

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
January 31, 2017

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS:</b>				
Cash	\$29,194	---	---	\$29,194
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$23,139	\$39,554	---	\$62,693
Due from Other Funds	\$37,966	\$165	---	\$38,130
Investment - State Board	\$2,520,203	---	---	\$2,520,203
Investments:				
<b>Series 2011B</b>				
Reserve B	---	\$102,755	---	\$102,755
Revenue B	---	\$15,213	---	\$15,213
Prepayment B	---	\$817,518	---	\$817,518
Deferred B	---	---	\$11,846	\$11,846
<b>Series 2013</b>				
Reserve A	---	\$399,510	---	\$399,510
Revenue A	---	\$791,610	---	\$791,610
Interest A	---	\$7	---	\$7
Sinking	---	\$2	---	\$2
Construction A	---	---	\$805,450	\$805,450
<b>Series 2015</b>				
Reserve A	---	\$139,109	---	\$139,109
Revenue A	---	\$1,297,340	---	\$1,297,340
Deposits-Electric	\$14,369	---	---	\$14,369
<b>TOTAL ASSETS</b>	<u>\$2,625,370</u>	<u>\$3,602,783</u>	<u>\$817,296</u>	<u>\$7,045,449</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$29,975	---	---	\$29,975
Due to Other Funds	\$165	---	\$37,966	\$38,130
<b>TOTAL LIABILITIES</b>	<u>\$30,139</u>	<u>\$0</u>	<u>\$37,966</u>	<u>\$68,105</u>
<b>FUND BALANCES:</b>				
Nonspendable:				
Deposits and prepaid items	\$14,369	---	0.00	\$14,369
Restricted:				
Debt Service	---	\$3,602,783	---	\$3,602,783
Capital Projects	---	---	\$779,330	\$779,330
Unassigned	\$2,580,862	---	---	\$2,580,862
<b>TOTAL FUND BALANCES</b>	<u>\$2,595,231</u>	<u>\$3,602,783</u>	<u>\$779,330</u>	<u>\$6,977,344</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$2,625,370</u>	<u>\$3,602,783</u>	<u>\$817,296</u>	<u>\$7,045,449</u>

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$1,294,884	\$1,181,403	\$1,181,403	\$0
Developer Contributions	\$6,055	\$2,018	\$0	(\$2,018)
Interest Income	\$1,500	\$500	\$5,817	\$5,317
Clubhouse Income	\$10,000	\$3,333	\$15,383	\$12,050
<b>TOTAL REVENUES</b>	<b>\$1,312,439</b>	<b>\$1,187,255</b>	<b>\$1,202,603</b>	<b>\$15,348</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisors Fee	\$12,000	\$4,000	\$4,200	(\$200)
Fica Expense	\$918	\$306	\$321	(\$15)
Engineering	\$5,000	\$1,667	\$1,863	(\$196)
Attorney	\$30,000	\$10,000	\$8,608	\$1,393
Annual Audit	\$5,700	\$3,250	\$3,250	\$0
Trustee Fees	\$12,399	\$4,133	\$0	\$4,133
Dissemination Agent	\$2,500	\$833	\$833	\$0
Arbitrage	\$2,400	\$800	\$0	\$800
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$14,323	\$14,323	(\$0)
Computer Time	\$1,000	\$333	\$333	\$0
Telephone	\$200	\$67	\$13	\$54
Postage	\$1,100	\$367	\$316	\$51
Printing & Binding	\$1,800	\$600	\$522	\$78
Rentals & Leases	\$2,400	\$800	\$800	\$0
Insurance	\$7,759	\$7,759	\$7,194	\$565
Legal Advertising	\$600	\$200	\$64	\$136
Other Current Charges	\$1,000	\$333	\$306	\$27
Website Management	\$2,500	\$833	\$833	\$0
Office Supplies	\$300	\$100	\$77	\$23
Dues, Licenses	\$175	\$175	\$175	(\$1)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$134,720</b>	<b>\$52,879</b>	<b>\$46,032</b>	<b>\$6,847</b>

**FIELD:**

Field Management	\$22,168	\$7,389	\$7,389	\$0
Parking Lot Monitoring Fees	\$9,684	\$3,228	\$3,228	\$0
Electricity	\$22,500	\$7,500	\$6,883	\$617
Landscape Maintenance	\$284,401	\$94,800	\$76,594	\$18,206
Landscape Materials	\$25,000	\$8,333	\$25,966	(\$17,632)
Irrigation Maint & Repairs	\$10,000	\$3,333	\$3,235	\$98
Janitorial Supplies	\$19,000	\$6,333	\$0	\$6,333
Lake Maintenance	\$10,000	\$3,333	\$2,967	\$367
Pressure Washing	\$11,000	\$9,600	\$9,600	\$0
Lights Repair and Maintenance	\$7,500	\$2,500	\$565	\$1,935
Monuments Maintenance/Repairs	\$12,000	\$4,000	\$50	\$3,950
Sign/Decor Maintenance	\$5,000	\$1,667	\$200	\$1,467
Stormwater Services	\$7,000	\$2,333	\$0	\$2,333
Holiday Lighting	\$14,000	\$14,000	\$38,698	(\$24,698)
Special Projects	\$58,084	\$19,361	\$460	\$18,901
Contingency	\$17,000	\$5,667	\$3,130	\$2,537
<b>TOTAL FIELD</b>	<b>\$534,336</b>	<b>\$193,379</b>	<b>\$178,965</b>	<b>\$14,414</b>

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>CLUBHOUSE</b>				
Access Control	\$2,400	\$800	\$1,088	(\$288)
Alarm Monitoring	\$2,500	\$833	\$0	\$833
Air Conditioning Maint Contract	\$4,500	\$1,500	\$1,200	\$300
Fitness Equipment Maintenance	\$3,000	\$1,000	\$4,561	(\$3,561)
Electric	\$65,420	\$21,807	\$17,567	\$4,240
Cable/Internet Services	\$2,480	\$827	\$1,111	(\$284)
Insurance	\$24,191	\$24,191	\$23,300	\$891
Landscape Maintenance	\$40,710	\$13,570	\$9,570	\$4,000
Landscape Replacement	\$10,000	\$3,333	\$1,352	\$1,982
License, Music	\$1,300	\$433	\$0	\$433
Irrigation Maintenance	\$2,100	\$700	\$0	\$700
Office Equipment Maintenance	\$2,000	\$667	\$0	\$667
Janitorial Supplies	\$6,500	\$2,167	\$989	\$1,178
Management Fees	\$12,000	\$4,000	\$4,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$1,333	\$1,099	\$234
Onsite Club Management Fees	\$190,000	\$63,333	\$56,901	\$6,432
Pest Control	\$2,500	\$833	\$680	\$153
Pool & Spa Maintenance	\$55,000	\$18,333	\$14,200	\$4,133
Permits	\$1,850	\$617	\$1,370	(\$753)
Pool Monitoring	\$17,700	\$5,900	\$5,900	\$0
Printing and Postage	\$2,500	\$833	\$0	\$833
Repairs and Maintenance	\$30,000	\$10,000	\$28,797	(\$18,797)
Special Events	\$6,000	\$2,000	\$1,149	\$851
Security-Roving Guard	\$2,000	\$667	\$0	\$667
Telephone	\$2,200	\$733	\$617	\$116
Trash Collection	\$6,000	\$2,000	\$2,110	(\$110)
Water & Sewer	\$2,500	\$833	\$560	\$273
Contingency	\$9,225	\$3,075	\$150	\$2,925
Replacements	\$44,162	\$14,721	\$0	\$14,721
Capital Reserve	\$88,645	\$29,548	\$0	\$29,548
<b>TOTAL CLUBHOUSE</b>	<b>\$643,383</b>	<b>\$230,588</b>	<b>\$178,269</b>	<b>\$52,319</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,312,439</b>	<b>\$476,846</b>	<b>\$403,266</b>	<b>\$73,580</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$799,337</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$1,795,894</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$2,595,231</b>	

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$517	\$517
Special Assessments - Direct B	\$366,680	\$197,845	\$197,845	\$0
Special Assessments - Prepayments	\$0	\$0	\$384,695	\$384,695
<b>TOTAL REVENUES</b>	<b>\$366,680</b>	<b>\$197,845</b>	<b>\$583,056</b>	<b>\$385,212</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>\$238,544</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$45,713</b>		<b>\$696,942</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$935,486</b>	

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2013**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$526	\$526
Special Assessments A	\$811,685	\$744,572	\$744,572	\$0
<b>TOTAL REVENUES</b>	<b>\$811,685</b>	<b>\$744,572</b>	<b>\$745,098</b>	<b>\$526</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)	(\$417)	\$0	\$417
Arbitrage	(\$1,200)	(\$400)	\$0	\$400
Trustee Fees	(\$4,128)	(\$1,376)	\$0	\$1,376
<b>TOTAL OTHER FINANCING SOURCES &amp; (USES)</b>	<b>(\$6,578)</b>	<b>(\$2,193)</b>	<b>\$0</b>	<b>\$2,193</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$13,092</b>	<b>\$244,476</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>\$1,205,774</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 January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$366	\$366
Special Assessments A	\$1,389,817	\$1,274,911	\$1,274,911	\$0
<b>TOTAL REVENUES</b>	<b>\$1,389,817</b>	<b>\$1,274,911</b>	<b>\$1,275,277</b>	<b>\$366</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>\$869,508</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$450,402</b>		<b>\$592,015</b>	
<b>FUND BALANCE - Ending</b>	<b>\$443,681</b>		<b>\$1,461,523</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 January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$8	\$8
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8</b>	<b>\$8</b>
<b>EXPENDITURES:</b>				
Capital Outlay A	\$0	\$0	\$0	\$0
Capital Outlay B	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>				<b>\$8</b>
<b>FUND BALANCE - Beginning</b>				<b>\$11,838</b>
<b>FUND BALANCE - Ending</b>				<b>\$11,846</b>



# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$565	\$565
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$565</b>	<b>\$565</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay A	\$0	\$0	\$21,666	(\$21,666)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,666</b>	<b>(\$21,666)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>(\$21,101)</b>	
<b>FUND BALANCE - Beginning</b>			<b>\$788,585</b>	
<b>FUND BALANCE - Ending</b>			<b>\$767,484</b>	

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

**1. Recap of Capital Project Fund Activity Through January 31, 2017**

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	\$1,186,606.86
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 January 31, 2017</b>		<b><u><u>\$11,846.32</u></u></b>

**2. Funds Available For Construction at January 31, 2017**

Book Balance of Construction Fund at January 31, 2017 \$11,846.32

**3. Investments - US Bank**

<u>January 31, 2017</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,846.32
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 1/31/17	<b><u><u>\$11,846.32</u></u></b>

**East Homestead**  
**Community Development District**  
**Series 2013 Special Assessment Revenue Bonds**

**1. Recap of Capital Project Fund Activity Through January 31, 2017**

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$2,309.16
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 January 31, 2017</b>	<b>\$779,649.73</b>

**2. Funds Available For Construction at January 31, 2017**

Book Balance of Construction Fund at January 31, 2017	\$779,649.73
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**3. Investments - Wells Fargo Bank**

<u>January 31, 2017</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$805,449.73
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	(\$25,800.00)
				Balance at 1/31/17	<b>\$779,649.73</b>