East Homestead
Community Development District

Unaudited Financial Reporting
June 30, 2026

Management Services - CDDs, LLC

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East Homestead

Community Development District

Balance Sheet

June 30, 2026

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 300,096	$ -	$ -	$ 300,096
Petty Cash		-	-	-
Due from General Fund	-	2,859	-	2,859
Investments:				
State Board of Administration	693,347	-	-	693,347
BankUnited Money Market	105,024	-	-	105,024
Series 2019				
Reserve A	-	180,950	-	180,950
Revenue A	-	302,499	-	302,499
Construction	-	-	2,577	2,577
Series 2022				
Reserve	-	71,426	-	71,426
Revenue	-	302,499	-	302,499
Series 2023				
Reserve	-	98,692	-	98,692
Revenue	-	224,995	-	224,995
Prepaid Expenses	-	-	-	-
Deposits-Electric	17,519	-	-	17,519
Total Assets	**$ 1,115,987**	**$ 1,183,921**	**$ 2,577**	**$ 2,302,484**
Liabilities:				
Accounts Payable	$ 41,317	$ -	$ -	$ 41,317
Due to General Fund	2,859	-	-	2,859
Due to Debt Service	-	-	-	-
Total Liabilities	**$ 44,177**	**$ -**	**$ -**	**$ 44,177**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ -	$ -	$ -	
Deposits	$ 17,519	$ -	$ -	$ 17,519
Restricted for:				
Debt Service	-	1,183,921	-	1,183,921
Capital Project	-	-	2,577	2,577
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	1,054,290	-	-	1,054,290
Total Fund Balances	**$ 1,071,810**	**$ 1,183,921**	**$ 2,577**	**$ 2,258,307**
Total Liabilities & Fund Balanc	**$ 1,115,986**	**$ 1,183,921**	**$ 2,577**	**$ 2,302,484**

East Homestead

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted Budget	Prorated Budget Through 06/30/26	Actual Through 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,751,202	1,313,402	1,738,946	$ 425,544
Clubhouse Income	17,000	12,750	10,838	(1,912)
Interest Income	20,000	15,000	17,345	2,345
Miscellaneous Income	756	567	-	(567)
Total Revenues	**$ 1,788,958**	**$ 1,341,719**	**$ 1,767,129**	**$ 425,410**
Expenditures:				
General and Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 8,600	$ 400
Payroll Taxes	918	689	661	27
Engineering	10,000	7,500	107	7,393
Attorney	32,000	24,000	26,413	(2,413)
Annual Audit	6,500	4,875	4,700	175
Assessment Roll Administration	4,400	$ 3,300	3,300	(0)
Arbitrage Calculation	1,800	1,350	1,200	150
Dissemination Agent	3,750	2,813	2,813	-
Trustee Fees	12,206	12,206	8,691	3,515
Management Fees	50,778	38,084	36,271	1,813
Information Technology	1,000	750	1,375	(625)
Website Maintenance	2,500	1,875	1,250	625
Postage and Delivery	900	675	-	675
Insurance General Liability	10,995	10,995	10,465	530
Printing and Binding	1,000	750	307	443
Rental and Leases	-	-	-	-
Legal Advertising	2,500	1,875	1,634	241
Other Current Charges	2,000	1,500	904	596
Office Supplies	250	188	60	128
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	**$ 155,672**	**$ 122,598**	**$ 108,926**	**$ 13,672**
Operations and Maintenance				
Field Expenditures				
Field Management	$ 24,694	$ 18,521	$ 17,638	$ 882
Electricity	54,000	40,500	42,012	(1,512)
Landscape Maintenance	384,775	288,581	406,040	(117,459)
Fertilization and Pest Control	49,440	37,080	36,000	1,080
Tree Care Services	23,980	17,985	-	17,985
Landscape Materials	50,000	37,500	41,878	(4,378)
Irrigation Maintenance and Repairs	15,000	11,250	17,873	(6,623)
Lake Maintenance	12,000	9,000	7,253	1,747
Pressure Washing	20,000	20,000	19,350	650
Lights Repair and Maintenance	2,000	1,500	270	1,230
Community Maintenance/Repairs	30,000	22,500	26,120	(3,620)
Sign/Decor Maintenance	1,000	750	650	100
Stormwater Services/Culvert Cleaning	20,000	15,000	22,250	(7,250)
Holiday Decorations	42,240	42,240	37,476	4,764
Sidewalk/Asphalt Repairs	20,000	15,000	11,550	3,450
Special Projects	25,000	18,750	13,145	5,605
Off Duty Police Services	7,200	5,400	3,845	1,555
Contingency	14,000	10,500	28,555	(18,055)
Subtotal Field Expenditures	**$ 795,329**	**$ 612,057**	**$ 731,905**	**$ (119,848)**
Clubhouse Expenditures				
Active Video Monitoring	$ 40,500	$ 30,375	$ 30,375	$ -
Alarm/Fire Alarm Monitoring	2,100	1,575	3,076	(1,501)

East Homestead

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted Budget	Prorated Budget Through 06/30/26	Actual Through 06/30/26	Variance
Fitness Equipment Maintenance	3,000	2,250	2,603	(353)
Equipment Repair	5,000	3,750	3,759	(9)
Electric	70,000	52,500	37,371	15,129
Cable/Internet Services	4,600	3,450	8,555	(5,105)
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	21,533	40,516	(18,984)
Landscape Replacement	8,000	6,000	-	6,000
License, Music	2,000	1,500	2,200	(700)
Irrigation Maintenance and Repairs	4,000	3,000	1,167	1,833
Janitorial Supplies	9,000	6,750	1,788	4,962
Office Supplies/Clubhouse Supplies	10,000	7,500	8,351	(851)
Onsite Club Management	55,723	41,792	41,066	726
Onsite Club Employees	207,329	155,497	152,438	3,059
Payroll Taxes	15,564	11,673	27,553	(15,880)
Workers Compensation Insurance	1,815	1,815	1,500	315
Employees' Health Insurance	26,118	19,589	7,085	12,503
Pest Control	1,200	900	928	(28)
Pool and Spa Maintenance	65,700	49,275	48,000	1,275
Pool and Spa Repairs	10,000	7,500	16,670	(9,170)
Permits	1,000	750	-	750
Nonroutine Pool Cleaning	2,000	1,500	-	1,500
Repairs and Maintenance	67,752	50,814	32,129	18,685
Special Events	6,000	4,500	823	3,677
Security-Roving Guard	-	-	-	-
Telephone	5,500	4,125	4,331	(206)
Trash Collection	9,000	6,750	4,739	2,011
Water and Sewer	3,706	2,780	2,115	665
Contingency	25,000	18,750	9,550	9,200
Replacements	16,433	12,325	11,562	763
Capital Reserve	50,000	37,500	14,875	22,625
Subtotal Clubhouse Expenditures	**$ 837,957**	**$ 649,223**	**$ 590,749**	**$ 58,475**
Total Operations and Maintenance	**$ 1,633,286**	**$ 1,261,280**	**$ 1,322,654**	**$ (61,374)**
Total Expenditures	**$ 1,788,958**	**$ 1,383,878**	**$ 1,431,580**	**$ (47,702)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ (42,160)**	**$ 335,549**	**$ 377,709**
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	**$ -**	**$ (42,160)**	**$ 696,201**	**$ 738,361**
Fund Balance - Beginning			**$ 375,608**	
Fund Balance - Ending			**$ 1,071,810**	

East Homestead

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 361,898	$ 271,424	$ 359,366	$ 87,942
Interest Income	-	-	8,730	8,730
Total Revenues	**$ 361,898**	**$ 271,424**	**$ 368,095**	**$ 96,672**
Expenditures:				
Interest - 11/1	$ 120,738	$ 90,554	$ 118,628	$ (28,074)
Principal - 11/1	120,000	120,000	120,000	-
Interest - 5/1	120,738	120,738	120,738	-
Total Expenditures	**$ 361,476**	**$ 331,292**	**$ 359,366**	**$ (28,074)**
Excess (Deficiency) of Revenues over Expenditures	$ 422	$ (59,868)	$ 8,730	$ 124,746
Net Change in Fund Balance	**$ 422**	**$ (59,868)**	**$ 8,730**	**$ 124,746**
Fund Balance - Beginning			**$ 523,849**	
Fund Balance - Ending			**$ 532,580**	

East Homestead

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,206,200	$ 1,206,200	$ 1,197,758	$ (8,442)
Interest Income	-	-	-	-
Total Revenues	**$ 1,206,200**	**$ 1,206,200**	**$ 1,197,758**	**$ (8,442)**
Expenditures:				
Interest - 11/1	$ 134,704	$ 101,028	$ 126,260	$ (25,232)
Interest - 5/1	146,496	146,498	146,498	-
Principal - 5/1	925,000	925,000	925,000	-
Total Expenditures	**$ 1,206,200**	**$ 1,172,526**	**$ 1,197,758**	**$ (25,232)**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 33,674	$ (0)	$ 16,790
Net Change in Fund Balance	**$ -**	**$ 33,674**	**$ (0)**	**$ 16,790**
Fund Balance - Beginning			**$ 414,354**	
Fund Balance - Ending			**$ 414,354**	

East Homestead

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 727,443	$ 727,443	$ 722,352	$ (5,091)
Interest Income	-	-	-	-
Total Revenues	**$ 727,443**	**$ 727,443**	**$ 722,352**	**$ (5,091)**
Expenditures:				
Interest - 11/1	$ 184,186	$ 138,140	$ 214,113	$ (75,973)
Interest - 5/1	191,239	191,239	191,239	-
Principal - 5/1	317,000	317,000	317,000	-
Total Expenditures	**$ 692,425**	**$ 646,379**	**$ 722,352**	**$ (75,973)**
Excess (Deficiency) of Revenues over Expenditures	**$ 35,018**	**$ 81,064**	**$ (0)**	**$ (81,064)**
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**	**$ 81,064**	**$ (0)**	**$ (81,064)**
Fund Balance - Beginning			**$ 236,987**	
Fund Balance - Ending			**$ 236,987**	

East Homestead

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	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	$ 14,660	$ 39,300	$ -	$ -	$ -	$ 1,738,946
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	2,176	-	-	-	17,345
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 2,836**	**$ 1,471,679**	**$ 89,131**	**$ 32,393**	**$ 30,337**	**$ 22,552**	**$ 58,475**	**$ 18,250**	**$ 41,476**	**$ -**	**$ -**	**$ -**	**$ 1,767,129**
Expenditures:													
General and Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 1,000	$ 800	$ -	$ -	$ -	$ 8,600
Payroll Taxes	77	77	77	77	77	61	77	77	61	-	-	-	661
Engineering	-	-	-	60	-	-	-	-	47	-	-	-	107
Attorney	5,072	1,765	1,063	4,203	3,170	4,090	1,680	2,063	3,308	-	-	-	26,413
Annual Audit	-	-	-	-	-	-	-	-	4,700	-	-	-	4,700
Assessment Roll Administratio	367	367	367	367	367	367	367	367	367	-	-	-	3,300
Arbitrage Calculation	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
Dissemination Agent	313	313	313	313	313	313	313	313	313	-	-	-	2,813
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	4,030	-	-	-	36,271
Information Technology	153	153	153	153	153	153	153	153	153	-	-	-	1,375
Website Maintenance	139	139	139	139	139	139	139	139	139	-	-	-	1,250
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**	**$ 13,917**	**$ -**	**$ -**	**$ -**	**$ 108,926**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ 1,960	$ -	$ -	$ -	$ 17,638
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	83,242	-	-	-	406,040
Fertilization and Pest Control	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	-	-	-	36,000
Tree Care Services	-	-	-	-	-	-	-	-		-	-	-	-
Landscape Materials	-	1,343	596	-	990	500	500	-	37,950	-	-	-	41,878
Irrigation Maintenance and Re	-	-	850	8,878	-	4,391	-	-	3,753	-	-	-	17,873
Lake Maintenance	907	907	907	907	907	907	907	907	-	-	-	-	7,253
Pressure Washing	11,850	7,500	-	-	-	-	-	-	-	-	-	-	19,350
Lights Repair and Maintenance	-	-	-	-	-	-	-	-	270	-	-	-	270
Community Maintenance/Repairs	1,820	1,500	1,600	1,845	7,000	850	-	5,000	6,505	-	-	-	26,120
Sign/Decor Maintenance	-	-	650		-	-	-	-	-	-	-	-	650
Stormwater Services/Culvert C	3,150	-	-	-	-	-	-	-	19,100	-	-	-	22,250
Holiday Decorations	18,444	-	16,654	-	950	-	-	-	1,428	-	-	-	37,476
Sidewalk/Asphalt Repairs	-	9,945	-	-	1,605	-	-	-	-	-	-	-	11,550
Special Projects	-	-	-	-	-	9,945	-	-	3,200	-	-	-	13,145
Off Duty Police Services	-	-	-	-	1,598	2,247	-	-	-	-	-	-	3,845
Contingency	-	-	-	-	-	9,305	-	-	19,250	-	-	-	28,555
Subtotal Field Expenditures	**$ 47,879**	**$ 27,155**	**$ 35,417**	**$ 21,766**	**$ 180,095**	**$ 93,161**	**$ 67,748**	**$ 78,028**	**$ 180,657**	**$ -**	**$ -**	**$ -**	**$ 731,905**

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	$ 3,375	$ -	$ -	$ -	$ 30,375
Alarm/Fire Alarm Monitoring	-	698	910	275	558	635	-	-	520	-	-	-	3,596
Fitness Equipment Maintenanc	175	175	175	509	200	568	400	200	200	-	-	-	2,603
Equipment Repair	-	778	-	-	-	-	817	-	2,164	-	-	-	3,759
Electric	-	-	-	18,080	4,807	4,743	-	-	9,742	-	-	-	37,371
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	6,265	-	-	-	40,516
Landscape Replacement	-	-	-	-	-	-	-	-	11,562	-	-	-	11,562
License, Music	-	-	-	-	2,200	-	-	-	-	-	-	-	2,200
Irrigation Maintenance and Repairs	-	-	-	-	-	1,167	-	-	-	-	-	-	1,167
Janitorial Supplies	732	-	-	-	-	-	-	-	1,056	-	-	-	1,788
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	4,563	-	-	-	41,066
Onsite Club Employees	18,502	16,874	17,783	16,893	14,842	13,777	13,381	14,830	25,555	-	-	-	152,438
Payroll Taxes	3,130	2,939	2,981	3,120	2,796	2,890	2,781	3,070	3,846	-	-	-	27,553
Workers Compensation Insura	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Employees' Health Insurance	703	793	793	799	799	799	799	799	799	-	-	-	7,085
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	5,900	-	-	-	48,000
Pool and Spa Repairs	90	1,325	-	-	-	885	3,940	-	10,430	-	-	-	16,670
Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Nonroutine Pool Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	3,873	5,620	2,082	6,575	2,050	5,729	400	2,235	3,565	-	-	-	32,129
Special Events		310	-	-	-	133	-	379	-	-	-	-	823
Security-Roving Guard	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	488	493	402	492	492	492	492	489	489	-	-	-	4,331
Trash Collection	844	487	487	487	487	487	487	487	487	-	-	-	4,739
Water and Sewer	283	229	229	229	229	229	229	229	229	-	-	-	2,115
Contingency	5,000	-	-	-	-	4,550	-	-	-	-	-	-	9,550
Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-		-	-	14,875	-	-	-	14,875
Subtotal Clubhouse Expendi	$ 120,046	$ 46,661	**$ 46,710**	**$ 61,688**	**$ 56,423**	**$ 56,448**	**$ 53,812**	**$ 43,858**	**$ 105,622**	**$ -**	**$ -**	**$ -**	**$ 591,268**
Total Operations & Maintena	$ 167,926	$ 73,815	**$ 82,127**	$ 83,453	$ 236,518	$ 149,609	**$ 121,561**	**$ 121,886**	**$ 286,280**	**$ -**	**$ -**	**$ -**	**$ 1,323,174**
Total Expenditures	$ 194,776	$ 81,793	**$ 89,574**	$ 93,889	$ 245,946	$ 159,798	**$ 136,096**	**$ 130,031**	**$ 300,197**	**$ -**	**$ -**	**$ -**	**$ 1,432,099**
Excess (Deficiency) of Revenues over Expenditures	$ (191,940)	$ 1,389,886	$ (443)	$ (61,496)	$ (215,608)	$ (137,246)	$ (77,621)	$ (111,781)	$ (258,721)	$ -	$ -	$ -	$ 335,029
Net Change in Fund Balance	$ (191,940)	$ 1,389,886	$ (443)	$ (61,496)	$ (215,608)	$ (137,246)	**$ (77,621)**	**$ (111,781)**	**$ (258,721)**	**$ -**	**$ -**	**$ -**	**$ 335,029**

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

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
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
06/12/26	05/01/26 - 05/31/26	16,096.69	-	160.98	-	15,935.71	6,896.08	1,425.12	4,749.91	2,864.60	15,935.71
06/26/26	06/14/26 - 06/15/26	75,637.32	-	756.38	-	74,880.94	32,404.25	6,696.57	22,319.52	13,460.60	74,880.94
	TOTAL	**$ 4,054,543**	**$ -**	**$ 40,545**	**$ 4,423**	**$ 4,018,421**	**$ 1,738,946**	**$ 359,366**	**$ 1,197,758**	**$ 722,352**	**$ 4,018,421**

99.30%	**Percent Collected**
$ (28,321.76)	**Balance Collected: Excess (Defficit)**