

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2017

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$9,766	---	---	\$9,766
Petty Cash	\$500	---	---	\$500
Due from Other Funds	\$92,384	---	---	\$92,384
Investment - State Board	\$2,107,839	---	---	\$2,107,839
Investments:				
Series 2011B				
Reserve B	---	\$87,398	---	\$87,398
Interest B	---	\$5,166	---	\$5,166
Revenue B	---	\$1,571	---	\$1,571
Prepayment B	---	\$594,292	---	\$594,292
Deferred B	---	---	\$11,880	\$11,880
Series 2013				
Reserve A	---	\$399,965	---	\$399,965
Revenue A	---	\$589,265	---	\$589,265
Interest A	---	\$42	---	\$42
Sinking	---	\$2	---	\$2
Construction A	---	---	\$707,642	\$707,642
Series 2015				
Reserve A	---	\$139,280	---	\$139,280
Revenue A	---	\$457,694	---	\$457,694
Deposits-Electric	\$14,869	---	---	\$14,869
Prepaid Expenses	\$1,658	---	\$0	\$1,658
TOTAL ASSETS	<u>\$2,227,016</u>	<u>\$2,274,674</u>	<u>\$719,522</u>	<u>\$5,221,212</u>
LIABILITIES:				
Accounts Payable	\$27,451	---	---	\$27,451
Due to Other Funds	---	\$4,046	\$88,339	\$92,384
TOTAL LIABILITIES	<u>\$27,451</u>	<u>\$4,046</u>	<u>\$88,339</u>	<u>\$119,836</u>
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$16,527	---	\$0	\$16,527
Restricted:				
Debt Service	---	\$2,270,628	---	\$2,270,628
Capital Projects	---	---	\$631,183	\$631,183
Unassigned	\$2,183,038	---	---	\$2,183,038
TOTAL FUND BALANCES	<u>\$2,199,565</u>	<u>\$2,270,628</u>	<u>\$631,183</u>	<u>\$5,101,377</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$2,227,016</u>	<u>\$2,274,674</u>	<u>\$719,522</u>	<u>\$5,221,212</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,294,884	\$1,294,884	\$1,296,268	\$1,383
Developer Contributions	\$6,055	\$6,055	\$6,055	\$0
Interest Income	\$1,500	\$1,500	\$18,453	\$16,953
Clubhouse Income	\$10,000	\$10,000	\$30,138	\$20,138
TOTAL REVENUES	\$1,312,439	\$1,312,439	\$1,350,914	\$38,475

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fee	\$12,000	\$10,000	\$10,000	\$0
Fica Expense	\$918	\$765	\$765	\$0
Engineering	\$5,000	\$4,167	\$2,163	\$2,004
Attorney	\$30,000	\$25,000	\$24,739	\$261
Annual Audit	\$5,700	\$5,700	\$5,700	\$0
Trustee Fees	\$12,399	\$12,399	\$12,399	\$0
Dissemination Agent	\$2,500	\$2,083	\$2,083	\$0
Arbitrage	\$2,400	\$2,400	\$2,400	\$0
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$35,808	\$35,808	(\$0)
Computer Time	\$1,000	\$833	\$833	\$0
Telephone	\$200	\$167	\$89	\$78
Postage	\$1,100	\$917	\$550	\$367
Printing & Binding	\$1,800	\$1,500	\$1,593	(\$93)
Rentals & Leases	\$2,400	\$2,000	\$2,000	\$0
Insurance	\$7,759	\$7,759	\$7,194	\$565
Legal Advertising	\$600	\$500	\$302	\$198
Other Current Charges	\$1,000	\$833	\$908	(\$74)
Website Management	\$2,500	\$2,083	\$2,083	\$0
Office Supplies	\$300	\$250	\$209	\$41
Dues, Licenses	\$175	\$175	\$175	(\$1)
TOTAL ADMINISTRATIVE	\$134,720	\$117,339	\$113,994	\$3,345

FIELD:

Field Management	\$22,168	\$18,473	\$18,473	\$0
Parking Lot Monitoring Fees	\$9,684	\$8,070	\$8,877	(\$807)
Electricity	\$22,500	\$18,750	\$19,988	(\$1,238)
Landscape Maintenance	\$284,401	\$237,001	\$241,792	(\$4,791)
Landscape Materials	\$25,000	\$25,000	\$45,335	(\$20,335)
Irrigation Maint & Repairs	\$10,000	\$8,333	\$3,830	\$4,503
Janitorial Supplies	\$19,000	\$15,833	\$0	\$15,833
Lake Maintenance	\$10,000	\$8,333	\$7,417	\$917
Pressure Washing	\$11,000	\$9,600	\$9,600	\$0
Lights Repair and Maintenance	\$7,500	\$6,250	\$565	\$5,685
Monuments Maintenance/Repairs	\$12,000	\$10,000	\$90	\$9,910
Sign/Decor Maintenance	\$5,000	\$4,167	\$200	\$3,967
Stormwater Services	\$7,000	\$5,833	\$0	\$5,833
Holiday Lighting	\$14,000	\$14,000	\$38,698	(\$24,698)
Special Projects	\$58,084	\$48,403	\$460	\$47,943
Contingency	\$17,000	\$14,167	\$5,830	\$8,337
TOTAL FIELD	\$534,336	\$452,214	\$401,156	\$51,058

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
CLUBHOUSE				
Access Control	\$2,400	\$2,000	\$2,685	(\$685)
Alarm Monitoring	\$2,500	\$2,083	\$653	\$1,431
Air Conditioning Maint Contract	\$4,500	\$3,750	\$3,770	(\$20)
Fitness Equipment Maintenance	\$3,000	\$2,500	\$8,500	(\$6,000)
Electric	\$65,420	\$54,517	\$47,133	\$7,384
Cable/Internet Services	\$2,480	\$2,067	\$2,905	(\$838)
Insurance	\$24,191	\$24,191	\$23,300	\$891
Landscape Maintenance	\$40,710	\$33,925	\$23,925	\$10,000
Landscape Replacement	\$10,000	\$8,333	\$4,396	\$3,937
License, Music	\$1,300	\$1,083	\$1,345	(\$262)
Irrigation Maintenance	\$2,100	\$1,750	\$0	\$1,750
Office Equipment Maintenance	\$2,000	\$1,667	\$0	\$1,667
Janitorial Supplies	\$6,500	\$5,417	\$3,243	\$2,173
Management Fees	\$12,000	\$10,000	\$10,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$3,333	\$2,782	\$552
Onsite Club Management Fees	\$190,000	\$158,333	\$157,537	\$796
Pest Control	\$2,500	\$2,083	\$1,190	\$893
Pool & Spa Maintenance	\$55,000	\$45,833	\$38,978	\$6,855
Permits	\$1,850	\$1,542	\$703	\$839
Pool Monitoring	\$17,700	\$14,750	\$16,225	(\$1,475)
Printing and Postage	\$2,500	\$2,083	\$0	\$2,083
Repairs and Maintenance	\$30,000	\$25,000	\$51,843	(\$26,843)
Special Events	\$6,000	\$5,000	\$2,036	\$2,964
Security-Roving Guard	\$2,000	\$1,667	\$108	\$1,559
Telephone	\$2,200	\$1,833	\$2,576	(\$743)
Trash Collection	\$6,000	\$5,000	\$6,247	(\$1,247)
Water & Sewer	\$2,500	\$2,083	\$1,756	\$327
Contingency	\$9,225	\$7,688	\$18,258	(\$10,570)
Replacements	\$44,162	\$36,802	\$0	\$36,802
Capital Reserve	\$88,645	\$73,871	\$0	\$73,871
TOTAL CLUBHOUSE	\$643,383	\$540,184	\$432,093	\$108,091
TOTAL EXPENDITURES	\$1,312,439	\$1,109,737	\$947,243	\$162,494
EXCESS REVENUES (EXPENDITURES)	\$0		\$403,671	
FUND BALANCE - Beginning	\$0		\$1,795,894	
FUND BALANCE - Ending	\$0		\$2,199,565	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2011B

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

	ADOPTED BUDGET	PRORATED THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$1,528	\$1,528
Special Assessments - Direct B	\$366,680	\$366,680	\$354,214	(\$12,466)
Special Assessments - Prepayments	\$0	\$0	\$1,015,826	\$1,015,826
TOTAL REVENUES	\$366,680	\$366,680	\$1,371,568	\$1,004,888
EXPENDITURES:				
<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	\$182,881	\$152,431	\$30,450
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)
TOTAL EXPENDITURES	\$412,394	\$412,394	\$1,380,084	(\$967,691)
EXCESS REVENUES (EXPENDITURES)	(\$45,713)		(\$8,516)	
FUND BALANCE - Beginning	\$45,713		\$696,942	
FUND BALANCE - Ending	\$0		\$688,426	

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

ADOPTED BUDGET	PRORATED THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$3,519	\$3,519
Special Assessments A	\$811,685	\$811,685	\$816,871	\$5,185
TOTAL REVENUES	\$811,685	\$811,685	\$820,390	\$8,704

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	\$291,394	\$291,394	(\$0)
TOTAL EXPENDITURES	\$792,016	\$792,016	\$792,016	(\$0)

OTHER FINANCING SOURCES/(USES):

Dissemination	(\$1,250)	(\$1,042)	\$0	\$1,042
Arbitrage	(\$1,200)	(\$1,200)	(\$1,200)	\$2,400
Trustee Fees	(\$4,128)	(\$4,128)	(\$3,922)	\$8,050
TOTAL OTHER FINANCING SOURCES & (USES)	(\$6,578)	(\$6,370)	(\$5,122)	\$11,492

EXCESS REVENUES (EXPENDITURES)	\$13,092	\$23,252
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FUND BALANCE - Beginning	\$558,947	\$961,297
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FUND BALANCE - Ending	\$572,038	\$984,549
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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 July 31, 2017

	ADOPTED BUDGET	PRORATED THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$3,469	\$3,469
Special Assessments A	\$1,389,817	\$1,389,817	\$1,398,706	\$8,889
TOTAL REVENUES	\$1,389,817	\$1,389,817	\$1,402,175	\$12,359
EXPENDITURES:				
Series 2015				
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
TOTAL EXPENDITURES	\$1,396,538	\$1,396,538	\$1,396,538	\$0
EXCESS REVENUES (EXPENDITURES)	(\$6,721)		\$5,638	
FUND BALANCE - Beginning	\$450,402		\$592,015	
FUND BALANCE - Ending	\$443,681		\$597,653	

**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)
	February 1, 2017 (Special Call)	(\$725,000.00)
	May 1, 2017 (Special Call)	(\$145,000.00)
Current Bonds Outstanding		\$4,060,000.00

<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)
Current Bonds Outstanding		\$11,205,000.00

<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)	(\$585,000.00)
Current Bonds Outstanding		\$17,410,000.00

Total Current Bonds Outstanding		\$32,675,000.00
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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 July 31, 2017

	ADOPTED BUDGET	PRORATED THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
REVENUES:				
<i>Interest Income</i>	\$0	\$0	\$42	\$42
TOTAL REVENUES	\$0	\$0	\$42	\$42
EXPENDITURES:				
<i>Capital Outlay A</i>	\$0	\$0	\$0	\$0
<i>Capital Outlay B</i>	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)			\$42	
<i>FUND BALANCE - Beginning</i>			\$11,838	
<i>FUND BALANCE - Ending</i>			\$11,880	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2,757	\$2,757
TOTAL REVENUES	\$0	\$0	\$2,757	\$2,757
<u>EXPENDITURES:</u>				
Capital Outlay A	\$0	\$0	\$172,039	(\$172,039)
TOTAL EXPENDITURES	\$0	\$0	\$172,039	(\$172,039)
EXCESS REVENUES (EXPENDITURES)			(\$169,282)	
FUND BALANCE - Beginning			\$788,585	
FUND BALANCE - Ending			\$619,303	

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

1. Recap of Capital Project Fund Activity Through July 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	\$1,186,640.89
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 July 31, 2017		<u><u>\$11,880.35</u></u>

2. Funds Available For Construction at July 31, 2017

Book Balance of Construction Fund at July 31, 2017 \$11,880.35

3. Investments - US Bank

July 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,880.35
					ADJ: Outstanding Requisitions <u>\$0.00</u>
					Balance at 7/31/17 <u><u>\$11,880.35</u></u>

East Homestead

Community Development District Series 2013 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$4,501.28
Interfund Transfer In	(\$3,739.57)
Use of Funds:	
Disbursements: Clubhouse Purchase	(\$9,017,616.57)
Public ROW Improvements	(\$345,024.79)
Lake Fountains	(\$35,866.50)
Clubhouse Improvements	(\$419,126.21)
Clubhouse Equipment	(\$144,861.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
Adjusted Balance in Construction Account at July 31, 2017	\$619,303.10

2. Funds Available For Construction at July 31, 2017

Book Balance of Construction Fund at July 31, 2017	\$619,303.10
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3. Investments - Wells Fargo Bank

July 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$707,641.85
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	(\$88,338.75)
				Balance at 7/31/17	\$619,303.10