East Homestead

Community Development District

Unaudited Financial Reporting

April 30, 2025

Management Services - CDDs, LLC

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East Homestead

Community Development District

Balance Sheet

April 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Fund
Assets:				
Cash:				
Operating Account	$ 149,249	$ -	$ -	$ 149,249
Petty Cash	500	-	-	500
Due from General Fund	-	0	-	0
Investments:				
State Board of Administration	952,411	-	-	952,411
BankUnited Money Market	101,345	-	-	101,345
Series 2019				
Reserve A	-	180,950	-	180,950
Revenue A	-	344,065	-	344,065
Construction	-	-	2,496	2,496
Series 2022				
Reserve	-	67,804	-	67,804
Revenue	-	1,011,054	-	1,011,054
Series 2023				
Revenue	-	671,556	-	671,556
Deposits-Electric	17,519	-	-	17,519
Total Assets	**$ 1,221,024**	**$ 2,275,428**	**$ 2,496**	**$ 3,498,948**
Liabilities:				
Accounts Payable	$ -	$ -	$ -	$ -
Due to General Fund	0	-	-	0
Total Liabilities	**$ 0**	**$ -**	**$ -**	**$ 0**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ -	$ -	$ -	$ -
Deposits	$ 17,519	$ -	$ -	$ 17,519
Restricted for:				
Debt Service	-	2,275,428	-	2,275,428
Capital Project	-	-	2,496	2,496
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	1,203,505	-	-	1,203,505
Total Fund Balances	**$ 1,221,024**	**$ 2,275,428**	**$ 2,496**	**$ 3,498,949**
Total Liabilities & Fund Balanc	**$ 1,221,024**	**$ 2,275,428**	**$ 2,496**	**$ 3,498,949**

East Homestead

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2025

	Adopted Budget	Prorated Budget Through 04/30/25	Actual Through 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,751,202	$ 1,050,721	$ 1,664,906	$ 614,184
Clubhouse Income	17,000	9,917	6,549	(3,367)
Interest Income	20,000	11,667	16,530	4,864
Miscellaneous Income	-	-	756	756
Total Revenues	**$ 1,788,202**	**$ 1,072,305**	**$ 1,688,742**	**$ 616,437**
Expenditures:				
General and Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ 6,600	$ 400
Payroll Taxes	918	535	518	18
Engineering	10,000	5,833	-	5,833
Attorney	32,000	18,667	10,363	8,304
Annual Audit	6,500	3,792	4,600	(808)
Assessment Roll Administration	2,000	2,000	2,367	(367)
Arbitrage Calculation	1,800	1,050	-	1,050
Dissemination Agent	3,750	2,188	2,188	-
Trustee Fees	12,206	6,267	6,267	-
Management Fees	50,778	29,621	29,420	201
Information Technology	1,000	583	592	(8)
Website Maintenance	2,500	1,458	1,350	108
Postage and Delivery	900	525	686	(161)
Insurance General Liability	10,275	10,275	9,995	280
Printing and Binding	1,000	583	208	376
Rental and Leases	2,400	1,400	1,400	-
Legal Advertising	2,500	1,458	-	1,458
Other Current Charges	2,000	1,167	1,146	21
Office Supplies	250	146	-	146
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	**$ 154,952**	**$ 94,722**	**$ 77,873**	**$ 16,850**
Operations and Maintenance				
Field Expenditures				
Field Management	$ 24,694	$ 14,405	$ 14,307	$ 98
Electricity	54,000	31,500	26,014	5,486
Landscape Maintenance	384,775	224,452	186,784	37,668
Fertilization and Pest Control	49,440	28,840	24,000	4,840
Tree Care Services	23,980	13,988	1,220	12,769
Landscape Materials	50,000	29,167	11,436	17,730
Irrigation Maintenance and Repairs	15,000	8,750	9,129	(379)
Lake Maintenance	12,000	7,000	6,347	653
Pressure Washing	20,000	20,000	19,050	950
Lights Repair and Maintenance	2,000	1,167	-	1,167
Community Maintenance/Repairs	30,000	17,500	15,200	2,300
Sign/Decor Maintenance	1,000	583	-	583
Stormwater Services/Culvert Cleaning	20,000	11,667	-	11,667
Holiday Decorations	42,240	38,351	38,351	-
Sidewalk/Asphalt Repairs	10,000	5,833	-	5,833
Special Projects	25,000	14,583	-	14,583
Off Duty Police Services	7,200	4,200	1,219	2,981
Contingency	14,000	8,167	-	8,167
Subtotal Field Expenditures	**$ 785,329**	**$ 480,153**	**$ 353,057**	**$ 127,096**
Clubhouse Expenditures				
Active Video Monitoring	$ 40,500	$ 23,625	$ 23,625	$ -
Alarm/Fire Alarm Monitoring	2,100	1,225	525	700

East Homestead

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended April 30, 2025

	Adopted Budget	Prorated Budget Through 04/30/25	Actual Through 04/30/25	Variance
Fitness Equipment Maintenance	3,000	1,750	2,056	(306)
Equipment Repair	5,000	2,917	4,715	(1,798)
Electric	70,000	40,833	30,798	10,035
Cable/Internet Services	4,600	2,683	2,641	43
Holiday Lighting/Decorations	15,000	17,253	17,253	-
Property Insurance	66,207	66,207	63,232	2,975
Landscape Maintenance	28,710	16,748	14,355	2,393
Landscape Replacement	8,000	4,667	-	4,667
License, Music	2,000	1,167	2,064	(897)
Irrigation Maintenance and Repairs	4,000	2,333	3,245	(912)
Janitorial Supplies	9,000	5,250	3,806	1,444
Office Supplies/Clubhouse Supplies	10,000	5,833	2,604	3,230
Onsite Club Management	54,755	31,940	34,007	(2,067)
Onsite Club Employees	203,454	118,682	120,253	(1,571)
Payroll Taxes	15,564	9,079	8,370	709
Workers Compensation Insurance	1,815	1,815	1,440	375
Employees' Health Insurance	26,118	15,236	6,648	8,588
Pest Control	1,200	700	1,350	(650)
Pool and Spa Maintenance	65,700	38,325	37,050	1,275
Pool and Spa Repairs	10,000	5,833	6,555	(722)
Permits	1,000	583	-	583
Nonroutine Pool Cleaning	2,000	1,167	-	1,167
Repairs and Maintenance	80,000	46,667	31,275	15,392
Special Events	6,000	3,500	211	3,289
Security-Roving Guard	2,500	1,458	-	1,458
Telephone	5,500	3,208	2,881	328
Trash Collection	9,000	5,250	5,282	(32)
Water and Sewer	3,706	2,162	1,861	301
Contingency	25,000	14,583	18,499	(3,916)
Replacements	16,493	9,621	-	9,621
Capital Reserve	50,000	29,167	6,500	22,667
Subtotal Clubhouse Expenditures	**$ 847,922**	**$ 531,466**	**$ 453,099**	**$ 78,368**
Total Operations and Maintenance	**$ 1,633,250**	**$ 1,011,619**	**$ 806,155**	**$ 205,464**
Total Expenditures	**$ 1,788,202**	**$ 1,106,342**	**$ 884,028**	**$ 222,314**
Excess (Deficiency) of Revenues over Expenditures	**$ 0**	**$ (34,037)**	**$ 804,714**	**$ 838,751**
Fund Balance - Beginning			**$ 416,310**	
Fund Balance - Ending			**$ 1,221,024**	

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, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 361,898	$ 217,139	$ 344,065	$ 126,926
Interest Income	-	-	8,730	8,730
Total Revenues	**$ 361,898**	**$ 217,139**	**$ 352,794**	**$ 135,656**
Expenditures:				
Interest - 11/1	$ 125,172	$ 125,172	$ 125,172	$ (0)
Principal - 11/1	110,000	110,000	110,000	-
Interest - 5/1	123,109	-	-	-
Total Expenditures	**$ 358,281**	**$ 235,172**	**$ 235,172**	**$ (0)**
Excess (Deficiency) of Revenues over Expenditures	$ 3,617	$ (18,033)	$ 117,623	$ 135,656
Net Change in Fund Balance	**$ 3,617**	**$ (18,033)**	**$ 117,623**	**$ 135,656**
Fund Balance - Beginning			**$ 464,671**	
Fund Balance - Ending			**$ 582,293**	

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, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,206,200	$ 723,720	$ 1,146,760	$ 423,040
Interest Income	-	-	8,712	8,712
Total Revenues	**$ 1,206,200**	**$ 723,720**	**$ 1,155,472**	**$ 431,752**
Expenditures:				
Interest - 11/1	$ 157,973	$ 157,973	$ 157,973	$ -
Interest - 5/1	157,973	-	-	-
Principal - 5/1	900,000	-	-	-
Total Expenditures	**$ 1,215,945**	**$ 157,973**	**$ 157,973**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (9,745)	$ 565,748	$ 997,500	$ 431,752
Net Change in Fund Balance	**$ (9,745)**	**$ 565,748**	**$ 997,500**	**$ 431,752**
Fund Balance - Beginning			**$ 215,929**	
Fund Balance - Ending			**$ 1,213,429**	

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, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 727,443	$ 436,466	$ 691,596	$ 255,130
Interest Income	-	-	6,091	6,091
Total Revenues	**$ 727,443**	**$ 436,466**	**$ 697,687**	**$ 261,221**
Expenditures:				
Interest - 11/1	$ 197,981	$ 197,981	$ 197,981	$ -
Interest - 5/1	197,981	-	-	-
Principal - 5/1	303,000	-	-	-
Total Expenditures	**$ 698,961**	**$ 197,981**	**$ 197,981**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 28,482**	**$ 238,485**	**$ 499,706**	**$ 261,221**
Net Change in Fund Balance	**$ 28,482**	**$ 238,485**	**$ 499,706**	**$ 261,221**
Fund Balance - Beginning			**$ (20,000)**	
Fund Balance - Ending			**$ 479,706**	

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, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues				
Interest Income	$ -	$ -	$ 50	$ 50
Total Revenues	**$ -**	**$ -**	**$ 50**	**$ 50**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 50**	**$ 50**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance			**$ 50**	
Fund Balance - Beginning			**$ 2,446**	
Fund Balance - Ending			**$ 2,496**	

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)
Current Bonds Outstanding			**$5,120,000**

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			-
Current Bonds Outstanding			**$12,390,000**

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			-
Current Bonds Outstanding			**$8,898,000**

Total Current Bonds Outstanding	**$26,408,000**

East Homestead

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

	O&M Portion	2019 Debt Service	2022 Debt Service	2023 Debt Service	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
11/25/24	11/1/24-11/11/24	$ 218,986.85	$ 8,759.44	$ 2,102.27	$ -	$ 208,125.14	$ 90,064.82	$ 18,612.54	$ 62,035.20	$ 37,412.59	$ 208,125.15
11/26/24	11/12/24-11/18/24	149,762.32	5,990.40	1,437.72	-	142,334.20	61,594.21	12,728.88	42,425.10	25,586.01	142,334.20
12/04/24	6/1/24-11/1/24	36,815.21	1,808.24	350.07	-	34,656.90	14,997.55	3,099.35	10,330.07	6,229.93	34,656.90
12/09/24	11/19/24-11/30/24	3,341,448.19	133,657.57	32,077.92	-	3,175,712.70	1,374,269.24	284,002.53	946,574.57	570,866.37	3,175,712.71
12/19/24	12/1/24-12/13/24	123,592.85	4,700.40	1,188.91	-	117,703.54	50,935.45	10,526.17	35,083.52	21,158.40	117,703.54
01/10/25	12/14/24-12/31/24	68,022.53	1,981.73	660.41	-	65,380.39	28,292.94	5,846.94	19,487.72	11,752.78	65,380.38
02/07/25	Interest	-	-	-	1,808.56	1,808.56	782.64	161.74	539.07	325.11	1,808.56
02/12/25	1/1/25-1/31/25	57,157.22	1,200.77	559.57	-	55,396.88	23,972.64	4,954.12	16,511.97	9,958.15	55,396.88
03/06/25	2/1/25-2/28/25	44,241.34	442.40	437.99	-	43,360.95	18,764.17	3,877.75	12,924.46	7,794.57	43,360.95
03/21/25	Interest	-	-	-	2,846.96	2,846.96	1,232.00	254.60	848.58	511.77	2,846.95
	TOTAL	**$ 4,040,027**	**$ 158,541**	**$ 38,815**	**$ 4,656**	**$ 3,847,326**	**$ 1,664,906**	**$ 344,065**	**$ 1,146,760**	**$ 691,596**	**$ 3,847,326**

94.84%	**Percent Collected**
$ 219,702.76	**Balance Remaining to Collect**