

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

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$48,355	---	---	\$48,355
Petty Cash	\$500	---	---	\$500
Due from Other Funds	\$4,046	\$679	---	\$4,725
Investment - State Board	\$1,764,287	---	---	\$1,764,287
Investments:				
Series 2011B				
Reserve B	---	\$81,212	---	\$81,212
Revenue B	---	\$140,027	---	\$140,027
Prepayment B	---	\$641,234	---	\$641,234
Deferred B	---	---	\$11,906	\$11,906
Series 2013				
Reserve A	---	\$399,424	---	\$399,424
Revenue A	---	\$85,513	---	\$85,513
Interest A	---	\$291,436	---	\$291,436
Sinking	---	\$215,002	---	\$215,002
Construction A	---	---	\$551,050	\$551,050
Series 2015				
Reserve A	---	\$139,083	---	\$139,083
Revenue A	---	\$459,204	---	\$459,204
Deposits-Electric	\$14,869	---	---	\$14,869
TOTAL ASSETS	<u>\$1,832,057</u>	<u>\$2,452,814</u>	<u>\$562,956</u>	<u>\$4,847,827</u>
LIABILITIES:				
Accounts Payable	\$61,246	---	---	\$61,246
Due to Other Funds	---	\$4,725	---	\$4,725
TOTAL LIABILITIES	<u>\$61,246</u>	<u>\$4,725</u>	<u>\$0</u>	<u>\$65,971</u>
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$14,869	---	---	\$14,869
Restricted:				
Debt Service	---	\$2,448,089	---	\$2,448,089
Capital Projects	---	---	\$562,956	\$562,956
Unassigned	\$1,755,941	---	---	\$1,755,941
TOTAL FUND BALANCES	<u>\$1,770,810</u>	<u>\$2,448,089</u>	<u>\$562,956</u>	<u>\$4,781,856</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$1,832,057</u>	<u>\$2,452,814</u>	<u>\$562,956</u>	<u>\$4,847,827</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,294,884	\$0	\$0	\$0
Developer Contributions	\$6,055	\$505	\$0	(\$505)
Interest Income	\$1,500	\$125	\$2,066	\$1,941
Clubhouse Income	\$10,000	\$833	\$0	(\$833)
TOTAL REVENUES	\$1,312,439	\$1,463	\$2,066	\$604
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fee	\$12,000	\$1,000	\$1,000	\$0
Fica Expense	\$918	\$77	\$77	\$0
Engineering	\$5,000	\$417	\$495	(\$78)
Attorney	\$30,000	\$2,500	\$0	\$2,500
Annual Audit	\$5,800	\$483	\$0	\$483
Trustee Fees	\$12,399	\$1,033	\$0	\$1,033
Dissemination Agent	\$2,500	\$208	\$208	\$0
Arbitrage	\$2,400	\$200	\$0	\$200
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$3,581	\$3,581	(\$0)
Computer Time	\$1,000	\$83	\$83	\$0
Telephone	\$100	\$8	\$0	\$8
Postage	\$800	\$67	\$43	\$24
Printing & Binding	\$1,800	\$150	\$241	(\$91)
Rentals & Leases	\$2,400	\$200	\$200	\$0
Insurance	\$7,914	\$7,914	\$7,194	\$720
Legal Advertising	\$800	\$67	\$0	\$67
Other Current Charges	\$995	\$83	\$95	(\$12)
Website Management	\$2,500	\$208	\$208	\$0
Office Supplies	\$250	\$21	\$26	(\$5)
Dues, Licenses	\$175	\$175	\$175	(\$1)
TOTAL ADMINISTRATIVE	\$134,720	\$20,474	\$15,626	\$4,849
FIELD:				
Field Management	\$22,168	\$1,847	\$1,847	\$0
Parking Lot Monitoring Fees	\$9,684	\$807	\$807	\$0
Electricity	\$25,000	\$2,083	\$7,954	(\$5,871)
Landscape Maintenance	\$268,368	\$22,364	\$21,573	\$791
Porter Services	\$56,784	\$4,732	\$0	\$4,732
Landscape Materials	\$20,000	\$1,667	\$0	\$1,667
Irrigation Maint & Repairs	\$5,000	\$417	\$0	\$417
Janitorial Supplies	\$5,000	\$417	\$0	\$417
Lake Maintenance	\$10,000	\$833	\$742	\$92
Pressure Washing	\$10,000	\$10,000	\$9,750	\$250
Lights Repair and Maintenance	\$5,000	\$417	\$0	\$417
Monuments Maintenance/Repairs	\$10,000	\$833	\$0	\$833
Sign/Decor Maintenance	\$5,000	\$417	\$0	\$417
Stormwater Services	\$4,573	\$381	\$0	\$381
Holiday Lighting	\$35,398	\$14,484	\$14,484	\$0
Sidewalk Repairs	\$10,000	\$833	\$0	\$833
Special Projects	\$9,468	\$789	\$0	\$789
Contingency	\$22,556	\$1,880	\$7,825	(\$5,945)
TOTAL FIELD	\$533,999	\$65,201	\$64,983	\$218

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
CLUBHOUSE				
Access Control	\$2,400	\$200	\$533	(\$333)
Alarm Monitoring	\$2,500	\$208	\$0	\$208
Air Conditioning Maint Contract	\$3,600	\$300	\$0	\$300
Fitness Equipment Maintenance	\$6,000	\$500	\$1,575	(\$1,075)
Equipment Repair	\$5,000	\$417	\$0	\$417
Electric	\$81,000	\$6,750	\$0	\$6,750
Cable/Internet Services	\$3,500	\$292	\$675	(\$384)
Holiday Lighting	\$9,730	\$4,865	\$4,865	\$0
Insurance	\$25,343	\$25,343	\$29,654	(\$4,311)
Landscape Maintenance	\$28,710	\$2,393	\$2,393	\$0
Landscape Replacement	\$10,000	\$833	\$0	\$833
License, Music	\$1,400	\$117	\$0	\$117
Irrigation Maintenance	\$2,100	\$175	\$0	\$175
Office Equipment Maintenance	\$2,000	\$167	\$0	\$167
Janitorial Supplies	\$6,500	\$542	\$263	\$279
Management Fees	\$12,000	\$1,000	\$1,000	\$0
Office Supplies/Clubhouse Supplies	\$4,000	\$333	\$0	\$333
Onsite Club Management Fees	\$190,000	\$15,833	\$15,043	\$790
Pest Control	\$1,020	\$85	\$85	\$0
Pool & Spa Maintenance	\$55,000	\$4,583	\$3,550	\$1,033
Pool and Spa Repairs	\$15,000	\$1,250	\$0	\$1,250
Permits	\$500	\$42	\$0	\$42
Pool Monitoring	\$17,700	\$1,475	\$1,475	\$0
Pool Emergency Cleaning	\$3,000	\$250	\$0	\$250
Printing and Postage	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$50,000	\$4,167	\$1,230	\$2,937
Special Events	\$6,000	\$500	\$216	\$284
Security-Roving Guard	\$2,000	\$167	\$0	\$167
Telephone	\$2,500	\$208	\$332	(\$123)
Trash Collection	\$6,500	\$542	\$380	\$162
Water & Sewer	\$2,000	\$167	\$85	\$81
Contingency	\$10,000	\$833	\$550	\$283
Replacements	\$16,717	\$1,393	\$0	\$1,393
Capital Reserve	\$60,000	\$5,000	\$0	\$5,000
Storm Damage	\$0	\$0	\$0	\$0
TOTAL CLUBHOUSE	\$643,720	\$80,929	\$63,903	\$17,026
TOTAL EXPENDITURES	\$1,312,439	\$166,604	\$144,511	\$22,092
EXCESS REVENUES (EXPENDITURES)	(\$0)		(\$142,445)	
FUND BALANCE - Beginning	\$0		\$1,913,255	
FUND BALANCE - Ending	(\$0)		\$1,770,810	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2011B

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

	ADOPTED BUDGET	PRORATED THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$0	\$0
Special Assessments - Direct B	\$263,454	\$137,398	\$137,398	\$0
Special Assessments - Prepayments	\$0	\$0	\$16,578	\$16,578
TOTAL REVENUES	\$263,454	\$137,398	\$153,976	\$16,578
EXPENDITURES:				
Series 2011B				
Interest - 11/1	\$136,844	\$0	\$0	\$0
Interest - 5/1	\$128,688	\$0	\$0	\$0
Special Call - 11/1	\$225,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$490,531	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$227,077)		\$153,976	
FUND BALANCE - Beginning	\$227,077		\$708,497	
FUND BALANCE - Ending	\$0		\$862,473	

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2017

	ADOPTED BUDGET	PRORATED THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$0	\$0
Special Assessments A	\$811,678	\$0	\$0	\$0
TOTAL REVENUES	\$811,678	\$0	\$0	\$0

EXPENDITURES:

Series 2013

Interest - 11/1	\$291,394	\$0	\$0	\$0
Principal - 11/01	\$215,000	\$0	\$0	\$0
Interest - 05/1	\$286,959	\$0	\$0	\$0
TOTAL EXPENDITURES	\$793,353	\$0	\$0	\$0

OTHER FINANCING SOURCES/(USES):

Dissemination	(\$1,250)	(\$104)	\$0	\$104
Arbitrage	(\$1,200)	(\$100)	\$0	\$100
Trustee Fees	(\$3,922)	(\$327)	\$0	\$327
TOTAL OTHER FINANCING SOURCES & (USES)	(\$6,372)	(\$531)	\$0	\$531

EXCESS REVENUES (EXPENDITURES)	\$11,953	\$0
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FUND BALANCE - Beginning	\$584,970	\$986,650
FUND BALANCE - Ending	<u>\$596,923</u>	<u>\$986,650</u>

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2017

	ADOPTED BUDGET	PRORATED THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$0	\$0
Special Assessments A	\$1,389,817	\$0	\$0	\$0
TOTAL REVENUES	\$1,389,817	\$0	\$0	\$0
EXPENDITURES:				
Series 2015				
Interest - 11/1	\$394,800	\$0	\$0	\$0
Interest - 05/1	\$394,800	\$0	\$0	\$0
Principal - 11/01	\$600,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,389,600	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$217		\$0	
FUND BALANCE - Beginning	\$458,538		\$598,967	
FUND BALANCE - Ending	\$458,755		\$598,967	

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

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

Series 2013, Special Assessment Bonds		
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)	\$0.00
Current Bonds Outstanding		\$11,205,000.00

Series 2015, Special Assessment Bonds		
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	\$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 October 31, 2017

	ADOPTED BUDGET	PRORATED THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$0	\$0
Capital Outlay B	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)				\$0
FUND BALANCE - Beginning			\$11,906	
FUND BALANCE - Ending			\$11,906	

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending October 31, 2017

	ADOPTED BUDGET	PRORATED THRU 10/31/17	ACTUAL THRU 10/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)				\$0
FUND BALANCE - Beginning				\$551,050
FUND BALANCE - Ending				\$551,050

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

1. Recap of Capital Project Fund Activity Through October 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	\$1,186,667.02
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 October 31, 2017		<u><u>\$11,906.48</u></u>

2. Funds Available For Construction at October 31, 2017

Book Balance of Construction Fund at October 31, 2017	\$11,906.48
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3. Investments - US Bank

October 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$11,906.48
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 10/31/17	<u><u>\$11,906.48</u></u>

East Homestead
Community Development District
Series 2013 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$5,998.14
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 October 31, 2017	<u><u>\$551,049.96</u></u>

2. Funds Available For Construction at October 31, 2017

Book Balance of Construction Fund at October 31, 2017	\$551,049.96
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3. Investments - Wells Fargo Bank

<u>October 31, 2017</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$551,049.96
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 10/31/17	<u><u>\$551,049.96</u></u>