

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2018

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$25,143	---	---	\$25,143
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$18,603	\$31,799	---	\$50,402
Due from Other Funds	\$48	\$57	---	\$104
Investment - State Board	\$2,231,550	---	---	\$2,231,550
Investments:				
Series 2011B				
Reserve B	---	\$58,213	---	\$58,213
Revenue B	---	\$109,673	---	\$109,673
Prepayment B	---	\$589,462	---	\$589,462
Deferred B	---	---	\$11,972	\$11,972
Series 2013				
Reserve A	---	\$399,601	---	\$399,601
Revenue A	---	\$553,628	---	\$553,628
Interest A	---	\$287,009	---	\$287,009
Sinking	---	\$7	---	\$7
Construction A	---	---	\$423,424	\$423,424
Series 2015				
Reserve A	---	\$139,143	---	\$139,143
Revenue A	---	\$1,365,455	---	\$1,365,455
Deposits-Electric	\$14,869	---	---	\$14,869
TOTAL ASSETS	<u>\$2,290,713</u>	<u>\$3,534,049</u>	<u>\$435,397</u>	<u>\$6,260,158</u>
LIABILITIES:				
Accounts Payable	\$42,614	\$104	---	\$42,719
Due to Other Funds	---	\$104	---	\$104
TOTAL LIABILITIES	<u>\$42,614</u>	<u>\$208</u>	<u>\$0</u>	<u>\$42,823</u>
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$14,869	---	---	\$14,869
Restricted:				
Debt Service	---	\$3,533,840	---	\$3,533,840
Capital Projects	---	---	\$435,397	\$435,397
Unassigned	\$2,233,229	---	---	\$2,233,229
TOTAL FUND BALANCES	<u>\$2,248,098</u>	<u>\$3,533,840</u>	<u>\$435,397</u>	<u>\$6,217,335</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$2,290,713</u>	<u>\$3,534,049</u>	<u>\$435,397</u>	<u>\$6,260,158</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,294,884	\$1,294,884	\$1,219,425	(\$75,460)
Developer Contributions	\$6,055	\$3,532	\$0	(\$3,532)
Interest Income	\$1,500	\$875	\$19,329	\$18,454
Clubhouse Income	\$10,000	\$5,833	\$13,867	\$8,034
TOTAL REVENUES	\$1,312,439	\$1,305,125	\$1,252,621	(\$52,503)

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fee	\$12,000	\$7,000	\$7,600	(\$600)
Fica Expense	\$918	\$536	\$581	(\$46)
Engineering	\$5,000	\$2,917	\$10,371	(\$7,454)
Attorney	\$30,000	\$17,500	\$20,087	(\$2,587)
Annual Audit	\$5,800	\$5,800	\$5,800	\$0
Trustee Fees	\$12,399	\$7,544	\$7,544	\$0
Dissemination Agent	\$2,500	\$1,458	\$1,458	\$0
Arbitrage	\$2,400	\$1,400	\$600	\$800
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$25,066	\$25,066	(\$0)
Computer Time	\$1,000	\$583	\$583	\$0
Telephone	\$100	\$58	\$42	\$16
Postage	\$800	\$467	\$740	(\$273)
Printing & Binding	\$1,800	\$1,050	\$1,068	(\$18)
Rentals & Leases	\$2,400	\$1,400	\$1,400	\$0
Insurance	\$7,914	\$7,914	\$7,194	\$720
Legal Advertising	\$800	\$467	\$132	\$335
Other Current Charges	\$995	\$580	\$443	\$137
Website Management	\$2,500	\$1,458	\$1,459	(\$0)
Office Supplies	\$250	\$146	\$115	\$31
Dues, Licenses	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$134,720	\$85,519	\$94,458	(\$8,939)

FIELD:

Field Management	\$22,168	\$12,931	\$12,931	\$0
Parking Lot Monitoring Fees	\$9,684	\$5,649	\$5,889	(\$240)
Electricity	\$25,000	\$14,583	\$18,684	(\$4,101)
Landscape Maintenance	\$268,368	\$156,548	\$166,990	(\$10,442)
Porter Services	\$56,784	\$33,124	\$100	\$33,024
Landscape Materials	\$20,000	\$11,667	\$26,129	(\$14,462)
Irrigation Maint & Repairs	\$5,000	\$2,917	\$4,583	(\$1,666)
Janitorial Supplies	\$5,000	\$2,917	\$0	\$2,917
Lake Maintenance	\$10,000	\$5,833	\$5,192	\$642
Pressure Washing	\$10,000	\$10,000	\$9,750	\$250
Lights Repair and Maintenance	\$5,000	\$2,917	\$6,835	(\$3,918)
Monuments Maintenance/Repairs	\$10,000	\$5,833	\$0	\$5,833
Sign/Decor Maintenance	\$5,000	\$2,917	\$0	\$2,917
Stormwater Services	\$4,573	\$2,668	\$0	\$2,668
Holiday Lighting	\$35,398	\$28,968	\$28,968	\$0
Sidewalk Repairs	\$10,000	\$5,833	\$3,150	\$2,683
Special Projects	\$9,468	\$5,523	\$0	\$5,523
Contingency	\$22,556	\$13,158	\$62,660	(\$49,502)
TOTAL FIELD	\$533,999	\$323,985	\$351,861	(\$27,876)

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
CLUBHOUSE				
Access Control	\$2,400	\$1,400	\$1,791	(\$391)
Alarm Monitoring	\$2,500	\$1,458	\$540	\$918
Air Conditioning Maint Contract	\$3,600	\$2,100	\$600	\$1,500
Fitness Equipment Maintenance	\$6,000	\$3,500	\$6,405	(\$2,905)
Equipment Repair	\$5,000	\$2,917	\$1,722	\$1,195
Electric	\$81,000	\$47,250	\$31,046	\$16,204
Cable/Internet Services	\$3,500	\$2,042	\$2,000	\$42
Holiday Lighting	\$9,730	\$9,730	\$9,730	\$0
Insurance	\$25,343	\$25,343	\$29,654	(\$4,311)
Landscape Maintenance	\$28,710	\$16,748	\$16,748	\$0
Landscape Replacement	\$10,000	\$5,833	\$4,379	\$1,455
License, Music	\$1,400	\$1,400	\$1,412	(\$12)
Irrigation Maintenance	\$2,100	\$1,225	\$0	\$1,225
Office Equipment Maintenance	\$2,000	\$1,167	\$0	\$1,167
Janitorial Supplies	\$6,500	\$3,792	\$3,113	\$679
Management Fees	\$12,000	\$7,000	\$7,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$2,333	\$1,392	\$941
Onsite Club Management Fees	\$190,000	\$110,833	\$111,497	(\$664)
Pest Control	\$1,020	\$595	\$510	\$85
Pool & Spa Maintenance	\$55,000	\$32,083	\$27,350	\$4,733
Pool and Spa Repairs	\$15,000	\$8,750	\$8,177	\$573
Permits	\$500	\$292	\$0	\$292
Pool Monitoring	\$17,700	\$10,325	\$10,763	(\$438)
Pool Emergency Cleaning	\$3,000	\$1,750	\$300	\$1,450
Printing and Postage	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$50,000	\$29,167	\$43,836	(\$14,669)
Special Events	\$6,000	\$3,500	\$1,216	\$2,284
Security-Roving Guard	\$2,000	\$1,167	\$0	\$1,167
Telephone	\$2,500	\$1,458	\$2,701	(\$1,243)
Trash Collection	\$6,500	\$3,792	\$3,163	\$629
Water & Sewer	\$2,000	\$1,167	\$784	\$383
Contingency	\$10,000	\$5,833	\$26,773	(\$20,940)
Replacements	\$16,717	\$9,752	\$0	\$9,752
Capital Reserve	\$60,000	\$60,000	\$116,400	(\$56,400)
Storm Damage	\$0	\$0	\$0	\$0
TOTAL CLUBHOUSE	\$643,720	\$415,700	\$471,000	(\$55,300)
TOTAL EXPENDITURES	\$1,312,439	\$825,204	\$917,319	(\$92,115)
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$335,302	
FUND BALANCE - Beginning	\$0		\$1,912,796	
FUND BALANCE - Ending	(\$0)		\$2,248,098	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$2,378	\$2,378
Special Assessments - Direct B	\$263,454	\$247,803	\$247,803	\$0
Special Assessments - Prepayments	\$0	\$0	\$806,405	\$806,405
TOTAL REVENUES	\$263,454	\$247,803	\$1,056,586	\$808,783
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)		\$48,852	
FUND BALANCE - Beginning	\$227,077		\$708,497	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$757,348</u>	

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2018

ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$4,906	\$4,906
Special Assessments A	\$811,678	\$811,678	\$768,534	(\$43,145)
TOTAL REVENUES	\$811,678	\$811,678	\$773,440	(\$38,238)

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)	(\$729)	(\$729)	\$0
Arbitrage	(\$1,200)	(\$700)	\$0	\$700
Trustee Fees	(\$3,922)	(\$2,288)	\$0	\$2,288
TOTAL OTHER FINANCING SOURCES & (USES)	(\$6,372)	(\$3,717)	(\$729)	\$2,988

EXCESS REVENUES (EXPENDITURES)	\$11,953	\$266,317
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FUND BALANCE - Beginning	\$584,970	\$985,400
FUND BALANCE - Ending	\$596,923	\$1,251,717

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$4,669	\$4,669
Special Assessments A	\$1,389,817	\$1,389,817	\$1,315,940	(\$73,877)
TOTAL REVENUES	\$1,389,817	\$1,389,817	\$1,320,609	(\$69,208)
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		\$925,809	
FUND BALANCE - Beginning	\$458,538		\$598,967	
FUND BALANCE - Ending	\$458,755		\$1,524,775	

**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 April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$66	\$66
TOTAL REVENUES	\$0	\$0	\$66	\$66
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$0	\$0
Capital Outlay B	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)			\$66	
FUND BALANCE - Beginning			\$11,906	
FUND BALANCE - Ending			\$11,972	

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$2,791	\$2,791
TOTAL REVENUES	\$0	\$0	\$2,791	\$2,791
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$130,417	(\$130,417)
TOTAL EXPENDITURES	\$0	\$0	\$130,417	(\$130,417)
EXCESS REVENUES (EXPENDITURES)			(\$127,626)	
FUND BALANCE - Beginning			\$551,050	
FUND BALANCE - Ending			\$423,424	

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

1. Recap of Capital Project Fund Activity Through April 30, 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	\$1,186,732.97
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 April 30, 2018		<u>\$11,972.43</u>

2. Funds Available For Construction at April 30, 2018

Book Balance of Construction Fund at April 30, 2018	\$11,972.43
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3. Investments - US Bank

April 30, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,972.43
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 4/30/18	<u>\$11,972.43</u>

East Homestead
Community Development District
Series 2013 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through April 30, 2018

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$8,789.47
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	(\$165,028.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
Adjusted Balance in Construction Account at April 30, 2018	<u><u>\$423,424.29</u></u>

2. Funds Available For Construction at April 30, 2018

Book Balance of Construction Fund at April 30, 2018	\$423,424.29
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3. Investments - Wells Fargo Bank

April 30, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$423,424.29
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 4/30/18	<u><u>\$423,424.29</u></u>