East Homestead

Community Development District

Proposed Budget
Fiscal Year 2027

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Community Development District

Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	$ 1,751,202	$ 1,629,964	$ 121,238	$ 1,751,202	$ 1,911,227
Clubhouse Income	17,000	9,800	1,700	11,500	17,000
Interest Income	20,000	10,774	6,250	17,024	20,000
Insurance Proceeds	-	-	-	-	-
Miscellaneous Income	756	-	-	-	816
TOTAL REVENUES	**$ 1,788,958**	**$ 1,650,538**	**$ 129,188**	**$ 1,779,726**	**$ 1,949,042**
EXPENDITURES:					
General and Administrative					
Supervisor Fees	$ 12,000	$ 5,800	$ 6,000	$ 11,800	$ 12,000
Payroll Taxes	918	446	472	$ 918	918
Engineering	10,000	60	2,500	$ 2,560	10,000
Attorney	32,000	19,363	12,637	$ 32,000	32,000
Annual Audit	6,500	4,700	-	$ 4,700	6,500
Assessment Roll Administration	4,400	2,200	2,200	$ 4,400	4,400
Arbitrage Calculation	1,800	-	900	$ 900	1,800
Dissemination Agent	3,750	1,875	1,875	$ 3,750	3,750
Trustee Fees	12,206	4,246	-	$ 4,246	12,206
Management Fees	50,778	24,180	26,598	$ 50,778	48,361
Information Technology	1,000	917	83	$ 1,000	1,000
Website Maintenance	2,500	833	1,667	$ 2,500	2,500
Postage and Delivery	900	-	900	$ 900	900
Insurance General Liability	10,995	10,465	-	$ 10,465	11,093
Printing and Binding	1,000	307	300	$ 607	1,000
Rental and Leases	-	-	-	$ -	-
Legal Advertising	2,500	501	1,200	$ 1,701	2,500
Other Current Charges	2,000	899	300	$ 1,199	2,000
Office Supplies	250	60	63	$ 123	250
Dues, Licenses and Subscriptions	175	175	-	$ 175	175
TOTAL GENERAL AND ADMINISTRATIVE	**$ 155,672**	**$ 77,027**	**$ 57,694**	**$ 134,721**	**$ 153,352**

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General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
Operations and Maintenance					
Field Expenditures					
Field Management	$ 24,694	$ 11,759	$ 12,935	$ 24,694	$ 23,518
Electricity	54,000	25,428	28,572	54,000	54,000
Landscape Maintenance	384,775	212,839	205,528	418,367	430,918
Fertilization and Pest Control	49,440	24,000	25,440	49,440	49,440
Tree Care Services	23,980	-	23,980	23,980	23,980
Landscape Materials	50,000	3,429	46,571	50,000	50,000
Irrigation Maintenance and Repairs	15,000	14,119	8,000	22,119	20,000
Lake Maintenance	12,000	5,440	6,560	12,000	12,000
Pressure Washing	20,000	19,350	-	19,350	20,000
Lights Repair and Maintenance	2,000	-	1,000	1,000	2,000
Community Maintenance/Repairs	30,000	14,615	15,385	30,000	30,000
Sign/Decor Maintenance	1,000	650	350	1,000	1,000
Stormwater Services/Culvert Cleaning	20,000	3,150	16,850	20,000	20,000
Holiday Decorations	42,240	36,048	6,192	42,240	42,240
Sidewalk Repairs	20,000	11,550	8,450	20,000	20,000
Special Projects	25,000	9,945	15,000	24,945	25,000
Off Duty Police Services	7,200	3,845	3,355	7,200	7,200
Contingency	14,000	9,305	4,695	14,000	14,000
Fountain Project - Portovita	-	-	-	-	40,000
TOTAL FIELD EXPENDITURES	**$ 795,329**	**$ 405,472**	**$ 428,863**	**$ 834,335**	**$ 845,296**
Clubhouse Expenditures					
Active Video Monitoring	$ 40,500	$ 20,250	$ 20,250	$ 40,500	$ 40,500
Alarm/Fire Alarm Monitoring	2,100	3,076	525	3,601	5,000
Fitness Equipment Maintenance	3,000	1,803	1,197	3,000	4,500
Equipment Repair	5,000	778	4,222	5,000	5,000
Electric	70,000	27,629	27,629	55,258	70,000
Cable/Internet Services	4,600	2,044	2,556	4,600	4,600
Holiday Lighting/Decorations	15,000	12,393	-	12,393	15,000
Property Insurance	66,207	63,232	-	63,232	67,026
Landscape Maintenance	28,710	16,020	12,690	28,710	30,146
Landscape Replacement	8,000	-	8,000	8,000	8,000
License, Music	2,000	2,200	-	2,200	2,000
Irrigation Maintenance and Repairs	4,000	1,167	2,833	4,000	4,000
Janitorial Supplies	9,000	732	8,268	9,000	9,000
Office Supplies/Clubhouse Supplies	10,000	6,144	3,856	10,000	10,000
Onsite Club Management	55,723	27,378	28,345	55,723	54,755
Onsite Club Employees	207,329	107,600	99,729	207,329	207,329
Payroll Taxes	15,564	8,928	6,636	15,564	33,615
Workers Compensation Insurance	1,815	1,500	-	1,500	1,815
Employees' Health Insurance	26,118	4,687	4,687	9,374	26,118
Pest Control	1,200	739	461	1,200	1,200
Pool and Spa Maintenance	65,700	30,300	35,400	65,700	65,700
Pool and Spa Repairs	10,000	2,300	7,700	10,000	10,000
Permits	1,000	-	1,000	1,000	1,000
Nonroutine Pool Cleaning	2,000	-	-	-	2,000
Repairs and Maintenance	67,752	25,929	41,823	67,752	67,400

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Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
Clubhouse Expenditures (Continued)					
Special Events	6,000	444	2,000	2,444	6,000
Security-Roving Guard	-	-	-	-	-
Telephone	5,500	2,860	2,640	5,500	5,500
Trash Collection	9,000	3,278	5,722	9,000	9,000
Water and Sewer	3,706	1,428	2,278	3,706	3,706
Contingency	25,000	9,550	15,450	25,000	25,000
Replacements	16,433	-	-	-	15,484
Pool Diamond Brite	-	-	-	-	90,000
Capital Reserve	50,000	-	50,000	50,000	50,000
TOTAL CLUBHOUSE EXPENDITURES	**$ 837,957**	**$ 384,389**	**$ 395,897**	**$ 780,286**	**$ 950,394**
TOTAL OPERATIONS AND MAINTENANCE	**$ 1,633,286**	**$ 789,861**	**$ 824,760**	**$ 1,614,621**	**$ 1,795,690**
TOTAL EXPENDITURES	**$ 1,788,958**	**$ 866,888**	**$ 882,454**	**$ 1,749,342**	**$ 1,949,042**
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	$ -	$ 45,240	$ -	$ 45,240	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ 45,240**	**$ -**	**$ 45,240**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ 1**	**$ 828,890**	**$ (753,266)**	**$ 75,624**	**$ -**

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Budget Narrative

Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll
The District will levy a non-ad valorem assessments on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

Clubhouse Income
Revenue collected for purchasing annual memberships for residents and non-resident users, renting the clubhouse, etc.

Interest Income
The District earns interest on the monthly average collected balance for each of its investment accounts.

Expenditures - General and Administrative

Supervisors Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

Payroll Taxes
Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering
The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney
The District's attorney will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement.

Assessment Roll Administration
MS-CDDs, LLC provides assessment services for closing lot sales, assessment roll services with the local tax collector and financial advisory services.

Arbitrage Calculation
The District is required to annually have an arbitrage rebate calculation on the District's Series 2019, 2022, and 2023 Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit the reports to the District.

Dissemination Agent
The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for unrated bond issues.

Trustee Fees
The District issued Series 2019 Special Assessment Revenue Bonds and Series 2022 and Series 2023 Special Assessment Refunding Bonds. The amount of the trustee fees is based on the agreement between the trustee and the District.

Management Fees
The District receives management, accounting and administrative services as part of a management agreement with Management Services-CDDs, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Information Technology
The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a main frame computer leased by Management Services – CDDs, LLC.

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding compliance issues. This website will be maintained by MS-CDDs, LLC and updated monthly.

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

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Budget Narrative

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Expenditures - General and Administrative (Continued)

Insurance General Liability
The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Rentals and Leases
It is included at not cost in the agreement with Management Services – CDDs, LLC.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses and Subscriptions
The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for $175.

Expenditures – Field

Field Management
The District has contracted with Governmental Management Services for the supervision and on-site management of the District. Their responsibilities will include reviewing contracts and other maintenance related items.

Electricity
Electricity for the common areas.

Landscaping Maintenance
Common area lawn maintenance. Includes grass cutting and edging, quarterly fertilization, bi-monthly pest control and weed control.

Fertilization and Pest Control
The District has contracted with Southern Plant & Pest Services, Inc. to provide pest control and fertilization services for the landscaping within the District.

Tree Care Services
The District has contracted with Brightview Landscape Services for the monthly maintenance of the trees in the common areas throughout the District.

Landscape Materials
Landscaping materials for renewal and replacements, including sod and mulch.

Irrigation Maintenance and Repairs
Irrigation system within the common areas, includes monthly wet check and irrigation system repair materials.

Lake Maintenance
Includes monthly cleaning and debris removal of all CDD lakes.

Pressure Washing
Annual pressure cleaning of sidewalks, entrance walls, etc.

Lights Repair and Maintenance
Includes maintenance and repair work needed for common area lighting and irrigation system.

Community Maintenance/Repairs
Includes maintenance and repair work needed throughout the common areas of the District.

Sign/Decor Maintenance
Includes and maintenance and repair work related to the entry signs and various signs throughout the community.

Stormwater Services/Culvert Cleaning
Annual storm drain cleaning for all storm drains throughout the District.

Expenditures – Field (Continued)

Holiday Decorations
The District has a contract for the annual holiday lighting of the District.

Sidewalk Repairs
Scheduled/unscheduled repairs and maintenance to the District's sidewalks.

Special Projects
Projects that will be completed during the fiscal year to beautify the community.

Off Duty Police Services
Security patrol throughout the District.

Contingency
Represents any unbudgeted expense related to the operations and maintenance of the common areas.

Expenditures – Clubhouse

Active Video Monitoring
This is line item is for the active video surveillance of the clubhouse, parking lot, and playground.

Alarm/Fire Alarm Monitoring
This line item is the estimated cost for monitoring of the alarm system (security and fire alarm) for the clubhouse.

Fitness Equipment Maintenance
Estimated cost to maintain the fitness equipment.

Equipment Repair
Estimated cost to repair the fitness equipment.

Electric
Electricity for clubhouse and grounds.

Cable/Internet Services
Estimated cost of cable TV and internet for the clubhouse.

Holiday Lighting/Decorations
The District has a contract for the annual holiday lighting of the District.

Property Insurance
The District's property insurance is with Egis Insurance Advisors. Egis specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance
Maintaining the lawn and plants around the clubhouse.

Landscape Replacement
Improvements and replacements of landscaping areas around the clubhouse.

License, Music
Annual music license to provide music at the clubhouse.

Irrigation Maintenance and Repairs
Irrigation system within the clubhouse areas, which includes monthly wet check and irrigation system repair materials.

Janitorial Supplies
Janitorial supplies for the clubhouse and clubhouse office.

Office Supplies/Clubhouse Supplies
Supplies to run the clubhouse and clubhouse office.

Onsite Club Management
Administrative and management fees incurred for daily management of the clubhouse.

Onsite Club Employees
Salary and cost associated with the payroll for the clubhouse team leader and attendants.

Expenditures – Clubhouse (Continued)

Payroll Taxes
Represents the employer's share of Social Security and Medicare taxes for the payroll for the clubhouse team leader and attendants.

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Budget Narrative

Fiscal Year 2027

Workers' Compensation Insurance
Workers compensation insurance for the District's employees.

Employees' Health Insurance
Health insurance for the District's employees.

Pest Control
Preventative maintenance for bugs and rodents.

Pool and Spa Maintenance
Cost to maintain the pool, spa, and splashpad, and does not include repairs.

Pool and Spa Repairs
Cost to make repairs to the pool, spa, and splashpad.

Permits
Required annual licenses from the Florida Department of Health for the pool and spa.

Nonroutine Pool Cleaning
Unscheduled cleaning of the pool for things like emergencies.

Repairs and Maintenance
Maintenance expenditures required to repair and maintain the clubhouse.

Special Events
Expenses related to social events, such as holiday celebrations.

Security-Roving Guard
Night watch as needed.

Telephone
Cost of telephone lines for telephone, internet, fax and alarm systems.

Trash Collection
Cost of trash and recycling removal.

Water and Sewer
Water and sewer costs for the clubhouse.

Contingency
Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

Replacements
The cost of replacement of any of the District's amenity center assets.

Capital Reserve
Funds set aside for a future use to replace any capital item.

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Proposed Budget

Debt Service Series 2019 Special Assessment Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	$ 361,898	$ 326,889	$ 31	$ 326,920	$ 361,898
Interest Income	-	18,155	3,300	21,455	-
Carry Forward Surplus (1)	278,062	-	283,720	283,720	270,619
TOTAL REVENUES	**$ 639,960**	**$ 345,044**	**$ 287,051**	**$ 632,095**	**$ 632,517**
EXPENDITURES:					
Interest - 11/1	$ 120,738	$ 86,151	$ 34,587	$ 120,738	$ 118,263
Principal - 11/1	120,000	120,000	-	120,000	125,000
Interest - 5/1	120,738	120,738	-	120,738	118,263
TOTAL EXPENDITURES	**$ 361,476**	**$ 326,889**	**$ 34,587**	**$ 361,476**	**$ 361,525**
EXCESS REVENUES (EXPENDITURES)	**$ 278,484**	**$ 18,155**	**$ 252,464**	**$ 270,619**	**$ 270,992**

(1) Carry Forward is Net of Reserve Requirement

Principal & Interest Due 11/1/26	$240,737.50
	$240,737.50

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Amortization Schedule

Debt Service Series 2019 Special Assessment Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/24	$ 5,230,000	$ -	$ 125,172	$ -
11/01/24	5,230,000	110,000	125,172	360,344
05/01/25	5,120,000	-	123,109	
11/01/25	5,120,000	115,000	123,109	361,219
05/01/26	5,005,000	-	120,738	
11/01/26	5,005,000	120,000	120,738	361,475
05/01/27	4,885,000	-	118,263	
11/01/27	4,885,000	125,000	118,263	361,525
05/01/28	4,760,000	-	115,684	
11/01/28	4,760,000	130,000	115,684	361,369
05/01/29	4,630,000	-	113,003	
11/01/29	4,630,000	135,000	113,003	361,006
05/01/30	4,495,000	-	110,219	
11/01/30	4,495,000	140,000	110,219	360,438
05/01/31	4,355,000	-	106,894	
11/01/31	4,355,000	145,000	106,894	358,788
05/01/32	4,210,000	-	103,450	
11/01/32	4,210,000	155,000	103,450	361,900
05/01/33	4,055,000	-	99,769	
11/01/33	4,055,000	160,000	99,769	359,538
05/01/34	3,895,000	-	95,969	
11/01/34	3,895,000	165,000	95,969	356,938
05/01/35	3,730,000	-	92,050	
11/01/35	3,730,000	175,000	92,050	359,100
05/01/36	3,555,000	-	87,894	
11/01/36	3,555,000	185,000	87,894	360,788
05/01/37	3,370,000	-	83,500	
11/01/37	3,370,000	190,000	83,500	357,000
05/01/38	3,180,000	-	78,988	
11/01/38	3,180,000	200,000	78,988	357,975
05/01/39	2,980,000	-	74,238	
11/01/39	2,980,000	210,000	74,238	358,475
05/01/40	2,770,000	-	69,250	
11/01/40	2,770,000	220,000	69,250	358,500
05/01/41	2,550,000	-	63,750	
11/01/41	2,550,000	230,000	63,750	357,500
05/01/42	2,320,000	-	58,000	
11/01/42	2,320,000	245,000	58,000	361,000
05/01/43	2,075,000	-	51,875	
11/01/43	2,075,000	255,000	51,875	358,750
05/01/44	1,820,000	-	45,500	
11/01/44	1,820,000	270,000	45,500	361,000
05/01/45	1,550,000	-	38,750	
11/01/45	1,550,000	280,000	38,750	357,500
05/01/46	1,270,000	-	31,750	
11/01/46	1,270,000	295,000	31,750	358,500
05/01/47	975,000	-	24,375	
11/01/47	975,000	310,000	24,375	358,750
05/01/48	665,000	-	16,625	
11/01/48	665,000	325,000	16,625	358,250
05/01/49	340,000	-	8,500	
11/01/49	340,000	340,000	8,500	357,000
Total		**$ 5,230,000**	**$ 3,989,453**	**$ 9,344,625**

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Proposed Budget

Debt Service Series 2022 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	$ 1,206,200	$ 1,212,368	$ 103	$ 1,212,471	$ 1,206,200
Interest Earnings	-	23,554	1,500	25,054	-
Carry Forward Surplus (1)	151,556	-	150,281	150,281	181,604
TOTAL REVENUES	**$ 1,357,756**	**$ 1,235,922**	**$ 151,884**	**$ 1,387,806**	**$ 1,387,804**
EXPENDITURES:					
Interest - 11/1	$ 134,704	$ 18,017	$ 116,687	$ 134,704	$ 122,655
Interest - 5/1	146,498	146,498	-	146,498	134,704
Principal - 5/1	925,000	925,000	-	925,000	945,000
TOTAL EXPENDITURES	**$ 1,206,202**	**$ 1,089,515**	**$ 116,687**	**$ 1,206,202**	**$ 1,202,359**
EXCESS REVENUES (EXPENDITURES)	**$ 151,554**	**$ 146,407**	**$ 35,197**	**$ 181,604**	**$ 185,445**

(1) Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	$134,703.75
	$134,703.75

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Amortization Schedule

Debt Service Series 2022 Special Assessment Refunding Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/24	$ 13,260,000	$ 870,000	$ 169,065	$ -
11/01/24	12,390,000	-	157,973	1,197,037.50
05/01/25	12,390,000	900,000	157,973	
11/01/25	11,490,000	-	146,498	1,204,470.00
05/01/26	11,490,000	925,000	146,498	
11/01/26	10,565,000	-	134,704	1,206,201.25
05/01/27	10,565,000	945,000	134,704	
11/01/27	9,620,000	-	122,655	1,202,358.75
05/01/28	9,620,000	970,000	122,655	
11/01/28	8,650,000	-	110,288	1,202,942.50
05/01/29	8,650,000	995,000	110,288	
11/01/29	7,655,000	-	97,601	1,202,888.75
05/01/30	7,655,000	1,010,000	97,601	
11/01/30	6,645,000	-	84,724	1,192,325.00
05/01/31	6,645,000	1,045,000	84,724	
11/01/31	5,600,000	-	71,400	1,201,123.75
05/01/32	5,600,000	1,065,000	71,400	
11/01/32	4,535,000	-	57,821	1,194,221.25
05/01/33	4,535,000	1,100,000	57,821	
11/01/33	3,435,000	-	43,796	1,201,617.50
05/01/34	3,435,000	1,115,000	43,796	
11/01/34	2,320,000	-	29,580	1,188,376.25
05/01/35	2,320,000	1,145,000	29,580	
11/01/35	1,175,000	-	14,981	1,189,561.25
05/01/36	1,175,000	1,175,000	14,981	1,189,981.25
Total		**$ 13,260,000**	**$ 2,313,105**	**$ 15,573,105**

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Proposed Budget

Debt Service Series 2023 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/2026	Projected Next 6 Months	Projected Through 9/30/2026	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments-On Roll	$ 727,443	$ 731,163	$ 62	$ 731,225	$ 727,443
Interest Earnings	-	12,840	2,400	15,240	-
Carry Forward Surplus [1]	-	-		-	96,315
TOTAL REVENUES	**$ 727,443**	**$ 744,003**	**$ 2,462**	**$ 746,465**	**$ 823,758**
EXPENDITURES:					
Interest - 11/1	$ 184,186	$ 148,833	$ 35,353	$ 184,186	$ 176,821
Interest - 5/1	191,239	191,239	-	191,239	184,186
Principal - 5/1	317,000	317,000	-	317,000	331,000
TOTAL EXPENDITURES	**$ 692,425**	**$ 657,072**	**$ 35,353**	**$ 692,425**	**$ 692,006**
Other Sources/(Uses)					
Bond Proceeds	$ -	$ 9,192,000	$ -	$ 9,192,000	$ -
Transfer In/(Out)	-	1,170,989	-	1,170,989	-
Cost of Issuance	-	(268,505)	-	(268,505)	-
Payment to Escrow Agent	-	(10,052,209)	-	(10,052,209)	-
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ 42,275**	**$ -**	**$ 42,275**	**$ -**
TOTAL EXPENDITURES	**$ 692,425**	**$ 614,797**	**$ 35,353**	**$ 650,150**	**$ 692,006**
EXCESS REVENUES (EXPENDITURES)	**$ 35,018**	**$ 129,206**	**$ (32,891)**	**$ 96,315**	**$ 131,751**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	$191,238.75
	$191,238.75

East Homestead

Community Development District

Amortization Schedule

Debt Service Series 2023 Special Assessment Refunding Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/24	$ 9,192,000	$ 294,000	$ 204,522	$ -
11/01/24	8,898,000	-	197,981	696,502.50
05/01/25	8,898,000	303,000	197,981	
11/01/25	8,595,000	-	191,239	692,219.25
05/01/26	8,595,000	317,000	191,239	
11/01/26	8,278,000	-	184,186	692,424.25
05/01/27	8,278,000	331,000	184,186	
11/01/27	7,947,000	-	176,821	692,006.25
05/01/28	7,947,000	350,000	176,821	
11/01/28	7,597,000	-	169,033	695,854.00
05/01/29	7,597,000	363,000	169,033	
11/01/29	7,234,000	-	160,957	692,989.75
05/01/30	7,234,000	382,000	160,957	
11/01/30	6,852,000	-	152,457	695,413.50
05/01/31	6,852,000	400,000	152,457	
11/01/31	6,452,000	-	143,557	696,014.00
05/01/32	6,452,000	414,000	143,557	
11/01/32	6,038,000	-	134,346	691,902.50
05/01/33	6,038,000	436,000	134,346	
11/01/33	5,602,000	-	124,645	694,990.00
05/01/34	5,602,000	454,000	124,645	
11/01/34	5,148,000	-	114,543	693,187.50
05/01/35	5,148,000	474,000	114,543	
11/01/35	4,674,000	-	103,997	692,539.50
05/01/36	4,674,000	498,000	103,997	
11/01/36	4,176,000	-	92,916	694,912.50
05/01/37	4,176,000	517,000	92,916	
11/01/37	3,659,000	-	81,413	691,328.75
05/01/38	3,659,000	545,000	81,413	
11/01/38	3,114,000		69,287	695,699.25
05/01/39	3,114,000	568,000	69,287	
11/01/39	2,546,000		56,649	693,935.00
05/01/40	2,546,000	594,000	56,649	
11/01/40	1,952,000		43,432	694,080.50
05/01/41	1,952,000	621,000	43,432	
11/01/41	1,331,000		29,615	694,046.75
05/01/42	1,331,000	651,000	29,615	
11/01/42	680,000		15,130	695,744.75
05/01/43	680,000	680,000	15,130	695,130.00
Total		**$ 9,192,000**	**$ 4,688,921**	**$ 13,880,921**

East Homestead

Community Development District

Non-Ad Valorem Assessments Comparison

2024-2025

Neighborhood	O&M Units	Club-house Units	Bonds Units 2019	Bonds Units 2022	Bonds Units 2023	Annual Maintenance Assessments					Annual Debt Assessments						Total Assessed Per Unit		
						Fiscal Year 2027			FY2026		Fiscal Year 2027				FY2026		Fiscal Year 2027	FY2026	
						O&M	Clubhouse	Total	Total	Increase/ (Decrease)	Series 2019	Series 2022	Series 2023	Total	Total	Increase/ (Decrease)	Total Assessed Per Unit	Total Assessed Per Unit	Increase/ (Decrease)
Atlantis	112	112	0	112	112	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$650.89	$389.07	$1,039.96	$1,039.96	$0.00	$1,969.63	$1,904.37	$65.26
Caribbean Isles	252	252	0	251	252	$393.53	$531.38	$924.91	$859.65	$65.26	$0.00	$495.61	$389.07	$884.68	$884.68	$0.00	$1,809.59	$1,744.33	$65.26
Barbados	140	140	0	140	140	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$650.89	$389.07	$1,039.96	$1,039.96	$0.00	$1,969.63	$1,904.37	$65.26
Capri	116	116	0	116	116	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$669.89	$389.07	$1,058.96	$1,058.96	$0.00	$1,988.63	$1,923.37	$65.26
Windward	69	69	0	69	69	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$525.36	$389.07	$914.43	$914.43	$0.00	$1,844.10	$1,778.84	$65.26
Windward	19	19	0	19	19	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$689.72	$389.07	$1,078.79	$1,078.79	$0.00	$2,008.46	$1,943.20	$65.26
Bimini	103	103	0	103	103	$384.96	$531.38	$916.34	$851.08	$65.26	$0.00	$650.89	$389.07	$1,039.96	$1,039.96	$0.00	$1,956.30	$1,891.04	$65.26
Aruba	90	90	0	90	90	$384.96	$531.38	$916.34	$851.08	$65.26	$0.00	$669.89	$389.07	$1,058.96	$1,058.96	$0.00	$1,975.30	$1,910.04	$65.26
Belize	79	79	0	79	79	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$669.89	$389.07	$1,058.96	$1,058.96	$0.00	$1,988.63	$1,923.37	$65.26
Fiji	71	0	0	71	71	$398.29	$0.00	$398.29	$398.29	$0.00	$0.00	$553.43	$64.05	$617.48	$617.48	$0.00	$1,015.77	$1,015.77	$0.00
Fiji	90	90	0	90	90	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$553.43	$389.07	$942.50	$942.50	$0.00	$1,872.17	$1,806.91	$65.26
Fiji	124	0	0	124	124	$398.29	$0.00	$398.29	$398.29	$0.00	$0.00	$553.43	$64.05	$617.48	$617.48	$0.00	$1,015.77	$1,015.77	$0.00
Leeward II	148	148	0	148	148	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$592.25	$389.07	$981.32	$981.32	$0.00	$1,910.99	$1,845.73	$65.26
Antillean	96	96	0	93	96	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$679.81	$389.07	$1,068.88	$1,068.88	$0.00	$1,998.55	$1,933.29	$65.26
Martinique	241	241	0	241	241	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$553.43	$389.07	$942.50	$942.50	$0.00	$1,872.17	$1,806.91	$65.26
Leeward	142	142	0	142	142	$389.90	$531.38	$921.28	$856.02	$65.26	$0.00	$525.36	$389.07	$914.43	$914.43	$0.00	$1,835.71	$1,770.45	$65.26
Leeward	1	1	0	1	1	$389.90	$531.38	$921.28	$856.02	$65.26	$0.00	$592.25	$389.07	$981.32	$981.32	$0.00	$1,902.60	$1,837.34	$65.26
Bali	140	140	0	140	140	$398.29	$531.38	$929.67	$864.41	$65.26	$0.00	$650.89	$389.07	$1,039.96	$1,039.96	$0.00	$1,969.63	$1,904.37	$65.26
Mirage	98	98	0	98	98	$386.05	$531.38	$917.43	$852.17	$65.26	$0.00	$669.89	$389.07	$1,058.96	$1,058.96	$0.00	$1,976.39	$1,911.13	$65.26
Portovita	247	0	247	0	0	$568.75	$0.00	$568.75	$398.29	$170.46	$1,542.29	$0.00	$0.00	$1,542.29	$1,542.29	$0.00	$2,111.04	$1,940.58	$170.46
Total	2378	1936	247	2127	2131														