

East Homestead
Community Development District

Unaudited Financial Reporting
December 31, 2025



Management Services - CDDs, LLC

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East Homestead
Community Development District
Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 1,224,411	\$ -	\$ -	\$ 1,224,411
Petty Cash	500	-	-	500
Due from General Fund	-	5,355	-	5,355
<u>Investments:</u>				
State Board of Administration	332,291	-	-	332,291
BankUnited Money Market	106,616	-	-	106,616
<u>Series 2019</u>				
Reserve A	-	180,950	-	180,950
Revenue A	-	322,275	-	322,275
Construction	-	-	2,692	2,692
<u>Series 2022</u>				
Reserve	-	69,475	-	69,475
Revenue	-	162,731	-	162,731
<u>Series 2023</u>				
Revenue	-	258,813	-	258,813
Prepaid Expenses	-	-	-	-
Deposits-Electric	17,519	-	-	17,519
Total Assets	\$ 1,681,337	\$ 999,599	\$ 2,692	\$ 2,683,627
Liabilities:				
Accounts Payable	\$ 60,518	\$ -	\$ -	\$ 60,518
Due to General Fund	5,355	-	-	5,355
Due to Debt Service	-	-	-	-
Total Liabilities	\$ 65,873	\$ -	\$ -	\$ 65,873
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	\$ 17,519	\$ -	\$ -	\$ 17,519
Restricted for:				
Debt Service	-	999,599	-	999,599
Capital Project	-	-	2,692	2,692
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	1,597,945	-	-	1,597,945
Total Fund Balances	\$ 1,615,464	\$ 999,599	\$ 2,692	\$ 2,617,755
Total Liabilities & Fund Balanc	\$ 1,681,337	\$ 999,599	\$ 2,692	\$ 2,683,628

East Homestead
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget Through 12/31/25	Actual Through 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,751,202	437,801	1,550,927	\$ 1,113,127
Clubhouse Income	17,000	4,250	9,800	5,550
Interest Income	20,000	5,000	5,342	342
Miscellaneous Income	756	189	-	(189)
Total Revenues	\$ 1,788,958	\$ 447,240	\$ 1,566,069	\$ 1,118,830
Expenditures:				
<u>General and Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 3,000	\$ -
Payroll Taxes	918	230	231	(2)
Engineering	10,000	2,500	-	2,500
Attorney	32,000	8,000	7,900	100
Annual Audit	6,500	1,625	-	1,625
Assessment Roll Administration	2,000	2,000	1,100	900
Arbitrage Calculation	1,800	450	-	450
Dissemination Agent	3,750	938	938	-
Trustee Fees	12,206	12,206	-	12,206
Management Fees	50,778	12,695	12,090	604
Information Technology	1,000	250	458	(208)
Website Maintenance	2,500	625	417	208
Postage and Delivery	900	225	-	225
Insurance General Liability	10,995	10,995	9,394	1,601
Printing and Binding	1,000	250	307	(57)
Rental and Leases	2,400	600	-	600
Legal Advertising	2,500	625	501	124
Other Current Charges	2,000	500	541	(41)
Office Supplies	250	63	60	3
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 155,672	\$ 57,950	\$ 37,111	\$ 20,839
<u>Operations and Maintenance</u>				
Field Expenditures				
Field Management	\$ 24,694	\$ 6,174	\$ 5,879	\$ 294
Electricity	54,000	13,500	4,500	9,000
Landscape Maintenance	384,775	96,194	1,249	94,945
Fertilization and Pest Control	49,440	12,360	12,000	360
Tree Care Services	23,980	5,995	-	5,995
Landscape Materials	50,000	12,500	1,939	10,561
Irrigation Maintenance and Repairs	15,000	3,750	850	2,900
Lake Maintenance	12,000	3,000	2,720	280
Pressure Washing	20,000	20,000	19,350	650
Lights Repair and Maintenance	2,000	500	-	500
Community Maintenance/Repairs	30,000	7,500	-	7,500
Sign/Decor Maintenance	1,000	250	-	250
Stormwater Services/Culvert Cleaning	20,000	5,000	-	5,000
Holiday Decorations	42,240	42,240	35,098	7,142
Sidewalk/Asphalt Repairs	20,000	5,000	-	5,000
Special Projects	25,000	6,250	-	6,250
Off Duty Police Services	7,200	1,800	-	1,800
Contingency	14,000	3,500	-	3,500
Subtotal Field Expenditures	\$ 795,329	\$ 245,512	\$ 83,585	\$ 161,927
Clubhouse Expenditures				
Active Video Monitoring	\$ 40,500	\$ 10,125	\$ 10,125	\$ -
Alarm/Fire Alarm Monitoring	2,100	525	698	(173)

East Homestead
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget Through 12/31/25	Actual Through 12/31/25	Variance
Fitness Equipment Maintenance	3,000	750	525	225
Equipment Repair	5,000	1,250	778	472
Electric	70,000	17,500	5,833	11,667
Cable/Internet Services	4,600	1,150	1,368	(218)
Holiday Lighting/Decorations	15,000	15,000	12,393	2,607
Property Insurance	66,207	66,207	62,595	3,612
Landscape Maintenance	28,710	7,178	907	6,271
Landscape Replacement	8,000	2,000	-	2,000
License, Music	2,000	500	-	500
Irrigation Maintenance and Repairs	4,000	1,000	-	1,000
Janitorial Supplies	9,000	2,250	732	1,518
Office Supplies/Clubhouse Supplies	10,000	2,500	2,965	(465)
Onsite Club Management	55,723	13,931	13,689	242
Onsite Club Employees	207,329	51,832	48,636	3,196
Payroll Taxes	15,564	3,891	4,525	(634)
Workers Compensation Insurance	1,815	1,815	1,500	315
Employees' Health Insurance	26,118	6,530	2,289	4,241
Pest Control	1,200	300	-	300
Pool and Spa Maintenance	65,700	16,425	15,150	1,275
Pool and Spa Repairs	10,000	2,500	1,415	1,085
Permits	1,000	250	-	250
Nonroutine Pool Cleaning	2,000	500	-	500
Repairs and Maintenance	67,752	16,938	11,575	5,363
Special Events	6,000	1,500	310	1,190
Security-Roving Guard	-	-	-	-
Telephone	5,500	1,375	1,384	(9)
Trash Collection	9,000	2,250	844	1,406
Water and Sewer	3,706	927	283	644
Contingency	25,000	6,250	5,000	1,250
Replacements	16,433	4,108	-	4,108
Capital Reserve	50,000	12,500	-	12,500
Subtotal Clubhouse Expenditures	\$ 837,957	\$ 271,756	\$ 205,517	\$ 66,239
Total Operations and Maintenance	\$ 1,633,286	\$ 517,268	\$ 289,102	\$ 228,166
Total Expenditures	\$ 1,788,958	\$ 575,218	\$ 326,213	\$ 249,005
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (127,979)	\$ 1,239,856	\$ 1,367,834
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (127,979)	\$ 1,239,856	\$ 1,367,834
Fund Balance - Beginning			\$ 375,608	
Fund Balance - Ending			\$ 1,615,464	

East Homestead
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 361,898	\$ 361,898	\$ 320,510	\$ (41,388)
Interest Income	-	-	8,730	8,730
Total Revenues	\$ 361,898	\$ 361,898	\$ 329,240	\$ (32,658)
Expenditures:				
Interest - 11/1	\$ 125,172	\$ -	\$ 87,401	\$ (87,401)
Principal - 11/1	110,000	-	110,000	(110,000)
Interest - 5/1	123,109	-	123,109	(123,109)
Total Expenditures	\$ 358,281	\$ -	\$ 320,510	\$ (320,510)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,617	\$ 361,898	\$ 8,730	\$ 287,852
Net Change in Fund Balance	\$ 3,617	\$ 361,898	\$ 8,730	\$ 287,852
Fund Balance - Beginning			\$ 495,499	
Fund Balance - Ending			\$ 504,230	

East Homestead
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,206,200	\$ 1,206,200	\$ 1,068,254	\$ (137,946)
Interest Income	-	-	-	-
Total Revenues	\$ 1,206,200	\$ 1,206,200	\$ 1,068,254	\$ (137,946)
Expenditures:				
Interest - 11/1	\$ 157,973	\$ -	\$ 10,281	\$ (10,281)
Interest - 5/1	157,973	-	157,973	(157,973)
Principal - 5/1	900,000	-	900,000	(900,000)
Total Expenditures	\$ 1,215,945	\$ -	\$ 1,068,254	\$ (1,068,254)
Excess (Deficiency) of Revenues over Expenditures	\$ (9,745)	\$ 1,206,200	\$ -	\$ 930,307
Net Change in Fund Balance	\$ (9,745)	\$ 1,206,200	\$ -	\$ 930,307
Fund Balance - Beginning			\$ 246,329	
Fund Balance - Ending			\$ 246,329	

East Homestead
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,443	\$ 727,443	\$ 644,249	\$ (83,193)
Interest Income	-	-	-	-
Total Revenues	\$ 727,443	\$ 727,443	\$ 644,249	\$ (83,193)
Expenditures:				
Interest - 11/1	\$ 197,981	\$ -	\$ 143,268	\$ (143,268)
Interest - 5/1	197,981	-	197,981	(197,981)
Principal - 5/1	303,000	-	303,000	(303,000)
Total Expenditures	\$ 698,961	\$ -	\$ 644,249	\$ (644,249)
Excess (Deficiency) of Revenues over Expenditures	\$ 28,482	\$ 727,443	\$ -	\$ (727,443)
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	\$ 28,482	\$ 727,443	\$ -	\$ (727,443)
Fund Balance - Beginning			\$ 249,040	
Fund Balance - Ending			\$ 249,040	

East Homestead
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	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			\$ 2,692	
Fund Balance - Ending			\$ 2,692	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,550,927
Clubhouse Income	6,091	1,935	1,774	-	-	-	-	-	-	-	-	-	9,800
Interest Income	-	3,249	2,093	-	-	-	-	-	-	-	-	-	5,342
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 6,091	\$ 1,470,847	\$ 89,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,566,069

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Payroll Taxes	77	77	77	-	-	-	-	-	-	-	-	-	231
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	5,072	1,765	1,063	-	-	-	-	-	-	-	-	-	7,900
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administratio	367	367	367	-	-	-	-	-	-	-	-	-	1,100
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	313	313	313	-	-	-	-	-	-	-	-	-	938
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,030	4,030	4,030	-	-	-	-	-	-	-	-	-	12,090
Information Technology	153	153	153	-	-	-	-	-	-	-	-	-	458
Website Maintenance	139	139	139	-	-	-	-	-	-	-	-	-	417
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	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses and Subscriptio	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrati	\$ 22,604	\$ 7,918	\$ 7,448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,970

Operations & Maintenance

Field Expenditures

Field Management	\$ 1,960	\$ 1,960	\$ 1,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,879
Electricity	4,500	-	-	-	-	-	-	-	-	-	-	-	4,500
Landscape Maintenance	1,249	-	-	-	-	-	-	-	-	-	-	-	1,249
Fertilization and Pest Control	4,000	4,000	4,000	-	-	-	-	-	-	-	-	-	12,000
Tree Care Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Materials	-	1,343	-	-	-	-	-	-	-	-	-	-	1,343
Irrigation Maintenance and Rej	-	-	850	-	-	-	-	-	-	-	-	-	850
Lake Maintenance	907	907	907	-	-	-	-	-	-	-	-	-	2,720
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	-	16,654	-	-	-	-	-	-	-	-	-	35,098
Sidewalk/Asphalt Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Off Duty Police Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 42,909	\$ 15,710	\$ 24,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,989

Clubhouse Expenditures

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%
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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	
						-	-	-	-	-		-	
						-	-	-	-	-		-	
						-	-	-	-	-		-	
						-	-	-	-	-		-	
TOTAL		\$ 3,620,142	\$ -	\$ 36,201	\$ -	\$ 3,583,940	\$ 1,550,927	\$ 320,510	\$ 1,068,254	\$ 644,249		\$ 3,583,940	

88.56%	Percent Collected
\$ (462,802.70)	Balance Collected: Excess (Deficit)