

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2018

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$362,062	---	---	\$362,062
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$18,522	\$31,661	---	\$50,183
Due from Other Funds	---	\$232,086	---	\$232,086
Investment - State Board	\$2,299,467	---	---	\$2,299,467
Investments:				
Series 2011B				
Reserve B	---	\$66,623	---	\$66,623
Revenue B	---	\$2,889	---	\$2,889
Prepayment B	---	\$300,120	---	\$300,120
Deferred B	---	---	\$11,947	\$11,947
Series 2013				
Reserve A	---	\$400,776	---	\$400,776
Revenue A	---	\$716,018	---	\$716,018
Interest A	---	\$49	---	\$49
Sinking	---	\$7	---	\$7
Construction A	---	---	\$468,631	\$468,631
Series 2015				
Reserve A	---	\$139,561	---	\$139,561
Revenue A	---	\$1,154,838	---	\$1,154,838
Deposits-Electric	\$14,869	---	---	\$14,869
TOTAL ASSETS	<u>\$2,695,421</u>	<u>\$3,044,629</u>	<u>\$480,578</u>	<u>\$6,220,628</u>
LIABILITIES:				
Accounts Payable	\$68,408	---	---	\$68,408
Due to Other Funds	\$231,982	\$104	---	\$232,086
TOTAL LIABILITIES	<u>\$300,390</u>	<u>\$104</u>	<u>\$0</u>	<u>\$300,494</u>
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$14,869	---	---	\$14,869
Restricted:				
Debt Service	---	\$3,044,525	---	\$3,044,525
Capital Projects	---	---	\$480,578	\$480,578
Unassigned	\$2,380,162	---	---	\$2,380,162
TOTAL FUND BALANCES	<u>\$2,395,031</u>	<u>\$3,044,525</u>	<u>\$480,578</u>	<u>\$5,920,134</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$2,695,421</u>	<u>\$3,044,629</u>	<u>\$480,578</u>	<u>\$6,220,628</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,294,884	\$1,162,940	\$1,162,940	\$0
Developer Contributions	\$6,055	\$2,523	\$0	(\$2,523)
Interest Income	\$1,500	\$625	\$12,247	\$11,622
Clubhouse Income	\$10,000	\$4,167	\$7,592	\$3,425
TOTAL REVENUES	\$1,312,439	\$1,170,255	\$1,182,780	\$12,525

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fee	\$12,000	\$5,000	\$4,600	\$400
Fica Expense	\$918	\$383	\$352	\$31
Engineering	\$5,000	\$2,083	\$7,628	(\$5,544)
Attorney	\$30,000	\$12,500	\$13,288	(\$788)
Annual Audit	\$5,800	\$2,417	\$0	\$2,417
Trustee Fees	\$12,399	\$5,166	\$0	\$5,166
Dissemination Agent	\$2,500	\$1,042	\$1,042	\$0
Arbitrage	\$2,400	\$1,000	\$0	\$1,000
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$17,904	\$17,904	(\$0)
Computer Time	\$1,000	\$417	\$417	\$0
Telephone	\$100	\$42	\$9	\$32
Postage	\$800	\$333	\$345	(\$11)
Printing & Binding	\$1,800	\$750	\$860	(\$110)
Rentals & Leases	\$2,400	\$1,000	\$1,000	\$0
Insurance	\$7,914	\$7,914	\$7,194	\$720
Legal Advertising	\$800	\$333	\$0	\$333
Other Current Charges	\$995	\$415	\$318	\$96
Website Management	\$2,500	\$1,042	\$1,042	\$0
Office Supplies	\$250	\$104	\$103	\$1
Dues, Licenses	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$134,720	\$62,019	\$58,275	\$3,743

FIELD:

Field Management	\$22,168	\$9,237	\$9,237	\$0
Parking Lot Monitoring Fees	\$9,684	\$4,035	\$4,195	(\$160)
Electricity	\$25,000	\$10,417	\$12,803	(\$2,386)
Landscape Maintenance	\$268,368	\$111,820	\$126,647	(\$14,827)
Porter Services	\$56,784	\$23,660	\$2,800	\$20,860
Landscape Materials	\$20,000	\$8,333	\$8,458	(\$124)
Irrigation Maint & Repairs	\$5,000	\$2,083	\$1,000	\$1,083
Janitorial Supplies	\$5,000	\$2,083	\$0	\$2,083
Lake Maintenance	\$10,000	\$4,167	\$3,708	\$458
Pressure Washing	\$10,000	\$10,000	\$9,750	\$250
Lights Repair and Maintenance	\$5,000	\$2,083	\$2,835	(\$752)
Monuments Maintenance/Repairs	\$10,000	\$4,167	\$0	\$4,167
Sign/Decor Maintenance	\$5,000	\$2,083	\$0	\$2,083
Stormwater Services	\$4,573	\$1,905	\$0	\$1,905
Holiday Lighting	\$35,398	\$28,968	\$28,968	\$0
Sidewalk Repairs	\$10,000	\$4,167	\$3,150	\$1,017
Special Projects	\$9,468	\$3,945	\$0	\$3,945
Contingency	\$22,556	\$9,398	\$40,125	(\$30,727)
TOTAL FIELD	\$533,999	\$242,552	\$253,676	(\$11,124)

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
CLUBHOUSE				
Access Control	\$2,400	\$1,000	\$1,162	(\$162)
Alarm Monitoring	\$2,500	\$1,042	\$0	\$1,042
Air Conditioning Maint Contract	\$3,600	\$1,500	\$600	\$900
Fitness Equipment Maintenance	\$6,000	\$2,500	\$6,080	(\$3,580)
Equipment Repair	\$5,000	\$2,083	\$0	\$2,083
Electric	\$81,000	\$33,750	\$21,651	\$12,099
Cable/Internet Services	\$3,500	\$1,458	\$1,691	(\$233)
Holiday Lighting	\$9,730	\$9,730	\$9,730	\$0
Insurance	\$25,343	\$25,343	\$29,654	(\$4,311)
Landscape Maintenance	\$28,710	\$11,963	\$11,963	\$0
Landscape Replacement	\$10,000	\$4,167	\$3,179	\$988
License, Music	\$1,400	\$1,400	\$1,412	(\$12)
Irrigation Maintenance	\$2,100	\$875	\$0	\$875
Office Equipment Maintenance	\$2,000	\$833	\$54	\$779
Janitorial Supplies	\$6,500	\$2,708	\$2,451	\$257
Management Fees	\$12,000	\$5,000	\$5,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$1,667	\$868	\$799
Onsite Club Management Fees	\$190,000	\$79,167	\$74,965	\$4,202
Pest Control	\$1,020	\$425	\$340	\$85
Pool & Spa Maintenance	\$55,000	\$22,917	\$18,145	\$4,772
Pool and Spa Repairs	\$15,000	\$6,250	\$7,375	(\$1,125)
Permits	\$500	\$208	\$0	\$208
Pool Monitoring	\$17,700	\$7,375	\$7,667	(\$292)
Pool Emergency Cleaning	\$3,000	\$1,250	\$0	\$1,250
Printing and Postage	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$50,000	\$20,833	\$36,428	(\$15,594)
Special Events	\$6,000	\$2,500	\$716	\$1,784
Security-Roving Guard	\$2,000	\$833	\$0	\$833
Telephone	\$2,500	\$1,042	\$2,012	(\$971)
Trash Collection	\$6,500	\$2,708	\$1,866	\$842
Water & Sewer	\$2,000	\$833	\$414	\$419
Contingency	\$10,000	\$4,167	\$26,773	(\$22,606)
Replacements	\$16,717	\$6,965	\$0	\$6,965
Capital Reserve	\$60,000	\$25,000	\$116,400	(\$91,400)
Storm Damage	\$0	\$0	\$0	\$0
TOTAL CLUBHOUSE	\$643,720	\$289,493	\$388,594	(\$99,101)
TOTAL EXPENDITURES	\$1,312,439	\$594,063	\$700,545	(\$106,482)
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$482,234	
FUND BALANCE - Beginning	\$0		\$1,912,796	
FUND BALANCE - Ending	(\$0)		\$2,395,031	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$1,625	\$1,625
Special Assessments - Direct B	\$263,454	\$141,633	\$141,633	\$0
Special Assessments - Prepayments	\$0	\$0	\$525,612	\$525,612
TOTAL REVENUES	\$263,454	\$141,633	\$668,870	\$527,237
EXPENDITURES:				
<i>Series 2011B</i>				
Interest - 11/1	\$136,844	\$136,844	\$136,844	\$0
Interest - 2/1	\$0	\$0	\$5,891	(\$5,891)
Interest - 5/1	\$128,688	\$0	\$0	\$0
Special Call - 11/1	\$225,000	\$225,000	\$540,000	(\$315,000)
Special Call - 2/1	\$0	\$0	\$325,000	(\$325,000)
TOTAL EXPENDITURES	\$490,531	\$361,844	\$1,007,734	(\$645,891)
EXCESS REVENUES (EXPENDITURES)	(\$227,077)		(\$338,865)	
FUND BALANCE - Beginning	\$227,077		\$708,497	
FUND BALANCE - Ending	\$0		\$369,632	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$2,503	\$2,503
Special Assessments A	\$811,678	\$732,935	\$732,935	\$0
TOTAL REVENUES	\$811,678	\$732,935	\$735,438	\$2,503

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)	(\$521)	(\$521)	\$0
Arbitrage	(\$1,200)	(\$500)	\$0	\$500
Trustee Fees	(\$3,922)	(\$1,634)	\$0	\$1,634
TOTAL OTHER FINANCING SOURCES & (USES)	(\$6,372)	(\$2,655)	(\$521)	\$2,134

EXCESS REVENUES (EXPENDITURES)			\$228,523	
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FUND BALANCE - Beginning	\$584,970		\$985,400	
FUND BALANCE - Ending	\$596,923	\$596,923	\$1,213,923	\$1,213,923

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$1,819	\$1,819
Special Assessments A	\$1,389,817	\$1,254,985	\$1,254,985	\$0
TOTAL REVENUES	\$1,389,817	\$1,254,985	\$1,256,803	\$1,819
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		\$862,003	
FUND BALANCE - Beginning	\$458,538		\$598,967	
FUND BALANCE - Ending	\$458,755		\$1,460,970	

**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)	(\$325,000.00)
	May 1, 2018 (Special Call)	\$0.00
	August 1, 2018 (Special Call)	\$0.00
Current Bonds Outstanding		\$2,910,000.00

<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		\$31,310,000.00
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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 February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$41	\$41
TOTAL REVENUES	\$0	\$0	\$41	\$41
<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)			\$41	
FUND BALANCE - Beginning			\$11,906	
FUND BALANCE - Ending			\$11,947	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$1,831	\$1,831
TOTAL REVENUES	\$0	\$0	\$1,831	\$1,831
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$84,250	(\$84,250)
TOTAL EXPENDITURES	\$0	\$0	\$84,250	(\$84,250)
EXCESS REVENUES (EXPENDITURES)			(\$82,419)	
FUND BALANCE - Beginning			\$551,050	
FUND BALANCE - Ending			\$468,631	

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

1. Recap of Capital Project Fund Activity Through February 28, 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	\$1,186,707.95
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)
Adjusted Balance in Construction Account at February 28, 2018		\$11,947.41

2. Funds Available For Construction at February 28, 2018

Book Balance of Construction Fund at February 28, 2018 \$11,947.41

3. Investments - US Bank

February 28, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,947.41
ADJ: Outstanding Requisitions					\$0.00
Balance at 2/28/18					\$11,947.41

East Homestead
Community Development District
Series 2013 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through February 28, 2018

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$7,828.94
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 February 28, 2018	<u><u>\$468,630.76</u></u>

2. Funds Available For Construction at February 28, 2018

Book Balance of Construction Fund at February 28, 2018	\$468,630.76
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3. Investments - Wells Fargo Bank

<u>February 28, 2018</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$468,630.76
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 2/28/18	<u><u>\$468,630.76</u></u>