

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
February 28, 2017

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b>ASSETS:</b>				
Cash	\$85,764	---	---	\$85,764
Petty Cash	\$500	---	---	\$500
Assessments Receivable	---	---	---	\$0
Due from Other Funds	\$49,472	---	---	\$49,472
Investment - State Board	\$2,422,039	---	---	\$2,422,039
Investments:				
<b>Series 2011B</b>				
Reserve B	---	\$100,689	---	\$100,689
Revenue B	---	\$2,371	---	\$2,371
Prepayment B	---	\$147,548	---	\$147,548
Deferred B	---	---	\$11,851	\$11,851
<b>Series 2013</b>				
Reserve A	---	\$399,644	---	\$399,644
Revenue A	---	\$806,508	---	\$806,508
Interest A	---	\$7	---	\$7
Sinking	---	\$2	---	\$2
Construction A	---	---	\$805,720	\$805,720
<b>Series 2015</b>				
Reserve A	---	\$139,162	---	\$139,162
Revenue A	---	\$1,322,883	---	\$1,322,883
Deposits-Electric	\$14,369	---	---	\$14,369
<b>TOTAL ASSETS</b>	<u>\$2,572,144</u>	<u>\$2,918,814</u>	<u>\$817,571</u>	<u>\$6,308,528</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$91,035	---	---	\$91,035
Due to Other Funds	---	---	\$49,472	\$49,472
<b>TOTAL LIABILITIES</b>	<u>\$91,035</u>	<u>\$0</u>	<u>\$49,472</u>	<u>\$140,507</u>
<b>FUND BALANCES:</b>				
Nonspendable:				
Deposits and prepaid items	\$14,369	---	0.00	\$14,369
Restricted:				
Debt Service	---	\$2,918,814	---	\$2,918,814
Capital Projects	---	---	\$768,098	\$768,098
Unassigned	\$2,466,740	---	---	\$2,466,740
<b>TOTAL FUND BALANCES</b>	<u>\$2,481,109</u>	<u>\$2,918,814</u>	<u>\$768,098</u>	<u>\$6,168,021</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$2,572,144</u>	<u>\$2,918,814</u>	<u>\$817,571</u>	<u>\$6,308,528</u>

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/17	ACTUAL THRU 2/28/17	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$1,294,884	\$1,181,403	\$1,181,403	\$0
Developer Contributions	\$6,055	\$6,055	\$6,055	\$0
Interest Income	\$1,500	\$625	\$7,653	\$7,028
Clubhouse Income	\$10,000	\$4,167	\$15,383	\$11,217
<b>TOTAL REVENUES</b>	<b>\$1,312,439</b>	<b>\$1,192,250</b>	<b>\$1,210,494</b>	<b>\$18,244</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisors Fee	\$12,000	\$5,000	\$5,200	(\$200)
Fica Expense	\$918	\$383	\$398	(\$15)
Engineering	\$5,000	\$2,083	\$2,043	\$41
Attorney	\$30,000	\$12,500	\$11,125	\$1,375
Annual Audit	\$5,700	\$5,700	\$5,700	\$0
Trustee Fees	\$12,399	\$5,166	\$0	\$5,166
Dissemination Agent	\$2,500	\$1,042	\$1,042	\$0
Arbitrage	\$2,400	\$1,000	\$0	\$1,000
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$17,904	\$17,904	(\$0)
Computer Time	\$1,000	\$417	\$417	\$0
Telephone	\$200	\$83	\$13	\$70
Postage	\$1,100	\$458	\$327	\$131
Printing & Binding	\$1,800	\$750	\$748	\$2
Rentals & Leases	\$2,400	\$1,000	\$1,000	\$0
Insurance	\$7,759	\$7,759	\$7,194	\$565
Legal Advertising	\$600	\$250	\$64	\$186
Other Current Charges	\$1,000	\$417	\$407	\$9
Website Management	\$2,500	\$1,042	\$1,042	\$0
Office Supplies	\$300	\$125	\$103	\$22
Dues, Licenses	\$175	\$175	\$175	(\$1)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$134,720</b>	<b>\$65,253</b>	<b>\$56,900</b>	<b>\$8,353</b>

**FIELD:**

Field Management	\$22,168	\$9,237	\$9,237	\$0
Parking Lot Monitoring Fees	\$9,684	\$4,035	\$4,035	\$0
Electricity	\$22,500	\$9,375	\$8,698	\$677
Landscape Maintenance	\$284,401	\$118,500	\$125,054	(\$6,553)
Landscape Materials	\$25,000	\$25,000	\$39,113	(\$14,113)
Irrigation Maint & Repairs	\$10,000	\$4,167	\$3,235	\$932
Janitorial Supplies	\$19,000	\$7,917	\$0	\$7,917
Lake Maintenance	\$10,000	\$4,167	\$3,708	\$458
Pressure Washing	\$11,000	\$9,600	\$9,600	\$0
Lights Repair and Maintenance	\$7,500	\$3,125	\$565	\$2,560
Monuments Maintenance/Repairs	\$12,000	\$5,000	\$50	\$4,950
Sign/Decor Maintenance	\$5,000	\$2,083	\$200	\$1,883
Stormwater Services	\$7,000	\$2,917	\$0	\$2,917
Holiday Lighting	\$14,000	\$14,000	\$38,698	(\$24,698)
Special Projects	\$58,084	\$24,201	\$460	\$23,741
Contingency	\$17,000	\$7,083	\$5,830	\$1,253
<b>TOTAL FIELD</b>	<b>\$534,336</b>	<b>\$250,407</b>	<b>\$248,483</b>	<b>\$1,924</b>

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/17	ACTUAL THRU 2/28/17	VARIANCE
<b>CLUBHOUSE</b>				
Access Control	\$2,400	\$1,000	\$1,088	(\$88)
Alarm Monitoring	\$2,500	\$1,042	\$0	\$1,042
Air Conditioning Maint Contract	\$4,500	\$1,875	\$2,270	(\$395)
Fitness Equipment Maintenance	\$3,000	\$1,250	\$4,711	(\$3,461)
Electric	\$65,420	\$27,258	\$22,504	\$4,754
Cable/Internet Services	\$2,480	\$1,033	\$1,332	(\$299)
Insurance	\$24,191	\$24,191	\$23,300	\$891
Landscape Maintenance	\$40,710	\$16,963	\$11,963	\$5,000
Landscape Replacement	\$10,000	\$4,167	\$1,758	\$2,409
License, Music	\$1,300	\$542	\$0	\$542
Irrigation Maintenance	\$2,100	\$875	\$0	\$875
Office Equipment Maintenance	\$2,000	\$833	\$0	\$833
Janitorial Supplies	\$6,500	\$2,708	\$1,361	\$1,348
Management Fees	\$12,000	\$5,000	\$5,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$1,667	\$1,099	\$567
Onsite Club Management Fees	\$190,000	\$79,167	\$71,054	\$8,113
Pest Control	\$2,500	\$1,042	\$765	\$277
Pool & Spa Maintenance	\$55,000	\$22,917	\$17,750	\$5,167
Permits	\$1,850	\$771	\$1,370	(\$599)
Pool Monitoring	\$17,700	\$7,375	\$7,375	\$0
Printing and Postage	\$2,500	\$1,042	\$0	\$1,042
Repairs and Maintenance	\$30,000	\$12,500	\$31,671	(\$19,171)
Special Events	\$6,000	\$2,500	\$1,149	\$1,351
Security-Roving Guard	\$2,000	\$833	\$0	\$833
Telephone	\$2,200	\$917	\$943	(\$26)
Trash Collection	\$6,000	\$2,500	\$2,618	(\$118)
Water & Sewer	\$2,500	\$1,042	\$692	\$349
Contingency	\$9,225	\$3,844	\$8,124	(\$4,280)
Replacements	\$44,162	\$18,401	\$0	\$18,401
Capital Reserve	\$88,645	\$36,935	\$0	\$36,935
<b>TOTAL CLUBHOUSE</b>	<b>\$643,383</b>	<b>\$282,188</b>	<b>\$219,895</b>	<b>\$62,292</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,312,439</b>	<b>\$597,847</b>	<b>\$525,279</b>	<b>\$72,569</b>
EXCESS REVENUES (EXPENDITURES)	\$0		\$685,215	
FUND BALANCE - Beginning	\$0		\$1,795,894	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2,481,109</u>	

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 2/28/17	ACTUAL THRU 2/28/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$854	\$854
Special Assessments - Direct B	\$366,680	\$197,845	\$197,845	\$0
Special Assessments - Prepayments	\$0	\$0	\$437,620	\$437,620
<b>TOTAL REVENUES</b>	<b>\$366,680</b>	<b>\$197,845</b>	<b>\$636,319</b>	<b>\$438,474</b>
<b>EXPENDITURES:</b>				
<b>Series 2011B</b>				
Interest - 11/1	\$184,513	\$184,513	\$184,513	\$0
Interest - 2/1	\$0	\$0	\$13,141	(\$13,141)
Interest - 5/1	\$182,881	\$0	\$0	\$0
Special Call - 11/1	\$45,000	\$45,000	\$160,000	(\$115,000)
Special Call - 2/1	\$0	\$0	\$725,000	(\$725,000)
<b>TOTAL EXPENDITURES</b>	<b>\$412,394</b>	<b>\$229,513</b>	<b>\$1,082,653</b>	<b>(\$853,141)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$45,713)</b>		<b>(\$446,334)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$45,713</b>		<b>\$696,942</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$250,608</b>	

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2013**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 2/28/17	ACTUAL THRU 2/28/17	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$914	\$914
Special Assessments A	\$811,685	\$744,572	\$744,572	\$0
<b>TOTAL REVENUES</b>	<b>\$811,685</b>	<b>\$744,572</b>	<b>\$745,486</b>	<b>\$914</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)	(\$521)	\$0	\$521
Arbitrage	(\$1,200)	(\$500)	\$0	\$500
Trustee Fees	(\$4,128)	(\$1,720)	\$0	\$1,720
<b>TOTAL OTHER FINANCING SOURCES &amp; (USES)</b>	<b>(\$6,578)</b>	<b>(\$2,741)</b>	<b>\$0</b>	<b>\$2,741</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$13,092</b>	<b>\$244,864</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>\$1,206,161</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 February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 2/28/17	ACTUAL THRU 2/28/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$888	\$888
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>\$1,275,798</b>	<b>\$888</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>\$870,030</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$450,402</b>		<b>\$592,015</b>	
<b>FUND BALANCE - Ending</b>	<b>\$443,681</b>		<b>\$1,462,045</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>\$4,205,000.00</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>\$33,405,000.00</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 February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 2/28/17	ACTUAL THRU 2/28/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$13	\$13
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13</b>	<b>\$13</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>\$13</b>	
FUND BALANCE - Beginning			\$11,838	
FUND BALANCE - Ending			<u>\$11,851</u>	



# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 2/28/17	ACTUAL THRU 2/28/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$835	\$835
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$835</b>	<b>\$835</b>
<b>EXPENDITURES:</b>				
Capital Outlay A	\$0	\$0	\$33,172	(\$33,172)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,172</b>	<b>(\$33,172)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>(\$32,337)</b>	
<b>FUND BALANCE - Beginning</b>			<b>\$788,585</b>	
<b>FUND BALANCE - Ending</b>			<b>\$756,248</b>	

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

**1. Recap of Capital Project Fund Activity Through February 28, 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	\$1,186,611.37
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)
Adjusted Balance in Construction Account at February 28, 2017		\$11,850.83

**2. Funds Available For Construction at February 28, 2017**

Book Balance of Construction Fund at February 28, 2017 \$11,850.83

**3. Investments - US Bank**

February 28, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,850.83
					ADJ: Outstanding Requisitions
					\$0.00
					\$11,850.83

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

**1. Recap of Capital Project Fund Activity Through February 28, 2017**

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$2,579.24
Interfund Transfer In	(\$3,739.57)
Use of Funds:	
Disbursements: Clubhouse Purchase	(\$9,017,616.57)
Public ROW Improvements	(\$345,024.79)
Lake Fountains	(\$13,500.00)
Clubhouse Improvements	(\$305,126.21)
Clubhouse Equipment	(\$142,361.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
<b>Adjusted Balance in Construction Account at February 28, 2017</b>	<b><u><u>\$756,247.56</u></u></b>

**2. Funds Available For Construction at February 28, 2017**

Book Balance of Construction Fund at February 28, 2017	\$756,247.56
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**3. Investments - Wells Fargo Bank**

February 28, 2017	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	0.010%			\$805,719.81
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	(\$49,472.25)
				Balance at 2/28/17	<b><u><u>\$756,247.56</u></u></b>