

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
 May 31, 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	\$59,840	---	---	\$59,840
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$38,082	\$65,097	---	\$103,178
Due from Other Funds	\$69,211	---	---	\$69,211
Investment - State Board	\$2,253,383	---	---	\$2,253,383
Investments:				
<b>Series 2011B</b>				
Reserve B	---	\$99,195	---	\$99,195
Revenue B	---	\$3,148	---	\$3,148
Prepayment B	---	\$84,262	---	\$84,262
Deferred B	---	---	\$11,866	\$11,866
<b>Series 2013</b>				
Reserve A	---	\$399,507	---	\$399,507
Revenue A	---	\$570,217	---	\$570,217
Interest A	---	\$42	---	\$42
Sinking	---	\$2	---	\$2
Construction A	---	---	\$806,717	\$806,717
<b>Series 2015</b>				
Reserve A	---	\$139,116	---	\$139,116
Revenue A	---	\$416,110	---	\$416,110
Deposits-Electric	\$14,869	---	---	\$14,869
<b>TOTAL ASSETS</b>	<u>\$2,435,885</u>	<u>\$1,776,696</u>	<u>\$818,583</u>	<u>\$5,031,165</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$78,065	---	---	\$78,065
Due to Other	---	\$5,600	---	\$5,600
Due to Other Funds	---	\$3,922	\$65,289	\$69,211
<b>TOTAL LIABILITIES</b>	<u>\$78,065</u>	<u>\$9,522</u>	<u>\$65,289</u>	<u>\$152,875</u>
<b>FUND BALANCES:</b>				
Nonspendable:				
Deposits and prepaid items	\$14,869	---	0.00	\$14,869
Restricted:				
Debt Service	---	\$1,767,174	---	\$1,767,174
Capital Projects	---	---	\$753,295	\$753,295
Unassigned	\$2,342,951	---	---	\$2,342,951
<b>TOTAL FUND BALANCES</b>	<u>\$2,357,820</u>	<u>\$1,767,174</u>	<u>\$753,295</u>	<u>\$4,878,289</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$2,435,885</u>	<u>\$1,776,696</u>	<u>\$818,583</u>	<u>\$5,031,165</u>

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

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$1,294,884	\$1,294,884	\$1,295,490	\$605
Developer Contributions	\$6,055	\$6,055	\$6,055	\$0
Interest Income	\$1,500	\$1,500	\$13,997	\$12,497
Clubhouse Income	\$10,000	\$10,000	\$22,973	\$12,973
<b>TOTAL REVENUES</b>	<b>\$1,312,439</b>	<b>\$1,312,439</b>	<b>\$1,338,515</b>	<b>\$26,076</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisors Fee	\$12,000	\$8,000	\$8,000	\$0
Fica Expense	\$918	\$612	\$612	\$0
Engineering	\$5,000	\$3,333	\$2,043	\$1,291
Attorney	\$30,000	\$20,000	\$20,409	(\$409)
Annual Audit	\$5,700	\$5,700	\$5,700	\$0
Trustee Fees	\$12,399	\$7,544	\$7,544	\$0
Dissemination Agent	\$2,500	\$1,667	\$1,667	\$0
Arbitrage	\$2,400	\$1,200	\$1,200	\$0
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$28,646	\$28,647	(\$0)
Computer Time	\$1,000	\$667	\$667	\$0
Telephone	\$200	\$133	\$43	\$91
Postage	\$1,100	\$733	\$439	\$294
Printing & Binding	\$1,800	\$1,200	\$1,266	(\$66)
Rentals & Leases	\$2,400	\$1,600	\$1,600	\$0
Insurance	\$7,759	\$7,759	\$7,194	\$565
Legal Advertising	\$600	\$400	\$132	\$268
Other Current Charges	\$1,000	\$667	\$721	(\$54)
Website Management	\$2,500	\$1,667	\$1,667	\$0
Office Supplies	\$300	\$200	\$163	\$37
Dues, Licenses	\$175	\$175	\$175	(\$1)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$134,720</b>	<b>\$93,903</b>	<b>\$91,886</b>	<b>\$2,016</b>
<b>FIELD:</b>				
Field Management	\$22,168	\$14,779	\$14,779	\$0
Parking Lot Monitoring Fees	\$9,684	\$6,456	\$7,263	(\$807)
Electricity	\$22,500	\$15,000	\$14,852	\$148
Landscape Maintenance	\$284,401	\$189,601	\$198,179	(\$8,578)
Landscape Materials	\$25,000	\$25,000	\$43,864	(\$18,864)
Irrigation Maint & Repairs	\$10,000	\$6,667	\$3,235	\$3,432
Janitorial Supplies	\$19,000	\$12,667	\$0	\$12,667
Lake Maintenance	\$10,000	\$6,667	\$5,933	\$733
Pressure Washing	\$11,000	\$9,600	\$9,600	\$0
Lights Repair and Maintenance	\$7,500	\$5,000	\$565	\$4,435
Monuments Maintenance/Repairs	\$12,000	\$8,000	\$90	\$7,910
Sign/Decor Maintenance	\$5,000	\$3,333	\$200	\$3,133
Stormwater Services	\$7,000	\$4,667	\$0	\$4,667
Holiday Lighting	\$14,000	\$14,000	\$38,698	(\$24,698)
Special Projects	\$58,084	\$38,722	\$460	\$38,262
Contingency	\$17,000	\$11,333	\$5,830	\$5,503
<b>TOTAL FIELD</b>	<b>\$534,336</b>	<b>\$371,491</b>	<b>\$343,548</b>	<b>\$27,943</b>

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

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
<b>CLUBHOUSE</b>				
Access Control	\$2,400	\$1,600	\$2,153	(\$553)
Alarm Monitoring	\$2,500	\$1,667	\$678	\$989
Air Conditioning Maint Contract	\$4,500	\$3,000	\$3,170	(\$170)
Fitness Equipment Maintenance	\$3,000	\$2,000	\$7,152	(\$5,152)
Electric	\$65,420	\$43,613	\$36,822	\$6,791
Cable/Internet Services	\$2,480	\$1,653	\$2,066	(\$413)
Insurance	\$24,191	\$24,191	\$23,300	\$891
Landscape Maintenance	\$40,710	\$27,140	\$19,140	\$8,000
Landscape Replacement	\$10,000	\$6,667	\$4,009	\$2,658
License, Music	\$1,300	\$867	\$1,345	(\$478)
Irrigation Maintenance	\$2,100	\$1,400	\$0	\$1,400
Office Equipment Maintenance	\$2,000	\$1,333	\$0	\$1,333
Janitorial Supplies	\$6,500	\$4,333	\$2,562	\$1,772
Management Fees	\$12,000	\$8,000	\$8,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$2,667	\$2,617	\$49
Onsite Club Management Fees	\$190,000	\$126,667	\$119,962	\$6,704
Pest Control	\$2,500	\$1,667	\$1,020	\$647
Pool & Spa Maintenance	\$55,000	\$36,667	\$28,963	\$7,704
Permits	\$1,850	\$1,233	\$0	\$1,233
Pool Monitoring	\$17,700	\$11,800	\$13,275	(\$1,475)
Printing and Postage	\$2,500	\$1,667	\$0	\$1,667
Repairs and Maintenance	\$30,000	\$20,000	\$46,576	(\$26,576)
Special Events	\$6,000	\$4,000	\$1,866	\$2,134
Security-Roving Guard	\$2,000	\$1,333	\$0	\$1,333
Telephone	\$2,200	\$1,467	\$1,920	(\$453)
Trash Collection	\$6,000	\$4,000	\$4,398	(\$398)
Water & Sewer	\$2,500	\$1,667	\$1,184	\$482
Contingency	\$9,225	\$6,150	\$8,977	(\$2,827)
Replacements	\$44,162	\$29,441	\$0	\$29,441
Capital Reserve	\$88,645	\$59,097	\$0	\$59,097
<b>TOTAL CLUBHOUSE</b>	<b>\$643,383</b>	<b>\$436,985</b>	<b>\$341,154</b>	<b>\$95,832</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,312,439</b>	<b>\$902,379</b>	<b>\$776,589</b>	<b>\$125,791</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$561,926</b>	
FUND BALANCE - Beginning	\$0		\$1,795,894	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2,357,820</u>	

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$1,233	\$1,233
Special Assessments - Direct B	\$366,680	\$366,680	\$350,807	(\$15,874)
Special Assessments - Prepayments	\$0	\$0	\$517,708	\$517,708
<b>TOTAL REVENUES</b>	<b>\$366,680</b>	<b>\$366,680</b>	<b>\$869,748</b>	<b>\$503,067</b>
<b>EXPENDITURES:</b>				
<i>Series 2011B</i>				
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	\$152,431	(\$152,431)
Special Call - 11/1	\$45,000	\$45,000	\$160,000	(\$115,000)
Special Call - 2/1	\$0	\$0	\$725,000	(\$725,000)
Special Call - 5/1	\$0	\$0	\$145,000	(\$145,000)
<b>TOTAL EXPENDITURES</b>	<b>\$412,394</b>	<b>\$229,513</b>	<b>\$1,380,084</b>	<b>(\$1,150,572)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$45,713)</b>		<b>(\$510,337)</b>	
FUND BALANCE - Beginning	\$45,713		\$696,942	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$186,606</u>	

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$2,413	\$2,413
Special Assessments A	\$811,685	\$811,685	\$816,474	\$4,789
<b>TOTAL REVENUES</b>	<b>\$811,685</b>	<b>\$811,685</b>	<b>\$818,887</b>	<b>\$7,201</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	\$291,394	(\$291,394)
<b>TOTAL EXPENDITURES</b>	<b>\$792,016</b>	<b>\$500,622</b>	<b>\$792,016</b>	<b>(\$291,394)</b>

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

Dissemination	(\$1,250)	(\$833)	\$0	\$833
Arbitrage	(\$1,200)	(\$800)	\$0	\$800
Trustee Fees	(\$4,128)	(\$4,128)	(\$3,922)	\$8,050
<b>TOTAL OTHER FINANCING SOURCES &amp; (USES)</b>	<b>(\$6,578)</b>	<b>(\$5,762)</b>	<b>(\$3,922)</b>	<b>\$9,683</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>\$22,949</b>	
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FUND BALANCE - Beginning			\$961,297	
FUND BALANCE - Ending	\$558,947	\$572,038	\$984,246	\$572,038

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$2,818	\$2,818
Special Assessments A	\$1,389,817	\$1,389,817	\$1,398,027	\$8,210
<b>TOTAL REVENUES</b>	<b>\$1,389,817</b>	<b>\$1,389,817</b>	<b>\$1,400,845</b>	<b>\$11,028</b>
<b>EXPENDITURES:</b>				
<b>Series 2015</b>				
Interest - 11/1	\$405,769	\$405,769	\$405,769	\$0
Interest - 05/1	\$405,769	\$405,769	\$405,769	\$0
Principal - 11/01	\$585,000	\$585,000	\$585,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,396,538</b>	<b>\$1,396,538</b>	<b>\$1,396,538</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$6,721)</b>		<b>\$4,307</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$450,402</b>		<b>\$592,015</b>	
<b>FUND BALANCE - Ending</b>	<b>\$443,681</b>		<b>\$596,322</b>	

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

<i>Series 2011B, Special Assessment Bonds</i>		
<i>Interest Rate:</i>	7.25%	
<i>Maturity Date:</i>	5/1/2021	
<i>Bonds outstanding - 9/30/2016</i>		\$5,090,000.00
<i>Less:</i>	<i>November 1, 2016 (Special Call)</i>	(\$160,000.00)
	<i>February 1, 2017 (Special Call)</i>	(\$725,000.00)
	<i>May 1, 2017 (Special Call)</i>	(\$145,000.00)
<b><i>Current Bonds Outstanding</i></b>		<b><i>\$4,060,000.00</i></b>

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

<i>Series 2015, Special Assessment Bonds</i>		
<i>Interest Rate:</i>	3.750%	
<i>Maturity Date:</i>	5/1/2020	\$2,470,000.00
<i>Interest Rate:</i>	4.25%	
<i>Maturity Date:</i>	5/1/2025	\$3,705,000.00
<i>Interest Rate:</i>	4.750%	
<i>Maturity Date:</i>	5/1/2036	\$11,820,000.00
<i>Bonds outstanding - 9/30/2016</i>		\$17,995,000.00
<i>Less:</i>	<i>May 1, 2017 (Mandatory)</i>	(\$585,000.00)
<b><i>Current Bonds Outstanding</i></b>		<b><i>\$17,410,000.00</i></b>

<b><i>Total Current Bonds Outstanding</i></b>		<b><i>\$32,675,000.00</i></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 May 31, 2017

	ADOPTED BUDGET	PRORATED THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$28	\$28
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28</b>	<b>\$28</b>

**EXPENDITURES:**

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>

EXCESS REVENUES (EXPENDITURES)			\$28	
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FUND BALANCE - Beginning			\$11,838	
FUND BALANCE - Ending			\$11,866	

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$1,832	\$1,832
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,832</b>	<b>\$1,832</b>
<b>EXPENDITURES:</b>				
Capital Outlay A	\$0	\$0	\$48,989	(\$48,989)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$48,989</b>	<b>(\$48,989)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>(\$47,156)</b>	
<b>FUND BALANCE - Beginning</b>			<b>\$788,585</b>	
<b>FUND BALANCE - Ending</b>			<b>\$741,428</b>	

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

**1. Recap of Capital Project Fund Activity Through May 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	\$1,186,626.95
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 May 31, 2017</b>		<b><u>\$11,866.41</u></b>

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

Book Balance of Construction Fund at May 31, 2017	\$11,866.41
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**3. Investments - US Bank**

May 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,866.41
ADJ: Outstanding Requisitions					\$0.00
Balance at 5/31/17					<b><u>\$11,866.41</u></b>

# East Homestead

## Community Development District

### Series 2013 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$3,576.47
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)
<b>Adjusted Balance in Construction Account at May 31, 2017</b>	<b>\$745,344.79</b>

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

Book Balance of Construction Fund at May 31, 2017	\$745,344.79
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#### 3. Investments - Wells Fargo Bank

May 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$806,717.04
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	(\$61,372.25)
				Balance at 5/31/17	<b>\$745,344.79</b>