

East Homestead

Community Development District

Adopted Budget

Fiscal Year 2026

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East Homestead
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Through 9/30/25	Adopted Budget Fiscal Year 2026
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REVENUES:

Special Assessments - Tax Roll	\$ 1,751,202	\$ 1,760,157	\$ 150	\$ 1,760,307	\$ 1,751,202
Clubhouse Income	17,000	16,134	1,700	17,834	17,000
Interest Income	20,000	23,211	6,250	29,461	20,000
Insurance Proceeds	-	6,036	-	6,036	-
Miscellaneous Income		936	-	936	-

TOTAL REVENUES	\$ 1,788,202	\$ 1,806,474	\$ 8,100	\$ 1,814,574	\$ 1,788,202
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EXPENDITURES:

General and Administrative

Supervisor Fees	\$ 12,000	\$ 5,800	\$ 3,000	\$ 8,800	\$ 12,000
Payroll Taxes	918	846	230	1,076	918
Engineering	12,000	600	2,500	3,100	10,000
Attorney	32,000	13,351	8,000	21,351	32,000
Annual Audit	6,500	4,600	-	4,600	6,500
Assessment Roll Administration	2,000	1,100	900	2,000	2,000
Arbitrage Calculation	1,800	600	600	1,200	1,800
Dissemination Agent	3,750	2,813	900	3,713	3,750
Trustee Fees	12,206	6,267	-	6,267	12,206
Management Fees	50,779	37,480	13,299	50,779	53,318
Information Technology	1,000	750	250	1,000	1,000
Website Maintenance	2,500	1,875	625	2,500	2,500
Postage and Delivery	900	686	214	900	900
Insurance General Liability	10,275	9,995	-	9,995	10,275
Printing and Binding	500	208	-	208	200
Rental and Leases	2,400	1,800	600	2,400	2,400
Legal Advertising	2,500	1,200	-	1,200	2,500
Other Current Charges	2,000	1,146	382	1,528	2,000
Office Supplies	250	0	63	63	250
Dues, Licenses and Subscriptions	175	175	-	175	175

TOTAL GENERAL AND ADMINISTRATIVE	\$ 156,453	\$ 91,292	\$ 31,562	\$ 122,854	\$ 156,691
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East Homestead
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Through 9/30/25	Adopted Budget Fiscal Year 2026
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Operations and Maintenance

Field Expenditures

Field Management	\$ 24,694	\$ 18,226	\$ 6,468	\$ 24,694	\$ 24,694
Electricity	54,000	40,500	13,500	54,000	54,000
Landscape Maintenance	384,775	288,581	121,170	409,751	384,775
Fertilization and Pest Control	49,440	37,080	12,000	49,080	49,440
Tree Care Services	23,980	17,985	5,995	23,980	23,980
Landscape Materials	50,000	28,000	20,833	48,833	50,000
Irrigation Maintenance and Repairs	15,000	10,054	3,750	13,804	15,000
Lake Maintenance	12,000	9,973	2,720	12,693	12,000
Pressure Washing	20,000	19,050	-	19,050	19,050
Lights Repair and Maintenance	2,000	825	500	1,325	2,000
Community Maintenance/Repairs	30,000	25,385	4,500	29,885	30,000
Sign/Decor Maintenance	1,000	425	500	925	1,000
Stormwater Services/Culvert Cleaning	20,000	-	20,000	20,000	20,000
Holiday Decorations	42,240	38,523	-	38,523	42,240
Sidewalk Repairs	20,000	14,000	-	14,000	20,000
Special Projects	25,000	-	15,000	15,000	25,000
Off Duty Police Services	7,200	1,219	2,926	4,145	7,200
Contingency	14,000	1,500	3,500	5,000	14,000
TOTAL FIELD EXPENDITURES	\$ 795,329	\$ 551,326	\$ 233,362	\$ 784,688	\$ 794,379

Clubhouse Expenditures

Active Video Monitoring	\$ 40,500	\$ 30,375	\$ 13,500	\$ 43,875	\$ 40,500
Alarm/Fire Alarm Monitoring	2,100	525	525	1,050	2,100
Fitness Equipment Maintenance	3,000	2,056	700	2,756	3,000
Equipment Repair	5,000	6,118	1,250	7,368	5,000
Electric	70,000	52,500	17,500	70,000	70,000
Cable/Internet Services	4,600	3,529	2,641	6,170	4,600
Holiday Lighting/Decorations	15,000	17,253	-	17,253	15,000
Property Insurance	66,207	63,232	-	63,232	66,207
Landscape Maintenance	28,710	21,533	6,500	28,033	28,710
Landscape Replacement	8,000	-	2,667	2,667	8,000
License, Music	2,000	2,064	-	2,064	2,000
Irrigation Maintenance and Repairs	4,000	3,264	700	3,964	4,000
Janitorial Supplies	9,000	3,806	2,250	6,056	9,000
Office Supplies/Clubhouse Supplies	10,000	4,604	2,500	7,104	10,000
Onsite Club Management	54,755	38,570	16,185	54,755	54,755
Onsite Club Employees	203,454	151,603	52,050	203,654	203,454
Payroll Taxes	15,564	8,730	4,164	12,894	15,564
Workers Compensation Insurance	1,815	1,440	-	1,440	1,815
Employees' Health Insurance	26,118	9,173	3,989	13,161	26,118
Pest Control	1,200	833	367	1,200	1,200
Pool and Spa Maintenance	65,700	49,275	16,425	65,700	65,700
Pool and Spa Repairs	10,000	6,555	2,500	9,055	10,000
Permits	1,000	500	500	1,000	1,000
Nonroutine Pool Cleaning	2,000	-	-	-	2,000
Repairs and Maintenance	70,000	33,399	19,000	52,399	70,000

Clubhouse Expenditures (Continued)

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General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Through 9/30/25	Adopted Budget Fiscal Year 2026
Special Events	6,000	1,009	2,000	3,009	6,000
Security-Roving Guard	2,500	-		-	2,500
Telephone	5,500	4,125	1,260	5,385	5,500
Trash Collection	9,000	6,750	2,250	9,000	9,000
Water and Sewer	3,706	2,624	875	3,499	3,706
Contingency	25,000	18,499	-	18,499	25,000
Replacements	14,992	-	14,992	14,992	15,703
Capital Reserve	50,000	6,500	12,500	19,000	50,000
TOTAL CLUBHOUSE EXPENDITURES	\$ 836,421	\$ 550,445	\$ 199,789	\$ 750,234	\$ 837,132
TOTAL OPERATIONS AND MAINTENANCE	\$ 1,631,750	\$ 1,101,771	\$ 433,151	\$ 1,534,922	\$ 1,631,511
TOTAL EXPENDITURES	\$ 1,788,202	\$ 1,193,062	\$ 464,713	\$ 1,657,776	\$ 1,788,202
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	\$ -	\$ 45,240	\$ -	\$ 45,240	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ 45,240	\$ -	\$ 45,240	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 658,651	\$ (456,613)	\$ 202,038	\$ 0

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Community Development District
Budget Narrative
Fiscal Year 2026

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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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

The District will be charged \$200 per month for office rent from Management Services – CDDs, LLC, for the District's administrative office located in Fort Lauderdale.

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)

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Budget Narrative
Fiscal Year 2026

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

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Budget Narrative
Fiscal Year 2026

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

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.

East Homestead
Community Development District
Adopted Budget
Debt Service Series 2019 Special Assessment Bonds

Description	Adopted Budget Fiscal Year 2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Through 9/30/25	Adopted Budget Fiscal Year 2026
<u>REVENUES:</u>					
Special Assessments - Tax Roll	\$ 361,898	\$ 363,749	\$ 31	\$ 363,780	\$ 361,898
Interest Income	-	18,155	3,300	21,455	-
Carry Forward Surplus ⁽¹⁾	278,062	-	283,720	283,720	311,643
TOTAL REVENUES	\$ 639,961	\$ 381,904	\$ 287,051	\$ 668,955	\$ 673,541
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 127,141	\$ 127,141	\$ -	\$ 127,141	\$ 125,172
Principal - 11/1	105,000	105,000	-	105,000	110,000
Interest - 5/1	125,172	125,172	-	125,172	123,109
TOTAL EXPENDITURES	\$ 357,313	\$ 357,313	\$ -	\$ 357,313	\$ 358,281
EXCESS REVENUES (EXPENDITURES)	\$ 282,648	\$ 24,592	\$ 287,051	\$ 311,643	\$ 315,260

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$123,109.38
	<u>\$123,109.38</u>

East Homestead
Community Development District
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
05/01/25		5,120,000		-		123,109
11/01/25		5,120,000		115,000		123,109
05/01/26		5,005,000		-		120,738
11/01/26		5,005,000		120,000		120,738
05/01/27		4,885,000		-		118,263
11/01/27		4,885,000		125,000		118,263
05/01/28		4,760,000		-		115,684
11/01/28		4,760,000		130,000		115,684
05/01/29		4,630,000		-		113,003
11/01/29		4,630,000		135,000		113,003
05/01/30		4,495,000		-		110,219
11/01/30		4,495,000		140,000		110,219
05/01/31		4,355,000		-		106,894
11/01/31		4,355,000		145,000		106,894
05/01/32		4,210,000		-		103,450
11/01/32		4,210,000		155,000		103,450
05/01/33		4,055,000		-		99,769
11/01/33		4,055,000		160,000		99,769
05/01/34		3,895,000		-		95,969
11/01/34		3,895,000		165,000		95,969
05/01/35		3,730,000		-		92,050
11/01/35		3,730,000		175,000		92,050
05/01/36		3,555,000		-		87,894
11/01/36		3,555,000		185,000		87,894
05/01/37		3,370,000		-		83,500
11/01/37		3,370,000		190,000		83,500
05/01/38		3,180,000		-		78,988
11/01/38		3,180,000		200,000		78,988
05/01/39		2,980,000		-		74,238
11/01/39		2,980,000		210,000		74,238
05/01/40		2,770,000		-		69,250
11/01/40		2,770,000		220,000		69,250
05/01/41		2,550,000		-		63,750
11/01/41		2,550,000		230,000		63,750
05/01/42		2,320,000		-		58,000
11/01/42		2,320,000		245,000		58,000
05/01/43		2,075,000		-		51,875
11/01/43		2,075,000		255,000		51,875
05/01/44		1,820,000		-		45,500
11/01/44		1,820,000		270,000		45,500
05/01/45		1,550,000		-		38,750
11/01/45		1,550,000		280,000		38,750
05/01/46		1,270,000		-		31,750
11/01/46		1,270,000		295,000		31,750
05/01/47		975,000		-		24,375
11/01/47		975,000		310,000		24,375
05/01/48		665,000		-		16,625
11/01/48		665,000		325,000		16,625
05/01/49		340,000		-		8,500
11/01/49		340,000		340,000		8,500
Total	\$	5,230,000	\$	3,989,453	\$	9,344,625

East Homestead
Community Development District
Adopted Budget
Debt Service Series 2022 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2024	Actuals Through 6/30/25	Projected Next -9 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2026
<u>REVENUES:</u>					
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	179,676
TOTAL REVENUES	\$ 1,357,756	\$ 1,235,922	\$ 151,884	\$ 1,387,806	\$ 1,385,876
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 169,065	\$ 169,065	\$ -	\$ 169,065	\$ 157,973
Interest - 5/1	169,065	169,065	-	169,065	157,973
Principal - 5/1	870,000	870,000	-	870,000	900,000
TOTAL EXPENDITURES	\$ 1,208,130	\$ 1,208,130	\$ -	\$ 1,208,130	\$ 1,215,945
EXCESS REVENUES (EXPENDITURES)	\$ 149,626	\$ 27,792	\$ 151,884	\$ 179,676	\$ 169,931

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$146,497.50
	<u>\$146,497.50</u>

East Homestead
Community Development District
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	

East Homestead
Community Development District
Adopted Budget
Debt Service Series 2023 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2024	Actuals Through 6/30/2025	Projected Next -9 Months	Projected Through 9/30/2024	Adopted Budget Fiscal Year 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ -	\$ 731,163	\$ 62	\$ 731,225	\$ 727,443
Interest Earnings	-	12,840	2,400	15,240	-
Carry Forward Surplus ⁽¹⁾	-	-	(20,000)	(20,000)	248,629
TOTAL REVENUES	\$ -	\$ 744,003	\$ (17,538)	\$ 726,465	\$ 976,072
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ -	\$ 21,588	\$ -	\$ 21,588	\$ 197,981
Interest - 5/1	-	204,522	-	204,522	197,981
Principal - 5/1	-	294,000	-	294,000	303,000
TOTAL EXPENDITURES	\$ -	\$ 520,110	\$ -	\$ 520,110	\$ 698,961
<u>Other Sources/(Uses)</u>					
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	\$ -	\$ 477,836	\$ -	\$ 477,836	\$ 698,961
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 266,167	\$ (17,538)	\$ 248,629	\$ 277,111

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$191,238.75
	<u>\$191,238.75</u>

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		
						FY 2025			FY2024		FY 2025				FY2024		FY 2025	FY2024	
						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	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$650.89	\$389.07	\$1,039.96	\$1,039.96	\$0.00	\$1,904.37	\$1,904.37	\$0.00
Caribbean Isles	252	252	0	251	252	\$393.53	\$466.12	\$859.65	\$859.65	\$0.00	\$0.00	\$495.61	\$389.07	\$884.68	\$884.68	\$0.00	\$1,744.33	\$1,744.33	\$0.00
Barbados	140	140	0	140	140	\$398.29	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$650.89	\$389.07	\$1,039.96	\$1,039.96	\$0.00	\$1,904.37	\$1,904.37	\$0.00
Capri	116	116	0	116	116	\$398.29	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$669.89	\$389.07	\$1,058.96	\$1,058.96	\$0.00	\$1,923.37	\$1,923.37	\$0.00
Windward	69	69	0	69	69	\$398.29	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$525.36	\$389.07	\$914.43	\$914.43	\$0.00	\$1,778.84	\$1,778.84	\$0.00
Windward	19	19	0	19	19	\$398.29	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$689.72	\$389.07	\$1,078.79	\$1,078.79	\$0.00	\$1,943.20	\$1,943.20	\$0.00
Bimini	103	103	0	103	103	\$384.96	\$466.12	\$851.08	\$851.08	\$0.00	\$0.00	\$650.89	\$389.07	\$1,039.96	\$1,039.96	\$0.00	\$1,891.04	\$1,891.04	\$0.00
Aruba	90	90	0	90	90	\$384.96	\$466.12	\$851.08	\$851.08	\$0.00	\$0.00	\$669.89	\$389.07	\$1,058.96	\$1,058.96	\$0.00	\$1,910.04	\$1,910.04	\$0.00
Belize	79	79	0	79	79	\$398.29	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$669.89	\$389.07	\$1,058.96	\$1,058.96	\$0.00	\$1,923.37	\$1,923.37	\$0.00
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	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$553.43	\$389.07	\$942.50	\$942.50	\$0.00	\$1,806.91	\$1,806.91	\$0.00
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	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$592.25	\$389.07	\$981.32	\$981.32	\$0.00	\$1,845.73	\$1,845.73	\$0.00
Antillean	96	96	0	93	96	\$398.29	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$679.81	\$389.07	\$1,068.88	\$1,068.88	\$0.00	\$1,933.29	\$1,933.29	\$0.00
Martinique	241	241	0	241	241	\$398.29	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$553.43	\$389.07	\$942.50	\$942.50	\$0.00	\$1,806.91	\$1,806.91	\$0.00
Leeward	142	142	0	142	142	\$389.90	\$466.12	\$856.02	\$856.02	\$0.00	\$0.00	\$525.36	\$389.07	\$914.43	\$914.43	\$0.00	\$1,770.45	\$1,770.45	\$0.00
Leeward	1	1	0	1	1	\$389.90	\$466.12	\$856.02	\$856.02	\$0.00	\$0.00	\$592.25	\$389.07	\$981.32	\$981.32	\$0.00	\$1,837.34	\$1,837.34	\$0.00
Bali	140	140	0	140	140	\$398.29	\$466.12	\$864.41	\$864.41	\$0.00	\$0.00	\$650.89	\$389.07	\$1,039.96	\$1,039.96	\$0.00	\$1,904.37	\$1,904.37	\$0.00
Mirage	98	98	0	98	98	\$386.05	\$466.12	\$852.17	\$852.17	\$0.00	\$0.00	\$669.89	\$389.07	\$1,058.96	\$1,058.96	\$0.00	\$1,911.13	\$1,911.13	\$0.00
Portovita	247	0	247	0	0	\$398.29	\$0.00	\$398.29	\$398.29	\$0.00	\$1,542.29	\$0.00	\$0.00	\$1,542.29	\$1,542.29	\$0.00	\$1,940.58	\$1,940.58	\$0.00
Total	2378	1936	247	2127	2131														