

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

***Unaudited Financial Reporting***  
***February 28, 2026***



**Management Services - CDDs, LLC**

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**East Homestead**  
**Community Development District**  
**Balance Sheet**  
**February 28, 2026**

	<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	\$ 1,067,145	\$ -	\$ -	\$ 1,067,145
Petty Cash	500	-	-	500
Due from General Fund	-	2,859	-	2,859
<u>Investments:</u>				
State Board of Administration	584,551	-	-	584,551
BankUnited Money Market	105,024	-	-	105,024
<u>Series 2019</u>				
Reserve A	-	180,950	-	180,950
Revenue A	-	326,534	-	326,534
Construction	-	-	2,577	2,577
<u>Series 2022</u>				
Reserve	-	69,475	-	69,475
Revenue	-	1,088,332	-	1,088,332
<u>Series 2023</u>				
Revenue	-	656,359	-	656,359
Prepaid Expenses	-	-	-	-
Deposits-Electric	17,519	-	-	17,519
<b>Total Assets</b>	<b>\$ 1,774,739</b>	<b>\$ 2,324,510</b>	<b>\$ 2,577</b>	<b>\$ 4,101,826</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 41,319	\$ -	\$ -	\$ 41,319
Due to General Fund	2,859	-	-	2,859
Due to Debt Service	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 44,179</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,179</b>
<b>Fund Balance:</b>				
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	1,713,041	-	-	1,713,041
<b>Total Fund Balances</b>	<b>\$ 1,730,561</b>	<b>\$ 2,324,510</b>	<b>\$ 2,577</b>	<b>\$ 4,057,648</b>
<b>Total Liabilities &amp; Fund Balanc</b>	<b>\$ 1,774,739</b>	<b>\$ 2,324,510</b>	<b>\$ 2,577</b>	<b>\$ 4,101,826</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget Through 02/28/26	Actual Through 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,751,202	729,668	1,648,375	\$ 918,707
Clubhouse Income	17,000	7,083	9,800	2,717
Interest Income	20,000	8,333	8,392	59
Miscellaneous Income	756	315	-	(315)
<b>Total Revenues</b>	<b>\$ 1,788,958</b>	<b>\$ 745,399</b>	<b>\$ 1,666,567</b>	<b>\$ 921,168</b>
<b>Expenditures:</b>				
<b><u>General and Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 5,000	\$ -
Payroll Taxes	918	383	385	(3)
Engineering	10,000	4,167	60	4,107
Attorney	32,000	13,333	15,273	(1,939)
Annual Audit	6,500	2,708	-	2,708
Assessment Roll Administration	2,000	2,000	1,833	167
Arbitrage Calculation	1,800	750	-	750
Dissemination Agent	3,750	1,563	1,563	-
Trustee Fees	12,206	12,206	4,246	7,960
Management Fees	50,778	21,158	20,150	1,007
Information Technology	1,000	417	764	(347)
Website Maintenance	2,500	1,042	694	347
Postage and Delivery	900	375	-	375
Insurance General Liability	10,995	10,995	10,465	530
Printing and Binding	1,000	417	307	110
Rental and Leases	2,400	1,000	-	1,000
Legal Advertising	2,500	1,042	501	540
Other Current Charges	2,000	833	388	446
Office Supplies	250	104	60	44
Dues, Licenses and Subscriptions	175	175	175	-
<b>Total General and Administrative</b>	<b>\$ 155,672</b>	<b>\$ 79,666</b>	<b>\$ 61,864</b>	<b>\$ 17,802</b>
<b><u>Operations and Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 24,694	\$ 10,289	\$ 9,799	\$ 490
Electricity	54,000	22,500	16,876	5,624
Landscape Maintenance	384,775	160,323	157,763	2,560
Fertilization and Pest Control	49,440	20,600	20,000	600
Tree Care Services	23,980	9,992	-	9,992
Landscape Materials	50,000	20,833	2,929	17,904
Irrigation Maintenance and Repairs	15,000	6,250	9,728	(3,478)
Lake Maintenance	12,000	5,000	4,533	467
Pressure Washing	20,000	20,000	19,350	650
Lights Repair and Maintenance	2,000	833	-	833
Community Maintenance/Repairs	30,000	12,500	13,765	(1,265)
Sign/Decor Maintenance	1,000	417	650	(233)
Stormwater Services/Culvert Cleaning	20,000	8,333	3,150	5,183
Holiday Decorations	42,240	42,240	36,048	6,192
Sidewalk/Asphalt Repairs	20,000	8,333	9,945	(1,612)
Special Projects	25,000	10,417	-	10,417
Off Duty Police Services	7,200	3,000	-	3,000
Contingency	14,000	5,833	-	5,833
<b>Subtotal Field Expenditures</b>	<b>\$ 795,329</b>	<b>\$ 367,694</b>	<b>\$ 304,536</b>	<b>\$ 63,158</b>
<b>Clubhouse Expenditures</b>				
Active Video Monitoring	\$ 40,500	\$ 16,875	\$ 16,875	\$ -
Alarm/Fire Alarm Monitoring	2,100	875	2,441	(1,566)

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget Through 02/28/26	Actual Through 02/28/26	Variance
Fitness Equipment Maintenance	3,000	1,250	1,234	16
Equipment Repair	5,000	2,083	778	1,305
Electric	70,000	29,167	19,249	9,918
Cable/Internet Services	4,600	1,917	1,368	549
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	11,963	12,687	(725)
Landscape Replacement	8,000	3,333	-	3,333
License, Music	2,000	833	-	833
Irrigation Maintenance and Repairs	4,000	1,667	-	1,667
Janitorial Supplies	9,000	3,750	732	3,018
Office Supplies/Clubhouse Supplies	10,000	4,167	4,862	(695)
Onsite Club Management	55,723	23,218	22,815	403
Onsite Club Employees	207,329	86,387	84,895	1,492
Payroll Taxes	15,564	6,485	7,483	(998)
Workers Compensation Insurance	1,815	1,815	1,500	315
Employees' Health Insurance	26,118	10,883	3,875	7,008
Pest Control	1,200	500	739	(239)
Pool and Spa Maintenance	65,700	27,375	25,250	2,125
Pool and Spa Repairs	10,000	4,167	1,415	2,752
Permits	1,000	417	-	417
Nonroutine Pool Cleaning	2,000	833	-	833
Repairs and Maintenance	67,752	28,230	13,625	14,605
Special Events	6,000	2,500	310	2,190
Security-Roving Guard	-	-	-	-
Telephone	5,500	2,292	1,384	908
Trash Collection	9,000	3,750	844	2,906
Water and Sewer	3,706	1,544	283	1,261
Contingency	25,000	10,417	5,000	5,417
Replacements	16,433	6,847	-	6,847
Capital Reserve	50,000	20,833	-	20,833
<b>Subtotal Clubhouse Expenditures</b>	<b>\$ 837,957</b>	<b>\$ 397,578</b>	<b>\$ 305,267</b>	<b>\$ 92,311</b>
<b>Total Operations and Maintenance</b>	<b>\$ 1,633,286</b>	<b>\$ 765,272</b>	<b>\$ 609,803</b>	<b>\$ 155,469</b>
<b>Total Expenditures</b>	<b>\$ 1,788,958</b>	<b>\$ 844,938</b>	<b>\$ 671,667</b>	<b>\$ 173,271</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (99,539)</b>	<b>\$ 994,900</b>	<b>\$ 1,094,439</b>
<b><i>Other Financing Sources/(Uses):</i></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>\$ -</b>	<b>\$ (99,539)</b>	<b>\$ 994,900</b>	<b>\$ 1,094,439</b>
<b>Fund Balance - Beginning</b>			<b>\$ 375,608</b>	
<b>Fund Balance - Ending</b>			<b>\$ 1,370,509</b>	

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

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget Through 02/28/26	Actual Through 02/28/26	Variance
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Workers Compensation Insurance	1,815	1,815	1,500	315
Employees' Health Insurance	26,118	10,883	3,875	7,008
Pest Control	1,200	500	739	(239)
Pool and Spa Maintenance	65,700	27,375	25,250	2,125
Pool and Spa Repairs	10,000	4,167	1,415	2,752
Permits	1,000	417	-	417
Nonroutine Pool Cleaning	2,000	833	-	833
Repairs and Maintenance	67,752	28,230	13,625	14,605
Special Events	6,000	2,500	310	2,190
Security-Roving Guard	-	-	-	-
Telephone	5,500	2,292	1,384	908
Trash Collection	9,000	3,750	844	2,906
Water and Sewer	3,706	1,544	283	1,261
Contingency	25,000	10,417	5,000	5,417
Replacements	16,433	6,847	-	6,847
Capital Reserve	50,000	20,833	-	20,833
<b>Subtotal Clubhouse Expenditures</b>	<b>\$ 837,957</b>	<b>\$ 397,578</b>	<b>\$ 305,267</b>	<b>\$ 92,311</b>
<b>Total Operations and Maintenance</b>	<b>\$ 1,633,286</b>	<b>\$ 765,272</b>	<b>\$ 609,803</b>	<b>\$ 155,469</b>
<b>Total Expenditures</b>	<b>\$ 1,788,958</b>	<b>\$ 844,938</b>	<b>\$ 671,667</b>	<b>\$ 173,271</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (99,539)</b>	<b>\$ 994,900</b>	<b>\$ 1,094,439</b>
<b><i>Other Financing Sources/(Uses):</i></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>\$ -</b>	<b>\$ (99,539)</b>	<b>\$ 994,900</b>	<b>\$ 1,094,439</b>
<b>Fund Balance - Beginning</b>			<b>\$ 375,608</b>	
<b>Fund Balance - Ending</b>			<b>\$ 1,370,509</b>	

**East Homestead**  
**Community Development District**  
**Debt Service Fund Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,206,200	\$ 1,206,200	\$ 1,088,332	\$ (117,868)
Interest Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 1,206,200</b>	<b>\$ 1,206,200</b>	<b>\$ 1,088,332</b>	<b>\$ (117,868)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 157,973	\$ -	\$ 31,542	\$ (31,542)
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>\$ -</b>	<b>\$ 1,089,515</b>	<b>\$ (1,089,515)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (9,745)</b>	<b>\$ 1,206,200</b>	<b>\$ (1,183)</b>	<b>\$ 971,647</b>
<b>Net Change in Fund Balance</b>	<b>\$ (9,745)</b>	<b>\$ 1,206,200</b>	<b>\$ (1,183)</b>	<b>\$ 971,647</b>
<b>Fund Balance - Beginning</b>			<b>\$ 246,329</b>	
<b>Fund Balance - Ending</b>			<b>\$ 245,146</b>	

**East Homestead**  
**Community Development District**  
**Debt Service Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 727,443	\$ 727,443	\$ 656,359	\$ (71,084)
Interest Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 727,443</b>	<b>\$ 727,443</b>	<b>\$ 656,359</b>	<b>\$ (71,084)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 197,981	\$ -	\$ 156,091	\$ (156,091)
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>\$ -</b>	<b>\$ 657,072</b>	<b>\$ (657,072)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 28,482</b>	<b>\$ 727,443</b>	<b>\$ (713)</b>	<b>\$ (728,156)</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>\$ 727,443</b>	<b>\$ (713)</b>	<b>\$ (728,156)</b>
<b>Fund Balance - Beginning</b>			<b>\$ 249,040</b>	
<b>Fund Balance - Ending</b>			<b>\$ 248,327</b>	

**East Homestead**  
**Community Development District**  
**Capital Projects Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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>\$ -</b>	<b>\$ -</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>\$ -</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 2,577</b>	
<b>Fund Balance - Ending</b>			<b>\$ 2,577</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	\$ -	\$ 1,465,663	\$ 85,264	\$ 30,868	\$ 28,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,610,607
Clubhouse Income	6,091	1,935	1,774	-	-	-	-	-	-	-	-	-	9,800
Interest Income	-	3,249	2,093	1,525	1,525	-	-	-	-	-	-	-	8,392
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 6,091</b>	<b>\$ 1,470,847</b>	<b>\$ 89,131</b>	<b>\$ 32,393</b>	<b>\$ 30,337</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,628,799</b>

**Expenditures:**

**General and Administrative:**

Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Payroll Taxes	77	77	77	77	77	-	-	-	-	-	-	-	385
Engineering	-	-	-	60	-	-	-	-	-	-	-	-	60
Attorney	5,072	1,765	1,063	4,203	3,170	-	-	-	-	-	-	-	15,273
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administratio	367	367	367	367	367	-	-	-	-	-	-	-	1,833
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	313	313	313	313	313	-	-	-	-	-	-	-	1,563
Trustee Fees	4,246	-	-	-	-	-	-	-	-	-	-	-	4,246
Management Fees	4,030	4,030	4,030	4,030	4,030	-	-	-	-	-	-	-	20,150
Information Technology	153	153	153	153	153	-	-	-	-	-	-	-	764
Website Maintenance	139	139	139	139	139	-	-	-	-	-	-	-	694
Postage and Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	10,465	-	-	-	-	-	-	-	-	-	-	-	10,465
Printing and Binding	-	-	307	-	-	-	-	-	-	-	-	-	307
Rental and Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	501	-	-	-	-	-	-	-	-	-	-	-	501
Other Current Charges	313	75	-	-	-	-	-	-	-	-	-	-	388
Office Supplies	-	60	-	-	-	-	-	-	-	-	-	-	60
Dues, Licenses and Subscriptio	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrati</b>	<b>\$ 26,851</b>	<b>\$ 7,978</b>	<b>\$ 7,448</b>	<b>\$ 10,340</b>	<b>\$ 9,248</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 61,864</b>

**Operations & Maintenance**

**Field Expenditures**

Field Management	\$ 1,960	\$ 1,960	\$ 1,960	\$ 1,960	\$ 1,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,799
Electricity	4,500	-	8,200	4,176	-	-	-	-	-	-	-	-	16,876
Landscape Maintenance	1,249	-	-	-	156,514	-	-	-	-	-	-	-	157,763
Fertilization and Pest Control	4,000	4,000	4,000	4,000	4,000	-	-	-	-	-	-	-	20,000
Tree Care Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Materials	-	1,343	596	-	990	-	-	-	-	-	-	-	2,929
Irrigation Maintenance and Rej	-	-	850	8,878	-	-	-	-	-	-	-	-	9,728
Lake Maintenance	907	907	907	907	907	-	-	-	-	-	-	-	4,533
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	-	-	-	-	-	-	-	13,765
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	-	-	-	-	-	-	-	-	-	-	9,945
Special Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Off Duty Police Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Field Expenditures</b>	<b>\$ 47,879</b>	<b>\$ 27,155</b>	<b>\$ 35,417</b>	<b>\$ 21,766</b>	<b>\$ 172,320</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 304,536</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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**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%
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Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	2019			2022		2023	Total			
							O&M Portion	Debt Service	Debt Service	Debt Service	Debt Service					
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				
<b>TOTAL</b>							<b>\$ 3,755,438</b>	<b>\$ -</b>	<b>\$ 37,554</b>	<b>\$ 3,967</b>	<b>\$ 3,721,851</b>	<b>\$ 1,610,607</b>	<b>\$ 332,843</b>	<b>\$ 1,109,360</b>	<b>\$ 669,040</b>	<b>\$ 3,721,851</b>

<b>91.97%</b>	<b>Percent Collected</b>
<b>\$ (324,892.30)</b>	<b>Balance Collected: Excess (Deficit)</b>