

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
December 31, 2016

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS:</b>				
Cash	\$235,378	---	---	\$235,378
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$23,651	\$40,429	---	\$64,079
Due from Other Funds	\$30,459	\$118,589	---	\$149,048
Investment - State Board	\$2,518,078	---	---	\$2,518,078
Investments:				
<b>Series 2011B</b>				
Reserve B	---	\$103,370	---	\$103,370
Revenue B	---	\$1,863	---	\$1,863
Prepayment B	---	\$762,412	---	\$762,412
Deferred B	---	---	\$11,843	\$11,843
<b>Series 2013</b>				
Reserve A	---	\$399,403	---	\$399,403
Revenue A	---	\$733,695	---	\$733,695
Interest A	---	\$7	---	\$7
Sinking	---	\$2	---	\$2
Construction A	---	---	\$805,235	\$805,235
<b>Series 2015</b>				
Reserve A	---	\$139,067	---	\$139,067
Revenue A	---	\$1,196,134	---	\$1,196,134
Deposits-Electric	\$14,369	---	---	\$14,369
<b>TOTAL ASSETS</b>	<u>\$2,822,435</u>	<u>\$3,494,972</u>	<u>\$817,078</u>	<u>\$7,134,485</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$54,595	---	---	\$54,595
Due to Other Funds	\$118,589	---	\$30,459	\$149,048
<b>TOTAL LIABILITIES</b>	<u>\$173,184</u>	<u>\$0</u>	<u>\$30,459</u>	<u>\$203,643</u>
<b>FUND BALANCES:</b>				
Nonspendable:				
Deposits and prepaid items	\$14,369	---	0.00	\$14,369
Restricted:				
Debt Service	---	\$3,494,972	---	\$3,494,972
Capital Projects	---	---	\$786,619	\$786,619
Unassigned	\$2,634,882	---	---	\$2,634,882
<b>TOTAL FUND BALANCES</b>	<u>\$2,649,251</u>	<u>\$3,494,972</u>	<u>\$786,619</u>	<u>\$6,930,841</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$2,822,435</u>	<u>\$3,494,972</u>	<u>\$817,078</u>	<u>\$7,134,485</u>

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$1,294,884	\$1,158,264	\$1,158,264	\$0
Developer Contributions	\$6,055	\$1,514	\$0	(\$1,514)
Interest Income	\$1,500	\$375	\$3,692	\$3,317
Clubhouse Income	\$10,000	\$2,500	\$7,659	\$5,159
<b>TOTAL REVENUES</b>	<b>\$1,312,439</b>	<b>\$1,162,653</b>	<b>\$1,169,615</b>	<b>\$6,962</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisors Fee	\$12,000	\$3,000	\$3,200	(\$200)
Fica Expense	\$918	\$230	\$245	(\$15)
Engineering	\$5,000	\$1,250	\$1,863	(\$613)
Attorney	\$30,000	\$7,500	\$6,208	\$1,292
Annual Audit	\$5,700	\$3,250	\$3,250	\$0
Trustee Fees	\$12,399	\$3,100	\$0	\$3,100
Dissemination Agent	\$2,500	\$625	\$625	\$0
Arbitrage	\$2,400	\$600	\$0	\$600
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$10,742	\$10,742	(\$0)
Computer Time	\$1,000	\$250	\$250	\$0
Telephone	\$200	\$50	\$6	\$44
Postage	\$1,100	\$275	\$306	(\$31)
Printing & Binding	\$1,800	\$450	\$377	\$73
Rentals & Leases	\$2,400	\$600	\$600	\$0
Insurance	\$7,759	\$7,759	\$7,194	\$565
Legal Advertising	\$600	\$150	\$64	\$86
Other Current Charges	\$1,000	\$250	\$306	(\$56)
Website Management	\$2,500	\$625	\$625	\$0
Office Supplies	\$300	\$75	\$26	\$49
Dues, Licenses	\$175	\$175	\$175	(\$1)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$134,720</b>	<b>\$42,955</b>	<b>\$38,062</b>	<b>\$4,893</b>

**FIELD:**

Field Management	\$22,168	\$5,542	\$5,542	\$0
Parking Lot Monitoring Fees	\$9,684	\$2,421	\$2,421	\$0
Electricity	\$22,500	\$5,625	\$5,032	\$593
Landscape Maintenance	\$284,401	\$71,100	\$69,016	\$2,084
Landscape Materials	\$25,000	\$6,250	\$24,559	(\$18,309)
Irrigation Maint & Repairs	\$10,000	\$2,500	\$3,235	(\$735)
Janitorial Supplies	\$19,000	\$4,750	\$0	\$4,750
Lake Maintenance	\$10,000	\$2,500	\$2,225	\$275
Pressure Washing	\$11,000	\$9,600	\$9,600	\$0
Lights Repair and Maintenance	\$7,500	\$1,875	\$475	\$1,400
Monuments Maintenance/Repairs	\$12,000	\$3,000	\$50	\$2,950
Sign/Decor Maintenance	\$5,000	\$1,250	\$0	\$1,250
Stormwater Services	\$7,000	\$1,750	\$0	\$1,750
Holiday Lighting	\$14,000	\$14,000	\$14,484	(\$484)
Special Projects	\$58,084	\$14,521	\$460	\$14,061
Contingency	\$17,000	\$4,250	\$0	\$4,250
<b>TOTAL FIELD</b>	<b>\$534,336</b>	<b>\$150,934</b>	<b>\$137,099</b>	<b>\$13,835</b>

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
<b>CLUBHOUSE</b>				
Access Control	\$2,400	\$600	\$555	\$45
Alarm Monitoring	\$2,500	\$625	\$0	\$625
Air Conditioning Maint Contract	\$4,500	\$1,125	\$900	\$225
Fitness Equipment Maintenance	\$3,000	\$750	\$3,968	(\$3,218)
Electric	\$65,420	\$16,355	\$12,961	\$3,394
Cable/Internet Services	\$2,480	\$620	\$911	(\$291)
Insurance	\$24,191	\$24,191	\$23,300	\$891
Landscape Maintenance	\$40,710	\$10,178	\$7,178	\$3,000
Landscape Replacement	\$10,000	\$2,500	\$795	\$1,705
License, Music	\$1,300	\$325	\$0	\$325
Irrigation Maintenance	\$2,100	\$525	\$0	\$525
Office Equipment Maintenance	\$2,000	\$500	\$0	\$500
Janitorial Supplies	\$6,500	\$1,625	\$796	\$829
Management Fees	\$12,000	\$3,000	\$3,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$1,000	\$1,021	(\$21)
Onsite Club Management Fees	\$190,000	\$47,500	\$42,036	\$5,464
Pest Control	\$2,500	\$625	\$595	\$30
Pool & Spa Maintenance	\$55,000	\$13,750	\$10,650	\$3,100
Permits	\$1,850	\$463	\$0	\$463
Pool Monitoring	\$17,700	\$4,425	\$4,425	\$0
Printing and Postage	\$2,500	\$625	\$0	\$625
Repairs and Maintenance	\$30,000	\$7,500	\$25,734	(\$18,234)
Special Events	\$6,000	\$1,500	\$1,149	\$351
Security-Roving Guard	\$2,000	\$500	\$0	\$500
Telephone	\$2,200	\$550	\$435	\$115
Trash Collection	\$6,000	\$1,500	\$1,498	\$2
Water & Sewer	\$2,500	\$625	\$388	\$237
Contingency	\$9,225	\$2,306	\$150	\$2,156
Replacements	\$44,162	\$11,041	\$0	\$11,041
Capital Reserve	\$88,645	\$22,161	\$0	\$22,161
<b>TOTAL CLUBHOUSE</b>	<b>\$643,383</b>	<b>\$178,989</b>	<b>\$142,447</b>	<b>\$36,542</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,312,439</b>	<b>\$372,878</b>	<b>\$317,608</b>	<b>\$55,270</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$852,007</b>	
FUND BALANCE - Beginning	\$0		\$1,797,244	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2,649,251</u>	

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$276	\$276
Special Assessments - Direct B	\$366,680	\$184,704	\$184,704	\$0
Special Assessments - Prepayments	\$0	\$0	\$330,235	\$330,235
<b>TOTAL REVENUES</b>	<b>\$366,680</b>	<b>\$184,704</b>	<b>\$515,215</b>	<b>\$330,511</b>
<b>EXPENDITURES:</b>				
<b>Series 2011B</b>				
Interest - 11/1	\$184,513	\$184,513	\$184,513	\$0
Interest - 5/1	\$182,881	\$0	\$0	\$0
Special Call - 11/1	\$45,000	\$45,000	\$160,000	(\$115,000)
<b>TOTAL EXPENDITURES</b>	<b>\$412,394</b>	<b>\$229,513</b>	<b>\$344,513</b>	<b>(\$115,000)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$45,713)</b>		<b>\$170,703</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$45,713</b>		<b>\$696,942</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$867,645</b>	

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2013**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$315	\$315
Special Assessments A	\$811,685	\$729,989	\$729,989	\$0
<b>TOTAL REVENUES</b>	<b>\$811,685</b>	<b>\$729,989</b>	<b>\$730,304</b>	<b>\$315</b>

**EXPENDITURES:**

**Series 2013**

Interest - 11/1	\$295,622	\$295,622	\$295,622	(\$0)
Principal - 11/01	\$205,000	\$205,000	\$205,000	\$0
Interest - 05/1	\$291,394	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$792,016</b>	<b>\$500,622</b>	<b>\$500,622</b>	<b>(\$0)</b>

**OTHER FINANCING SOURCES/(USES):**

Dissemination	(\$1,250)	(\$313)	\$0	\$313
Arbitrage	(\$1,200)	(\$300)	\$0	\$300
Trustee Fees	(\$4,128)	(\$1,032)	\$0	\$1,032
<b>TOTAL OTHER FINANCING SOURCES &amp; (USES)</b>	<b>(\$6,578)</b>	<b>(\$1,645)</b>	<b>\$0</b>	<b>\$1,645</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$13,092</b>	<b>\$229,682</b>
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<b>FUND BALANCE - Beginning</b>	<b>\$558,947</b>	<b>\$961,297</b>
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<b>FUND BALANCE - Ending</b>	<b>\$572,038</b>	<b>\$1,190,979</b>
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**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2015**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$161	\$161
Special Assessments A	\$1,389,817	\$1,249,940	\$1,249,940	\$0
<b>TOTAL REVENUES</b>	<b>\$1,389,817</b>	<b>\$1,249,940</b>	<b>\$1,250,101</b>	<b>\$161</b>
<b>EXPENDITURES:</b>				
<b>Series 2015</b>				
Interest - 11/1	\$405,769	\$405,769	\$405,769	\$0
Interest - 05/1	\$405,769	\$0	\$0	\$0
Principal - 11/01	\$585,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,396,538</b>	<b>\$405,769</b>	<b>\$405,769</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$6,721)</b>		<b>\$844,332</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$450,402</b>		<b>\$592,015</b>	
<b>FUND BALANCE - Ending</b>	<b>\$443,681</b>		<b>\$1,436,348</b>	

**EAST HOMESTEAD  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2017**

<i>Series 2011B, Special Assessment Bonds</i>		
Interest Rate:	7.25%	
Maturity Date:	5/1/2021	
Bonds outstanding - 9/30/2016		\$5,090,000.00
Less:	November 1, 2016 (Special Call)	(\$160,000.00)
<b>Current Bonds Outstanding</b>		<b>\$4,930,000.00</b>

<i>Series 2013, Special Assessment Bonds</i>		
Interest Rate:	4.125%	
Maturity Date:	11/1/2023	\$1,890,000.00
Interest Rate:	5.00%	
Maturity Date:	11/1/2033	\$3,555,000.00
Interest Rate:	5.625%	
Maturity Date:	11/1/2043	\$5,965,000.00
Bonds outstanding - 9/30/2016		\$11,410,000.00
Less:	November 01, 2016 (Mandatory)	(\$205,000.00)
<b>Current Bonds Outstanding</b>		<b>\$11,205,000.00</b>

<i>Series 2015, Special Assessment Bonds</i>		
Interest Rate:	3.750%	
Maturity Date:	5/1/2020	\$2,470,000.00
Interest Rate:	4.25%	
Maturity Date:	5/1/2025	\$3,705,000.00
Interest Rate:	4.750%	
Maturity Date:	5/1/2036	\$11,820,000.00
Bonds outstanding - 9/30/2016		\$17,995,000.00
Less:	May 1, 2017 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$17,995,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$34,130,000.00</b>
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# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2006

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$5	\$5
<b>TOTAL REVENUES</b>	\$0	\$0	\$5	\$5
<b>EXPENDITURES:</b>				
Capital Outlay A	\$0	\$0	\$0	\$0
Capital Outlay B	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	\$0	\$0	\$0	\$0
<b>EXCESS REVENUES (EXPENDITURES)</b>				\$5
<b>FUND BALANCE - Beginning</b>				\$11,838
<b>FUND BALANCE - Ending</b>				\$11,843



# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$350	\$350
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$350</b>	<b>\$350</b>
<b>EXPENDITURES:</b>				
Capital Outlay A	\$0	\$0	\$14,159	(\$14,159)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,159</b>	<b>(\$14,159)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>(\$13,809)</b>	
FUND BALANCE - Beginning			\$788,585	
FUND BALANCE - Ending			<u>\$774,776</u>	

**East Homestead**  
**Community Development District**  
**Series 2006A/B Special Assessment Revenue Bonds**

**1. Recap of Capital Project Fund Activity Through December 31, 2016**

Opening Balance in Construction Account	2006A	\$8,519,403.00
	2006B	\$23,039,700.90
Source of Funds: Interest Earned	2006A	\$103,245.16
	2006B	\$1,186,603.36
Interfund Transfer In	2006A	\$30,225.69
	2006B	\$90,257.98
Use of Funds:		
Disbursements: Land		(\$11,859,028.02)
Earthwork/Demolition		(\$7,333,763.86)
Survey		(\$329,457.81)
Storm Drain		(\$2,244,976.53)
Water/Sewer		(\$5,468,187.03)
Permits		(\$715,057.16)
Lift Stations		(\$566,512.68)
Force Main		(\$210,299.54)
Pavement		(\$380,407.75)
Guardrail		(\$22,949.20)
Irrigation		(\$67,278.62)
Maint Bond		(\$107,427.05)
Concrete		(\$387,025.85)
Lighting		(\$252,948.44)
Lakes		(\$51,886.24)
Landscaping		(\$1,718,522.14)
Entrance		(\$504,497.35)
Cost of Issuance		(\$737,368.10)
<b>Adjusted Balance in Construction Account at December 31, 2016</b>		<b><u><u>\$11,842.82</u></u></b>

**2. Funds Available For Construction at December 31, 2016**

Book Balance of Construction Fund at December 31, 2016 \$11,842.82

**3. Investments - US Bank**

<u>December 31, 2016</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,842.82
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 12/31/16	<b><u><u>\$11,842.82</u></u></b>

# East Homestead

## Community Development District

### Series 2013 Special Assessment Revenue Bonds

#### 1. Recap of Capital Project Fund Activity Through December 31, 2016

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$2,094.35
Interfund Transfer In	(\$3,739.57)
Use of Funds:	
Disbursements: Clubhouse Purchase	(\$9,017,616.57)
Public ROW Improvements	(\$345,024.79)
Lake Fountains	(\$9,500.00)
Clubhouse Improvements	(\$285,453.96)
Clubhouse Equipment	(\$142,361.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
<b>Adjusted Balance in Construction Account at December 31, 2016</b>	<b><u><u>\$779,434.92</u></u></b>

#### 2. Funds Available For Construction at December 31, 2016

Book Balance of Construction Fund at December 31, 2016 \$779,434.92

#### 3. Investments - Wells Fargo Bank

December 31, 2016	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	0.010%			\$805,234.92
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	(\$25,800.00)
				Balance at 12/31/16	<b><u><u>\$779,434.92</u></u></b>