

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
August 31, 2017

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$33,118	---	---	\$33,118
Petty Cash	\$500	---	---	\$500
Due from Other Funds	\$162,134	---	---	\$162,134
Investment - State Board	\$1,935,108	---	---	\$1,935,108
Investments:				
Series 2011B				
Reserve B	---	\$85,337	---	\$85,337
Interest B	---	---	---	\$0
Revenue B	---	\$1,976	---	\$1,976
Prepayment B	---	\$454,626	---	\$454,626
Deferred B	---	---	\$11,889	\$11,889
Series 2013				
Reserve A	---	\$400,243	---	\$400,243
Revenue A	---	\$589,673	---	\$589,673
Interest A	---	\$42	---	\$42
Sinking	---	\$2	---	\$2
Construction A	---	---	\$708,171	\$708,171
Series 2015				
Reserve A	---	\$139,381	---	\$139,381
Revenue A	---	\$458,027	---	\$458,027
Deposits-Electric	\$14,869	---	---	\$14,869
Prepaid Expenses	\$21,007	---	\$0	\$21,007
TOTAL ASSETS	<u>\$2,166,737</u>	<u>\$2,129,307</u>	<u>\$720,060</u>	<u>\$5,016,104</u>
LIABILITIES:				
Accounts Payable	\$40,129	---	---	\$40,129
Due to Other Funds	---	\$4,046	\$158,089	\$162,134
TOTAL LIABILITIES	<u>\$40,129</u>	<u>\$4,046</u>	<u>\$158,089</u>	<u>\$202,264</u>
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$35,876	---	\$0	\$35,876
Restricted:				
Debt Service	---	\$2,125,262	---	\$2,125,262
Capital Projects	---	---	\$561,971	\$561,971
Unassigned	\$2,090,731	---	---	\$2,090,731
TOTAL FUND BALANCES	<u>\$2,126,607</u>	<u>\$2,125,262</u>	<u>\$561,971</u>	<u>\$4,813,841</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$2,166,737</u>	<u>\$2,129,307</u>	<u>\$720,060</u>	<u>\$5,016,104</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,294,884	\$1,294,884	\$1,296,268	\$1,383
Developer Contributions	\$6,055	\$6,055	\$6,055	\$0
Interest Income	\$1,500	\$1,500	\$20,722	\$19,222
Clubhouse Income	\$10,000	\$10,000	\$32,361	\$22,361
TOTAL REVENUES	\$1,312,439	\$1,312,439	\$1,355,406	\$42,967

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fee	\$12,000	\$11,000	\$11,000	\$0
Fica Expense	\$918	\$842	\$842	\$0
Engineering	\$5,000	\$4,583	\$2,643	\$1,941
Attorney	\$30,000	\$27,500	\$24,739	\$2,761
Annual Audit	\$5,700	\$5,700	\$5,700	\$0
Trustee Fees	\$12,399	\$12,399	\$12,399	\$0
Dissemination Agent	\$2,500	\$2,292	\$2,292	\$0
Arbitrage	\$2,400	\$2,400	\$2,400	\$0
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	\$200	\$183	\$89	\$95
Postage	\$1,100	\$1,008	\$606	\$403
Printing & Binding	\$1,800	\$1,650	\$1,743	(\$93)
Rentals & Leases	\$2,400	\$2,200	\$2,200	\$0
Insurance	\$7,759	\$7,759	\$7,194	\$565
Legal Advertising	\$600	\$550	\$302	\$248
Other Current Charges	\$1,000	\$917	\$1,020	(\$103)
Website Management	\$2,500	\$2,292	\$2,292	\$0
Office Supplies	\$300	\$275	\$209	\$66
Dues, Licenses	\$175	\$175	\$175	(\$1)
TOTAL ADMINISTRATIVE	\$134,720	\$126,029	\$120,149	\$5,881

FIELD:

Field Management	\$22,168	\$20,321	\$20,321	\$0
Parking Lot Monitoring Fees	\$9,684	\$8,877	\$9,684	(\$807)
Electricity	\$22,500	\$20,625	\$19,988	\$637
Landscape Maintenance	\$284,401	\$260,701	\$271,354	(\$10,653)
Landscape Materials	\$25,000	\$25,000	\$46,935	(\$21,935)
Irrigation Maint & Repairs	\$10,000	\$9,167	\$3,830	\$5,337
Janitorial Supplies	\$19,000	\$17,417	\$0	\$17,417
Lake Maintenance	\$10,000	\$9,167	\$8,158	\$1,008
Pressure Washing	\$11,000	\$9,600	\$9,600	\$0
Lights Repair and Maintenance	\$7,500	\$6,875	\$565	\$6,310
Monuments Maintenance/Repairs	\$12,000	\$11,000	\$90	\$10,910
Sign/Decor Maintenance	\$5,000	\$4,583	\$200	\$4,383
Stormwater Services	\$7,000	\$6,417	\$0	\$6,417
Holiday Lighting	\$14,000	\$14,000	\$38,698	(\$24,698)
Special Projects	\$58,084	\$53,243	\$5,810	\$47,433
Contingency	\$17,000	\$15,583	\$5,830	\$9,753
TOTAL FIELD	\$534,336	\$492,575	\$441,064	\$51,511

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
CLUBHOUSE				
Access Control	\$2,400	\$2,200	\$2,685	(\$485)
Alarm Monitoring	\$2,500	\$2,292	\$653	\$1,639
Air Conditioning Maint Contract	\$4,500	\$4,125	\$3,770	\$355
Fitness Equipment Maintenance	\$3,000	\$2,750	\$8,575	(\$5,825)
Electric	\$65,420	\$59,968	\$52,383	\$7,585
Cable/Internet Services	\$2,480	\$2,273	\$3,245	(\$972)
Insurance	\$24,191	\$24,191	\$23,300	\$891
Landscape Maintenance	\$40,710	\$37,318	\$26,318	\$11,000
Landscape Replacement	\$10,000	\$9,167	\$10,473	(\$1,306)
License, Music	\$1,300	\$1,192	\$1,345	(\$153)
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	\$3,258	\$2,700
Management Fees	\$12,000	\$11,000	\$11,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$3,667	\$3,830	(\$163)
Onsite Club Management Fees	\$190,000	\$174,167	\$164,853	\$9,314
Pest Control	\$2,500	\$2,292	\$1,275	\$1,017
Pool & Spa Maintenance	\$55,000	\$50,417	\$42,528	\$7,889
Permits	\$1,850	\$1,696	\$703	\$993
Pool Monitoring	\$17,700	\$16,225	\$17,700	(\$1,475)
Printing and Postage	\$2,500	\$2,292	\$0	\$2,292
Repairs and Maintenance	\$30,000	\$27,500	\$52,193	(\$24,693)
Special Events	\$6,000	\$5,500	\$3,036	\$2,464
Security-Roving Guard	\$2,000	\$1,833	\$1,188	\$645
Telephone	\$2,200	\$2,017	\$2,909	(\$892)
Trash Collection	\$6,000	\$5,500	\$6,247	(\$747)
Water & Sewer	\$2,500	\$2,292	\$1,756	\$535
Contingency	\$9,225	\$8,456	\$18,258	(\$9,801)
Replacements	\$44,162	\$40,482	\$0	\$40,482
Capital Reserve	\$88,645	\$81,258	\$0	\$81,258
TOTAL CLUBHOUSE	\$643,383	\$591,783	\$463,480	\$128,303
TOTAL EXPENDITURES	\$1,312,439	\$1,210,388	\$1,024,693	\$185,695
EXCESS REVENUES (EXPENDITURES)	\$0		\$330,714	
FUND BALANCE - Beginning	\$0		\$1,795,894	
FUND BALANCE - Ending	\$0		\$2,126,607	

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, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$1,998	\$1,998
Special Assessments - Direct B	\$366,680	\$366,680	\$354,214	(\$12,466)
Special Assessments - Prepayments	\$0	\$0	\$1,159,035	\$1,159,035
TOTAL REVENUES	\$366,680	\$366,680	\$1,515,247	\$1,148,567

EXPENDITURES:

Series 2011B

Interest - 11/1	\$184,513	\$184,513	\$184,513	\$0
Interest - 2/1	\$0	\$0	\$13,141	(\$13,141)
Interest - 5/1	\$182,881	\$182,881	\$152,431	\$30,450
Interest - 8/1	\$0	\$0	\$5,166	(\$5,166)
Special Call - 11/1	\$45,000	\$45,000	\$160,000	(\$115,000)
Special Call - 2/1	\$0	\$0	\$725,000	(\$725,000)
Special Call - 5/1	\$0	\$0	\$145,000	(\$145,000)
Special Call - 8/1	\$0	\$0	\$285,000	(\$285,000)
TOTAL EXPENDITURES	\$412,394	\$412,394	\$1,670,250	(\$1,257,856)

EXCESS REVENUES (EXPENDITURES)

	(\$45,713)		(\$155,003)	
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FUND BALANCE - Beginning

	\$45,713		\$696,942	
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FUND BALANCE - Ending

	\$0		\$541,939	
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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, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$4,204	\$4,204
Special Assessments A	\$811,685	\$811,685	\$816,871	\$5,185
TOTAL REVENUES	\$811,685	\$811,685	\$821,075	\$9,390

EXPENDITURES:

Series 2013

Interest - 11/1	\$295,622	\$295,622	\$295,622	(\$0)
Principal - 11/01	\$205,000	\$205,000	\$205,000	\$0
Interest - 05/1	\$291,394	\$291,394	\$291,394	(\$0)
TOTAL EXPENDITURES	\$792,016	\$792,016	\$792,016	(\$0)

OTHER FINANCING SOURCES/(USES):

Dissemination	(\$1,250)	(\$1,146)	\$0	\$1,146
Arbitrage	(\$1,200)	(\$1,200)	(\$1,200)	\$2,400
Trustee Fees	(\$4,128)	(\$4,128)	(\$3,922)	\$8,050
TOTAL OTHER FINANCING SOURCES & (USES)	(\$6,578)	(\$6,474)	(\$5,122)	\$11,596

EXCESS REVENUES (EXPENDITURES)	\$13,092	\$23,938
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FUND BALANCE - Beginning	\$558,947	\$961,297
FUND BALANCE - Ending	<u>\$572,038</u>	<u>\$985,235</u>

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, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$3,904	\$3,904
Special Assessments A	\$1,389,817	\$1,389,817	\$1,398,706	\$8,889
TOTAL REVENUES	\$1,389,817	\$1,389,817	\$1,402,610	\$12,793
EXPENDITURES:				
Series 2015				
Interest - 11/1	\$405,769	\$405,769	\$405,769	\$0
Interest - 05/1	\$405,769	\$405,769	\$405,769	\$0
Principal - 11/01	\$585,000	\$585,000	\$585,000	\$0
TOTAL EXPENDITURES	\$1,396,538	\$1,396,538	\$1,396,538	\$0
EXCESS REVENUES (EXPENDITURES)	(\$6,721)		\$6,072	
FUND BALANCE - Beginning	\$450,402		\$592,015	
FUND BALANCE - Ending	\$443,681		\$598,088	

**EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2017**

<i>Series 2011B, Special Assessment Bonds</i>		
<i>Interest Rate:</i>	7.25%	
<i>Maturity Date:</i>	5/1/2021	
<i>Bonds outstanding - 9/30/2016</i>		\$5,090,000.00
<i>Less:</i>		
	<i>November 1, 2016 (Special Call)</i>	(\$160,000.00)
	<i>February 1, 2017 (Special Call)</i>	(\$725,000.00)
	<i>May 1, 2017 (Special Call)</i>	(\$145,000.00)
	<i>August 1, 2017 (Special Call)</i>	(\$285,000.00)
<i>Current Bonds Outstanding</i>		<i>\$3,775,000.00</i>

<i>Series 2013, Special Assessment Bonds</i>		
<i>Interest Rate:</i>	4.125%	
<i>Maturity Date:</i>	11/1/2023	\$1,890,000.00
<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 - 9/30/2016</i>		\$11,410,000.00
<i>Less:</i>		
	<i>November 01, 2016 (Mandatory)</i>	(\$205,000.00)
<i>Current Bonds Outstanding</i>		<i>\$11,205,000.00</i>

<i>Series 2015, Special Assessment Bonds</i>		
<i>Interest Rate:</i>	3.750%	
<i>Maturity Date:</i>	5/1/2020	\$2,470,000.00
<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 - 9/30/2016</i>		\$17,995,000.00
<i>Less:</i>		
	<i>May 1, 2017 (Mandatory)</i>	(\$585,000.00)
<i>Current Bonds Outstanding</i>		<i>\$17,410,000.00</i>

<i>Total Current Bonds Outstanding</i>		<i>\$32,390,000.00</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 August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$51	\$51
TOTAL REVENUES	\$0	\$0	\$51	\$51
<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)				\$51
FUND BALANCE - Beginning			\$11,838	
FUND BALANCE - Ending			\$11,889	

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, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$3,286	\$3,286
TOTAL REVENUES	\$0	\$0	\$3,286	\$3,286
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$241,789	(\$241,789)
TOTAL EXPENDITURES	\$0	\$0	\$241,789	(\$241,789)
EXCESS REVENUES (EXPENDITURES)			(\$238,502)	
FUND BALANCE - Beginning			\$788,585	
FUND BALANCE - Ending			\$550,082	

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

1. Recap of Capital Project Fund Activity Through August 31, 2017

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	\$1,186,649.54
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, 2017		<u><u>\$11,889.00</u></u>

2. Funds Available For Construction at August 31, 2017

Book Balance of Construction Fund at August 31, 2017 \$11,889.00

3. Investments - US Bank

August 31, 2017	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	0.010%			\$11,889.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 8/31/17	<u><u>\$11,889.00</u></u>

East Homestead

Community Development District

Series 2013 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through August 31, 2017

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$5,030.65
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	(\$488,876.21)
Clubhouse Equipment	(\$144,861.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
Adjusted Balance in Construction Account at August 31, 2017	\$550,082.47

2. Funds Available For Construction at August 31, 2017

Book Balance of Construction Fund at August 31, 2017	\$550,082.47
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3. Investments - Wells Fargo Bank

<u>August 31, 2017</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$708,171.22
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	(\$158,088.75)
				Balance at 8/31/17	\$550,082.47