

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

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$101,886	---	---	\$101,886
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$37,788	\$64,594	---	\$102,381
Due from Other Funds	---	\$31,661	---	\$31,661
Investment - State Board	\$2,227,943	---	---	\$2,227,943
Investments:				
Series 2011B				
Reserve B	---	\$63,974	---	\$63,974
Revenue B	---	\$3,103	---	\$3,103
Prepayment B	---	\$355,965	---	\$355,965
Deferred B	---	---	\$11,959	\$11,959
Series 2013				
Reserve A	---	\$399,141	---	\$399,141
Revenue A	---	\$804,186	---	\$804,186
Interest A	---	\$49	---	\$49
Sinking	---	\$7	---	\$7
Construction A	---	---	\$443,063	\$443,063
Series 2015				
Reserve A	---	\$138,982	---	\$138,982
Revenue A	---	\$1,303,209	---	\$1,303,209
Deposits-Electric	\$14,869	---	---	\$14,869
TOTAL ASSETS	<u>\$2,382,986</u>	<u>\$3,164,871</u>	<u>\$455,021</u>	<u>\$6,002,878</u>
LIABILITIES:				
Accounts Payable	\$39,709	\$104	---	\$39,813
Due to Other Funds	\$31,557	\$104	---	\$31,661
TOTAL LIABILITIES	<u>\$71,266</u>	<u>\$208</u>	<u>\$0</u>	<u>\$71,474</u>
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$14,869	---	---	\$14,869
Restricted:				
Debt Service	---	\$3,164,663	---	\$3,164,663
Capital Projects	---	---	\$455,021	\$455,021
Unassigned	\$2,296,851	---	---	\$2,296,851
TOTAL FUND BALANCES	<u>\$2,311,720</u>	<u>\$3,164,663</u>	<u>\$455,021</u>	<u>\$5,931,403</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$2,382,986</u>	<u>\$3,164,871</u>	<u>\$455,021</u>	<u>\$6,002,878</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,294,884	\$1,294,884	\$1,200,728	(\$94,157)
Developer Contributions	\$6,055	\$3,027	\$0	(\$3,027)
Interest Income	\$1,500	\$750	\$15,723	\$14,973
Clubhouse Income	\$10,000	\$5,000	\$7,592	\$2,592
TOTAL REVENUES	\$1,312,439	\$1,303,662	\$1,224,043	(\$79,619)
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fee	\$12,000	\$6,000	\$5,600	\$400
Fica Expense	\$918	\$459	\$428	\$31
Engineering	\$5,000	\$2,500	\$8,706	(\$6,206)
Attorney	\$30,000	\$15,000	\$20,087	(\$5,087)
Annual Audit	\$5,800	\$2,500	\$2,500	\$0
Trustee Fees	\$12,399	\$7,544	\$7,544	\$0
Dissemination Agent	\$2,500	\$1,250	\$1,250	\$0
Arbitrage	\$2,400	\$1,200	\$0	\$1,200
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$21,485	\$21,485	(\$0)
Computer Time	\$1,000	\$500	\$500	\$0
Telephone	\$100	\$50	\$9	\$41
Postage	\$800	\$400	\$668	(\$268)
Printing & Binding	\$1,800	\$900	\$860	\$40
Rentals & Leases	\$2,400	\$1,200	\$1,200	\$0
Insurance	\$7,914	\$7,914	\$7,194	\$720
Legal Advertising	\$800	\$400	\$68	\$332
Other Current Charges	\$995	\$498	\$347	\$150
Website Management	\$2,500	\$1,250	\$1,250	(\$0)
Office Supplies	\$250	\$125	\$115	\$10
Dues, Licenses	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$134,720	\$73,349	\$81,987	(\$8,638)
FIELD:				
Field Management	\$22,168	\$11,084	\$11,084	\$0
Parking Lot Monitoring Fees	\$9,684	\$4,842	\$5,042	(\$200)
Electricity	\$25,000	\$12,500	\$15,794	(\$3,294)
Landscape Maintenance	\$268,368	\$134,184	\$148,221	(\$14,036)
Porter Services	\$56,784	\$28,392	\$2,800	\$25,592
Landscape Materials	\$20,000	\$10,000	\$19,642	(\$9,642)
Irrigation Maint & Repairs	\$5,000	\$2,500	\$1,500	\$1,000
Janitorial Supplies	\$5,000	\$2,500	\$0	\$2,500
Lake Maintenance	\$10,000	\$5,000	\$4,450	\$550
Pressure Washing	\$10,000	\$10,000	\$9,750	\$250
Lights Repair and Maintenance	\$5,000	\$2,500	\$6,835	(\$4,335)
Monuments Maintenance/Repairs	\$10,000	\$5,000	\$0	\$5,000
Sign/Decor Maintenance	\$5,000	\$2,500	\$0	\$2,500
Stormwater Services	\$4,573	\$2,287	\$0	\$2,287
Holiday Lighting	\$35,398	\$28,968	\$28,968	\$0
Sidewalk Repairs	\$10,000	\$5,000	\$3,150	\$1,850
Special Projects	\$9,468	\$4,734	\$0	\$4,734
Contingency	\$22,556	\$11,278	\$62,660	(\$51,382)
TOTAL FIELD	\$533,999	\$283,269	\$319,895	(\$36,627)

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
CLUBHOUSE				
Access Control	\$2,400	\$1,200	\$1,162	\$39
Alarm Monitoring	\$2,500	\$1,250	\$540	\$710
Air Conditioning Maint Contract	\$3,600	\$1,800	\$600	\$1,200
Fitness Equipment Maintenance	\$6,000	\$3,000	\$6,155	(\$3,155)
Equipment Repair	\$5,000	\$2,500	\$1,647	\$853
Electric	\$81,000	\$40,500	\$26,218	\$14,282
Cable/Internet Services	\$3,500	\$1,750	\$1,691	\$59
Holiday Lighting	\$9,730	\$9,730	\$9,730	\$0
Insurance	\$25,343	\$25,343	\$29,654	(\$4,311)
Landscape Maintenance	\$28,710	\$14,355	\$14,355	\$0
Landscape Replacement	\$10,000	\$5,000	\$4,379	\$621
License, Music	\$1,400	\$1,400	\$1,412	(\$12)
Irrigation Maintenance	\$2,100	\$1,050	\$0	\$1,050
Office Equipment Maintenance	\$2,000	\$1,000	\$0	\$1,000
Janitorial Supplies	\$6,500	\$3,250	\$2,679	\$571
Management Fees	\$12,000	\$6,000	\$6,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$2,000	\$997	\$1,003
Onsite Club Management Fees	\$190,000	\$95,000	\$89,558	\$5,442
Pest Control	\$1,020	\$510	\$425	\$85
Pool & Spa Maintenance	\$55,000	\$27,500	\$21,300	\$6,200
Pool and Spa Repairs	\$15,000	\$7,500	\$7,770	(\$270)
Permits	\$500	\$250	\$0	\$250
Pool Monitoring	\$17,700	\$8,850	\$9,215	(\$365)
Pool Emergency Cleaning	\$3,000	\$1,500	\$0	\$1,500
Printing and Postage	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$50,000	\$25,000	\$38,111	(\$13,111)
Special Events	\$6,000	\$3,000	\$1,216	\$1,784
Security-Roving Guard	\$2,000	\$1,000	\$0	\$1,000
Telephone	\$2,500	\$1,250	\$2,345	(\$1,095)
Trash Collection	\$6,500	\$3,250	\$2,364	\$886
Water & Sewer	\$2,000	\$1,000	\$543	\$457
Contingency	\$10,000	\$5,000	\$26,773	(\$21,773)
Replacements	\$16,717	\$8,359	\$0	\$8,359
Capital Reserve	\$60,000	\$60,000	\$116,400	(\$56,400)
Storm Damage	\$0	\$0	\$0	\$0
TOTAL CLUBHOUSE	\$643,720	\$370,097	\$423,237	(\$53,141)
TOTAL EXPENDITURES	\$1,312,439	\$726,714	\$825,120	(\$98,405)
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$398,923	
FUND BALANCE - Beginning	\$0		\$1,912,796	
FUND BALANCE - Ending	(\$0)		\$2,311,720	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2018

	ADOPTED BUDGET	PRORATED THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$1,902	\$1,902
Special Assessments - Direct B	\$263,454	\$141,633	\$141,633	\$0
Special Assessments - Prepayments	\$0	\$0	\$578,745	\$578,745
TOTAL REVENUES	\$263,454	\$141,633	\$722,279	\$580,647
EXPENDITURES:				
Series 2011B				
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)		(\$285,455)	
FUND BALANCE - Beginning	\$227,077		\$708,497	
FUND BALANCE - Ending	\$0		\$423,042	

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

	ADOPTED BUDGET	PRORATED THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$3,532	\$3,532
Special Assessments A	\$811,678	\$811,678	\$756,750	(\$54,928)
TOTAL REVENUES	\$811,678	\$811,678	\$760,282	(\$51,396)

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)	(\$625)	(\$625)	\$0
Arbitrage	(\$1,200)	(\$600)	\$0	\$600
Trustee Fees	(\$3,922)	(\$1,961)	\$0	\$1,961
TOTAL OTHER FINANCING SOURCES & (USES)	(\$6,372)	(\$3,186)	(\$625)	\$2,561

EXCESS REVENUES (EXPENDITURES)	\$11,953	\$253,263
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FUND BALANCE - Beginning	\$584,970	\$985,400
FUND BALANCE - Ending	\$596,923	\$1,238,663

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2018

	ADOPTED BUDGET	PRORATED THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$3,028	\$3,028
Special Assessments A	\$1,389,817	\$1,389,817	\$1,295,763	(\$94,054)
TOTAL REVENUES	\$1,389,817	\$1,389,817	\$1,298,791	(\$91,026)
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		\$903,991	
FUND BALANCE - Beginning	\$458,538		\$598,967	
FUND BALANCE - Ending	\$458,755		\$1,502,957	

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

<i>Series 2011B, Special Assessment Bonds</i>		
<i>Interest Rate:</i>	7.25%	
<i>Maturity Date:</i>	5/1/2021	
<i>Bonds outstanding - 9/30/2017</i>		\$3,775,000.00
<i>Less:</i>		
	<i>November 1, 2017 (Special Call)</i>	(\$540,000.00)
	<i>February 1, 2018 (Special Call)</i>	(\$325,000.00)
	<i>May 1, 2018 (Special Call)</i>	\$0.00
	<i>August 1, 2018 (Special Call)</i>	\$0.00
<i>Current Bonds Outstanding</i>		<i>\$2,910,000.00</i>

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

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

<i>Total Current Bonds Outstanding</i>		<i>\$31,310,000.00</i>
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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 March 31, 2018

	ADOPTED BUDGET	PRORATED THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
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REVENUES:

Interest Income

	\$0	\$0	\$52	\$52
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TOTAL REVENUES

	\$0	\$0	\$52	\$52
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EXPENDITURES:

Capital Outlay A

	\$0	\$0	\$0	\$0
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Capital Outlay B

	\$0	\$0	\$0	\$0
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TOTAL EXPENDITURES

	\$0	\$0	\$0	\$0
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EXCESS REVENUES (EXPENDITURES)

			\$52	
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FUND BALANCE - Beginning

			\$11,906	
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FUND BALANCE - Ending

			\$11,959	
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EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

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

	ADOPTED BUDGET	PRORATED THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$2,263	\$2,263
TOTAL REVENUES	\$0	\$0	\$2,263	\$2,263
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$110,250	(\$110,250)
TOTAL EXPENDITURES	\$0	\$0	\$110,250	(\$110,250)
EXCESS REVENUES (EXPENDITURES)			(\$107,987)	
FUND BALANCE - Beginning			\$551,050	
FUND BALANCE - Ending			\$443,063	

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

1. Recap of Capital Project Fund Activity Through March 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	\$1,186,719.11
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 March 31, 2018		<u><u>\$11,958.57</u></u>

2. Funds Available For Construction at March 31, 2018

Book Balance of Construction Fund at March 31, 2018 \$11,958.57

3. Investments - US Bank

March 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,958.57
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 3/31/18	<u><u>\$11,958.57</u></u>

East Homestead
Community Development District
Series 2013 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$8,260.70
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	(\$599,126.21)
Clubhouse Equipment	(\$144,861.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
Adjusted Balance in Construction Account at March 31, 2018	\$443,062.52

2. Funds Available For Construction at March 31, 2018

Book Balance of Construction Fund at March 31, 2018	\$443,062.52
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3. Investments - Wells Fargo Bank

March 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$443,062.52
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 3/31/18	\$443,062.52