

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2018

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$342,035	---	---	\$342,035
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$45,461	\$77,710	---	\$123,171
Due from Other Funds	\$4,235	\$154,480	---	\$158,715
Investment - State Board	\$2,296,315	---	---	\$2,296,315
Investments:				
Series 2011B				
Reserve B	---	\$69,252	---	\$69,252
Interest B	---	\$4,235	---	\$4,235
Revenue B	---	\$4,117	---	\$4,117
Prepayment B	---	\$464,470	---	\$464,470
Deferred B	---	---	\$11,935	\$11,935
Series 2013				
Reserve A	---	\$400,383	---	\$400,383
Revenue A	---	\$715,453	---	\$715,453
Interest A	---	\$49	---	\$49
Sinking	---	\$7	---	\$7
Construction A	---	---	\$468,123	\$468,123
Series 2015				
Reserve A	---	\$139,421	---	\$139,421
Revenue A	---	\$1,153,954	---	\$1,153,954
Deposits-Electric	\$14,869	---	---	\$14,869
TOTAL ASSETS	<u>\$2,703,414</u>	<u>\$3,183,530</u>	<u>\$480,058</u>	<u>\$6,367,003</u>
LIABILITIES:				
Accounts Payable	\$7,004	---	---	\$7,004
Due to Other Funds	\$154,376	\$4,339	---	\$158,715
TOTAL LIABILITIES	<u>\$161,380</u>	<u>\$4,339</u>	<u>\$0</u>	<u>\$165,719</u>
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$14,869	---	---	\$14,869
Restricted:				
Debt Service	---	\$3,179,192	---	\$3,179,192
Capital Projects	---	---	\$480,058	\$480,058
Unassigned	\$2,527,166	---	---	\$2,527,166
TOTAL FUND BALANCES	<u>\$2,542,035</u>	<u>\$3,179,192</u>	<u>\$480,058</u>	<u>\$6,201,284</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$2,703,414</u>	<u>\$3,183,530</u>	<u>\$480,058</u>	<u>\$6,367,003</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,294,884	\$1,144,418	\$1,144,418	\$0
Developer Contributions	\$6,055	\$2,018	\$0	(\$2,018)
Interest Income	\$1,500	\$500	\$9,095	\$8,595
Clubhouse Income	\$10,000	\$3,333	\$7,460	\$4,127
TOTAL REVENUES	\$1,312,439	\$1,150,270	\$1,160,973	\$10,703
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fee	\$12,000	\$4,000	\$3,600	\$400
Fica Expense	\$918	\$306	\$275	\$31
Engineering	\$5,000	\$1,667	\$4,838	(\$3,171)
Attorney	\$30,000	\$10,000	\$9,966	\$34
Annual Audit	\$5,800	\$1,933	\$0	\$1,933
Trustee Fees	\$12,399	\$4,133	\$0	\$4,133
Dissemination Agent	\$2,500	\$833	\$833	\$0
Arbitrage	\$2,400	\$800	\$0	\$800
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$14,323	\$14,323	(\$0)
Computer Time	\$1,000	\$333	\$333	\$0
Telephone	\$100	\$33	\$9	\$24
Postage	\$800	\$267	\$162	\$105
Printing & Binding	\$1,800	\$600	\$728	(\$128)
Rentals & Leases	\$2,400	\$800	\$800	\$0
Insurance	\$7,914	\$7,914	\$7,194	\$720
Legal Advertising	\$800	\$267	\$0	\$267
Other Current Charges	\$995	\$332	\$318	\$13
Website Management	\$2,500	\$833	\$833	\$0
Office Supplies	\$250	\$83	\$81	\$2
Dues, Licenses	\$175	\$175	\$175	(\$1)
TOTAL ADMINISTRATIVE	\$134,720	\$51,632	\$46,469	\$5,163
FIELD:				
Field Management	\$22,168	\$7,389	\$7,389	\$0
Parking Lot Monitoring Fees	\$9,684	\$3,228	\$3,348	(\$120)
Electricity	\$25,000	\$8,333	\$10,227	(\$1,894)
Landscape Maintenance	\$268,368	\$89,456	\$94,282	(\$4,826)
Porter Services	\$56,784	\$18,928	\$2,800	\$16,128
Landscape Materials	\$20,000	\$6,667	\$4,533	\$2,133
Irrigation Maint & Repairs	\$5,000	\$1,667	\$0	\$1,667
Janitorial Supplies	\$5,000	\$1,667	\$0	\$1,667
Lake Maintenance	\$10,000	\$3,333	\$2,967	\$367
Pressure Washing	\$10,000	\$10,000	\$9,750	\$250
Lights Repair and Maintenance	\$5,000	\$1,667	\$500	\$1,167
Monuments Maintenance/Repairs	\$10,000	\$3,333	\$0	\$3,333
Sign/Decor Maintenance	\$5,000	\$1,667	\$0	\$1,667
Stormwater Services	\$4,573	\$1,524	\$0	\$1,524
Holiday Lighting	\$35,398	\$28,968	\$28,968	\$0
Sidewalk Repairs	\$10,000	\$3,333	\$0	\$3,333
Special Projects	\$9,468	\$3,156	\$0	\$3,156
Contingency	\$22,556	\$7,519	\$40,125	(\$32,606)
TOTAL FIELD	\$533,999	\$201,835	\$204,889	(\$3,054)

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
CLUBHOUSE				
Access Control	\$2,400	\$800	\$1,162	(\$362)
Alarm Monitoring	\$2,500	\$833	\$0	\$833
Air Conditioning Maint Contract	\$3,600	\$1,200	\$600	\$600
Fitness Equipment Maintenance	\$6,000	\$2,000	\$5,762	(\$3,762)
Equipment Repair	\$5,000	\$1,667	\$0	\$1,667
Electric	\$81,000	\$27,000	\$18,709	\$8,291
Cable/Internet Services	\$3,500	\$1,167	\$1,353	(\$187)
Holiday Lighting	\$9,730	\$9,730	\$9,730	\$0
Insurance	\$25,343	\$25,343	\$29,654	(\$4,311)
Landscape Maintenance	\$28,710	\$9,570	\$9,570	\$0
Landscape Replacement	\$10,000	\$3,333	\$3,179	\$155
License, Music	\$1,400	\$467	\$0	\$467
Irrigation Maintenance	\$2,100	\$700	\$0	\$700
Office Equipment Maintenance	\$2,000	\$667	\$0	\$667
Janitorial Supplies	\$6,500	\$2,167	\$1,718	\$448
Management Fees	\$12,000	\$4,000	\$4,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$1,333	\$522	\$811
Onsite Club Management Fees	\$190,000	\$63,333	\$59,876	\$3,457
Pest Control	\$1,020	\$340	\$255	\$85
Pool & Spa Maintenance	\$55,000	\$18,333	\$14,595	\$3,738
Pool and Spa Repairs	\$15,000	\$5,000	\$475	\$4,525
Permits	\$500	\$167	\$0	\$167
Pool Monitoring	\$17,700	\$5,900	\$6,119	(\$219)
Pool Emergency Cleaning	\$3,000	\$1,000	\$0	\$1,000
Printing and Postage	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$50,000	\$16,667	\$22,120	(\$5,453)
Special Events	\$6,000	\$2,000	\$716	\$1,284
Security-Roving Guard	\$2,000	\$667	\$0	\$667
Telephone	\$2,500	\$833	\$1,942	(\$1,109)
Trash Collection	\$6,500	\$2,167	\$1,290	\$876
Water & Sewer	\$2,000	\$667	\$256	\$410
Contingency	\$10,000	\$3,333	\$26,773	(\$23,440)
Replacements	\$16,717	\$5,572	\$0	\$5,572
Capital Reserve	\$60,000	\$20,000	\$60,000	(\$40,000)
Storm Damage	\$0	\$0	\$0	\$0
TOTAL CLUBHOUSE	\$643,720	\$237,955	\$280,377	(\$42,421)
TOTAL EXPENDITURES	\$1,312,439	\$491,423	\$531,735	(\$40,312)
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$629,238	
FUND BALANCE - Beginning	\$0		\$1,912,796	
FUND BALANCE - Ending	(\$0)		\$2,542,035	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$1,126	\$1,126
Special Assessments - Direct B	\$263,454	\$137,398	\$137,398	\$0
Special Assessments - Prepayments	\$0	\$0	\$367,662	\$367,662
TOTAL REVENUES	\$263,454	\$137,398	\$506,186	\$368,788
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)		(\$170,658)	
FUND BALANCE - Beginning	\$227,077		\$708,497	
FUND BALANCE - Ending	\$0		\$537,839	

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$1,544	\$1,544
Special Assessments A	\$811,678	\$721,261	\$721,261	\$0
TOTAL REVENUES	\$811,678	\$721,261	\$722,806	\$1,544

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)	(\$417)	(\$417)	\$0
Arbitrage	(\$1,200)	(\$400)	\$0	\$400
Trustee Fees	(\$3,922)	(\$1,307)	\$0	\$1,307
TOTAL OTHER FINANCING SOURCES & (USES)	(\$6,372)	(\$2,124)	(\$417)	\$1,707

EXCESS REVENUES (EXPENDITURES)	\$11,953	\$215,995		
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FUND BALANCE - Beginning	\$584,970	\$985,400		
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FUND BALANCE - Ending	\$596,923	\$1,201,395		
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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 January 31, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$794	\$794
Special Assessments A	\$1,389,817	\$1,234,997	\$1,234,997	\$0
TOTAL REVENUES	\$1,389,817	\$1,234,997	\$1,235,791	\$794
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		\$840,991	
FUND BALANCE - Beginning	\$458,538		\$598,967	
FUND BALANCE - Ending	\$458,755		\$1,439,957	

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

Series 2011B, Special Assessment Bonds		
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

Series 2013, Special Assessment Bonds		
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

Series 2015, Special Assessment Bonds		
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 January 31, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$29	\$29
TOTAL REVENUES	\$0	\$0	\$29	\$29
<u>EXPENDITURES:</u>				
Capital Outlay A	\$0	\$0	\$0	\$0
Capital Outlay B	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)			\$29	
FUND BALANCE - Beginning			\$11,906	
FUND BALANCE - Ending			\$11,935	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1,323	\$1,323
TOTAL REVENUES	\$0	\$0	\$1,323	\$1,323
<u>EXPENDITURES:</u>				
Capital Outlay A	\$0	\$0	\$84,250	(\$84,250)
TOTAL EXPENDITURES	\$0	\$0	\$84,250	(\$84,250)
EXCESS REVENUES (EXPENDITURES)			(\$82,927)	
FUND BALANCE - Beginning			\$551,050	
FUND BALANCE - Ending			\$468,123	

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

1. Recap of Capital Project Fund Activity Through January 31, 2018

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	\$1,186,695.93
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 January 31, 2018		<u><u>\$11,935.39</u></u>

2. Funds Available For Construction at January 31, 2018

Book Balance of Construction Fund at January 31, 2018 \$11,935.39

3. Investments - US Bank

January 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,935.39
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 1/31/18	<u><u>\$11,935.39</u></u>

East Homestead
Community Development District
Series 2013 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through January 31, 2018

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$7,320.76
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	(\$573,126.21)
Clubhouse Equipment	(\$144,861.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
Adjusted Balance in Construction Account at January 31, 2018	\$468,122.58

2. Funds Available For Construction at January 31, 2018

Book Balance of Construction Fund at January 31, 2018	\$468,122.58
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3. Investments - Wells Fargo Bank

January 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$468,122.58
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 1/31/18	\$468,122.58