

East Homestead
Community Development District

Unaudited Financial Reporting
September 30, 2025



Management Services - CDDs, LLC

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East Homestead
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2025

	Adopted Budget	Prorated Budget Through 09/30/25	Actual Through 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,751,202	\$ 1,751,202	\$ 1,773,617	\$ 22,415
Clubhouse Income	17,000	17,000	16,106	(894)
Interest Income	20,000	20,000	37,055	17,055
Miscellaneous Income	-	-	756	756
Total Revenues	\$ 1,788,202	\$ 1,788,202	\$ 1,827,534	\$ 39,332
Expenditures:				
<u>General and Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 10,400	\$ 1,600
Payroll Taxes	918	918	797	121
Engineering	10,000	10,000	1,020	8,980
Attorney	32,000	32,000	25,964	6,036
Annual Audit	6,500	6,500	4,600	1,900
Assessment Roll Administration	2,000	2,000	4,200	(2,200)
Arbitrage Calculation	1,800	1,800	1,200	600
Dissemination Agent	3,750	3,750	3,750	-
Trustee Fees	12,206	12,206	14,348	(2,142)
Management Fees	50,778	50,778	49,570	1,208
Information Technology	1,000	1,000	2,250	(1,250)
Website Maintenance	2,500	2,500	1,850	650
Postage and Delivery	900	900	747	153
Insurance General Liability	10,275	10,275	9,995	280
Printing and Binding	1,000	1,000	208	792
Rental and Leases	2,400	2,400	2,400	-
Legal Advertising	2,500	2,500	1,586	914
Other Current Charges	2,000	2,000	2,177	(177)
Office Supplies	250	250	60	190
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 154,952	\$ 154,952	\$ 137,296	\$ 17,655
<u>Operations and Maintenance</u>				
Field Expenditures				
Field Management	\$ 24,694	\$ 24,694	\$ 24,106	\$ 588
Electricity	54,000	54,000	54,430	(430)
Landscape Maintenance	384,775	384,775	345,647	39,128
Fertilization and Pest Control	49,440	49,440	48,000	1,440
Tree Care Services	23,980	23,980	13,720	10,260
Landscape Materials	50,000	50,000	22,436	27,564
Irrigation Maintenance and Repairs	15,000	15,000	24,853	(9,853)
Lake Maintenance	12,000	12,000	10,880	1,120
Pressure Washing	20,000	20,000	19,050	950
Lights Repair and Maintenance	2,000	2,000	3,525	(1,525)
Community Maintenance/Repairs	30,000	30,000	32,685	(2,685)
Sign/Decor Maintenance	1,000	1,000	875	125
Stormwater Services/Culvert Cleaning	20,000	20,000	25,930	(5,930)
Holiday Decorations	42,240	42,240	39,776	2,464
Sidewalk/Asphalt Repairs	10,000	10,000	14,000	(4,000)
Special Projects	25,000	25,000	-	25,000
Off Duty Police Services	7,200	7,200	4,505	2,695
Contingency	14,000	14,000	19,053	(5,053)
Subtotal Field Expenditures	\$ 785,329	\$ 785,329	\$ 703,471	\$ 81,857
Clubhouse Expenditures				
Active Video Monitoring	\$ 40,500	\$ 40,500	\$ 40,500	\$ -
Alarm/Fire Alarm Monitoring	2,100	2,100	2,918	(818)

East Homestead
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2025

	Adopted Budget	Prorated Budget Through 09/30/25	Actual Through 09/30/25	Variance
Fitness Equipment Maintenance	3,000	3,000	4,334	(1,334)
Equipment Repair	5,000	5,000	2,617	2,383
Electric	70,000	70,000	81,530	(11,530)
Cable/Internet Services	4,600	4,600	4,421	179
Holiday Lighting/Decorations	15,000	15,000	17,253	(2,253)
Property Insurance	66,207	66,207	66,580	(373)
Landscape Maintenance	28,710	28,710	27,560	1,150
Landscape Replacement	8,000	8,000	1,000	7,000
License, Music	2,000	2,000	2,064	(64)
Irrigation Maintenance and Repairs	4,000	4,000	6,271	(2,271)
Janitorial Supplies	9,000	9,000	6,293	2,707
Office Supplies/Clubhouse Supplies	10,000	10,000	7,541	2,459
Onsite Club Management	54,755	54,755	56,822	(2,067)
Onsite Club Employees	203,454	203,454	221,014	(17,560)
Payroll Taxes	15,564	15,564	18,588	(3,024)
Workers Compensation Insurance	1,815	1,815	7,695	(5,880)
Employees' Health Insurance	26,118	26,118	16,414	9,704
Pest Control	1,200	1,200	1,717	(517)
Pool and Spa Maintenance	65,700	65,700	64,850	850
Pool and Spa Repairs	10,000	10,000	19,345	(9,345)
Permits	1,000	1,000	-	1,000
Nonroutine Pool Cleaning	2,000	2,000	-	2,000
Repairs and Maintenance	80,000	80,000	93,994	(13,994)
Special Events	6,000	6,000	211	5,789
Security-Roving Guard	2,500	2,500	-	2,500
Telephone	5,500	5,500	5,907	(407)
Trash Collection	9,000	9,000	7,982	1,018
Water and Sewer	3,706	3,706	4,261	(555)
Contingency	25,000	25,000	15,949	9,051
Replacements	16,493	16,493	17,535	(1,042)
Capital Reserve	50,000	50,000	21,385	28,615
Subtotal Clubhouse Expenditures	\$ 847,922	\$ 847,922	\$ 844,551	\$ 3,370
Total Operations and Maintenance	\$ 1,633,250	\$ 1,633,250	\$ 1,548,022	\$ 85,228
Total Expenditures	\$ 1,788,202	\$ 1,788,202	\$ 1,685,319	\$ 102,883
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 0	\$ 142,215	\$ 142,215
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ 159,343	\$ 159,343
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 159,343	\$ 159,343
Net Change in Fund Balance	\$ 0	\$ 0	\$ 301,558	\$ 301,558
Fund Balance - Beginning			\$ 375,608	
Fund Balance - Ending			\$ 677,166	

East Homestead
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2025

	Adopted Budget	Prorated Budget Through 09/30/25	Actual Through 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,751,202	\$ 1,050,721	\$ 1,773,617	\$ 722,896
Clubhouse Income	17,000	17,000	16,106	(894)
Interest Income	20,000	20,000	37,055	17,055
Miscellaneous Income	-	-	756	756
Total Revenues	\$ 1,788,202	\$ 1,087,721	\$ 1,827,534	\$ 739,812
Expenditures:				
<u>General and Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 10,400	\$ 1,600
Payroll Taxes	918	918	797	121
Engineering	10,000	10,000	1,020	8,980
Attorney	32,000	32,000	25,964	6,036
Annual Audit	6,500	6,500	4,600	1,900
Assessment Roll Administration	2,000	2,000	4,200	(2,200)
Arbitrage Calculation	1,800	1,800	1,200	600
Dissemination Agent	3,750	3,750	3,750	-
Trustee Fees	12,206	12,206	14,348	(2,142)
Management Fees	50,778	50,778	49,570	1,208
Information Technology	1,000	1,000	2,250	(1,250)
Website Maintenance	2,500	2,500	1,850	650
Postage and Delivery	900	900	747	153
Insurance General Liability	10,275	10,275	9,995	280
Printing and Binding	1,000	1,000	208	792
Rental and Leases	2,400	2,400	2,400	-
Legal Advertising	2,500	2,500	1,586	914
Other Current Charges	2,000	2,000	2,177	(177)
Office Supplies	250	250	60	190
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 154,952	\$ 154,952	\$ 137,296	\$ 17,655
<u>Operations and Maintenance</u>				
Field Expenditures				
Field Management	\$ 24,694	\$ 24,694	\$ 24,106	\$ 588
Electricity	54,000	54,000	54,430	(430)
Landscape Maintenance	384,775	384,775	345,647	39,128
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Landscape Materials	50,000	50,000	22,436	27,564
Irrigation Maintenance and Repairs	15,000	15,000	24,853	(9,853)
Lake Maintenance	12,000	12,000	10,880	1,120
Pressure Washing	20,000	20,000	19,050	950
Lights Repair and Maintenance	2,000	2,000	3,525	(1,525)
Community Maintenance/Repairs	30,000	30,000	32,685	(2,685)
Sign/Decor Maintenance	1,000	1,000	875	125
Stormwater Services/Culvert Cleaning	20,000	20,000	25,930	(5,930)
Holiday Decorations	42,240	42,240	39,776	2,464
Sidewalk/Asphalt Repairs	10,000	10,000	14,000	(4,000)
Special Projects	25,000	25,000	-	25,000
Off Duty Police Services	7,200	7,200	4,505	2,695
Contingency	14,000	14,000	19,053	(5,053)
Subtotal Field Expenditures	\$ 785,329	\$ 785,329	\$ 703,471	\$ 81,857
Clubhouse Expenditures				
Active Video Monitoring	\$ 40,500	\$ 40,500	\$ 40,500	\$ -
Alarm/Fire Alarm Monitoring	2,100	2,100	2,918	(818)

East Homestead
Community Development District
General Fund

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Fitness Equipment Maintenance	3,000	3,000	4,334	(1,334)
Equipment Repair	5,000	5,000	2,617	2,383
Electric	70,000	70,000	81,530	(11,530)
Cable/Internet Services	4,600	4,600	4,421	179
Holiday Lighting/Decorations	15,000	15,000	17,253	(2,253)
Property Insurance	66,207	66,207	66,580	(373)
Landscape Maintenance	28,710	28,710	27,560	1,150
Landscape Replacement	8,000	8,000	1,000	7,000
License, Music	2,000	2,000	2,064	(64)
Irrigation Maintenance and Repairs	4,000	4,000	6,271	(2,271)
Janitorial Supplies	9,000	9,000	6,293	2,707
Office Supplies/Clubhouse Supplies	10,000	10,000	7,541	2,459
Onsite Club Management	54,755	54,755	56,822	(2,067)
Onsite Club Employees	203,454	203,454	221,014	(17,560)
Payroll Taxes	15,564	15,564	18,588	(3,024)
Workers Compensation Insurance	1,815	1,815	7,695	(5,880)
Employees' Health Insurance	26,118	26,118	16,414	9,704
Pest Control	1,200	1,200	1,717	(517)
Pool and Spa Maintenance	65,700	65,700	64,850	850
Pool and Spa Repairs	10,000	10,000	19,345	(9,345)
Permits	1,000	1,000	-	1,000
Nonroutine Pool Cleaning	2,000	2,000	-	2,000
Repairs and Maintenance	80,000	80,000	93,994	(13,994)
Special Events	6,000	6,000	211	5,789
Security-Roving Guard	2,500	2,500	-	2,500
Telephone	5,500	5,500	5,907	(407)
Trash Collection	9,000	9,000	7,982	1,018
Water and Sewer	3,706	3,706	4,261	(555)
Contingency	25,000	25,000	15,949	9,051
Replacements	16,493	16,493	17,535	(1,042)
Capital Reserve	50,000	50,000	21,385	28,615
Subtotal Clubhouse Expenditures	\$ 847,922	\$ 847,922	\$ 844,551	\$ 3,370
Total Operations and Maintenance	\$ 1,633,250	\$ 1,633,250	\$ 1,548,022	\$ 85,228
Total Expenditures	\$ 1,788,202	\$ 1,788,202	\$ 1,685,319	\$ 102,883
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ (700,481)	\$ 142,215	\$ 842,696
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ 159,343	\$ 159,343
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 159,343	\$ 159,343
Net Change in Fund Balance	\$ 0	\$ (700,481)	\$ 301,558	\$ 1,002,039
Fund Balance - Beginning			\$ 375,608	
Fund Balance - Ending			\$ 677,166	

East Homestead
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 361,898	\$ 361,898	\$ 361,898	\$ 0
Interest Income	-	-	8,730	8,730
Total Revenues	\$ 361,898	\$ 361,898	\$ 370,628	\$ 8,730
Expenditures:				
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	-
Total Expenditures	\$ 358,281	\$ 358,281	\$ 358,281	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,617	\$ 3,617	\$ 12,347	\$ 8,730
Net Change in Fund Balance	\$ 3,617	\$ 3,617	\$ 12,347	\$ 8,730
Fund Balance - Beginning			\$ 495,499	
Fund Balance - Ending			\$ 507,847	

East Homestead
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,206,200	\$ 1,206,200	\$ 1,206,200	\$ (0)
Interest Income	-	-	8,712	8,712
Total Revenues	\$ 1,206,200	\$ 1,206,200	\$ 1,214,912	\$ 8,712
Expenditures:				
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	-
Total Expenditures	\$ 1,215,945	\$ 1,215,946	\$ 1,215,946	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (9,745)	\$ (9,746)	\$ (1,034)	\$ 8,712
Net Change in Fund Balance	\$ (9,745)	\$ (9,746)	\$ (1,034)	\$ 8,712
Fund Balance - Beginning			\$ 246,329	
Fund Balance - Ending			\$ 245,295	

East Homestead
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,443	\$ 727,443	\$ 727,443	\$ 0
Interest Income	-	-	6,091	6,091
Total Revenues	\$ 727,443	\$ 727,443	\$ 733,534	\$ 6,091
Expenditures:				
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	-
Total Expenditures	\$ 698,961	\$ 698,962	\$ 698,962	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 28,482	\$ 28,481	\$ 34,572	\$ 6,091
Net Change in Fund Balance	\$ 28,482	\$ 28,481	\$ 34,572	\$ 6,091
Fund Balance - Beginning			\$ 249,040	
Fund Balance - Ending			\$ 283,612	

East Homestead
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	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			\$ 2,576	
Fund Balance - Ending			\$ 2,626	

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		(900,000)
Current Bonds Outstanding		\$11,490,000

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)
Current Bonds Outstanding		\$8,595,000

Total Current Bonds Outstanding		\$25,205,000
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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

Allocation in % 43.27% 8.94% 29.81% 17.98% 100.00%

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
04/07/25	3/1/25 to 3/31/25	114,215.89	-	-	-	114,215.89	49,426.19	10,214.27	34,043.97	20,531.46	114,215.89
05/13/25	4/1/25 to 4/30/25	22,436.52	-	-	-	22,436.52	9,709.26	2,006.49	6,687.58	4,033.19	22,436.52
05/21/25	Interest	-	-	-	496.07	496.07	214.67	44.36	147.86	89.17	496.06
06/11/25	-	13,726.00	-	-	-	13,726.00	5,939.84	1,227.51	4,091.27	2,467.39	13,726.01
06/25/25	-	70,461.84	-	-	-	70,461.84	42,926.03	4,341.10	14,468.79	8,725.92	70,461.84
07/07/25	Interest	-	-	-	495.04	495.04	495.04	-	-	-	495.04
TOTAL		\$ 4,260,867	\$ 158,541	\$ 38,815	\$ 5,647	\$ 4,069,158	\$ 1,773,617	\$ 361,898	\$ 1,206,200	\$ 727,443	\$ 4,069,158

100.03%	Percent Collected
\$ (1,137.49)	Balance Remaining to Collect