East Homestead

Community Development District

Unaudited Financial Reporting

April 30, 2026

Management Services - CDDs, LLC

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East Homestead

Community Development District

Balance Sheet

April 30, 2026

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 676,653	$ -	$ -	$ 676,653
Petty Cash	-	-	-	-
Due from General Fund	-	2,859	-	2,859
Investments:				
State Board of Administration	686,776	-	-	686,776
BankUnited Money Market	105,024	-	-	105,024
Series 2019				
Reserve A	-	180,950	-	180,950
Revenue A	-	326,534	-	326,534
Construction	-	-	2,577	2,577
Series 2022				
Reserve	-	69,475	-	69,475
Revenue	-	1,088,332	-	1,088,332
Series 2023				
Revenue	-	656,359	-	656,359
Prepaid Expenses	-	-	-	-
Deposits-Electric	17,519	-	-	17,519
Total Assets	**$ 1,485,971**	**$ 2,324,510**	**$ 2,577**	**$ 3,813,058**
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	-	2,324,510	-	2,324,510
Capital Project	-	-	2,577	2,577
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	1,424,273	-	-	1,424,273
Total Fund Balances	**$ 1,441,792**	**$ 2,324,510**	**$ 2,577**	**$ 3,768,879**
Total Liabilities & Fund Balanc	**$ 1,485,971**	**$ 2,324,510**	**$ 2,577**	**$ 3,813,058**

East Homestead

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2026

	Adopted Budget	Prorated Budget Through 04/30/26	Actual Through 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,751,202	1,021,535	1,684,985	$ 663,451
Clubhouse Income	17,000	9,917	9,478	(439)
Interest Income	20,000	11,667	12,940	1,273
Miscellaneous Income	756	441	-	(441)
Total Revenues	**$ 1,788,958**	**$ 1,043,559**	**$ 1,707,403**	**$ 663,844**
Expenditures:				
General and Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ 6,800	$ 200
Payroll Taxes	918	536	523	12
Engineering	10,000	5,833	60	5,773
Attorney	32,000	18,667	21,043	(2,376)
Annual Audit	6,500	3,792	-	3,792
Assessment Roll Administration	4,400	$ 2,567	2,567	(0)
Arbitrage Calculation	1,800	1,050	1,200	(150)
Dissemination Agent	3,750	2,188	2,188	-
Trustee Fees	12,206	12,206	8,691	3,515
Management Fees	50,778	29,621	28,211	1,410
Information Technology	1,000	583	1,069	(486)
Website Maintenance	2,500	1,458	972	486
Postage and Delivery	900	525	-	525
Insurance General Liability	10,995	10,995	10,465	530
Printing and Binding	1,000	583	307	277
Rental and Leases	-	-	-	-
Legal Advertising	2,500	1,458	1,634	(176)
Other Current Charges	2,000	1,167	899	267
Office Supplies	250	146	60	86
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	**$ 155,672**	**$ 100,549**	**$ 86,863**	**$ 13,685**
Operations and Maintenance				
Field Expenditures				
Field Management	$ 24,694	$ 14,405	$ 13,719	$ 686
Electricity	54,000	31,500	33,572	(2,072)
Landscape Maintenance	384,775	224,452	265,077	(40,625)
Fertilization and Pest Control	49,440	28,840	28,000	840
Tree Care Services	23,980	13,988	-	13,988
Landscape Materials	50,000	29,167	3,929	25,238
Irrigation Maintenance and Repairs	15,000	8,750	14,119	(5,369)
Lake Maintenance	12,000	7,000	6,347	653
Pressure Washing	20,000	20,000	19,350	650
Lights Repair and Maintenance	2,000	1,167	-	1,167
Community Maintenance/Repairs	30,000	17,500	14,615	2,885
Sign/Decor Maintenance	1,000	583	650	(67)
Stormwater Services/Culvert Cleaning	20,000	11,667	3,150	8,517
Holiday Decorations	42,240	42,240	36,048	6,192
Sidewalk/Asphalt Repairs	20,000	11,667	11,550	117
Special Projects	25,000	14,583	9,945	4,638
Off Duty Police Services	7,200	4,200	3,845	355
Contingency	14,000	8,167	9,305	(1,138)
Subtotal Field Expenditures	**$ 795,329**	**$ 489,875**	**$ 473,220**	**$ 16,655**
Clubhouse Expenditures				
Active Video Monitoring	$ 40,500	$ 23,625	$ 23,625	$ -
Alarm/Fire Alarm Monitoring	2,100	1,225	3,076	(1,851)

East Homestead

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2026

	Adopted Budget	Prorated Budget Through 04/30/26	Actual Through 04/30/26	Variance
Fitness Equipment Maintenance	3,000	1,750	2,203	(453)
Equipment Repair	5,000	2,917	1,595	1,321
Electric	70,000	40,833	27,629	13,204
Cable/Internet Services	4,600	2,683	6,486	(3,803)
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	16,748	29,906	(13,159)
Landscape Replacement	8,000	4,667	-	4,667
License, Music	2,000	1,167	2,200	(1,033)
Irrigation Maintenance and Repairs	4,000	2,333	1,167	1,166
Janitorial Supplies	9,000	5,250	732	4,518
Office Supplies/Clubhouse Supplies	10,000	5,833	7,463	(1,630)
Onsite Club Management	55,723	32,505	31,940	565
Onsite Club Employees	207,329	120,942	112,054	8,888
Payroll Taxes	15,564	9,079	20,637	(11,558)
Workers Compensation Insurance	1,815	1,815	1,500	315
Employees' Health Insurance	26,118	15,236	5,487	9,749
Pest Control	1,200	700	928	(228)
Pool and Spa Maintenance	65,700	38,325	36,200	2,125
Pool and Spa Repairs	10,000	5,833	6,240	(407)
Permits	1,000	583	-	583
Nonroutine Pool Cleaning	2,000	1,167	-	1,167
Repairs and Maintenance	67,752	39,522	26,329	13,193
Special Events	6,000	3,500	444	3,056
Security-Roving Guard	-	-	-	-
Telephone	5,500	3,208	3,353	(144)
Trash Collection	9,000	5,250	3,765	1,485
Water and Sewer	3,706	2,162	1,657	505
Contingency	25,000	14,583	9,550	5,033
Replacements	16,433	9,586	-	9,586
Capital Reserve	50,000	29,167	-	29,167
Subtotal Clubhouse Expenditures	**$ 837,957**	**$ 523,401**	**$ 441,788**	**$ 81,613**
Total Operations and Maintenance	**$ 1,633,286**	**$ 1,013,276**	**$ 915,008**	**$ 98,268**
Total Expenditures	**$ 1,788,958**	**$ 1,113,825**	**$ 1,001,871**	**$ 111,953**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ (70,266)**	**$ 705,532**	**$ 775,797**
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	**$ -**	**$ (70,266)**	**$ 1,066,184**	**$ 1,136,449**
Fund Balance - Beginning			**$ 375,608**	
Fund Balance - Ending			**$ 1,441,792**	

East Homestead

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 361,898	$ 361,898	$ 326,534	$ (35,364)
Interest Income	-	-	8,730	8,730
Total Revenues	**$ 361,898**	**$ 361,898**	**$ 335,264**	**$ (26,634)**
Expenditures:				
Interest - 11/1	$ 120,738	$ -	$ 86,151	$ (86,151)
Principal - 11/1	120,000	-	120,000	(120,000)
Interest - 5/1	120,738	-	120,738	(120,738)
Total Expenditures	**$ 361,476**	**$ -**	**$ 326,889**	**$ (326,889)**
Excess (Deficiency) of Revenues over Expenditures	$ 422	$ 361,898	$ 8,375	$ 300,255
Net Change in Fund Balance	**$ 422**	**$ 361,898**	**$ 8,375**	**$ 300,255**
Fund Balance - Beginning			**$ 495,499**	
Fund Balance - Ending			**$ 503,875**	

East Homestead

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,206,200	$ 1,206,200	$ 1,088,332	$ (117,868)
Interest Income	-	-	-	-
Total Revenues	**$ 1,206,200**	**$ 1,206,200**	**$ 1,088,332**	**$ (117,868)**
Expenditures:				
Interest - 11/1	$ 134,704	$ -	$ 18,017	$ (18,017)
Interest - 5/1	146,498	-	146,498	(146,498)
Principal - 5/1	925,000	-	925,000	(925,000)
Total Expenditures	**$ 1,206,202**	**$ -**	**$ 1,089,515**	**$ (1,089,515)**
Excess (Deficiency) of Revenues over Expenditures	$ (2)	$ 1,206,200	$ (1,183)	$ 971,647
Net Change in Fund Balance	**$ (2)**	**$ 1,206,200**	**$ (1,183)**	**$ 971,647**
Fund Balance - Beginning			**$ 246,329**	
Fund Balance - Ending			**$ 245,146**	

East Homestead

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 727,443	$ 727,443	$ 656,359	$ (71,084)
Interest Income	-	-	-	-
Total Revenues	**$ 727,443**	**$ 727,443**	**$ 656,359**	**$ (71,084)**
Expenditures:				
Interest - 11/1	$ 184,186	$ -	$ 148,833	$ (148,833)
Interest - 5/1	191,239	-	191,239	(191,239)
Principal - 5/1	317,000	-	317,000	(317,000)
Total Expenditures	**$ 692,425**	**$ -**	**$ 657,072**	**$ (657,072)**
Excess (Deficiency) of Revenues over Expenditures	**$ 35,018**	**$ 727,443**	**$ (713)**	**$ (728,156)**
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**	**$ 727,443**	**$ (713)**	**$ (728,156)**
Fund Balance - Beginning			**$ 249,040**	
Fund Balance - Ending			**$ 248,327**	

East Homestead

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	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	$ -	$ -	$ -	$ -	$ -	$ 1,684,985
Clubhouse Income	2,836	2,767	1,774	-	-	813	1,287	-	-	-	-	-	9,478
Interest Income	-	3,249	2,093	1,525	1,525	2,382	2,166	-	-	-	-	-	12,940
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 2,836**	**$ 1,471,679**	**$ 89,131**	**$ 32,393**	**$ 30,337**	**$ 22,552**	**$ 58,475**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,707,403**
Expenditures:													
General and Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ 6,800
Payroll Taxes	77	77	77	77	77	61	77	-	-	-	-	-	523
Engineering	-	-	-	60	-	-	-	-	-	-	-	-	60
Attorney	5,072	1,765	1,063	4,203	3,170	4,090	1,680	-	-	-	-	-	21,043
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administratio	367	367	367	367	367	367	367	-	-	-	-	-	2,567
Arbitrage Calculation	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
Dissemination Agent	313	313	313	313	313	313	313	-	-	-	-	-	2,188
Trustee Fees	4,246	-	-	-	-	-	4,445	-	-	-	-	-	8,691
Management Fees	4,030	4,030	4,030	4,030	4,030	4,030	4,030	-	-	-	-	-	28,211
Information Technology	153	153	153	153	153	153	153	-	-	-	-	-	1,069
Website Maintenance	139	139	139	139	139	139	139	-	-	-	-	-	972
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	-	-	-	-	-	-	899
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**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 86,863**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ -	$ -	$ -	$ -	$ -	$ 13,719
Electricity	4,500	-	8,200	4,176	4,572	3,980	8,144	-	-	-	-	-	33,572
Landscape Maintenance	1,249	-	-	-	156,514	55,077	52,238	-	-	-	-	-	265,077
Fertilization and Pest Control	4,000	4,000	4,000	4,000	4,000	4,000	4,000	-	-	-	-	-	28,000
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	-	-	-	-	-	6,347
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	-	-	-	-	-	-	14,615
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**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 473,220**
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	$ -	$ -	$ -	$ -	$ -	$ 23,625
Alarm/Fire Alarm Monitoring	-	698	910	275	558	635	-	-	-	-	-	-	3,076
Fitness Equipment Maintenanc	175	175	175	509	200	568	400	-	-	-	-	-	2,203
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	-	-	-	-	-	6,486
Holiday Lighting/Decorations	6,499	-	5,894	-	-	-	-	-	-	-	-	-	12,393
Property Insurance	63,232	-	-	-	-	-	-	-	-	-	-	-	63,232
Landscape Maintenance	907	-	-	-	10,874	4,240	13,886	-	-	-	-	-	29,906
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	-	-	-	-	-	7,463
Onsite Club Management	4,563	4,563	4,563	4,563	4,563	4,563	4,563	-	-	-	-	-	31,940
Onsite Club Employees	18,502	16,874	17,783	16,893	14,842	13,777	13,381	-	-	-	-	-	112,054
Payroll Taxes	3,130	2,939	2,981	3,120	2,796	2,890	2,781	-	-	-	-	-	20,637
Workers Compensation Insura	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Employees' Health Insurance	703	793	793	799	799	799	799	-	-	-	-	-	5,487
Pest Control	-	-	-	-	739	-	189	-	-	-	-	-	928
Pool and Spa Maintenance	5,050	5,050	5,050	5,050	5,050	5,050	5,900	-	-	-	-	-	36,200
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	-	-	-	-	-	26,329
Special Events		310	-	-	-	133	-	-	-	-	-	-	444
Security-Roving Guard	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	488	493	402	492	492	492	492	-	-	-	-	-	3,353
Trash Collection	844	487	487	487	487	487	487	-	-	-	-	-	3,765
Water and Sewer	283	229	229	229	229	229	229	-	-	-	-	-	1,657
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**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 441,788**
Total Operations & Maintena	$ 167,926	$ 73,815	**$ 82,127**	$ 83,453	$ 236,518	$ 149,609	**$ 121,561**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 915,008**
Total Expenditures	$ 194,776	$ 81,793	**$ 89,574**	$ 93,889	$ 245,946	$ 159,798	**$ 136,096**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,001,871**
Excess (Deficiency) of Revenues over Expenditures	$ (191,940)	$ 1,389,886	$ (443)	$ (61,496)	$ (215,608)	$ (137,246)	$ (77,621)	$ -	$ -	$ -	$ -	$ -	$ 705,532
Net Change in Fund Balance	$ (191,940)	$ 1,389,886	$ (443)	$ (61,496)	$ (215,608)	$ (137,246)	**$ (77,621)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 705,532**

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			(925,000)
Current Bonds Outstanding			**$11,465,000**

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			(317,000)
Current Bonds Outstanding			**$8,581,000**

Total Current Bonds Outstanding	**$25,051,000**

East Homestead

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

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

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
						Allocation in %	43.27%	8.94%	29.81%	17.98%	100.00%
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
	TOTAL	**$ 3,928,589**	**$ -**	**$ 39,286**	**$ 4,423**	**$ 3,893,726**	**$ 1,684,985**	**$ 348,214**	**$ 1,160,591**	**$ 699,937**	**$ 3,893,726**

96.22%	**Percent Collected**
$ (153,016.37)	**Balance Collected: Excess (Defficit)**