

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

***Unaudited Financial Reporting***  
***November 30, 2025***



**Management Services - CDDs, LLC**

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**East Homestead**  
**Community Development District**  
**Balance Sheet**  
**November 30, 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	\$ 764,700	\$ -	\$ -	\$ 764,700
Petty Cash	500	-	-	500
Due from General Fund	-	-	-	-
<u>Investments:</u>				
State Board of Administration	331,170	-	-	331,170
BankUnited Money Market	103,511	-	-	103,511
<u>Series 2019</u>				
Reserve A	-	180,950	-	180,950
Revenue A	-	261,418	-	261,418
Construction	-	-	2,626	2,626
<u>Series 2022</u>				
Reserve	-	67,804	-	67,804
Revenue	-	700,786	-	700,786
<u>Series 2023</u>				
Revenue	-	447,774	-	447,774
Prepaid Expenses	-	-	-	-
Deposits-Electric	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,199,881</b>	<b>\$ 1,658,732</b>	<b>\$ 2,626</b>	<b>\$ 2,861,239</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 12,382	\$ -	\$ -	\$ 12,382
Due to General Fund	-	-	-	-
Due to Debt Service	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 12,382</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,382</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	1,658,731	-	1,658,731
Capital Project	-	-	2,626	2,626
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	1,187,499	-	-	1,187,499
<b>Total Fund Balances</b>	<b>\$ 1,187,499</b>	<b>\$ 1,658,731</b>	<b>\$ 2,626</b>	<b>\$ 2,848,856</b>
<b>Total Liabilities &amp; Fund Balanc</b>	<b>\$ 1,199,881</b>	<b>\$ 1,658,731</b>	<b>\$ 2,626</b>	<b>\$ 2,861,238</b>

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

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

	Adopted Budget	Prorated Budget Through 11/30/25	Actual Through 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,751,202	291,867	390,791	\$ 98,924
Clubhouse Income	17,000	2,833	8,026	5,193
Interest Income	20,000	3,333	3,249	(84)
Miscellaneous Income	756	126	-	(126)
<b>Total Revenues</b>	<b>\$ 1,788,958</b>	<b>\$ 298,160</b>	<b>\$ 402,066</b>	<b>\$ 103,906</b>
<b>Expenditures:</b>				
<b><u>General and Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ -
Payroll Taxes	918	153	154	(1)
Engineering	10,000	1,667	-	1,667
Attorney	32,000	5,333	6,838	(1,504)
Annual Audit	6,500	1,083	-	1,083
Assessment Roll Administration	2,000	2,000	733	1,267
Arbitrage Calculation	1,800	300	-	300
Dissemination Agent	3,750	625	625	-
Trustee Fees	12,206	12,206	-	12,206
Management Fees	50,778	8,463	8,060	403
Information Technology	1,000	167	167	0
Website Maintenance	2,500	417	417	(0)
Postage and Delivery	900	150	-	150
Insurance General Liability	10,995	10,995	9,394	1,601
Printing and Binding	1,000	167	307	(140)
Rental and Leases	2,400	400	-	400
Legal Advertising	2,500	417	501	(84)
Other Current Charges	2,000	333	388	(54)
Office Supplies	250	42	60	(18)
Dues, Licenses and Subscriptions	175	175	175	-
<b>Total General and Administrative</b>	<b>\$ 155,672</b>	<b>\$ 47,092</b>	<b>\$ 29,817</b>	<b>\$ 17,275</b>
<b><u>Operations and Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 24,694	\$ 4,116	\$ 3,920	\$ 196
Electricity	54,000	9,000	4,500	4,500
Landscape Maintenance	384,775	64,129	1,249	62,880
Fertilization and Pest Control	49,440	8,240	8,000	240
Tree Care Services	23,980	3,997	-	3,997
Landscape Materials	50,000	8,333	1,343	6,990
Irrigation Maintenance and Repairs	15,000	2,500	-	2,500
Lake Maintenance	12,000	2,000	1,813	187
Pressure Washing	20,000	20,000	19,350	650
Lights Repair and Maintenance	2,000	333	-	333
Community Maintenance/Repairs	30,000	5,000	-	5,000
Sign/Decor Maintenance	1,000	167	-	167
Stormwater Services/Culvert Cleaning	20,000	3,333	-	3,333
Holiday Decorations	42,240	42,240	18,496	23,744
Sidewalk/Asphalt Repairs	20,000	3,333	-	3,333
Special Projects	25,000	4,167	-	4,167
Off Duty Police Services	7,200	1,200	-	1,200
Contingency	14,000	2,333	-	2,333
<b>Subtotal Field Expenditures</b>	<b>\$ 795,329</b>	<b>\$ 184,422</b>	<b>\$ 58,671</b>	<b>\$ 125,751</b>
<b>Clubhouse Expenditures</b>				
Active Video Monitoring	\$ 40,500	\$ 6,750	\$ 6,750	\$ -
Alarm/Fire Alarm Monitoring	2,100	350	698	(348)

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

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

	Adopted Budget	Prorated Budget Through 11/30/25	Actual Through 11/30/25	Variance
Fitness Equipment Maintenance	3,000	500	350	150
Equipment Repair	5,000	833	778	55
Electric	70,000	11,667	5,833	5,834
Cable/Internet Services	4,600	767	1,368	(601)
Holiday Lighting/Decorations	15,000	15,000	6,499	8,501
Property Insurance	66,207	66,207	62,595	3,612
Landscape Maintenance	28,710	4,785	907	3,878
Landscape Replacement	8,000	1,333	-	1,333
License, Music	2,000	333	-	333
Irrigation Maintenance and Repairs	4,000	667	-	667
Janitorial Supplies	9,000	1,500	732	768
Office Supplies/Clubhouse Supplies	10,000	1,667	1,831	(164)
Onsite Club Management	55,723	9,287	9,126	161
Onsite Club Employees	207,329	34,555	31,432	3,122
Payroll Taxes	15,564	2,594	5,504	(2,910)
Workers Compensation Insurance	1,815	1,815	1,500	315
Employees' Health Insurance	26,118	4,353	1,496	2,857
Pest Control	1,200	200	-	200
Pool and Spa Maintenance	65,700	10,950	10,100	850
Pool and Spa Repairs	10,000	1,667	1,415	252
Permits	1,000	167	-	167
Nonroutine Pool Cleaning	2,000	333	-	333
Repairs and Maintenance	67,752	11,292	9,493	1,799
Special Events	6,000	1,000	310	690
Security-Roving Guard	-	-	-	-
Telephone	5,500	917	981	(64)
Trash Collection	9,000	1,500	844	656
Water and Sewer	3,706	618	283	335
Contingency	25,000	4,167	5,000	(833)
Replacements	16,433	2,739	-	2,739
Capital Reserve	50,000	8,333	-	8,333
<b>Subtotal Clubhouse Expenditures</b>	<b>\$ 837,957</b>	<b>\$ 208,845</b>	<b>\$ 165,825</b>	<b>\$ 43,020</b>
<b>Total Operations and Maintenance</b>	<b>\$ 1,633,286</b>	<b>\$ 393,266</b>	<b>\$ 224,496</b>	<b>\$ 168,770</b>
<b>Total Expenditures</b>	<b>\$ 1,788,958</b>	<b>\$ 440,358</b>	<b>\$ 254,313</b>	<b>\$ 186,045</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (142,198)</b>	<b>\$ 147,753</b>	<b>\$ 289,951</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>\$ (142,198)</b>	<b>\$ 811,891</b>	<b>\$ 954,089</b>
<b>Fund Balance - Beginning</b>			<b>\$ 375,608</b>	
<b>Fund Balance - Ending</b>			<b>\$ 1,187,499</b>	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 361,898	\$ 361,898	\$ 283,754	\$ (78,144)
Interest Income	-	-	8,730	8,730
<b>Total Revenues</b>	<b>\$ 361,898</b>	<b>\$ 361,898</b>	<b>\$ 292,484</b>	<b>\$ (69,414)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 125,172	\$ -	\$ -	\$ -
Principal - 11/1	110,000	-	-	-
Interest - 5/1	123,109	-	-	-
<b>Total Expenditures</b>	<b>\$ 358,281</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,617</b>	<b>\$ 361,898</b>	<b>\$ 292,484</b>	<b>\$ (69,414)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,617</b>	<b>\$ 361,898</b>	<b>\$ 292,484</b>	<b>\$ (69,414)</b>
<b>Fund Balance - Beginning</b>			<b>\$ 495,499</b>	
<b>Fund Balance - Ending</b>			<b>\$ 787,983</b>	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,206,200	\$ 1,206,200	\$ 945,747	\$ (260,453)
Interest Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 1,206,200</b>	<b>\$ 1,206,200</b>	<b>\$ 945,747</b>	<b>\$ (260,453)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 157,973	\$ -	\$ -	\$ -
Interest - 5/1	157,973	-	-	-
Principal - 5/1	900,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,215,945</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (9,745)</b>	<b>\$ 1,206,200</b>	<b>\$ 945,747</b>	<b>\$ (260,453)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (9,745)</b>	<b>\$ 1,206,200</b>	<b>\$ 945,747</b>	<b>\$ (260,453)</b>
<b>Fund Balance - Beginning</b>			<b>\$ 246,329</b>	
<b>Fund Balance - Ending</b>			<b>\$ 1,192,075</b>	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 727,443	\$ 727,443	\$ (570,367)	\$ (1,297,810)
Interest Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 727,443</b>	<b>\$ 727,443</b>	<b>\$ (570,367)</b>	<b>\$ (1,297,810)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 197,981	\$ -	\$ -	\$ -
Interest - 5/1	197,981	-	-	-
Principal - 5/1	303,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 698,961</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 28,482</b>	<b>\$ 727,443</b>	<b>\$ (570,367)</b>	<b>\$ (1,297,810)</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>\$ (570,367)</b>	<b>\$ (1,297,810)</b>
<b>Fund Balance - Beginning</b>			<b>\$ 249,040</b>	
<b>Fund Balance - Ending</b>			<b>\$ (321,327)</b>	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	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>\$ 2,626</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	\$ -	\$ 390,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390,791
Clubhouse Income	6,091	1,935	-	-	-	-	-	-	-	-	-	-	8,026
Interest Income	-	3,249	-	-	-	-	-	-	-	-	-	-	3,249
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 6,091</b>	<b>\$ 395,975</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 402,066</b>

**Expenditures:**

**General and Administrative:**

Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Payroll Taxes	77	77	-	-	-	-	-	-	-	-	-	-	154
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	5,072	1,765	-	-	-	-	-	-	-	-	-	-	6,837
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administratio	367	367	-	-	-	-	-	-	-	-	-	-	733
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	313	313	-	-	-	-	-	-	-	-	-	-	625
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,030	4,030	-	-	-	-	-	-	-	-	-	-	8,060
Information Technology	173	173	-	-	-	-	-	-	-	-	-	-	346
Website Maintenance	119	119	-	-	-	-	-	-	-	-	-	-	237
Postage and Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	10,465	-	-	-	-	-	-	-	-	-	-	-	10,465
Printing and Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental and Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	501	-	-	-	-	-	-	-	-	-	-	-	501
Other Current Charges	313	75	-	-	-	-	-	-	-	-	-	-	388
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses and Subscriptio	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrati</b>	<b>\$ 22,604</b>	<b>\$ 7,918</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,522</b>

**Operations & Maintenance**

**Field Expenditures**

Field Management	\$ 1,960	\$ 1,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,920
Electricity	4,500	-	-	-	-	-	-	-	-	-	-	-	4,500
Landscape Maintenance	1,249	-	-	-	-	-	-	-	-	-	-	-	1,249
Fertilization and Pest Control	4,000	4,000	-	-	-	-	-	-	-	-	-	-	8,000
Tree Care Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Materials	-	1,343	-	-	-	-	-	-	-	-	-	-	1,343
Irrigation Maintenance and Rej	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	907	907	-	-	-	-	-	-	-	-	-	-	1,813
Pressure Washing	11,850	7,500	-	-	-	-	-	-	-	-	-	-	19,350
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>\$ 15,710</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58,619</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		-
<b>Current Bonds Outstanding</b>		<b>\$5,230,000</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		-
<b>Current Bonds Outstanding</b>		<b>\$12,390,000</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		-
<b>Current Bonds Outstanding</b>		<b>\$8,898,000</b>

<b>Total Current Bonds Outstanding</b>		<b>\$26,518,000</b>
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