

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

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$2,565,268	---	---	\$2,565,268
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$43,734	\$74,758	---	\$118,492
Due from Other Funds	\$5,296	\$1,644,437	---	\$1,649,732
Investment - State Board	\$1,668,269	---	---	\$1,668,269
Investments:				
Series 2011B				
Reserve B	---	\$75,810	---	\$75,810
Revenue B	---	\$2,187	---	\$2,187
Prepayment B	---	\$323,929	---	\$323,929
Deferred B	---	---	\$11,925	\$11,925
Series 2013				
Reserve A	---	\$400,027	---	\$400,027
Revenue A	---	\$86,010	---	\$86,010
Interest A	---	\$49	---	\$49
Sinking	---	\$7	---	\$7
Construction A	---	---	\$551,882	\$551,882
Series 2015				
Reserve A	---	\$139,295	---	\$139,295
Revenue A	---	\$64,802	---	\$64,802
Deposits-Electric	\$14,869	---	---	\$14,869
TOTAL ASSETS	<u>\$4,297,936</u>	<u>\$2,811,312</u>	<u>\$563,806</u>	<u>\$7,673,054</u>
LIABILITIES:				
Accounts Payable	\$102,927	---	---	\$102,927
Due to Other Funds	\$1,649,732	---	---	\$1,649,732
TOTAL LIABILITIES	<u>\$1,752,659</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1,752,659</u>
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$14,869	---	---	\$14,869
Restricted:				
Debt Service	---	\$2,811,312	---	\$2,811,312
Capital Projects	---	---	\$563,806	\$563,806
Unassigned	\$2,530,408	---	---	\$2,530,408
TOTAL FUND BALANCES	<u>\$2,545,277</u>	<u>\$2,811,312</u>	<u>\$563,806</u>	<u>\$5,920,395</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$4,297,936</u>	<u>\$2,811,312</u>	<u>\$563,806</u>	<u>\$7,673,054</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,294,884	\$1,009,016	\$1,009,016	\$0
Developer Contributions	\$6,055	\$1,514	\$0	(\$1,514)
Interest Income	\$1,500	\$375	\$6,049	\$5,674
Clubhouse Income	\$10,000	\$2,500	\$4,945	\$2,445
TOTAL REVENUES	\$1,312,439	\$1,013,405	\$1,020,010	\$6,605
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fee	\$12,000	\$3,000	\$2,800	\$200
Fica Expense	\$918	\$230	\$214	\$15
Engineering	\$5,000	\$1,250	\$4,658	(\$3,408)
Attorney	\$30,000	\$7,500	\$9,966	(\$2,466)
Annual Audit	\$5,800	\$1,450	\$0	\$1,450
Trustee Fees	\$12,399	\$3,100	\$0	\$3,100
Dissemination Agent	\$2,500	\$625	\$625	\$0
Arbitrage	\$2,400	\$600	\$0	\$600
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$10,742	\$10,742	(\$0)
Computer Time	\$1,000	\$250	\$250	\$0
Telephone	\$100	\$25	\$7	\$18
Postage	\$800	\$200	\$123	\$77
Printing & Binding	\$1,800	\$450	\$565	(\$115)
Rentals & Leases	\$2,400	\$600	\$600	\$0
Insurance	\$7,914	\$7,914	\$7,194	\$720
Legal Advertising	\$800	\$200	\$0	\$200
Other Current Charges	\$995	\$249	\$318	(\$70)
Website Management	\$2,500	\$625	\$625	\$0
Office Supplies	\$250	\$63	\$61	\$2
Dues, Licenses	\$175	\$175	\$175	(\$1)
TOTAL ADMINISTRATIVE	\$134,720	\$41,246	\$40,923	\$323
FIELD:				
Field Management	\$22,168	\$5,542	\$5,542	\$0
Parking Lot Monitoring Fees	\$9,684	\$2,421	\$2,501	(\$80)
Electricity	\$25,000	\$6,250	\$7,595	(\$1,345)
Landscape Maintenance	\$268,368	\$67,092	\$72,708	(\$5,616)
Porter Services	\$56,784	\$14,196	\$0	\$14,196
Landscape Materials	\$20,000	\$5,000	\$362	\$4,638
Irrigation Maint & Repairs	\$5,000	\$1,250	\$0	\$1,250
Janitorial Supplies	\$5,000	\$1,250	\$0	\$1,250
Lake Maintenance	\$10,000	\$2,500	\$2,225	\$275
Pressure Washing	\$10,000	\$10,000	\$9,750	\$250
Lights Repair and Maintenance	\$5,000	\$1,250	\$500	\$750
Monuments Maintenance/Repairs	\$10,000	\$2,500	\$0	\$2,500
Sign/Decor Maintenance	\$5,000	\$1,250	\$0	\$1,250
Stormwater Services	\$4,573	\$1,143	\$0	\$1,143
Holiday Lighting	\$35,398	\$28,968	\$28,968	\$0
Sidewalk Repairs	\$10,000	\$2,500	\$0	\$2,500
Special Projects	\$9,468	\$2,367	\$0	\$2,367
Contingency	\$22,556	\$5,639	\$18,879	(\$13,240)
TOTAL FIELD	\$533,999	\$161,118	\$149,031	\$12,087

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
CLUBHOUSE				
Access Control	\$2,400	\$600	\$533	\$68
Alarm Monitoring	\$2,500	\$625	\$0	\$625
Air Conditioning Maint Contract	\$3,600	\$900	\$0	\$900
Fitness Equipment Maintenance	\$6,000	\$1,500	\$4,755	(\$3,255)
Equipment Repair	\$5,000	\$1,250	\$0	\$1,250
Electric	\$81,000	\$20,250	\$15,774	\$4,476
Cable/Internet Services	\$3,500	\$875	\$1,006	(\$131)
Holiday Lighting	\$9,730	\$9,730	\$9,730	\$0
Insurance	\$25,343	\$25,343	\$29,654	(\$4,311)
Landscape Maintenance	\$28,710	\$7,178	\$7,178	\$0
Landscape Replacement	\$10,000	\$2,500	\$0	\$2,500
License, Music	\$1,400	\$350	\$0	\$350
Irrigation Maintenance	\$2,100	\$525	\$0	\$525
Office Equipment Maintenance	\$2,000	\$500	\$0	\$500
Janitorial Supplies	\$6,500	\$1,625	\$1,438	\$187
Management Fees	\$12,000	\$3,000	\$3,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$1,000	\$522	\$478
Onsite Club Management Fees	\$190,000	\$47,500	\$44,559	\$2,941
Pest Control	\$1,020	\$255	\$170	\$85
Pool & Spa Maintenance	\$55,000	\$13,750	\$10,650	\$3,100
Pool and Spa Repairs	\$15,000	\$3,750	\$475	\$3,275
Permits	\$500	\$125	\$0	\$125
Pool Monitoring	\$17,700	\$4,425	\$4,571	(\$146)
Pool Emergency Cleaning	\$3,000	\$750	\$0	\$750
Printing and Postage	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$50,000	\$12,500	\$12,105	\$395
Special Events	\$6,000	\$1,500	\$716	\$784
Security-Roving Guard	\$2,000	\$500	\$0	\$500
Telephone	\$2,500	\$625	\$996	(\$371)
Trash Collection	\$6,500	\$1,625	\$969	\$656
Water & Sewer	\$2,000	\$500	\$193	\$307
Contingency	\$10,000	\$2,500	\$18,581	(\$16,081)
Replacements	\$16,717	\$4,179	\$0	\$4,179
Capital Reserve	\$60,000	\$15,000	\$30,000	(\$15,000)
Storm Damage	\$0	\$0	\$0	\$0
TOTAL CLUBHOUSE	\$643,720	\$187,235	\$197,574	(\$10,340)
TOTAL EXPENDITURES	\$1,312,439	\$389,600	\$387,529	\$2,070
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$632,481	
FUND BALANCE - Beginning	\$0		\$1,912,796	
FUND BALANCE - Ending	(\$0)		\$2,545,277	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2017

	ADOPTED BUDGET	PRORATED THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$783	\$783
Special Assessments - Direct B	\$263,454	\$137,398	\$137,398	\$0
Special Assessments - Prepayments	\$0	\$0	\$232,092	\$232,092
TOTAL REVENUES	\$263,454	\$137,398	\$370,273	\$232,875
EXPENDITURES:				
Series 2011B				
Interest - 11/1	\$136,844	\$136,844	\$136,844	\$0
Interest - 5/1	\$128,688	\$0	\$0	\$0
Special Call - 11/1	\$225,000	\$225,000	\$540,000	(\$315,000)
TOTAL EXPENDITURES	\$490,531	\$361,844	\$676,844	(\$315,000)
EXCESS REVENUES (EXPENDITURES)	(\$227,077)		(\$306,570)	
FUND BALANCE - Beginning	\$227,077		\$708,497	
FUND BALANCE - Ending	\$0		\$401,926	

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

	ADOPTED BUDGET	PRORATED THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$1,112	\$1,112
Special Assessments A	\$811,678	\$635,925	\$635,925	\$0
TOTAL REVENUES	\$811,678	\$635,925	\$637,037	\$1,112

EXPENDITURES:

Series 2013

Interest - 11/1	\$291,394	\$291,394	\$291,394	(\$0)
Principal - 11/01	\$215,000	\$215,000	\$215,000	\$0
Interest - 05/1	\$286,959	\$0	\$0	\$0
TOTAL EXPENDITURES	\$793,353	\$506,394	\$506,394	(\$0)

OTHER FINANCING SOURCES/(USES):

Dissemination	(\$1,250)	(\$313)	(\$313)	\$0
Arbitrage	(\$1,200)	(\$300)	\$0	\$300
Trustee Fees	(\$3,922)	(\$980)	\$0	\$980
TOTAL OTHER FINANCING SOURCES & (USES)	(\$6,372)	(\$1,593)	(\$313)	\$1,280

EXCESS REVENUES (EXPENDITURES)	\$11,953	\$130,331
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FUND BALANCE - Beginning	\$584,970	\$985,400
FUND BALANCE - Ending	<u>\$596,923</u>	<u>\$1,115,731</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2017

	ADOPTED BUDGET	PRORATED THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$610	\$610
Special Assessments A	\$1,389,817	\$1,088,878	\$1,088,878	\$0
TOTAL REVENUES	\$1,389,817	\$1,088,878	\$1,089,488	\$610
EXPENDITURES:				
Series 2015				
Interest - 11/1	\$394,800	\$394,800	\$394,800	\$0
Interest - 05/1	\$394,800	\$0	\$0	\$0
Principal - 11/01	\$600,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,389,600	\$394,800	\$394,800	\$0
EXCESS REVENUES (EXPENDITURES)	\$217		\$694,688	
FUND BALANCE - Beginning	\$458,538		\$598,967	
FUND BALANCE - Ending	\$458,755		\$1,293,655	

**EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2018**

<i>Series 2011B, Special Assessment Bonds</i>		
Interest Rate;	7.25%	
Maturity Date:	5/1/2021	
Bonds outstanding - 9/30/2017		\$3,775,000.00
Less:	November 1, 2017 (Special Call)	(\$540,000.00)
	February 1, 2018 (Special Call)	\$0.00
	May 1, 2018 (Special Call)	\$0.00
	August 1, 2018 (Special Call)	\$0.00
Current Bonds Outstanding		\$3,235,000.00

<i>Series 2013, Special Assessment Bonds</i>		
Interest Rate:	4.125%	
Maturity Date:	11/1/2023	\$1,685,000.00
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 - 9/30/2017		\$11,205,000.00
Less:	November 01, 2017 (Mandatory)	(\$215,000.00)
Current Bonds Outstanding		\$10,990,000.00

<i>Series 2015, Special Assessment Bonds</i>		
Interest Rate:	3.750%	
Maturity Date:	5/1/2020	\$1,885,000.00
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 - 9/30/2017		\$17,410,000.00
Less:	May 1, 2018 (Mandatory)	\$0.00
Current Bonds Outstanding		\$17,410,000.00

Total Current Bonds Outstanding		\$31,635,000.00
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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 December 31, 2017

	ADOPTED BUDGET	PRORATED THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
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REVENUES:

<i>Interest Income</i>	\$0	\$0	\$18	\$18
TOTAL REVENUES	\$0	\$0	\$18	\$18

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)			\$18	
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<i>FUND BALANCE - Beginning</i>			\$11,906	
<i>FUND BALANCE - Ending</i>			\$11,925	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending December 31, 2017

	ADOPTED BUDGET	PRORATED THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$832	\$832
TOTAL REVENUES	\$0	\$0	\$832	\$832
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)			\$832	
FUND BALANCE - Beginning			\$551,050	
FUND BALANCE - Ending			\$551,882	

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

1. Recap of Capital Project Fund Activity Through December 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	\$1,186,685.18
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 December 31, 2017		<u><u>\$11,924.64</u></u>

2. Funds Available For Construction at December 31, 2017

Book Balance of Construction Fund at December 31, 2017 \$11,924.64

3. Investments - US Bank

<u>December 31, 2017</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,924.64
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 12/31/17	<u><u>\$11,924.64</u></u>

East Homestead
Community Development District
Series 2013 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$6,829.93
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	(\$488,876.21)
Clubhouse Equipment	(\$144,861.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
Adjusted Balance in Construction Account at December 31, 2017	<u><u>\$551,881.75</u></u>

2. Funds Available For Construction at December 31, 2017

Book Balance of Construction Fund at December 31, 2017	\$551,881.75
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3. Investments - Wells Fargo Bank

<u>December 31, 2017</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$551,881.75
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 12/31/17	<u><u>\$551,881.75</u></u>