigation system repair materials.

Office Equipment

Reflects the maintenance agreement for the copier plus any repairs to other office equipment.

Janitorial Supplies

Include additional janitorial supplies not provide by contract.

Janitorial Maintenance

This includes janitorial service and supplies provide per contract.

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2016

Management Fees

Onsite management fees for the clubhouse.

Office Supplies/Clubhouse Supplies

Supplies to run Club and Club Office.

Onsite Club Management Fees

Salary and cost associated with the payroll for the Clubhouse manager.

Pest Control

Preventative maintenance for bugs and rodents.

Pool & Spa Maintenance

Cost to maintain the pool, does not include repairs.

Pool Permits

Required annual licenses from the Florida Department of Health for the pool and spa.

Pool Monitoring

The District has contracted with Envera to provide active video surveillance of the Clubhouse and playground.

Printing & Postage

Paper, ink and postage for Club.

Repairs & Maintenance

Maintenance expenditures required to repair and maintain the Club.

Special Events

Expenses related to Social Events.

Security-Roving Guard

Night watch as needed.

Telephone

Cost of telephone lines for telephone, internet, fax and alarm systems.

Trash Collection

Cost of trash and recycling removal.

Water & Sewer

Water and sewer cost for the Club.

Contingency

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

Replacements

The cost of replacement of any of the District's Amenity Center assets.

East Homestead
Community Development District

Debt Service Fund
Series 2011B

<u>Description</u>	<u>Adopted Budget FY 2015</u>	<u>Actual thru 6/30/2015</u>	<u>Projected Next 3 Months</u>	<u>Total Projected at 9/30/2015</u>	<u>Adopted Budget FY 2016</u>
REVENUES:					
Direct Assessments	\$654,759	\$596,202	\$0	\$596,202	\$490,124
Prepayments	\$0	\$1,224,946	\$0	\$1,224,946	\$0
Interest Income	\$0	\$24	\$0	\$24	\$0
Excess Reserves	\$0	\$34,927	\$0	\$34,927	\$0
Carry Forward Surplus	\$117,166	\$550,399	\$0	\$550,399	\$6,138
TOTAL REVENUES	\$771,925	\$2,406,498	\$0	\$2,406,498	\$496,263
EXPENDITURES:					
<i>Series 2011B</i>					
Interest - 11/1	\$330,963	\$313,019	\$0	\$313,019	\$248,131
Principal - 11/1	\$110,000	\$425,000	\$0	\$425,000	\$0
Interest - 2/1	\$0	\$8,881	\$0	\$8,881	\$0
Principal - 2/1	\$0	\$490,000	\$0	\$490,000	\$0
Interest - 5/1	\$330,963	\$279,850	\$0	\$279,850	\$248,131
Principal - 5/1	\$0	\$400,000	\$0	\$400,000	\$0
Interest - 8/1	\$0	\$0	\$475,000	\$475,000	\$0
Principal - 8/1	\$0	\$0	\$8,609	\$8,609	\$0
TOTAL EXPENDITURES	\$771,925	\$1,916,750	\$483,609	\$2,400,359	\$496,263
EXCESS REVENUES	\$0	\$489,748	(\$483,609)	\$6,138	\$0

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT

Series 2011B, Special Assessment Revenue Bonds
 Amortization Schedule

<u>DATE</u>	<u>PRINCIPAL BALANCE</u>	<u>RATE</u>	<u>INTEREST</u>	<u>PRINCIPAL</u>	<u>TOTAL</u>
1-Feb-13	\$ 11,250,000	7.250%	\$ 6,706.25	\$ 370,000	\$ -
1-May-13	\$ 10,880,000	7.250%	\$ 394,400.00	\$ 285,000	\$ -
1-Aug-13	\$ 10,595,000	7.250%	\$ 7,250.00	\$ 400,000	\$ -
1-Nov-13	\$ 10,195,000	7.250%	\$ 369,568.75	\$ 290,000.00	\$ 2,122,925.00
1-Feb-14	\$ 9,905,000	7.250%	\$ 7,521.88	\$ 415,000.00	\$ -
1-May-14	\$ 9,490,000	7.250%	\$ 344,012.50	\$ 360,000.00	\$ -
1-Aug-14	\$ 9,130,000	7.250%	\$ 8,971.88	\$ 495,000.00	\$ -
1-Nov-14	\$ 8,635,000	7.250%	\$ 313,018.75	\$ 425,000.00	\$ 2,368,525.00
1-Feb-15	\$ 8,210,000	7.250%	\$ 8,881.25	\$ 490,000.00	\$ -
1-May-15	\$ 7,720,000	7.250%	\$ 279,850.00	\$ 400,000.00	\$ -
1-Aug-15	\$ 7,320,000	7.250%	\$ 8,609.38	\$ 475,000.00	\$ -
1-Nov-15	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ 1,910,471.88
1-May-16	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ -
1-Nov-16	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ 496,262.50
1-May-17	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ -
1-Nov-17	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ 496,262.50
1-May-18	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ -
1-Nov-18	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ 496,262.50
1-May-19	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ -
1-Nov-19	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ 496,262.50
1-May-20	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ -
1-Nov-20	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ 496,262.50
1-May-21	\$ 6,845,000	7.250%	\$ 248,131.25	\$ -	\$ 248,131.25
		<u>Total</u>	<u>\$ 4,726,365.63</u>	<u>\$ 4,405,000.00</u>	<u>\$ 9,131,365.63</u>

East Homestead
Community Development District

Debt Service Fund
Series 2013

Description	Adopted Budget FY 2015	Actual thru 6/30/2015	Projected Next 3 Months	Total Projected at 9/30/2015	Adopted Budget FY 2016
REVENUES:					
Assessments	\$811,685	\$817,002	\$0	\$817,002	\$811,685
Interest Income	\$0	\$62	\$20.61	\$82	\$0
Carry Forward Surplus ⁽¹⁾	\$514,789	\$517,514	\$0	\$517,514	\$534,813
TOTAL REVENUES	\$1,326,475	\$1,334,577	\$21	\$1,334,598	\$1,346,499
EXPENDITURES:					
Series 2013					
Interest - 11/1	\$303,563	\$303,563	\$0	\$303,563	\$299,644
Principal - 11/1	\$190,000	\$190,000	\$0	\$190,000	\$195,000
Interest - 5/1	\$299,644	\$299,644	\$0	\$299,644	\$295,622
TOTAL EXPENDITURES	\$793,206	\$793,206	\$0	\$793,206	\$790,266
OTHER SOURCES AND USES					
Trustee Fees	(\$4,128)	\$0	(\$4,128)	(\$4,128)	(\$4,128)
Arbitrage	(\$1,250)	(\$1,200)	\$0	(\$1,200)	(\$1,200)
Dissemination	(\$1,250)	\$0	(\$1,250)	(\$1,250)	(\$1,250)
Interfund Transfer	(\$4,128)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	(\$10,757)	(\$1,200)	(\$5,378)	(\$6,578)	(\$6,578)
EXCESS REVENUES	\$522,512	\$540,171	(\$5,358)	\$534,813	\$549,655

Interest Payment - 11/1/16 \$ 295,621.88
Principal Payment - 11/1/16 \$ 205,000.00

Parcel	Land Use	No. of Units	Net Per Unit	Total Net Assessment
A	40'	112	\$413	\$46,271
B	CONDOS	252	\$413	\$104,109
C	40'	140	\$413	\$57,838
D	50'	116	\$413	\$47,923
E	60'	69	\$413	\$28,506
E	60'	19	\$413	\$7,849
F	40'	103	\$413	\$42,552
G	50'	90	\$413	\$37,182
H	50'	79	\$413	\$32,637
I	VILLAS	90	\$413	\$37,182
J ⁽²⁾	36'	195	\$61	\$11,866
K	55'	148	\$413	\$61,143
L	CONDO-VILLAS	96	\$413	\$39,660
M	36'	241	\$413	\$99,564
M	36'	143	\$413	\$59,078
N	40'	140	\$413	\$57,838
O	50'	98	\$413	\$40,487
		2131		\$811,685

⁽¹⁾ Net of Reserve Requirement.

⁽²⁾ Units Excluded from Clubhouse.

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT

Series 2013, Special Assessment Revenue Bonds
Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-May-14	\$ 11,795,000	\$ 303,562.50	\$ -	\$ -
1-Nov-14	\$ 11,795,000	\$ 303,562.50	\$ 190,000.00	\$ 797,125.00
1-May-15	\$ 11,605,000	\$ 299,643.75	\$ -	\$ -
1-Nov-15	\$ 11,605,000	\$ 299,643.75	\$ 195,000.00	\$ 794,287.50
1-May-16	\$ 11,410,000	\$ 295,621.88	\$ -	\$ -
1-Nov-16	\$ 11,410,000	\$ 295,621.88	\$ 205,000.00	\$ 796,243.75
1-May-17	\$ 11,205,000	\$ 291,393.75	\$ -	\$ -
1-Nov-17	\$ 11,205,000	\$ 291,393.75	\$ 215,000.00	\$ 797,787.50
1-May-18	\$ 10,990,000	\$ 286,959.38	\$ -	\$ -
1-Nov-18	\$ 10,990,000	\$ 286,959.38	\$ 220,000.00	\$ 793,918.75
1-May-19	\$ 10,770,000	\$ 282,421.88	\$ -	\$ -
1-Nov-19	\$ 10,770,000	\$ 282,421.88	\$ 230,000.00	\$ 794,843.75
1-May-20	\$ 10,540,000	\$ 277,678.13	\$ -	\$ -
1-Nov-20	\$ 10,540,000	\$ 277,678.13	\$ 240,000.00	\$ 795,356.25
1-May-21	\$ 10,300,000	\$ 272,728.13	\$ -	\$ -
1-Nov-21	\$ 10,300,000	\$ 272,728.13	\$ 250,000.00	\$ 795,456.25
1-May-22	\$ 10,050,000	\$ 267,571.88	\$ -	\$ -
1-Nov-22	\$ 10,050,000	\$ 267,571.88	\$ 260,000.00	\$ 795,143.75
1-May-23	\$ 9,790,000	\$ 262,209.38	\$ -	\$ -
1-Nov-23	\$ 9,790,000	\$ 262,209.38	\$ 270,000.00	\$ 794,418.75
1-May-24	\$ 9,520,000	\$ 256,640.63	\$ -	\$ -
1-Nov-24	\$ 9,520,000	\$ 256,640.63	\$ 285,000.00	\$ 798,281.25
1-May-25	\$ 9,235,000	\$ 249,515.63	\$ -	\$ -
1-Nov-25	\$ 9,235,000	\$ 249,515.63	\$ 295,000.00	\$ 794,031.25
1-May-26	\$ 8,940,000	\$ 242,140.63	\$ -	\$ -
1-Nov-26	\$ 8,940,000	\$ 242,140.63	\$ 310,000.00	\$ 794,281.25
1-May-27	\$ 8,630,000	\$ 234,390.63	\$ -	\$ -
1-Nov-27	\$ 8,630,000	\$ 234,390.63	\$ 325,000.00	\$ 793,781.25
1-May-28	\$ 8,305,000	\$ 226,265.63	\$ -	\$ -
1-Nov-28	\$ 8,305,000	\$ 226,265.63	\$ 345,000.00	\$ 797,531.25
1-May-29	\$ 7,960,000	\$ 217,640.63	\$ -	\$ -
1-Nov-29	\$ 7,960,000	\$ 217,640.63	\$ 360,000.00	\$ 795,281.25
1-May-30	\$ 7,600,000	\$ 208,640.63	\$ -	\$ -
1-Nov-30	\$ 7,600,000	\$ 208,640.63	\$ 380,000.00	\$ 797,281.25
1-May-31	\$ 7,220,000	\$ 199,140.63	\$ -	\$ -
1-Nov-31	\$ 7,220,000	\$ 199,140.63	\$ 400,000.00	\$ 798,281.25
1-May-32	\$ 6,820,000	\$ 189,140.63	\$ -	\$ -
1-Nov-32	\$ 6,820,000	\$ 189,140.63	\$ 415,000.00	\$ 793,281.25
1-May-33	\$ 6,405,000	\$ 178,765.63	\$ -	\$ -
1-Nov-33	\$ 6,405,000	\$ 178,765.63	\$ 440,000.00	\$ 797,531.25
1-May-34	\$ 5,965,000	\$ 167,765.63	\$ -	\$ -
1-Nov-34	\$ 5,965,000	\$ 167,765.63	\$ 460,000.00	\$ 795,531.25
1-May-35	\$ 5,505,000	\$ 154,828.13	\$ -	\$ -
1-Nov-35	\$ 5,505,000	\$ 154,828.13	\$ 485,000.00	\$ 794,656.25
1-May-36	\$ 5,020,000	\$ 141,187.50	\$ -	\$ -
1-Nov-36	\$ 5,020,000	\$ 141,187.50	\$ 515,000.00	\$ 797,375.00
1-May-37	\$ 4,505,000	\$ 126,703.13	\$ -	\$ -
1-Nov-37	\$ 4,505,000	\$ 126,703.13	\$ 540,000.00	\$ 793,406.25
1-May-38	\$ 3,965,000	\$ 111,515.63	\$ -	\$ -
1-Nov-38	\$ 3,965,000	\$ 111,515.63	\$ 575,000.00	\$ 798,031.25
1-May-39	\$ 3,390,000	\$ 95,343.75	\$ -	\$ -
1-Nov-39	\$ 3,390,000	\$ 95,343.75	\$ 605,000.00	\$ 795,687.50
1-May-40	\$ 2,785,000	\$ 78,328.13	\$ -	\$ -
1-Nov-40	\$ 2,785,000	\$ 78,328.13	\$ 640,000.00	\$ 796,656.25
1-May-41	\$ 2,145,000	\$ 60,328.13	\$ -	\$ -
1-Nov-41	\$ 2,145,000	\$ 60,328.13	\$ 675,000.00	\$ 795,656.25
1-May-42	\$ 1,470,000	\$ 41,343.75	\$ -	\$ -
1-Nov-42	\$ 1,470,000	\$ 41,343.75	\$ 715,000.00	\$ 797,687.50
1-May-43	\$ 755,000	\$ 21,234.38	\$ -	\$ -
1-Nov-43	\$ 755,000	\$ 21,234.38	\$ 755,000.00	\$ 797,468.75
		\$ 12,081,300.00	\$ 11,795,000.00	\$ 23,876,300.00

East Homestead
Community Development District

Debt Service Fund
Series 2015

Description	Adopted Budget FY 2015	Actual thru 6/30/2015	Projected Next 3 Months	Total Projected at 9/30/2015	Adopted Budget FY 2016
REVENUES:					
Assessments	\$0	\$0	\$0	\$0	\$1,389,817
Interest Income	\$0	\$7	\$2	\$9	\$0
Carry Forward Surplus ⁽¹⁾	\$0	\$0	\$0	\$0	\$503,549
TOTAL REVENUES	\$0	\$7	\$2	\$9	\$1,893,366
EXPENDITURES:					
Series 2015					
Interest - 11/1	\$0	\$0	\$0	\$0	\$416,269
Interest - 5/1	\$0	\$0	\$0	\$0	\$416,269
Principal - 5/1	\$0	\$0	\$0	\$0	\$560,000
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$1,392,538
OTHER SOURCES AND USES					
Refunding Bond Proceeds	\$0	\$18,091,125	\$0	\$18,091,125	\$0
Interfund Transfer	\$0	\$2,323,397	\$0	\$2,323,397	\$0
Payment To Escrow Agent	\$0	(\$19,772,000)	\$0	(\$19,772,000)	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$642,522	\$0	\$642,522	\$0
EXCESS REVENUES	\$0	\$642,529	\$2	\$642,531	\$500,828

Interest Payment - 11/1/16 \$ 405,768.75

Parcel	Land Use	No. of Units	Net Per Unit	Total Net Assessment
A	40'	112	\$711	\$79,639
B ⁽²⁾	CONDOS	252	\$541	\$136,438
C	40'	140	\$711	\$99,548
D	50'	116	\$732	\$84,891
E	60'	69	\$574	\$39,600
E	60'	19	\$753	\$14,316
F	40'	103	\$711	\$73,239
G	50'	90	\$732	\$65,864
H	50'	79	\$732	\$57,814
I	VILLAS	71	\$605	\$42,925
I	VILLAS	90	\$605	\$54,412
I	VILLAS	124	\$605	\$74,968
J	36'	148	\$647	\$95,755
K ⁽³⁾	55'	96	\$743	\$71,293
L	CONDO-VILLAS	241	\$605	\$145,704
M	36'	142	\$574	\$81,497
M	36'	1	\$647	\$647
N	40'	140	\$711	\$99,548
O	50'	98	\$732	\$71,718
		2131		\$1,389,817

⁽¹⁾ Net of Reserve Requirement.

⁽²⁾ 1 Unit Excluded from from Series 2015. Unit was paid off.

⁽³⁾ 2 Units Excluded from from Series 2015. Units were paid off.

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT

Series 2015, Special Assessment Refunding Bonds
 Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-May-15	\$ 18,555,000	\$ 101,754.58	\$ -	\$ -
1-Nov-15	\$ 18,555,000	\$ 416,268.75	\$ -	\$ 518,023.33
1-May-16	\$ 18,555,000	\$ 416,268.75	\$ 560,000.00	\$ -
1-Nov-16	\$ 17,995,000	\$ 405,768.75	\$ -	\$ 1,382,037.50
1-May-17	\$ 17,995,000	\$ 405,768.75	\$ 585,000.00	\$ -
1-Nov-17	\$ 17,410,000	\$ 394,800.00	\$ -	\$ 1,385,568.75
1-May-18	\$ 17,410,000	\$ 394,800.00	\$ 600,000.00	\$ -
1-Nov-18	\$ 16,810,000	\$ 383,550.00	\$ -	\$ 1,378,350.00
1-May-19	\$ 16,810,000	\$ 383,550.00	\$ 630,000.00	\$ -
1-Nov-19	\$ 16,180,000	\$ 371,737.50	\$ -	\$ 1,385,287.50
1-May-20	\$ 16,180,000	\$ 371,737.50	\$ 655,000.00	\$ -
1-Nov-20	\$ 15,525,000	\$ 359,456.25	\$ -	\$ 1,386,193.75
1-May-21	\$ 15,525,000	\$ 359,456.25	\$ 680,000.00	\$ -
1-Nov-21	\$ 14,845,000	\$ 345,006.25	\$ -	\$ 1,384,462.50
1-May-22	\$ 14,845,000	\$ 345,006.25	\$ 715,000.00	\$ -
1-Nov-22	\$ 14,130,000	\$ 329,812.50	\$ -	\$ 1,389,818.75
1-May-23	\$ 14,130,000	\$ 329,812.50	\$ 740,000.00	\$ -
1-Nov-23	\$ 13,390,000	\$ 314,087.50	\$ -	\$ 1,383,900.00
1-May-24	\$ 13,390,000	\$ 314,087.50	\$ 765,000.00	\$ -
1-Nov-24	\$ 12,625,000	\$ 297,831.25	\$ -	\$ 1,376,918.75
1-May-25	\$ 12,625,000	\$ 297,831.25	\$ 805,000.00	\$ -
1-Nov-25	\$ 11,820,000	\$ 280,725.00	\$ -	\$ 1,383,556.25
1-May-26	\$ 11,820,000	\$ 280,725.00	\$ 845,000.00	\$ -
1-Nov-26	\$ 10,975,000	\$ 260,656.25	\$ -	\$ 1,386,381.25
1-May-27	\$ 10,975,000	\$ 260,656.25	\$ 885,000.00	\$ -
1-Nov-27	\$ 10,090,000	\$ 239,637.50	\$ -	\$ 1,385,293.75
1-May-28	\$ 10,090,000	\$ 239,637.50	\$ 925,000.00	\$ -
1-Nov-28	\$ 9,165,000	\$ 217,668.75	\$ -	\$ 1,382,306.25
1-May-29	\$ 9,165,000	\$ 217,668.75	\$ 975,000.00	\$ -
1-Nov-29	\$ 8,190,000	\$ 194,512.50	\$ -	\$ 1,387,181.25
1-May-30	\$ 8,190,000	\$ 194,512.50	\$ 1,010,000.00	\$ -
1-Nov-30	\$ 7,180,000	\$ 170,525.00	\$ -	\$ 1,375,037.50
1-May-31	\$ 7,180,000	\$ 170,525.00	\$ 1,065,000.00	\$ -
1-Nov-31	\$ 6,115,000	\$ 145,231.25	\$ -	\$ 1,380,756.25
1-May-32	\$ 6,115,000	\$ 145,231.25	\$ 1,110,000.00	\$ -
1-Nov-32	\$ 5,005,000	\$ 118,868.75	\$ -	\$ 1,374,100.00
1-May-33	\$ 5,005,000	\$ 118,868.75	\$ 1,175,000.00	\$ -
1-Nov-33	\$ 3,830,000	\$ 90,962.50	\$ -	\$ 1,384,831.25
1-May-34	\$ 3,830,000	\$ 90,962.50	\$ 1,215,000.00	\$ -
1-Nov-34	\$ 2,615,000	\$ 62,106.25	\$ -	\$ 1,368,068.75
1-May-35	\$ 2,615,000	\$ 62,106.25	\$ 1,275,000.00	\$ -
1-Nov-35	\$ 1,340,000	\$ 31,825.00	\$ -	\$ 1,368,931.25
1-May-36	\$ 1,340,000	\$ 31,825.00	\$ 1,340,000.00	\$ 1,371,825.00
		<u>\$ 10,963,829.58</u>	<u>\$ 18,555,000.00</u>	<u>\$ 29,518,829.58</u>