

***East Homestead***  
***Community Development District***

***Unaudited Financial Reporting***  
***October 31, 2025***



**Management Services - CDDs, LLC**

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**East Homestead**  
**Community Development District**  
**Balance Sheet**  
**October 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 33,895	\$ -	\$ -	\$ 33,895
Petty Cash	906	-	-	906
Due from General Fund	-	-	-	-
<u>Investments:</u>				
State Board of Administration	472,748	-	-	472,748
BankUnited Money Market	101,345	-	-	101,345
<u>Series 2019</u>				
Reserve A	-	180,950	-	180,950
Revenue A	-	306,551	-	306,551
Construction	-	-	2,626	2,626
<u>Series 2022</u>				
Reserve	-	67,804	-	67,804
Revenue	-	184,204	-	184,204
<u>Series 2023</u>				
Revenue	-	297,245	-	297,245
Prepaid Expenses	-	-	-	-
Deposits-Electric	17,519	-	-	17,519
<b>Total Assets</b>	<b>\$ 626,413</b>	<b>\$ 1,036,754</b>	<b>\$ 2,626</b>	<b>\$ 1,665,793</b>
<b>Liabilities:</b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to General Fund	-	-	-	-
Due to Debt Service	-	-	-	-
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 17,519	\$ -	\$ -	\$ 17,519
Restricted for:				
Debt Service	-	1,036,754	-	1,036,754
Capital Project	-	-	2,626	2,626
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	608,894	-	-	608,894
<b>Total Fund Balances</b>	<b>\$ 626,413</b>	<b>\$ 1,036,754</b>	<b>\$ 2,626</b>	<b>\$ 1,665,793</b>
<b>Total Liabilities &amp; Fund Balanc</b>	<b>\$ 626,413</b>	<b>\$ 1,036,754</b>	<b>\$ 2,626</b>	<b>\$ 1,665,793</b>

**East Homestead**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended October 31, 2025**

	Adopted Budget	Prorated Budget Through 10/31/25	Actual Through 10/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,751,202	145,934	\$ -	\$ (145,934)
Clubhouse Income	17,000	1,417	6,091	4,674
Interest Income	20,000	1,667	-	(1,667)
Miscellaneous Income	756	63	728	665
<b>Total Revenues</b>	<b>\$ 1,788,958</b>	<b>\$ 149,080</b>	<b>\$ 6,819</b>	<b>\$ (142,261)</b>
<b>Expenditures:</b>				
<b><u>General and Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
Payroll Taxes	918	77	77	(1)
Engineering	10,000	833	-	833
Attorney	32,000	2,667	25,964	(23,297)
Annual Audit	6,500	542	4,600	(4,058)
Assessment Roll Administration	2,000	2,000	4,200	(2,200)
Arbitrage Calculation	1,800	150	-	150
Dissemination Agent	3,750	313	3,750	(3,438)
Trustee Fees	12,206	12,206	14,348	(2,142)
Management Fees	50,778	4,232	49,570	(45,338)
Information Technology	1,000	83	2,250	(2,167)
Website Maintenance	2,500	208	1,850	(1,642)
Postage and Delivery	900	75	747	(672)
Insurance General Liability	10,995	10,995	9,995	1,000
Printing and Binding	1,000	83	208	(124)
Rental and Leases	2,400	200	2,400	(2,200)
Legal Advertising	2,500	208	1,586	(1,378)
Other Current Charges	2,000	167	2,177	(2,011)
Office Supplies	250	21	60	(39)
Dues, Licenses and Subscriptions	175	175	175	-
<b>Total General and Administrative</b>	<b>\$ 155,672</b>	<b>\$ 36,234</b>	<b>\$ 124,956</b>	<b>\$ (88,722)</b>
<b><u>Operations and Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 24,694	\$ 2,058	\$ 24,106	\$ (22,048)
Electricity	54,000	4,500	54,430	(49,930)
Landscape Maintenance	384,775	32,065	345,647	(313,583)
Fertilization and Pest Control	49,440	4,120	48,000	(43,880)
Tree Care Services	23,980	1,998	13,720	(11,721)
Landscape Materials	50,000	4,167	22,436	(18,270)
Irrigation Maintenance and Repairs	15,000	1,250	24,853	(23,603)
Lake Maintenance	12,000	1,000	10,880	(9,880)
Pressure Washing	20,000	20,000	19,050	950
Lights Repair and Maintenance	2,000	167	3,525	(3,358)
Community Maintenance/Repairs	30,000	2,500	32,685	(30,185)
Sign/Decor Maintenance	1,000	83	875	(792)
Stormwater Services/Culvert Cleaning	20,000	1,667	25,930	(24,263)
Holiday Decorations	42,240	42,240	39,776	2,464
Sidewalk/Asphalt Repairs	20,000	1,667	14,000	(12,333)
Special Projects	25,000	2,083	-	2,083
Off Duty Police Services	7,200	600	4,505	(3,905)
Contingency	14,000	1,167	19,053	(17,887)
<b>Subtotal Field Expenditures</b>	<b>\$ 795,329</b>	<b>\$ 123,331</b>	<b>\$ 703,471</b>	<b>\$ (580,141)</b>
<b>Clubhouse Expenditures</b>				
Active Video Monitoring	\$ 40,500	\$ 3,375	\$ 40,500	\$ (37,125)
Alarm/Fire Alarm Monitoring	2,100	175	2,918	(2,743)

**East Homestead**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended October 31, 2025**

	Adopted Budget	Prorated Budget Through 10/31/25	Actual Through 10/31/25	Variance
Fitness Equipment Maintenance	3,000	250	4,334	(4,084)
Equipment Repair	5,000	417	2,617	(2,200)
Electric	70,000	5,833	81,530	(75,696)
Cable/Internet Services	4,600	383	4,421	(4,038)
Holiday Lighting/Decorations	15,000	15,000	17,253	(2,253)
Property Insurance	66,207	66,207	66,580	(373)
Landscape Maintenance	28,710	2,393	27,560	(25,168)
Landscape Replacement	8,000	667	1,000	(333)
License, Music	2,000	167	2,064	(1,897)
Irrigation Maintenance and Repairs	4,000	333	6,271	(5,938)
Janitorial Supplies	9,000	750	6,293	(5,543)
Office Supplies/Clubhouse Supplies	10,000	833	7,541	(6,708)
Onsite Club Management	55,723	4,644	56,822	(52,178)
Onsite Club Employees	207,329	17,277	221,014	(203,737)
Payroll Taxes	15,564	1,297	18,588	(17,291)
Workers Compensation Insurance	1,815	1,815	7,695	(5,880)
Employees' Health Insurance	26,118	2,177	16,414	(14,238)
Pest Control	1,200	100	1,717	(1,617)
Pool and Spa Maintenance	65,700	5,475	64,850	(59,375)
Pool and Spa Repairs	10,000	833	19,345	(18,512)
Permits	1,000	83	-	83
Nonroutine Pool Cleaning	2,000	167	-	167
Repairs and Maintenance	67,752	5,646	93,994	(88,348)
Special Events	6,000	500	211	289
Security-Roving Guard	-	-	-	-
Telephone	5,500	458	5,907	(5,448)
Trash Collection	9,000	750	7,982	(7,232)
Water and Sewer	3,706	309	4,261	(3,952)
Contingency	25,000	2,083	15,949	(13,866)
Replacements	16,433	1,369	17,535	(16,165)
Capital Reserve	50,000	4,167	21,385	(17,218)
<b>Subtotal Clubhouse Expenditures</b>	<b>\$ 837,957</b>	<b>\$ 145,933</b>	<b>\$ 844,551</b>	<b>\$ (698,618)</b>
<b>Total Operations and Maintenance</b>	<b>\$ 1,633,286</b>	<b>\$ 269,264</b>	<b>\$ 1,548,022</b>	<b>\$ (1,278,758)</b>
<b>Total Expenditures</b>	<b>\$ 1,788,958</b>	<b>\$ 305,498</b>	<b>\$ 1,672,979</b>	<b>\$ (1,367,481)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (156,418)</b>	<b>\$ (1,666,160)</b>	<b>\$ (1,509,741)</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ -	\$ -	\$ 664,138	\$ 664,138
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 664,138</b>	<b>\$ 664,138</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (156,418)</b>	<b>\$ (1,002,022)</b>	<b>\$ (845,603)</b>
<b>Fund Balance - Beginning</b>			<b>\$ 375,608</b>	
<b>Fund Balance - Ending</b>			<b>\$ 626,413</b>	

**East Homestead**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended October 31, 2025**

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 361,898	\$ 361,898	\$ 361,898	\$ 0
Interest Income	-	-	8,730	8,730
<b>Total Revenues</b>	<b>\$ 361,898</b>	<b>\$ 361,898</b>	<b>\$ 370,628</b>	<b>\$ 8,730</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 125,172	\$ 125,172	\$ 125,172	\$ -
Principal - 11/1	110,000	110,000	110,000	-
Interest - 5/1	123,109	123,109	123,109	-
<b>Total Expenditures</b>	<b>\$ 358,281</b>	<b>\$ 358,281</b>	<b>\$ 358,281</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,617</b>	<b>\$ 3,617</b>	<b>\$ 12,347</b>	<b>\$ 8,730</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,617</b>	<b>\$ 3,617</b>	<b>\$ 12,347</b>	<b>\$ 8,730</b>
<b>Fund Balance - Beginning</b>			<b>\$ 495,499</b>	
<b>Fund Balance - Ending</b>			<b>\$ 507,847</b>	

**East Homestead**  
**Community Development District**  
**Debt Service Fund Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended October 31, 2025**

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,206,200	\$ 1,206,200	\$ 1,206,200	\$ (0)
Interest Income	-	-	8,712	8,712
<b>Total Revenues</b>	<b>\$ 1,206,200</b>	<b>\$ 1,206,200</b>	<b>\$ 1,214,912</b>	<b>\$ 8,712</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 157,973	\$ 157,973	\$ 157,973	\$ -
Interest - 5/1	157,973	157,973	157,973	-
Principal - 5/1	900,000	900,000	900,000	-
<b>Total Expenditures</b>	<b>\$ 1,215,945</b>	<b>\$ 1,215,946</b>	<b>\$ 1,215,946</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (9,745)</b>	<b>\$ (9,746)</b>	<b>\$ (1,034)</b>	<b>\$ 8,712</b>
<b>Net Change in Fund Balance</b>	<b>\$ (9,745)</b>	<b>\$ (9,746)</b>	<b>\$ (1,034)</b>	<b>\$ 8,712</b>
<b>Fund Balance - Beginning</b>			<b>\$ 246,329</b>	
<b>Fund Balance - Ending</b>			<b>\$ 245,295</b>	

**East Homestead**  
**Community Development District**  
**Debt Service Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended October 31, 2025**

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 727,443	\$ 727,443	\$ 727,443	\$ 0
Interest Income	-	-	6,091	6,091
<b>Total Revenues</b>	<b>\$ 727,443</b>	<b>\$ 727,443</b>	<b>\$ 733,534</b>	<b>\$ 6,091</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 197,981	\$ 197,981	\$ 197,981	\$ -
Interest - 5/1	197,981	197,981	197,981	-
Principal - 5/1	303,000	303,000	303,000	-
<b>Total Expenditures</b>	<b>\$ 698,961</b>	<b>\$ 698,962</b>	<b>\$ 698,962</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 28,482</b>	<b>\$ 28,481</b>	<b>\$ 34,572</b>	<b>\$ 6,091</b>
<b>Other Financing Sources/(Uses):</b>				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	-	-	-	-
Cost of Issuance	-	-	-	-
Payment to Escrow Agent	-	-	-	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 28,482</b>	<b>\$ 28,481</b>	<b>\$ 34,572</b>	<b>\$ 6,091</b>
<b>Fund Balance - Beginning</b>			<b>\$ 249,040</b>	
<b>Fund Balance - Ending</b>			<b>\$ 283,612</b>	

**East Homestead**  
**Community Development District**  
**Capital Projects Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended October 31, 2025**

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 50	\$ 50
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50</b>	<b>\$ 50</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50</b>	<b>\$ 50</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>			<b>\$ 50</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 2,576</b>	
<b>Fund Balance - Ending</b>			<b>\$ 2,626</b>	

**East Homestead**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Income	6,091	-	-	-	-	-	-	-	-	-	-	-	6,091
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	728	-	-	-	-	-	-	-	-	-	-	-	728
<b>Total Revenues</b>	<b>\$ 6,819</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,819</b>

**Expenditures:**

**General and Administrative:**

Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Payroll Taxes	77	-	-	-	-	-	-	-	-	-	-	-	77
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	5,072	-	-	-	-	-	-	-	-	-	-	-	5,072
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administratio	367	-	-	-	-	-	-	-	-	-	-	-	367
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	313	-	-	-	-	-	-	-	-	-	-	-	313
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,030	-	-	-	-	-	-	-	-	-	-	-	4,030
Information Technology	173	-	-	-	-	-	-	-	-	-	-	-	173
Website Maintenance	119	-	-	-	-	-	-	-	-	-	-	-	119
Postage and Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	10,465	-	-	-	-	-	-	-	-	-	-	-	10,465
Printing and Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental and Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	501	-	-	-	-	-	-	-	-	-	-	-	501
Other Current Charges	313	-	-	-	-	-	-	-	-	-	-	-	313
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses and Subscriptio	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrati</b>	<b>\$ 22,604</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,604</b>

**Operations & Maintenance**

**Field Expenditures**

Field Management	\$ 1,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,960
Electricity	4,500	-	-	-	-	-	-	-	-	-	-	-	4,500
Landscape Maintenance	1,249	-	-	-	-	-	-	-	-	-	-	-	1,249
Fertilization and Pest Control	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000
Tree Care Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Materials	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance and Rej	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	907	-	-	-	-	-	-	-	-	-	-	-	907
Pressure Washing	11,850	-	-	-	-	-	-	-	-	-	-	-	11,850
Lights Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Maintenance/Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Sign/Decor Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Services/Culvert C	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	18,444	-	-	-	-	-	-	-	-	-	-	-	18,444
Sidewalk/Asphalt Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Off Duty Police Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Field Expenditures</b>	<b>\$ 42,909</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,909</b>

**Clubhouse Expenditures**



**East Homestead**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2019, Special Assessment Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$5,120,000</b>

<b>Series 2022, Special Assessment Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$11,490,000</b>

<b>Series 2023, Special Assessment Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$8,595,000</b>

<b>Total Current Bonds Outstanding</b>		<b>\$25,205,000</b>
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