

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

	<b>Major Funds</b>			<b>Total Governmental Funds</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	
<b>ASSETS:</b>				
Cash	\$81,955	---	---	\$81,955
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$40,900	\$69,914	---	\$110,814
Due from Other Funds	\$61,372	---	---	\$61,372
Investment - State Board	\$2,324,139	---	---	\$2,324,139
<i>Investments:</i>				
<b>Series 2011B</b>				
Reserve B	---	\$100,724	---	\$100,724
Revenue B	---	\$2,419	---	\$2,419
Prepayment B	---	\$147,548	---	\$147,548
Deferred B	---	---	\$11,855	\$11,855
<b>Series 2013</b>				
Reserve A	---	\$399,141	---	\$399,141
Revenue A	---	\$819,146	---	\$819,146
Interest A	---	\$7	---	\$7
Sinking	---	\$2	---	\$2
Construction A	---	---	\$805,977	\$805,977
<b>Series 2015</b>				
Reserve A	---	\$138,982	---	\$138,982
Revenue A	---	\$1,343,690	---	\$1,343,690
Deposits-Electric	\$14,369	---	---	\$14,369
<b>TOTAL ASSETS</b>	<u>\$2,523,235</u>	<u>\$3,021,573</u>	<u>\$817,832</u>	<u>\$6,362,639</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$59,310	---	---	\$59,310
Due to Other Funds	---	---	\$61,372	\$61,372
<b>TOTAL LIABILITIES</b>	<u>\$59,310</u>	<u>\$0</u>	<u>\$61,372</u>	<u>\$120,682</u>
<b>FUND BALANCES:</b>				
<i>Nonspendable:</i>				
Deposits and prepaid items	\$14,369	---	0.00	\$14,369
<i>Restricted:</i>				
Debt Service	---	\$3,021,573	---	\$3,021,573
Capital Projects	---	---	\$756,460	\$756,460
Unassigned	\$2,449,556	---	---	\$2,449,556
<b>TOTAL FUND BALANCES</b>	<u>\$2,463,925</u>	<u>\$3,021,573</u>	<u>\$756,460</u>	<u>\$6,241,957</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$2,523,235</u>	<u>\$3,021,573</u>	<u>\$817,832</u>	<u>\$6,362,639</u>

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

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/17	ACTUAL THRU 3/31/17	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$1,294,884	\$1,294,884	\$1,240,953	(\$53,932)
Developer Contributions	\$6,055	\$6,055	\$6,055	\$0
Interest Income	\$1,500	\$750	\$9,753	\$9,003
Clubhouse Income	\$10,000	\$5,000	\$18,853	\$13,853
<b>TOTAL REVENUES</b>	<b>\$1,312,439</b>	<b>\$1,306,689</b>	<b>\$1,275,614</b>	<b>(\$31,075)</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisors Fee	\$12,000	\$6,000	\$6,200	(\$200)
Fica Expense	\$918	\$459	\$474	(\$15)
Engineering	\$5,000	\$2,500	\$2,043	\$458
Attorney	\$30,000	\$15,000	\$14,589	\$411
Annual Audit	\$5,700	\$5,700	\$5,700	\$0
Trustee Fees	\$12,399	\$7,544	\$7,544	\$0
Dissemination Agent	\$2,500	\$1,250	\$1,250	\$0
Arbitrage	\$2,400	\$1,200	\$0	\$1,200
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$21,485	\$21,485	(\$0)
Computer Time	\$1,000	\$500	\$500	\$0
Telephone	\$200	\$100	\$13	\$87
Postage	\$1,100	\$550	\$350	\$200
Printing & Binding	\$1,800	\$900	\$937	(\$37)
Rentals & Leases	\$2,400	\$1,200	\$1,200	\$0
Insurance	\$7,759	\$7,759	\$7,194	\$565
Legal Advertising	\$600	\$300	\$64	\$236
Other Current Charges	\$1,000	\$500	\$492	\$8
Website Management	\$2,500	\$1,250	\$1,250	\$0
Office Supplies	\$300	\$150	\$123	\$27
Dues, Licenses	\$175	\$175	\$175	(\$1)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$134,720</b>	<b>\$76,521</b>	<b>\$73,583</b>	<b>\$2,939</b>

**FIELD:**

Field Management	\$22,168	\$11,084	\$11,084	\$0
Parking Lot Monitoring Fees	\$9,684	\$4,842	\$5,649	(\$807)
Electricity	\$22,500	\$11,250	\$10,479	\$771
Landscape Maintenance	\$284,401	\$142,200	\$147,159	(\$4,958)
Landscape Materials	\$25,000	\$25,000	\$40,229	(\$15,229)
Irrigation Maint & Repairs	\$10,000	\$5,000	\$3,235	\$1,765
Janitorial Supplies	\$19,000	\$9,500	\$0	\$9,500
Lake Maintenance	\$10,000	\$5,000	\$4,450	\$550
Pressure Washing	\$11,000	\$9,600	\$9,600	\$0
Lights Repair and Maintenance	\$7,500	\$3,750	\$565	\$3,185
Monuments Maintenance/Repairs	\$12,000	\$6,000	\$50	\$5,950
Sign/Decor Maintenance	\$5,000	\$2,500	\$200	\$2,300
Stormwater Services	\$7,000	\$3,500	\$0	\$3,500
Holiday Lighting	\$14,000	\$14,000	\$38,698	(\$24,698)
Special Projects	\$58,084	\$29,042	\$460	\$28,582
Contingency	\$17,000	\$8,500	\$5,830	\$2,670
<b>TOTAL FIELD</b>	<b>\$534,336</b>	<b>\$290,768</b>	<b>\$277,689</b>	<b>\$13,080</b>

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

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/17	ACTUAL THRU 3/31/17	VARIANCE
<b>CLUBHOUSE</b>				
Access Control	\$2,400	\$1,200	\$1,620	(\$420)
Alarm Monitoring	\$2,500	\$1,250	\$113	\$1,138
Air Conditioning Maint Contract	\$4,500	\$2,250	\$2,570	(\$320)
Fitness Equipment Maintenance	\$3,000	\$1,500	\$5,734	(\$4,234)
Electric	\$65,420	\$32,710	\$27,209	\$5,501
Cable/Internet Services	\$2,480	\$1,240	\$1,541	(\$301)
Insurance	\$24,191	\$24,191	\$23,300	\$891
Landscape Maintenance	\$40,710	\$20,355	\$14,355	\$6,000
Landscape Replacement	\$10,000	\$5,000	\$2,275	\$2,725
License, Music	\$1,300	\$650	\$0	\$650
Irrigation Maintenance	\$2,100	\$1,050	\$0	\$1,050
Office Equipment Maintenance	\$2,000	\$1,000	\$0	\$1,000
Janitorial Supplies	\$6,500	\$3,250	\$1,566	\$1,684
Management Fees	\$12,000	\$6,000	\$6,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$2,000	\$1,385	\$615
Onsite Club Management Fees	\$190,000	\$95,000	\$85,069	\$9,931
Pest Control	\$2,500	\$1,250	\$850	\$400
Pool & Spa Maintenance	\$55,000	\$27,500	\$21,450	\$6,050
Permits	\$1,850	\$925	\$1,370	(\$445)
Pool Monitoring	\$17,700	\$8,850	\$10,325	(\$1,475)
Printing and Postage	\$2,500	\$1,250	\$0	\$1,250
Repairs and Maintenance	\$30,000	\$15,000	\$34,476	(\$19,476)
Special Events	\$6,000	\$3,000	\$1,149	\$1,851
Security-Roving Guard	\$2,000	\$1,000	\$0	\$1,000
Telephone	\$2,200	\$1,100	\$1,269	(\$169)
Trash Collection	\$6,000	\$3,000	\$3,241	(\$241)
Water & Sewer	\$2,500	\$1,250	\$867	\$383
Contingency	\$9,225	\$4,613	\$8,579	(\$3,966)
Replacements	\$44,162	\$22,081	\$0	\$22,081
Capital Reserve	\$88,645	\$44,323	\$0	\$44,323
<b>TOTAL CLUBHOUSE</b>	<b>\$643,383</b>	<b>\$333,787</b>	<b>\$256,311</b>	<b>\$77,476</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,312,439</b>	<b>\$701,076</b>	<b>\$607,583</b>	<b>\$93,494</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$668,031</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$1,795,894</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$2,463,925</b>	

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2011B

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

	ADOPTED BUDGET	PRORATED THRU 3/31/17	ACTUAL THRU 3/31/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$937	\$937
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>\$636,402</b>	<b>\$438,557</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>(\$446,251)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$45,713</b>		<b>\$696,942</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$250,691</b>	

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

	ADOPTED BUDGET	PRORATED THRU 3/31/17	ACTUAL THRU 3/31/17	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$1,295	\$1,295
Special Assessments A	\$811,685	\$811,685	\$782,103	(\$29,583)
<b>TOTAL REVENUES</b>	<b>\$811,685</b>	<b>\$811,685</b>	<b>\$783,398</b>	<b>(\$28,288)</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)	(\$625)	\$0	\$625
Arbitrage	(\$1,200)	(\$600)	\$0	\$600
Trustee Fees	(\$4,128)	(\$2,064)	\$0	\$2,064
<b>TOTAL OTHER FINANCING SOURCES &amp; (USES)</b>	<b>(\$6,578)</b>	<b>(\$3,289)</b>	<b>\$0</b>	<b>\$3,289</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$13,092</b>	<b>\$282,776</b>
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FUND BALANCE - Beginning	\$558,947	\$961,297
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FUND BALANCE - Ending	<u>\$572,038</u>	<u>\$1,244,073</u>
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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 March 31, 2017

	ADOPTED BUDGET	PRORATED THRU 3/31/17	ACTUAL THRU 3/31/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$1,389	\$1,389
Special Assessments A	\$1,389,817	\$1,389,817	\$1,339,173	(\$50,643)
<b>TOTAL REVENUES</b>	<b>\$1,389,817</b>	<b>\$1,389,817</b>	<b>\$1,340,562</b>	<b>(\$49,255)</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>\$934,793</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$450,402</b>		<b>\$592,015</b>	
<b>FUND BALANCE - Ending</b>	<b>\$443,681</b>		<b>\$1,526,809</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 March 31, 2017*

	ADOPTED BUDGET	PRORATED THRU 3/31/17	ACTUAL THRU 3/31/17	VARIANCE
<b>REVENUES:</b>				
<i>Interest Income</i>	\$0	\$0	\$17	\$17
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17</b>	<b>\$17</b>
<b>EXPENDITURES:</b>				
<i>Capital Outlay A</i>	\$0	\$0	\$0	\$0
<i>Capital Outlay B</i>	\$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>\$17</b>	
<i>FUND BALANCE - Beginning</i>			\$11,838	
<i>FUND BALANCE - Ending</i>			<u>\$11,855</u>	



# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending March 31, 2017

	ADOPTED BUDGET	PRORATED THRU 3/31/17	ACTUAL THRU 3/31/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$1,092	\$1,092
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,092</b>	<b>\$1,092</b>
<b>EXPENDITURES:</b>				
Capital Outlay A	\$0	\$0	\$45,072	(\$45,072)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45,072</b>	<b>(\$45,072)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>(\$43,980)</b>	
FUND BALANCE - Beginning			\$788,585	
FUND BALANCE - Ending			<u>\$744,605</u>	

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

**1. Recap of Capital Project Fund Activity Through March 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	\$1,186,615.48
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 March 31, 2017</b>		<b><u><u>\$11,854.94</u></u></b>

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

Book Balance of Construction Fund at March 31, 2017 \$11,854.94

**3. Investments - US Bank**

March 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,854.94
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 3/31/17	<b><u><u>\$11,854.94</u></u></b>

# East Homestead

## Community Development District

### Series 2013 Special Assessment Revenue Bonds

#### 1. Recap of Capital Project Fund Activity Through March 31, 2017

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$2,836.30
Interfund Transfer In	(\$3,739.57)
Use of Funds:	
Disbursements: Clubhouse Purchase	(\$9,017,616.57)
Public ROW Improvements	(\$345,024.79)
Lake Fountains	(\$25,400.00)
Clubhouse Improvements	(\$305,126.21)
Clubhouse Equipment	(\$142,361.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
Adjusted Balance in Construction Account at March 31, 2017	<u><u>\$744,604.62</u></u>

#### 2. Funds Available For Construction at March 31, 2017

Book Balance of Construction Fund at March 31, 2017 \$744,604.62

#### 3. Investments - Wells Fargo Bank

March 31, 2017	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	0.010%			\$805,976.87
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	(\$61,372.25)
				Balance at 3/31/17	<u><u>\$744,604.62</u></u>