

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
August 31, 2018

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b>ASSETS:</b>				
Cash	\$61,530	---	---	\$61,530
Petty Cash	\$500	---	---	\$500
Due from Other Funds	\$3,947	\$249	---	\$4,197
Investment - State Board	\$1,721,204	---	---	\$1,721,204
Investments:				
<b>Series 2011B</b>				
Reserve B	---	\$46,820	---	\$46,820
Revenue B	---	\$4,643	---	\$4,643
Prepayment B	---	\$273,045	---	\$273,045
Deferred B	---	---	\$12,038	\$12,038
<b>Series 2013</b>				
Reserve A	---	\$401,792	---	\$401,792
Revenue A	---	\$618,284	---	\$618,284
Interest A	---	\$62	---	\$62
Sinking	---	\$7	---	\$7
Construction A	---	---	\$391,017	\$391,017
<b>Series 2015</b>				
Reserve A	---	\$139,909	---	\$139,909
Revenue A	---	\$480,304	---	\$480,304
Deposits-Electric	\$14,869	---	---	\$14,869
Prepaid Expenses	\$8,945	---	---	\$8,945
<b>TOTAL ASSETS</b>	<u>\$1,810,996</u>	<u>\$1,965,116</u>	<u>\$403,055</u>	<u>\$4,179,166</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$175,848	---	---	\$175,848
Due to Other Funds	---	\$4,197	---	\$4,197
<b>TOTAL LIABILITIES</b>	<u>\$175,848</u>	<u>\$4,197</u>	<u>\$0</u>	<u>\$180,044</u>
<b>FUND BALANCES:</b>				
Nonspendable:				
Deposits and prepaid items	\$23,814	---	---	\$23,814
Restricted:				
Debt Service	---	\$1,960,919	---	\$1,960,919
Capital Projects	---	---	\$403,055	\$403,055
Unassigned	\$1,611,334	---	---	\$1,611,334
<b>TOTAL FUND BALANCES</b>	<u>\$1,635,148</u>	<u>\$1,960,919</u>	<u>\$403,055</u>	<u>\$3,999,122</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$1,810,996</u>	<u>\$1,965,116</u>	<u>\$403,055</u>	<u>\$4,179,166</u>

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$1,294,884	\$1,294,884	\$1,299,454	\$4,570
Developer Contributions	\$6,055	\$5,550	\$2,000	(\$3,550)
Interest Income	\$1,500	\$1,375	\$33,984	\$32,609
Clubhouse Income	\$10,000	\$9,167	\$31,165	\$21,999
<b>TOTAL REVENUES</b>	<b>\$1,312,439</b>	<b>\$1,310,976</b>	<b>\$1,366,603</b>	<b>\$55,627</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisors Fee	\$12,000	\$11,000	\$13,600	(\$2,600)
Fica Expense	\$918	\$842	\$1,040	(\$199)
Engineering	\$5,000	\$4,583	\$11,248	(\$6,664)
Attorney	\$30,000	\$27,500	\$40,361	(\$12,861)
Annual Audit	\$5,800	\$5,800	\$5,800	\$0
Trustee Fees	\$12,399	\$12,399	\$12,399	\$0
Dissemination Agent	\$2,500	\$2,292	\$2,292	\$0
Arbitrage	\$2,400	\$2,200	\$1,200	\$1,000
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$39,389	\$39,389	(\$0)
Computer Time	\$1,000	\$917	\$917	\$0
Telephone	\$100	\$92	\$475	(\$383)
Postage	\$800	\$733	\$1,095	(\$362)
Printing & Binding	\$1,800	\$1,650	\$2,278	(\$628)
Rentals & Leases	\$2,400	\$2,200	\$2,200	\$0
Insurance	\$7,914	\$7,914	\$7,194	\$720
Legal Advertising	\$800	\$733	\$675	\$59
Other Current Charges	\$995	\$912	\$979	(\$67)
Website Management	\$2,500	\$2,292	\$2,292	(\$0)
Office Supplies	\$250	\$229	\$392	(\$163)
Dues, Licenses	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$134,720</b>	<b>\$125,851</b>	<b>\$148,000</b>	<b>(\$22,149)</b>

**FIELD:**

Field Management	\$22,168	\$20,321	\$20,321	\$0
Parking Lot Monitoring Fees	\$9,684	\$8,877	\$9,277	(\$400)
Electricity	\$25,000	\$22,917	\$29,458	(\$6,541)
Landscape Maintenance	\$268,368	\$246,004	\$270,002	(\$23,998)
Porter Services	\$56,784	\$52,052	\$100	\$51,952
Landscape Materials	\$20,000	\$18,333	\$39,956	(\$21,623)
Irrigation Maint & Repairs	\$5,000	\$4,583	\$11,103	(\$6,520)
Janitorial Supplies	\$5,000	\$4,583	\$0	\$4,583
Lake Maintenance	\$10,000	\$9,167	\$7,417	\$1,750
Pressure Washing	\$10,000	\$10,000	\$9,750	\$250
Lights Repair and Maintenance	\$5,000	\$4,583	\$6,835	(\$2,252)
Monuments Maintenance/Repairs	\$10,000	\$9,167	\$1,586	\$7,581
Sign/Decor Maintenance	\$5,000	\$4,583	\$620	\$3,963
Stormwater Services	\$4,573	\$4,192	\$0	\$4,192
Holiday Lighting	\$35,398	\$28,968	\$28,968	\$0
Sidewalk Repairs	\$10,000	\$9,167	\$3,150	\$6,017
Special Projects	\$9,468	\$8,679	\$0	\$8,679
Contingency	\$22,556	\$20,676	\$426,118	(\$405,442)
<b>TOTAL FIELD</b>	<b>\$533,999</b>	<b>\$486,852</b>	<b>\$864,660</b>	<b>(\$377,808)</b>

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
<b>CLUBHOUSE</b>				
Access Control	\$2,400	\$2,200	\$3,678	(\$1,478)
Alarm Monitoring	\$2,500	\$2,292	\$1,596	\$696
Air Conditioning Maint Contract	\$3,600	\$3,300	\$2,130	\$1,170
Fitness Equipment Maintenance	\$6,000	\$5,500	\$8,862	(\$3,362)
Equipment Repair	\$5,000	\$4,583	\$1,851	\$2,733
Electric	\$81,000	\$74,250	\$47,700	\$26,550
Cable/Internet Services	\$3,500	\$3,208	\$3,361	(\$153)
Holiday Lighting	\$9,730	\$9,730	\$9,730	\$0
Insurance	\$25,343	\$25,343	\$29,654	(\$4,311)
Landscape Maintenance	\$28,710	\$26,318	\$26,317	\$1
Landscape Replacement	\$10,000	\$9,167	\$4,379	\$4,788
License, Music	\$1,400	\$1,400	\$1,412	(\$12)
Irrigation Maintenance	\$2,100	\$1,925	\$0	\$1,925
Office Equipment Maintenance	\$2,000	\$1,833	\$0	\$1,833
Janitorial Supplies	\$6,500	\$5,958	\$5,305	\$653
Management Fees	\$12,000	\$11,000	\$9,000	\$2,000
Office Supplies/Clubhouse Supplies	\$4,000	\$3,667	\$2,801	\$866
Onsite Club Management Fees	\$190,000	\$174,167	\$192,817	(\$18,651)
Pest Control	\$1,020	\$935	\$935	\$0
Pool & Spa Maintenance	\$55,000	\$50,417	\$43,550	\$6,867
Pool and Spa Repairs	\$15,000	\$13,750	\$11,467	\$2,283
Permits	\$500	\$458	\$750	(\$292)
Pool Monitoring	\$17,700	\$16,225	\$16,955	(\$730)
Pool Emergency Cleaning	\$3,000	\$2,750	\$588	\$2,163
Repairs and Maintenance	\$50,000	\$45,833	\$51,709	(\$5,875)
Special Events	\$6,000	\$5,500	\$1,760	\$3,740
Security-Roving Guard	\$2,000	\$1,833	\$0	\$1,833
Telephone	\$2,500	\$2,292	\$4,143	(\$1,851)
Trash Collection	\$6,500	\$5,958	\$4,738	\$1,221
Water & Sewer	\$2,000	\$1,833	\$1,199	\$634
Contingency	\$10,000	\$9,167	\$26,808	(\$17,641)
Replacements	\$16,717	\$15,324	\$0	\$15,324
Capital Reserve	\$60,000	\$60,000	\$116,400	(\$56,400)
<b>TOTAL CLUBHOUSE</b>	<b>\$643,720</b>	<b>\$598,116</b>	<b>\$631,592</b>	<b>(\$33,476)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,312,439</b>	<b>\$1,210,819</b>	<b>\$1,644,252</b>	<b>(\$433,432)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$0)</b>		<b>(\$277,648)</b>	
FUND BALANCE - Beginning	\$0		\$1,912,796	
FUND BALANCE - Ending	(\$0)		\$1,635,148	

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2018

	ADOPTED BUDGET	PRORATED THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$5,169	\$5,169
Special Assessments - Direct B	\$263,454	\$254,567	\$254,567	\$0
Special Assessments - Prepayments	\$0	\$0	\$1,298,288	\$1,298,288
<b>TOTAL REVENUES</b>	<b>\$263,454</b>	<b>\$254,567</b>	<b>\$1,558,023</b>	<b>\$1,303,457</b>
<b>EXPENDITURES:</b>				
<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	\$128,688	\$105,488	\$23,200
Interest - 8/1	\$0	\$0	\$8,791	(\$8,791)
Special Call - 11/1	\$225,000	\$225,000	\$540,000	(\$315,000)
Special Call - 2/1	\$0	\$0	\$325,000	(\$325,000)
Special Call - 5/1	\$0	\$0	\$335,000	(\$335,000)
Special Call - 8/1	\$0	\$0	\$485,000	(\$485,000)
<b>TOTAL EXPENDITURES</b>	<b>\$490,531</b>	<b>\$490,531</b>	<b>\$1,942,013</b>	<b>(\$1,451,481)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$227,077)</b>		<b>(\$383,989)</b>	
FUND BALANCE - Beginning	\$227,077		\$708,497	
FUND BALANCE - Ending	\$0		\$324,508	

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2013

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2018

	ADOPTED BUDGET	PRORATED THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$10,523	\$10,523
Special Assessments A	\$811,678	\$811,678	\$818,972	\$7,294
<b>TOTAL REVENUES</b>	<b>\$811,678</b>	<b>\$811,678</b>	<b>\$829,495</b>	<b>\$17,816</b>

**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	\$286,959	\$286,959	(\$0)
<b>TOTAL EXPENDITURES</b>	<b>\$793,353</b>	<b>\$793,353</b>	<b>\$793,353</b>	<b>(\$0)</b>

**OTHER FINANCING SOURCES/(USES):**

Dissemination	(\$1,250)	(\$1,146)	(\$1,146)	(\$0)
Arbitrage	(\$1,200)	(\$1,200)	(\$600)	\$600
Trustee Fees	(\$3,922)	(\$3,922)	(\$3,847)	\$75
<b>TOTAL OTHER FINANCING SOURCES &amp; (USES)</b>	<b>(\$6,372)</b>	<b>(\$6,268)</b>	<b>(\$5,592)</b>	<b>\$675</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>\$30,549</b>	
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FUND BALANCE - Beginning	\$584,970		\$985,400	
FUND BALANCE - Ending	\$596,923	\$596,923	\$1,015,949	\$1,015,949

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND - SERIES 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2018

	ADOPTED BUDGET	PRORATED THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$8,792	\$8,792
Special Assessments A	\$1,389,817	\$1,389,817	\$1,402,303	\$12,487
<b>TOTAL REVENUES</b>	<b>\$1,389,817</b>	<b>\$1,389,817</b>	<b>\$1,411,096</b>	<b>\$21,279</b>
<b>EXPENDITURES:</b>				
<i>Series 2015</i>				
Interest - 11/1	\$394,800	\$394,800	\$394,800	\$0
Interest - 05/1	\$394,800	\$394,800	\$394,800	\$0
Principal - 05/01	\$600,000	\$600,000	\$600,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,389,600</b>	<b>\$1,389,600</b>	<b>\$1,389,600</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$217</b>		<b>\$21,496</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$458,538</b>		<b>\$598,967</b>	
<b>FUND BALANCE - Ending</b>	<b>\$458,755</b>		<b>\$620,462</b>	

**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)	(\$335,000.00)
	August 1, 2018 (Special Call)	(\$485,000.00)
<b>Current Bonds Outstanding</b>		<b>\$2,090,000.00</b>

<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)
<b>Current Bonds Outstanding</b>		<b>\$10,990,000.00</b>

<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)	(\$600,000.00)
<b>Current Bonds Outstanding</b>		<b>\$16,810,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$29,890,000.00</b>
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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 August 31, 2018

	ADOPTED BUDGET	PRORATED THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$132	\$132
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132</b>	<b>\$132</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay A	\$0	\$0	\$0	\$0
Capital Outlay B	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>\$132</b>	
<b>FUND BALANCE - Beginning</b>			<b>\$11,906</b>	
<b>FUND BALANCE - Ending</b>			<b>\$12,038</b>	



# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

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

	ADOPTED BUDGET	PRORATED THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$5,051	\$5,051
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,051</b>	<b>\$5,051</b>
<b>EXPENDITURES:</b>				
Capital Outlay A	\$0	\$0	\$165,084	(\$165,084)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$165,084</b>	<b>(\$165,084)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>(\$160,033)</b>	
FUND BALANCE - Beginning			\$551,050	
FUND BALANCE - Ending			<b>\$391,017</b>	

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

**1. Recap of Capital Project Fund Activity Through August 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	\$1,186,798.83
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 August 31, 2018		\$12,038.29

**2. Funds Available For Construction at August 31, 2018**

Book Balance of Construction Fund at August 31, 2018	\$12,038.29
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**3. Investments - US Bank**

August 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$12,038.29
ADJ: Outstanding Requisitions					\$0.00
Balance at 8/31/18					\$12,038.29

**East Homestead**  
**Community Development District**  
**Series 2013 Special Assessment Revenue Bonds**

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

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$11,048.69
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	(\$613,126.21)
Clubhouse Equipment	(\$185,695.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
<b>Adjusted Balance in Construction Account at August 31, 2018</b>	<b><u><u>\$391,016.51</u></u></b>

**2. Funds Available For Construction at August 31, 2018**

Book Balance of Construction Fund at August 31, 2018	\$391,016.51
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**3. Investments - Wells Fargo Bank**

August 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$391,016.51
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 8/31/18	<b><u><u>\$391,016.51</u></u></b>