East Homestead

Community Development District

Unaudited Financial Reporting

May 31, 2026

Management Services - CDDs, LLC

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East Homestead

Community Development District

Balance Sheet

May 31, 2026

	General Fund		Debt Service Fund		Capital Project Fund		Totals Governmental Funds
Assets:							
Cash:							
Operating Account	$	532,843	$	-	$	-	$ 532,843
Petty Cash				-		-	-
Due from General Fund		-		2,859		-	2,859
Investments:							
State Board of Administration		691,172		-		-	691,172
BankUnited Money Market		105,024		-		-	105,024
Series 2019							
Reserve A		-		180,950		-	180,950
Revenue A		-		351,244		-	351,244
Construction		-		-		2,577	2,577
Series 2022							
Reserve		-		69,475		-	69,475
Revenue		-		99,191		-	99,191
Series 2023							
Reserve		-		98,692		-	98,692
Revenue		-		197,187		-	197,187
Prepaid Expenses		-		-		-	-
Deposits-Electric		17,519		-		-	17,519
Total Assets	**$**	**1,346,558**	**$**	**999,598**	**$**	**2,577**	**$ 2,348,733**
Liabilities:							
Accounts Payable	$	41,319	$	-	$	-	$ 41,319
Due to General Fund		2,859		-		-	2,859
Due to Debt Service		-		-		-	-
Total Liabilities	**$**	**44,179**	**$**	**-**	**$**	**-**	**$ 44,179**
Fund Balance:							
Nonspendable:							
Prepaid Items	$	-	$	-	$	-	
Deposits	$	17,519	$	-	$	-	$ 17,519
Restricted for:							
Debt Service		-		999,599		-	999,599
Capital Project		-		-		2,577	2,577
Assigned for:							
Capital Reserves		-		-		-	-
Unassigned		1,284,859		-		-	1,284,859
Total Fund Balances	**$**	**1,302,379**	**$**	**999,599**	**$**	**2,577**	**$ 2,304,554**
Total Liabilities & Fund Balanc	**$**	**1,346,557**	**$**	**999,599**	**$**	**2,577**	**$ 2,348,733**

East Homestead

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget Through 05/31/26	Actual Through 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,751,202	1,167,468	1,684,985	$ 517,517
Clubhouse Income	17,000	11,333	9,478	(1,855)
Interest Income	20,000	13,333	12,940	(393)
Miscellaneous Income	756	504	-	(504)
Total Revenues	**$ 1,788,958**	**$ 1,192,639**	**$ 1,707,403**	**$ 514,764**
Expenditures:				
General and Administrative:				
Supervisor Fees	$ 12,000	$ 8,000	$ 7,800	$ 200
Payroll Taxes	918	612	600	12
Engineering	10,000	6,667	60	6,607
Attorney	32,000	21,333	23,105	(1,772)
Annual Audit	6,500	4,333	-	4,333
Assessment Roll Administration	4,400	$ 2,933	2,933	(0)
Arbitrage Calculation	1,800	1,200	1,200	-
Dissemination Agent	3,750	2,500	2,500	-
Trustee Fees	12,206	12,206	8,691	3,515
Management Fees	50,778	33,852	32,241	1,611
Information Technology	1,000	667	1,222	(556)
Website Maintenance	2,500	1,667	1,111	556
Postage and Delivery	900	600	-	600
Insurance General Liability	10,995	10,995	10,465	530
Printing and Binding	1,000	667	307	360
Rental and Leases	-	-	-	-
Legal Advertising	2,500	1,667	1,634	33
Other Current Charges	2,000	1,333	904	429
Office Supplies	250	167	60	107
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	**$ 155,672**	**$ 111,573**	**$ 95,009**	**$ 16,565**
Operations and Maintenance				
Field Expenditures				
Field Management	$ 24,694	$ 16,463	$ 15,679	$ 784
Electricity	54,000	36,000	42,012	(6,012)
Landscape Maintenance	384,775	256,517	322,798	(66,282)
Fertilization and Pest Control	49,440	32,960	32,000	960
Tree Care Services	23,980	15,987	-	15,987
Landscape Materials	50,000	33,333	3,929	29,405
Irrigation Maintenance and Repairs	15,000	10,000	14,119	(4,119)
Lake Maintenance	12,000	8,000	7,253	747
Pressure Washing	20,000	20,000	19,350	650
Lights Repair and Maintenance	2,000	1,333	-	1,333
Community Maintenance/Repairs	30,000	20,000	14,615	5,385
Sign/Decor Maintenance	1,000	667	650	17
Stormwater Services/Culvert Cleaning	20,000	13,333	3,150	10,183
Holiday Decorations	42,240	42,240	36,048	6,192
Sidewalk/Asphalt Repairs	20,000	13,333	11,550	1,783
Special Projects	25,000	16,667	9,945	6,722
Off Duty Police Services	7,200	4,800	3,845	955
Contingency	14,000	9,333	9,305	28
Subtotal Field Expenditures	**$ 795,329**	**$ 550,966**	**$ 546,248**	**$ 4,718**
Clubhouse Expenditures				
Active Video Monitoring	$ 40,500	$ 27,000	$ 27,000	$ -
Alarm/Fire Alarm Monitoring	2,100	1,400	3,076	(1,676)

East Homestead

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget Through 05/31/26	Actual Through 05/31/26	Variance
Fitness Equipment Maintenance	3,000	2,000	2,403	(403)
Equipment Repair	5,000	3,333	1,595	1,738
Electric	70,000	46,667	42,012	4,655
Cable/Internet Services	4,600	3,067	8,555	(5,488)
Holiday Lighting/Decorations	15,000	15,000	12,393	2,607
Property Insurance	66,207	66,207	63,232	2,975
Landscape Maintenance	28,710	19,140	34,251	(15,111)
Landscape Replacement	8,000	5,333	-	5,333
License, Music	2,000	1,333	2,200	(866)
Irrigation Maintenance and Repairs	4,000	2,667	1,167	1,499
Janitorial Supplies	9,000	6,000	732	5,268
Office Supplies/Clubhouse Supplies	10,000	6,667	8,351	(1,684)
Onsite Club Management	55,723	37,149	36,503	645
Onsite Club Employees	207,329	138,219	126,884	11,336
Payroll Taxes	15,564	10,376	23,707	(13,331)
Workers Compensation Insurance	1,815	1,815	1,500	315
Employees' Health Insurance	26,118	17,412	6,286	11,126
Pest Control	1,200	800	928	(128)
Pool and Spa Maintenance	65,700	43,800	42,100	1,700
Pool and Spa Repairs	10,000	6,667	6,240	427
Permits	1,000	667	-	667
Nonroutine Pool Cleaning	2,000	1,333	-	1,333
Repairs and Maintenance	67,752	45,168	28,564	16,604
Special Events	6,000	4,000	823	3,177
Security-Roving Guard	-	-	-	-
Telephone	5,500	3,667	3,842	(175)
Trash Collection	9,000	6,000	4,252	1,748
Water and Sewer	3,706	2,471	1,886	585
Contingency	25,000	16,667	9,550	7,117
Replacements	16,433	10,955	-	10,955
Capital Reserve	50,000	33,333	-	33,333
Subtotal Clubhouse Expenditures	**$ 837,957**	**$ 586,312**	**$ 500,028**	**$ 86,284**
Total Operations and Maintenance	**$ 1,633,286**	**$ 1,137,278**	**$ 1,046,276**	**$ 91,002**
Total Expenditures	**$ 1,788,958**	**$ 1,248,851**	**$ 1,141,285**	**$ 107,566**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ (56,213)**	**$ 566,118**	**$ 622,331**
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 360,652	$ 360,652
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 360,652**	**$ 360,652**
Net Change in Fund Balance	**$ -**	**$ (56,213)**	**$ 926,770**	**$ 982,983**
Fund Balance - Beginning			**$ 375,608**	
Fund Balance - Ending			**$ 1,302,379**	

East Homestead

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 361,898	$ 241,265	$ 351,244	$ 109,979
Interest Income	-	-	8,730	8,730
Total Revenues	**$ 361,898**	**$ 241,265**	**$ 359,974**	**$ 118,708**
Expenditures:				
Interest - 11/1	$ 120,738	$ 80,492	$ 110,506	$ (30,014)
Principal - 11/1	120,000	120,000	120,000	-
Interest - 5/1	120,738	120,738	120,738	-
Total Expenditures	**$ 361,476**	**$ 321,230**	**$ 351,244**	**$ (30,014)**
Excess (Deficiency) of Revenues over Expenditures	$ 422	$ (79,965)	$ 8,730	$ 148,722
Net Change in Fund Balance	**$ 422**	**$ (79,965)**	**$ 8,730**	**$ 148,722**
Fund Balance - Beginning			**$ 495,499**	
Fund Balance - Ending			**$ 504,230**	

East Homestead

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,206,200	$ 1,206,200	$ 1,170,689	$ (35,511)
Interest Income	-	-	-	-
Total Revenues	**$ 1,206,200**	**$ 1,206,200**	**$ 1,170,689**	**$ (35,511)**
Expenditures:				
Interest - 11/1	$ 134,704	$ 89,803	$ 99,191	$ (9,388)
Interest - 5/1	146,498	146,498	146,498	-
Principal - 5/1	925,000	925,000	925,000	-
Total Expenditures	**$ 1,206,202**	**$ 1,161,301**	**$ 1,170,689**	**$ (9,388)**
Excess (Deficiency) of Revenues over Expenditures	$ (2)	$ 44,899	$ -	$ (26,124)
Net Change in Fund Balance	**$ (2)**	**$ 44,899**	**$ -**	**$ (26,124)**
Fund Balance - Beginning			**$ 246,329**	
Fund Balance - Ending			**$ 246,329**	

East Homestead

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 727,443	$ 727,443	$ 706,026	$ (21,416)
Interest Income	-	-	-	-
Total Revenues	**$ 727,443**	**$ 727,443**	**$ 706,026**	**$ (21,416)**
Expenditures:				
Interest - 11/1	$ 184,186	$ 122,791	$ 197,787	$ (74,997)
Interest - 5/1	191,239	191,239	191,239	-
Principal - 5/1	317,000	317,000	317,000	-
Total Expenditures	**$ 692,425**	**$ 631,030**	**$ 706,026**	**$ (74,997)**
Excess (Deficiency) of Revenues over Expenditures	**$ 35,018**	**$ 96,413**	**$ -**	**$ (96,413)**
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ -	$ -
Transfer In/(Out)	-	-	-	-
Cost of Issuance	-	-	-	-
Payment to Escrow Agent	-	-	-	-
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 35,018**	**$ 96,413**	**$ -**	**$ (96,413)**
Fund Balance - Beginning			**$ 249,040**	
Fund Balance - Ending			**$ 249,040**	

East Homestead

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance			**$ -**	
Fund Balance - Beginning			**$ 2,577**	
Fund Balance - Ending			**$ 2,577**	

East Homestead

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 1,465,663	$ 85,264	$ 30,868	$ 28,812	$ 19,357	$ 55,021	$ 14,660	$ -	$ -	$ -	$ -	$ 1,699,646
Clubhouse Income	2,836	2,767	1,774	-	-	813	1,287	1,360	-	-	-	-	10,838
Interest Income	-	3,249	2,093	1,525	1,525	2,382	2,166	2,230	-	-	-	-	15,170
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 2,836**	**$ 1,471,679**	**$ 89,131**	**$ 32,393**	**$ 30,337**	**$ 22,552**	**$ 58,475**	**$ 18,250**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,725,653**
Expenditures:													
General and Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 1,000	$ -	$ -	$ -	$ -	$ 7,800
Payroll Taxes	77	77	77	77	77	61	77	77	-	-	-	-	600
Engineering	-	-	-	60	-	-	-	-	-	-	-	-	60
Attorney	5,072	1,765	1,063	4,203	3,170	4,090	1,680	2,063	-	-	-	-	23,105
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administratio	367	367	367	367	367	367	367	367	-	-	-	-	2,933
Arbitrage Calculation	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
Dissemination Agent	313	313	313	313	313	313	313	313	-	-	-	-	2,500
Trustee Fees	4,246	-	-	-	-	-	4,445	-	-	-	-	-	8,691
Management Fees	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	-	-	-	-	32,241
Information Technology	153	153	153	153	153	153	153	153	-	-	-	-	1,222
Website Maintenance	139	139	139	139	139	139	139	139	-	-	-	-	1,111
Postage and Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	10,465	-	-	-	-	-	-	-	-	-	-	-	10,465
Printing and Binding	-	-	307	-	-	-	-	-	-	-	-	-	307
Rental and Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	501	-	-	-	-	-	1,133	-	-	-	-	-	1,634
Other Current Charges	313	75	-	95	180	237	-	5	-	-	-	-	904
Office Supplies	-	60	-	-	-	-	-	-	-	-	-	-	60
Dues, Licenses and Subscriptio	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrati	**$ 26,851**	**$ 7,978**	**$ 7,448**	**$ 10,435**	**$ 9,428**	**$ 10,189**	**$ 14,535**	**$ 8,145**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 95,009**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ -	$ -	$ -	$ -	$ 15,679
Electricity	4,500	-	8,200	4,176	4,572	3,980	8,144	8,440	-	-	-	-	42,012
Landscape Maintenance	1,249	-	-	-	156,514	55,077	52,238	57,722	-	-	-	-	322,798
Fertilization and Pest Control	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	-	-	-	-	32,000
Tree Care Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Materials	-	1,343	596	-	990	500	500	-	-	-	-	-	3,929
Irrigation Maintenance and Re	-	-	850	8,878	-	4,391	-	-	-	-	-	-	14,119
Lake Maintenance	907	907	907	907	907	907	907	907	-	-	-	-	7,253
Pressure Washing	11,850	7,500	-	-	-	-	-	-	-	-	-	-	19,350
Lights Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Maintenance/Repairs	1,820	1,500	1,600	1,845	7,000	850	-	5,000	-	-	-	-	19,615
Sign/Decor Maintenance	-	-	650		-	-	-	-	-	-	-	-	650
Stormwater Services/Culvert C	3,150	-	-	-	-	-	-	-	-	-	-	-	3,150
Holiday Decorations	18,444	-	16,654	-	950	-	-	-	-	-	-	-	36,048
Sidewalk/Asphalt Repairs	-	9,945	-	-	1,605	-	-	-	-	-	-	-	11,550
Special Projects	-	-	-	-	-	9,945	-	-	-	-	-	-	9,945
Off Duty Police Services	-	-	-	-	1,598	2,247	-	-	-	-	-	-	3,845
Contingency	-	-	-	-	-	9,305	-	-	-	-	-	-	9,305
Subtotal Field Expenditures	**$ 47,879**	**$ 27,155**	**$ 35,417**	**$ 21,766**	**$ 180,095**	**$ 93,161**	**$ 67,748**	**$ 78,028**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 551,248**

Clubhouse Expenditures

East Homestead

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Active Video Monitoring	$ 3,375	$ 3,375	$ 3,375	$ 3,375	$ 3,375	$ 3,375	$ 3,375	$ 3,375	$ -	$ -	$ -	$ -	$ 27,000
Alarm/Fire Alarm Monitoring	-	698	910	275	558	635	-	-	-	-	-	-	3,076
Fitness Equipment Maintenanc	175	175	175	509	200	568	400	200	-	-	-	-	2,403
Equipment Repair	-	778	-	-	-	-	817	-	-	-	-	-	1,595
Electric	-	-	-	18,080	4,807	4,743	-	-	-	-	-	-	27,629
Cable/Internet Services	853	1,368	853	853	853	853	853	2,069	-	-	-	-	8,555
Holiday Lighting/Decorations	6,499	-	5,894	-	-	-	-	-	-	-	-	-	12,393
Property Insurance	63,232	-	-	-	-	-	-	-	-	-	-	-	63,232
Landscape Maintenance	907	-	-	-	10,874	4,240	13,886	4,345	-	-	-	-	34,251
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
License, Music	-	-	-	-	2,200	-	-	-	-	-	-	-	2,200
Irrigation Maintenance and Repairs	-	-	-	-	-	1,167	-	-	-	-	-	-	1,167
Janitorial Supplies	732	-	-	-	-	-	-	-	-	-	-	-	732
Office Supplies/Clubhouse Supplies	248	1,584	1,133	388	1,510	1,282	1,319	888	-	-	-	-	8,351
Onsite Club Management	4,563	4,563	4,563	4,563	4,563	4,563	4,563	4,563	-	-	-	-	36,503
Onsite Club Employees	18,502	16,874	17,783	16,893	14,842	13,777	13,381	14,830	-	-	-	-	126,884
Payroll Taxes	3,130	2,939	2,981	3,120	2,796	2,890	2,781	3,070	-	-	-	-	23,707
Workers Compensation Insura	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Employees' Health Insurance	703	793	793	799	799	799	799	799	-	-	-	-	6,286
Pest Control	-	-	-	-	739	-	189	-	-	-	-	-	928
Pool and Spa Maintenance	5,050	5,050	5,050	5,050	5,050	5,050	5,900	5,900	-	-	-	-	42,100
Pool and Spa Repairs	90	1,325	-	-	-	885	3,940	-	-	-	-	-	6,240
Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Nonroutine Pool Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	3,873	5,620	2,082	6,575	2,050	5,729	400	2,235	-	-	-	-	28,564
Special Events		310	-	-	-	133	-	379	-	-	-	-	823
Security-Roving Guard	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	488	493	402	492	492	492	492	489	-	-	-	-	3,842
Trash Collection	844	487	487	487	487	487	487	487	-	-	-	-	4,252
Water and Sewer	283	229	229	229	229	229	229	229	-	-	-	-	1,886
Contingency	5,000	-	-	-	-	4,550	-	-	-	-	-	-	9,550
Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-		-	-	-	-	-	-	-
Subtotal Clubhouse Expendi	$ 120,046	$ 46,661	**$ 46,710**	**$ 61,688**	**$ 56,423**	**$ 56,448**	**$ 53,812**	**$ 43,858**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 485,646**
Total Operations & Maintena	$ 167,926	$ 73,815	**$ 82,127**	$ 83,453	$ 236,518	$ 149,609	**$ 121,561**	**$121,886**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,036,894**
Total Expenditures	$ 194,776	$ 81,793	**$ 89,574**	$ 93,889	$ 245,946	$ 159,798	**$ 136,096**	**$130,031**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,131,903**
Excess (Deficiency) of Revenues over Expenditures	$ (191,940)	$ 1,389,886	$ (443)	$ (61,496)	$ (215,608)	$ (137,246)	$ (77,621)	$(111,781)	$ -	$ -	$ -	$ -	$ 593,750
Net Change in Fund Balance	$ (191,940)	$ 1,389,886	$ (443)	$ (61,496)	$ (215,608)	$ (137,246)	**$ (77,621)**	**#######**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 593,750**

East Homestead

Community Development District

Long Term Debt Report

Series 2019, Special Assessment Bonds			
Original Issuance:	2/8/2019	$5,630,000	
Maturity Date:		11/1/2049	
Term 1:	$95,000		
Interest Rate:	3.55%		
Maturity Date:	11/1/2020		
Term 2:	$415,000		
Interest Rate:	3.75%		
Maturity Date:	11/1/2024		
Term 3:	$625,000		
Interest Rate:	4.125%		
Maturity Date:	11/1/2029		
Term 4:	$1,725,000		
Interest Rate:	4.75%		
Maturity Date:	11/1/2039		
Term 5:	$2,770,000		
Interest Rate:	5.00%		
Maturity Date:	11/1/2049		
Bonds outstanding - 9/30/24			$5,230,000
Less: Principal Payment - 11/1/24			($110,000)
Less: Principal Payment - 11/1/25			($115,000)
Current Bonds Outstanding			**$5,005,000**

Series 2022, Special Assessment Bonds			
Original Issuance:	3/9/2022	$14,115,000	
Interest Rate:		2.55%	
Maturity Date:		5/1/2036	
Bonds outstanding - 9/30/24			$12,390,000
Less: Principal Payment - 5/1/25			(900,000)
Less: Principal Payment - 5/1/26			(925,000)
Current Bonds Outstanding			**$10,565,000**

Series 2023, Special Assessment Bonds			
Original Issuance:	10/12/2023	$9,192,000	
Interest Rate:		4.45%	
Maturity Date:		5/1/2043	
Bonds outstanding - 9/30/24			$8,898,000
Less: Principal Payment - 5/1/25			(303,000)
Less: Principal Payment - 5/1/26			(317,000)
Current Bonds Outstanding			**$8,278,000**

Total Current Bonds Outstanding	**$23,848,000**

East Homestead

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

	O&M	2019	2022	2023	Total
Gross Assessments	$ 1,843,370	$ 380,946	$ 1,269,684	$ 765,729	$ 4,259,729
Net Assessments	$ 1,751,202	$ 361,898	$ 1,206,200	$ 727,443	$ 4,046,743
Allocation in %	43.27%	8.94%	29.81%	17.98%	100.00%

ON ROLL ASSESSMENTS

Date	*Distribution*	*Gross Amount*	*Discount/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2019 Debt Service*	*2022 Debt Service*	*2023 Debt Service*	*Total*
12/03/25	11/1/25-11/30/225	$ 3,421,119.92	$ -	$ 34,211.20	$ -	$ 3,386,908.72	$ 1,465,662.96	$ 302,889.69	$ 1,009,525.09	$ 608,830.98	$ 3,386,908.72
12/19/25	12/1/25-12/15/25	199,021.61	-	1,990.23	-	197,031.38	85,264.06	17,620.43	58,728.52	35,418.38	197,031.39
01/08/26	12/16/25-12/31/25	68,043.28	-	680.42	-	67,362.86	29,150.84	6,024.23	20,078.63	12,109.15	67,362.85
01/23/26	10/01/25 - 12/31/25	-	-	-	3,967.30	3,967.30	1,716.82	354.79	1,182.52	713.16	3,967.29
02/06/26	01/01/26 - 01/31/26	67,252.80	-	672.53	-	66,580.27	28,812.18	5,954.24	19,845.37	11,968.47	66,580.26
03/07/26	2/1/26-2/28/26	45,183.57	-	451.84	-	44,731.73	19,357.37	4,000.34	13,333.04	8,040.98	44,731.73
04/15/26	01/01/26-03/31/26	127,967.90	-	1,279.67	-	126,688.23	54,823.52	11,329.67	37,761.56	22,773.49	126,688.24
04/22/26	01/01/26-03/31/26	-	-	-	455.96	455.96	197.31	40.78	135.91	81.96	455.96
05/13/26	04/01/26 - 04/30/26	34,220.15	-	342.19	-	33,877.96	14,660.47	3,029.69	10,097.90	6,089.90	33,877.96
	TOTAL	**$ 3,962,809**	**$ -**	**$ 39,628**	**$ 4,423**	**$ 3,927,604**	**$ 1,699,646**	**$ 351,244**	**$ 1,170,689**	**$ 706,026**	**$ 3,927,604**

97.06%	**Percent Collected**
$ (119,138.41)	**Balance Collected: Excess (Defficit)**