

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2017

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$211,854	---	---	\$211,854
Petty Cash	\$500	---	---	\$500
Due from Other Funds	\$4,046	---	---	\$4,046
Investment - State Board	\$1,837,227	---	---	\$1,837,227
Investments:				
Series 2011B				
Reserve B	---	\$82,001	---	\$82,001
Revenue B	---	\$2,247	---	\$2,247
Prepayment B	---	\$607,228	---	\$607,228
Deferred B	---	---	\$11,898	\$11,898
Series 2013				
Reserve A	---	\$399,141	---	\$399,141
Revenue A	---	\$591,488	---	\$591,488
Interest A	---	\$42	---	\$42
Sinking	---	\$2	---	\$2
Construction A	---	---	\$550,593	\$550,593
Series 2015				
Reserve A	---	\$138,982	---	\$138,982
Revenue A	---	\$458,871	---	\$458,871
Deposits-Electric	\$14,869	---	---	\$14,869
Prepaid Expenses	\$56,197	---	---	\$56,197
TOTAL ASSETS	<u>\$2,124,693</u>	<u>\$2,280,003</u>	<u>\$562,490</u>	<u>\$4,967,186</u>
LIABILITIES:				
Accounts Payable	\$209,818	---	---	\$209,818
Due to Other Funds	---	\$4,046	---	\$4,046
TOTAL LIABILITIES	<u>\$209,818</u>	<u>\$4,046</u>	<u>\$0</u>	<u>\$213,864</u>
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$71,066	---	---	\$71,066
Restricted:				
Debt Service	---	\$2,275,957	---	\$2,275,957
Capital Projects	---	---	\$562,490	\$562,490
Unassigned	\$1,843,809	---	---	\$1,843,809
TOTAL FUND BALANCES	<u>\$1,914,875</u>	<u>\$2,275,957</u>	<u>\$562,490</u>	<u>\$4,753,322</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$2,124,693</u>	<u>\$2,280,003</u>	<u>\$562,490</u>	<u>\$4,967,186</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	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	\$22,841	\$21,341
Clubhouse Income	\$10,000	\$10,000	\$32,361	\$22,361
TOTAL REVENUES	\$1,312,439	\$1,312,439	\$1,357,525	\$45,085

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fee	\$12,000	\$12,000	\$12,000	\$0
Fica Expense	\$918	\$918	\$918	\$0
Engineering	\$5,000	\$5,000	\$2,853	\$2,148
Attorney	\$30,000	\$30,000	\$28,382	\$1,618
Annual Audit	\$5,700	\$5,700	\$5,700	\$0
Trustee Fees	\$12,399	\$12,399	\$12,399	\$0
Dissemination Agent	\$2,500	\$2,500	\$2,500	\$0
Arbitrage	\$2,400	\$2,400	\$2,400	\$0
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$42,970	\$42,970	(\$0)
Computer Time	\$1,000	\$1,000	\$1,000	\$0
Telephone	\$200	\$200	\$108	\$92
Postage	\$1,100	\$1,100	\$724	\$376
Printing & Binding	\$1,800	\$1,800	\$1,946	(\$146)
Rentals & Leases	\$2,400	\$2,400	\$2,400	\$0
Insurance	\$7,759	\$7,759	\$7,194	\$565
Legal Advertising	\$600	\$600	\$465	\$135
Other Current Charges	\$1,000	\$1,000	\$1,135	(\$135)
Website Management	\$2,500	\$2,500	\$2,500	\$0
Office Supplies	\$300	\$300	\$249	\$51
Dues, Licenses	\$175	\$175	\$175	(\$1)
TOTAL ADMINISTRATIVE	\$134,720	\$134,720	\$130,016	\$4,704

FIELD:

Field Management	\$22,168	\$22,168	\$22,168	\$0
Parking Lot Monitoring Fees	\$9,684	\$9,684	\$10,491	(\$807)
Electricity	\$22,500	\$22,500	\$25,015	(\$2,515)
Landscape Maintenance	\$284,401	\$284,401	\$292,927	(\$8,526)
Landscape Materials	\$25,000	\$25,000	\$48,302	(\$23,302)
Irrigation Maint & Repairs	\$10,000	\$10,000	\$3,830	\$6,170
Janitorial Supplies	\$19,000	\$19,000	\$0	\$19,000
Lake Maintenance	\$10,000	\$10,000	\$8,900	\$1,100
Pressure Washing	\$11,000	\$11,000	\$9,600	\$1,400
Lights Repair and Maintenance	\$7,500	\$7,500	\$1,440	\$6,060
Monuments Maintenance/Repairs	\$12,000	\$12,000	\$90	\$11,910
Sign/Decor Maintenance	\$5,000	\$5,000	\$200	\$4,800
Stormwater Services	\$7,000	\$7,000	\$2,525	\$4,475
Holiday Lighting	\$14,000	\$14,000	\$38,698	(\$24,698)
Special Projects	\$58,084	\$58,084	\$5,810	\$52,273
Contingency	\$17,000	\$17,000	\$5,830	\$11,170
TOTAL FIELD	\$534,336	\$534,336	\$475,827	\$58,510

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
CLUBHOUSE				
Access Control	\$2,400	\$2,400	\$3,368	(\$968)
Alarm Monitoring	\$2,500	\$2,500	\$653	\$1,848
Air Conditioning Maint Contract	\$4,500	\$4,500	\$3,770	\$730
Fitness Equipment Maintenance	\$3,000	\$3,000	\$8,900	(\$5,900)
Electric	\$65,420	\$65,420	\$57,414	\$8,006
Cable/Internet Services	\$2,480	\$2,480	\$3,586	(\$1,106)
Insurance	\$24,191	\$24,191	\$23,300	\$891
Landscape Maintenance	\$40,710	\$40,710	\$28,710	\$12,000
Landscape Replacement	\$10,000	\$10,000	\$10,473	(\$473)
License, Music	\$1,300	\$1,300	\$1,345	(\$45)
Irrigation Maintenance	\$2,100	\$2,100	\$0	\$2,100
Office Equipment Maintenance	\$2,000	\$2,000	\$0	\$2,000
Janitorial Supplies	\$6,500	\$6,500	\$4,275	\$2,225
Management Fees	\$12,000	\$12,000	\$12,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$4,000	\$3,481	\$519
Onsite Club Management Fees	\$190,000	\$190,000	\$186,812	\$3,188
Pest Control	\$2,500	\$2,500	\$1,275	\$1,225
Pool & Spa Maintenance	\$55,000	\$55,000	\$48,578	\$6,422
Permits	\$1,850	\$1,850	\$703	\$1,147
Pool Monitoring	\$17,700	\$17,700	\$19,175	(\$1,475)
Printing and Postage	\$2,500	\$2,500	\$0	\$2,500
Repairs and Maintenance	\$30,000	\$30,000	\$53,220	(\$23,220)
Special Events	\$6,000	\$6,000	\$3,036	\$2,964
Security-Roving Guard	\$2,000	\$2,000	\$1,620	\$380
Telephone	\$2,200	\$2,200	\$3,240	(\$1,040)
Trash Collection	\$6,000	\$6,000	\$7,938	(\$1,938)
Water & Sewer	\$2,500	\$2,500	\$2,270	\$230
Contingency	\$9,225	\$9,225	\$18,258	(\$9,033)
Replacements	\$44,162	\$44,162	\$0	\$44,162
Capital Reserve	\$88,645	\$88,645	\$0	\$88,645
Storm Damage	\$0	\$0	\$125,303	(\$125,303)
TOTAL CLUBHOUSE	\$643,383	\$643,383	\$632,701	\$10,682
TOTAL EXPENDITURES	\$1,312,439	\$1,312,439	\$1,238,544	\$73,895
EXCESS REVENUES (EXPENDITURES)	\$0		\$118,981	
FUND BALANCE - Beginning	\$0		\$1,795,894	
FUND BALANCE - Ending	\$0		\$1,914,875	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$2,333	\$2,333
Special Assessments - Direct B	\$366,680	\$366,680	\$354,214	(\$12,466)
Special Assessments - Prepayments	\$0	\$0	\$1,308,237	\$1,308,237
TOTAL REVENUES	\$366,680	\$366,680	\$1,664,784	\$1,298,104
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)		(\$5,466)	
FUND BALANCE - Beginning	\$45,713		\$696,942	
FUND BALANCE - Ending	\$0		\$691,477	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$4,917	\$4,917
Special Assessments A	\$811,685	\$811,685	\$816,871	\$5,185
TOTAL REVENUES	\$811,685	\$811,685	\$821,788	\$10,103
EXPENDITURES:				
<i>Series 2013</i>				
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)	(\$1,250)	\$0	\$1,250
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)	(\$6,578)	(\$5,122)	\$11,700
EXCESS REVENUES (EXPENDITURES)	\$13,092		\$24,651	
FUND BALANCE - Beginning	\$558,947		\$961,297	
FUND BALANCE - Ending	\$572,038		\$985,948	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$4,349	\$4,349
Special Assessments A	\$1,389,817	\$1,389,817	\$1,398,706	\$8,889
TOTAL REVENUES	\$1,389,817	\$1,389,817	\$1,403,055	\$13,238
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)		\$6,517	
FUND BALANCE - Beginning	\$450,402		\$592,015	
FUND BALANCE - Ending	\$443,681		\$598,533	

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

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

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

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

Total Current Bonds Outstanding		\$32,390,000.00
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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 September 30, 2017

	ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$60	\$60
TOTAL REVENUES	\$0	\$0	\$60	\$60
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$0	\$0
Capital Outlay B	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)			\$60	
FUND BALANCE - Beginning			\$11,838	
FUND BALANCE - Ending			\$11,898	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$3,797	\$3,797
TOTAL REVENUES	\$0	\$0	\$3,797	\$3,797
<u>EXPENDITURES:</u>				
Capital Outlay A	\$0	\$0	\$241,789	(\$241,789)
TOTAL EXPENDITURES	\$0	\$0	\$241,789	(\$241,789)
EXCESS REVENUES (EXPENDITURES)			(\$237,992)	
FUND BALANCE - Beginning			\$788,585	
FUND BALANCE - Ending			<u>\$550,593</u>	

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

1. Recap of Capital Project Fund Activity Through September 30, 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	\$1,186,658.39
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 September 30, 2017		<u><u>\$11,897.85</u></u>

2. Funds Available For Construction at September 30, 2017

Book Balance of Construction Fund at September 30, 2017 \$11,897.85

3. Investments - US Bank

September 30, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,897.85
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 9/30/17	<u><u>\$11,897.85</u></u>

East Homestead
Community Development District
Series 2013 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through September 30, 2017

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$5,540.80
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 September 30, 2017	<u><u>\$550,592.62</u></u>

2. Funds Available For Construction at September 30, 2017

Book Balance of Construction Fund at September 30, 2017	\$550,592.62
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3. Investments - Wells Fargo Bank

September 30, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$550,592.62
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 9/30/17	<u><u>\$550,592.62</u></u>