

***Adopted Budget
Fiscal Year 2024***

***East Homestead Community
Development District***

August 11, 2023



East Homestead

Community Development District

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East Homestead

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual thru 6/30/23	Projected Next 3 Months	Total Projected at 9/30/23	Adopted Budget FY 2024
Revenues					
Maintenance Assessments	\$1,568,607	\$1,576,173	\$0	\$1,576,173	\$1,751,202
Clubhouse Income	\$17,000	\$12,577	\$4,192	\$16,769	\$17,000
Interest Income	\$5,000	\$9,335	\$150	\$9,485	\$5,000
Donations	\$0	\$250	\$0	\$250	\$0
Miscellaneous Income	\$0	\$756	\$0	\$756	\$0
Total Revenues	\$1,590,607	\$1,599,091	\$4,342	\$1,603,433	\$1,773,202
Expenditures					
General Expenditures					
Administrative					
Supervisors Fee	\$12,000	\$7,800	\$3,000	\$10,800	\$12,000
FICA Expense	\$918	\$597	\$230	\$827	\$918
Engineering	\$12,000	\$6,081	\$3,000	\$9,081	\$12,000
Attorney	\$32,000	\$18,933	\$8,000	\$26,933	\$32,000
Annual Audit	\$6,250	\$5,000	\$1,250	\$6,250	\$6,500
Trustee Fees	\$8,041	\$6,061	\$2,020	\$8,081	\$8,041
Dissemination Agent	\$3,750	\$2,813	\$937	\$3,750	\$3,750
Arbitrage	\$1,200	\$1,200	\$600	\$1,800	\$1,800
Assessment Roll	\$2,000	\$2,000	\$0	\$2,000	\$2,000
Management Fees	\$46,953	\$35,215	\$11,738	\$46,953	\$48,361
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$125	\$0	\$0	\$0	\$0
Postage	\$900	\$460	\$225	\$685	\$900
Printing & Binding	\$1,200	\$514	\$300	\$814	\$500
Rentals & Leases	\$2,400	\$1,800	\$600	\$2,400	\$2,400
Insurance	\$11,363	\$9,026	\$0	\$9,026	\$9,928
Legal Advertising	\$1,000	\$0	\$500	\$500	\$1,000
Other Current Charges	\$2,500	\$489	\$0	\$489	\$2,000
Website Management	\$2,500	\$1,875	\$625	\$2,500	\$2,500
Office Supplies	\$250	\$1	\$63	\$64	\$250
Dues, Licenses	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$148,524	\$100,790	\$33,337	\$134,127	\$148,022
Field					
Field Management	\$22,833	\$17,125	\$5,708	\$22,833	\$23,518
Electricity	\$45,000	\$41,721	\$11,250	\$52,971	\$54,000
Landscape Maintenance	\$373,568	\$280,176	\$93,392	\$373,568	\$384,775
Fertilization and Pest Control	\$48,000	\$36,095	\$12,000	\$48,095	\$49,440
Tree Care Services	\$23,980	\$2,590	\$7,993	\$10,583	\$23,980
Landscape Materials	\$50,000	\$13,385	\$16,667	\$30,052	\$50,000
Irrigation Maint & Repairs	\$25,000	\$8,911	\$8,333	\$17,244	\$20,000
Lake Maintenance	\$10,880	\$8,160	\$2,720	\$10,880	\$10,880
Pressure Washing	\$10,000	\$10,375	\$0	\$10,375	\$10,000
Light Repairs and Maintenance	\$2,500	\$0	\$1,000	\$1,000	\$2,000
Community Maintenance/Repairs	\$10,000	\$28,866	\$2,500	\$31,366	\$20,000
Sign/Decor Maintenance	\$2,500	\$0	\$500	\$500	\$1,000
Stormwater Services/Culvert Cleaning	\$20,000	\$9,975	\$10,025	\$20,000	\$20,000
Holiday Lighting	\$42,240	\$32,586	\$0	\$32,586	\$42,240
Sidewalk Repairs	\$10,000	\$10,900	\$0	\$10,900	\$20,000
Special Projects	\$10,000	\$64,555	\$0	\$64,555	\$25,000
Off Duty Police Services	\$7,200	\$4,017	\$2,400	\$6,417	\$7,200
Contingency	\$20,000	\$24,923	\$0	\$24,923	\$20,000
Field Expenditures	\$733,701	\$594,360	\$174,488	\$768,848	\$784,033
TOTAL GENERAL EXPENDITURES	\$882,225	\$695,150	\$207,825	\$902,975	\$932,056

East Homestead

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual thru 6/30/23	Projected Next 3 Months	Total Projected at 9/30/23	Adopted Budget FY 2024
Clubhouse					
Access Control	\$3,200	\$0	\$0	\$0	\$0
Active Video Monitoring	\$40,132	\$30,075	\$9,741	\$39,816	\$40,132
Alarm Monitoring	\$750	\$525	\$525	\$1,050	\$2,100
Air Conditioning Maint Contract	\$2,400	\$0	\$0	\$0	\$0
Fitness Equipment Maintenance	\$5,000	\$5,123	\$488	\$5,611	\$5,000
Equipment Repair	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Electric	\$60,000	\$52,780	\$17,593	\$70,373	\$70,000
Cable/Internet Services	\$4,600	\$3,025	\$1,107	\$4,132	\$4,600
Holiday Lighting/Decorations	\$11,428	\$10,448	\$980	\$11,428	\$11,428
Insurance	\$39,397	\$41,281	\$0	\$41,281	\$58,715
Landscape Maintenance	\$28,710	\$21,532	\$7,178	\$28,710	\$28,710
Landscape Replacement	\$8,000	\$8,524	\$0	\$8,524	\$8,000
License, Music	\$1,800	\$1,872	\$0	\$1,872	\$1,900
Irrigation Maintenance	\$2,100	\$3,850	\$0	\$3,850	\$4,000
Janitorial Supplies	\$12,200	\$6,532	\$2,000	\$8,532	\$8,500
Office Supplies/Clubhouse Supplies	\$3,500	\$6,195	\$2,000	\$8,195	\$8,200
Onsite Club Management	\$43,456	\$37,536	\$15,334	\$52,870	\$54,755
Onsite Club Employees	\$197,528	\$136,744	\$56,977	\$193,721	\$203,454
FICA Expense	\$15,111	\$10,459	\$4,359	\$14,818	\$15,564
Workers Comensation Insurance	\$1,822	\$1,603	\$0	\$1,603	\$1,815
Employees' Health Insurance	\$23,376	\$10,231	\$2,264	\$12,495	\$26,118
Pest Control	\$1,140	\$1,208	\$183	\$1,391	\$1,200
Pool & Spa Maintenance	\$39,600	\$26,400	\$13,200	\$39,600	\$68,000
Pool-Splash Pad	\$6,000	\$4,000	\$2,000	\$6,000	\$0
Pool and Spa Repairs	\$10,000	\$5,102	\$3,333	\$8,435	\$10,000
Permits	\$1,000	\$961	\$0	\$961	\$1,000
Pool Emergencies Cleaning	\$2,000	\$0	\$1,000	\$1,000	\$2,000
Repairs and Maintenance	\$50,000	\$44,095	\$14,698	\$58,793	\$65,000
Special Events	\$6,000	\$1,922	\$1,500	\$3,422	\$6,000
Security-Roving Guard	\$1,750	\$0	\$1,000	\$1,000	\$1,750
Telephone	\$5,500	\$5,456	\$1,200	\$6,656	\$5,500
Trash Collection	\$7,500	\$4,901	\$1,875	\$6,776	\$8,000
Water & Sewer	\$3,500	\$2,254	\$875	\$3,129	\$3,706
Contingency	\$10,000	\$0	\$2,500	\$2,500	\$11,000
Replacements	\$16,881	\$0	\$10,000	\$10,000	\$50,000
Capital Reserve	\$38,000	\$5,250	\$32,750	\$38,000	\$50,000
TOTAL CLUBHOUSE	\$708,382	\$489,884	\$209,159	\$699,043	\$841,147
TOTAL EXPENDITURES	\$1,590,607	\$1,185,034	\$416,984	\$1,602,018	\$1,773,202
OTHER SOURCES AND USES					
Interfund Transfer	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	\$0
ASSIGNED FUND BALANCE	\$0	\$414,057	(\$412,642)	\$1,415	(\$0)

East Homestead

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual thru 6/30/23	Projected Next 3 Months	Total Projected at 9/30/23	Adopted Budget FY 2024
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<u>General Expenses</u>	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Gross Assessment	\$685,436	\$757,512	\$757,512	\$883,890	\$940,962
Net Assessment	\$651,164	\$719,637	\$719,637	\$839,696	\$893,914
# Units	2,131	2,378	2,378	2,378	2,378
Gross Per Unit	\$321.65	\$321.65	\$321.65	\$374.29	\$398.29
Net Per Unit	\$305.57	\$305.57	\$305.57	\$355.58	\$378.38
Total Net:	\$651,164	\$719,637	\$719,637	\$839,696	\$893,914

<u>Clubhouse Expenses</u>	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Gross Assessment	\$677,600	\$677,600	\$677,600	\$767,276	\$902,408
Net Assessment	\$643,720	\$643,720	\$643,720	\$728,912	\$857,288
# Units	1,936	1,936	1,936	1,936	1,936
Gross Per Unit	\$350.00	\$350.00	\$350.00	\$396.32	\$466.12
Net Per Unit	\$332.50	\$332.50	\$332.50	\$376.50	\$442.81
Total Net:	\$643,720	\$643,720	\$643,720	\$728,912	\$857,288

<u>Total Assessment - Tax Bill Per Unit</u>		<u>Gross Assessment</u>		<u>Net (5% Discount)</u>		<u># Units</u>
<u>FY 2024</u>	<u>GE</u>					
	<u>CE</u>	\$398.29		\$378.38		
		\$466.12		\$442.81		
	Club Members	\$864.41		\$821.19		1,936
	Non Club Members	\$398.29		\$378.38		442

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2024

REVENUES:

Maintenance Assessments

It is presently anticipated that the District will levy a maintenance assessments to all landowners within the District to funding the operations and maintenance for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all 5 supervisors attending 12 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e., attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating & maintenance contracts, etc. The District has contracted with Billing, Cochran, Lyles, Mauro & Ramsey, P.A. for these services.

Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The fee is based on the current contract.

Trustee Fees

The District issued Series 2013 and Series 2019 Special Assessment Revenue Bonds and Series 2022 Special Assessment Refunding Bonds. The amount of the trustee fees is based on the agreement between the trustee and 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 un-rated bond issues.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013, 2019, and 2022 Special Assessment Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2024

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

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

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Rental & Leases

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

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors which specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Management

The District has contracted with Governmental Management Services-South Florida for the supervision and maintenance of East Homestead Community Development District's website.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2024

Field:

Field Management

The supervision and on-site management of East Homestead CDD. The responsibilities include reviewing contracts and other maintenance related items.

Electricity

Electricity for the common areas.

Landscape 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. The annual contract amount is \$48,000.

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

Includes the following materials:

- | | |
|--------------|----------|
| •Annuals | \$17,100 |
| •Contingency | \$32,900 |

Irrigation Maintenance & 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.

Light Repairs & Maintenance

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

Community Maintenance/Repairs

Includes maintenance and repair work needed for the monument signs throughout the common area.

Signs/Décor 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.

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2024

Holiday Lighting

The District has a contract with CDI for the display of holiday lighting throughout the District.

Sidewalk Repairs

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

Security patrol throughout the District.

Contingency

Represents any un-budgeted expense related to the operations and maintenance of the common areas.

Clubhouse Maintenance:

Active Video Monitoring

The District has contracted with Envera to provide active video surveillance of the clubhouse, parking lot, and playground.

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

Unanticipated 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

The District has a contract with CDI for the display of holiday lighting at the clubhouse.

Insurance

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

Landscape Maintenance

Maintaining the lawn and plants around the clubhouse.

Landscape Replacement

(Includes Mulching) that this line item includes plant replacement and mulching once a year.

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2024

License, Music

Annual music license to provide music at the clubhouse.

Irrigation Maintenance

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

Janitorial Supplies

Include additional janitorial supplies not provided by contract.

Office Supplies/Clubhouse Supplies

Supplies to run clubhouse and clubhouse office.

Onsite Club Management Fees

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.

FICA Expense

Represents the employer's share of Social Security and Medicare taxes withheld from the checks of 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 & Spa Maintenance

Cost to maintain the pool, does not include repairs.

Pool and Spa Repairs

Cost to make unanticipated repairs to the pool.

Pool Permits

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

Pool Emergencies Cleaning

Last minute emergency cleaning of the pool.

Repairs & Maintenance

Maintenance expenditures required to repair and maintain the clubhouse.

Special Events

Expenses related to social events, such as holiday celebrations.

East Homestead
Community Development District
Adopted General Fund Budget
Fiscal Year 2024

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 & Sewer

Water and sewer cost 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

Debt Service Fund
Series 2013

Description	Adopted Budget FY 2023	Actual thru 6/30/23	Projected Next 3 Months	Total Projected at 9/30/23	Adopted Budget FY 2024
REVENUES:					
Assessments	\$811,678	\$815,593	\$0	\$815,593	\$811,678
Interest Income	\$0	\$33,158	\$3,000	\$36,158	\$0
Carry Forward Surplus ⁽¹⁾	\$733,083	\$733,751	\$0	\$733,751	\$790,444
TOTAL REVENUES	\$1,544,761	\$1,582,502	\$3,000	\$1,585,502	\$1,602,122
EXPENDITURES:					
Series 2013					
Interest - 11/1	\$267,572	\$267,572	\$0	\$267,572	\$262,209
Interest - 5/1	\$262,209	\$262,209	\$0	\$262,209	\$256,641
Principal - 11/1	\$260,000	\$260,000	\$0	\$260,000	\$270,000
TOTAL EXPENDITURES	\$789,781	\$789,781	\$0	\$789,781	\$788,850
OTHER SOURCES AND USES					
Trustee Fees	(\$3,518)	(\$3,427)	\$0	(\$3,427)	(\$3,518)
Arbitrage	(\$600)	\$0	(\$600)	(\$600)	(\$600)
Dissemination	(\$1,250)	(\$938)	(\$312)	(\$1,250)	(\$1,250)
TOTAL OTHER SOURCES AND USES	(\$5,368)	(\$4,365)	(\$912)	(\$5,277)	(\$5,368)
EXCESS REVENUES	\$749,612	\$788,356	\$2,088	\$790,444	\$807,904
				Interest Payment - 11/1/24	\$256,641
				Principal Payment - 11/1/24	\$285,000
					<u>\$541,641</u>

Parcel	Land Use	No. of Units	Gross Per Unit	Total Assessment
A	40'	112	\$434.87	\$48,705.44
B	CONDOS	252	\$434.87	\$109,587.24
C	40'	140	\$434.87	\$60,881.80
D	50'	116	\$434.87	\$50,444.92
E	60'	69	\$434.87	\$30,006.03
E	60'	19	\$434.87	\$8,262.53
F	40'	103	\$434.87	\$44,791.61
G	50'	90	\$434.87	\$39,138.30
H	50'	79	\$434.87	\$34,354.73
I	VILLAS	90	\$434.87	\$39,138.30
J ⁽²⁾	36'	195	\$64.05	\$12,489.75
K	55'	148	\$434.87	\$64,360.76
L	CONDO-VILLAS	96	\$434.87	\$41,747.52
M	36'	241	\$434.87	\$104,803.67
M	36'	143	\$434.87	\$62,186.41
N	40'	140	\$434.87	\$60,881.80
O	50'	98	\$434.87	\$42,617.26
		2131		\$854,398.07
			Less Discount/Collection Fees	(\$42,719.90)
			Total Net Assessment	\$811,678.17

⁽¹⁾ Net of Reserve Requirement.

⁽²⁾ Units Excluded from Clubhouse.

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT

Series 2013, Special Assessment Revenue Bonds
Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-May-23	\$ 9,790,000	\$ 262,209.38	\$ -	\$ -
1-Nov-23	\$ 9,790,000	\$ 262,209.38	\$ 270,000.00	\$ 794,418.75
1-May-24	\$ 9,520,000	\$ 256,640.63	\$ -	\$ -
1-Nov-24	\$ 9,520,000	\$ 256,640.63	\$ 285,000.00	\$ 798,281.25
1-May-25	\$ 9,235,000	\$ 249,515.63	\$ -	\$ -
1-Nov-25	\$ 9,235,000	\$ 249,515.63	\$ 295,000.00	\$ 794,031.25
1-May-26	\$ 8,940,000	\$ 242,140.63	\$ -	\$ -
1-Nov-26	\$ 8,940,000	\$ 242,140.63	\$ 310,000.00	\$ 794,281.25
1-May-27	\$ 8,630,000	\$ 234,390.63	\$ -	\$ -
1-Nov-27	\$ 8,630,000	\$ 234,390.63	\$ 325,000.00	\$ 793,781.25
1-May-28	\$ 8,305,000	\$ 226,265.63	\$ -	\$ -
1-Nov-28	\$ 8,305,000	\$ 226,265.63	\$ 345,000.00	\$ 797,531.25
1-May-29	\$ 7,960,000	\$ 217,640.63	\$ -	\$ -
1-Nov-29	\$ 7,960,000	\$ 217,640.63	\$ 360,000.00	\$ 795,281.25
1-May-30	\$ 7,600,000	\$ 208,640.63	\$ -	\$ -
1-Nov-30	\$ 7,600,000	\$ 208,640.63	\$ 380,000.00	\$ 797,281.25
1-May-31	\$ 7,220,000	\$ 199,140.63	\$ -	\$ -
1-Nov-31	\$ 7,220,000	\$ 199,140.63	\$ 400,000.00	\$ 798,281.25
1-May-32	\$ 6,820,000	\$ 189,140.63	\$ -	\$ -
1-Nov-32	\$ 6,820,000	\$ 189,140.63	\$ 415,000.00	\$ 793,281.25
1-May-33	\$ 6,405,000	\$ 178,765.63	\$ -	\$ -
1-Nov-33	\$ 6,405,000	\$ 178,765.63	\$ 440,000.00	\$ 797,531.25
1-May-34	\$ 5,965,000	\$ 167,765.63	\$ -	\$ -
1-Nov-34	\$ 5,965,000	\$ 167,765.63	\$ 460,000.00	\$ 795,531.25
1-May-35	\$ 5,505,000	\$ 154,828.13	\$ -	\$ -
1-Nov-35	\$ 5,505,000	\$ 154,828.13	\$ 485,000.00	\$ 794,656.25
1-May-36	\$ 5,020,000	\$ 141,187.50	\$ -	\$ -
1-Nov-36	\$ 5,020,000	\$ 141,187.50	\$ 515,000.00	\$ 797,375.00
1-May-37	\$ 4,505,000	\$ 126,703.13	\$ -	\$ -
1-Nov-37	\$ 4,505,000	\$ 126,703.13	\$ 540,000.00	\$ 793,406.25
1-May-38	\$ 3,965,000	\$ 111,515.63	\$ -	\$ -
1-Nov-38	\$ 3,965,000	\$ 111,515.63	\$ 575,000.00	\$ 798,031.25
1-May-39	\$ 3,390,000	\$ 95,343.75	\$ -	\$ -
1-Nov-39	\$ 3,390,000	\$ 95,343.75	\$ 605,000.00	\$ 795,687.50
1-May-40	\$ 2,785,000	\$ 78,328.13	\$ -	\$ -
1-Nov-40	\$ 2,785,000	\$ 78,328.13	\$ 640,000.00	\$ 796,656.25
1-May-41	\$ 2,145,000	\$ 60,328.13	\$ -	\$ -
1-Nov-41	\$ 2,145,000	\$ 60,328.13	\$ 675,000.00	\$ 795,656.25
1-May-42	\$ 1,470,000	\$ 41,343.75	\$ -	\$ -
1-Nov-42	\$ 1,470,000	\$ 41,343.75	\$ 715,000.00	\$ 797,687.50
1-May-43	\$ 755,000	\$ 21,234.38	\$ -	\$ -
1-Nov-43	\$ 755,000	\$ 21,234.38	\$ 755,000.00	\$ 797,468.75
		<u>\$ 7,461,281.25</u>	<u>\$ 10,050,000.00</u>	<u>\$ 17,511,281.25</u>

East Homestead
Community Development District

Debt Service Fund
Series 2019

Description	Adopted Budget FY 2023	Actual thru 6/30/23	Projected Next 3 Months	Total Projected at 9/30/23	Adopted Budget FY 2024
REVENUES:					
Assessments	\$361,898	\$363,644	\$0	\$363,644	\$361,898
Interest Income	\$0	\$12,789	\$1,000	\$13,789	\$0
Carry Forward Surplus ⁽¹⁾	\$254,818	\$256,786	\$0	\$256,786	\$278,062
TOTAL REVENUES	\$616,716	\$633,219	\$1,000	\$634,219	\$639,961
EXPENDITURES:					
Series 2019					
Interest - 11/1	\$129,016	\$129,016	\$0	\$129,016	\$127,141
Interest - 5/1	\$127,141	\$127,141	\$0	\$127,141	\$125,172
Principal - 11/1	\$100,000	\$100,000	\$0	\$100,000	\$105,000
TOTAL EXPENDITURES	\$356,156	\$356,157	\$0	\$356,157	\$357,313
EXCESS REVENUES	\$260,560	\$277,062	\$1,000	\$278,062	\$282,648

Interest Payment - 11/1/24 \$125,172
Principal Payment - 11/1/24 \$110,000

Land Use	No. of Units	Gross Per Unit	Total Assessment
Single Family	247	\$1,542.29	\$380,945.63
		Less Discount/Collection Fees	(\$19,047.28)
		Total Net Assessment	\$361,898.35

⁽¹⁾ Net of Reserve Requirement.

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT

Series 2019, Special Assessment Bonds

Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-May-23	\$ 5,335,000	\$ 127,140.63	\$ -	\$ -
1-Nov-23	\$ 5,335,000	\$ 127,140.63	\$ 105,000.00	\$ 359,281.25
1-May-24	\$ 5,230,000	\$ 125,171.88	\$ -	\$ -
1-Nov-24	\$ 5,230,000	\$ 125,171.88	\$ 110,000.00	\$ 360,343.75
1-May-25	\$ 5,120,000	\$ 123,109.38	\$ -	\$ -
1-Nov-25	\$ 5,120,000	\$ 123,109.38	\$ 115,000.00	\$ 361,218.75
1-May-26	\$ 5,005,000	\$ 120,737.50	\$ -	\$ -
1-Nov-26	\$ 5,005,000	\$ 120,737.50	\$ 120,000.00	\$ 361,475.00
1-May-27	\$ 4,885,000	\$ 118,262.50	\$ -	\$ -
1-Nov-27	\$ 4,885,000	\$ 118,262.50	\$ 125,000.00	\$ 361,525.00
1-May-28	\$ 4,760,000	\$ 115,684.38	\$ -	\$ -
1-Nov-28	\$ 4,760,000	\$ 115,684.38	\$ 130,000.00	\$ 361,368.75
1-May-29	\$ 4,630,000	\$ 113,003.13	\$ -	\$ -
1-Nov-29	\$ 4,630,000	\$ 113,003.13	\$ 135,000.00	\$ 361,006.25
1-May-30	\$ 4,495,000	\$ 110,218.75	\$ -	\$ -
1-Nov-30	\$ 4,495,000	\$ 110,218.75	\$ 140,000.00	\$ 360,437.50
1-May-31	\$ 4,355,000	\$ 106,893.75	\$ -	\$ -
1-Nov-31	\$ 4,355,000	\$ 106,893.75	\$ 145,000.00	\$ 358,787.50
1-May-32	\$ 4,210,000	\$ 103,450.00	\$ -	\$ -
1-Nov-32	\$ 4,210,000	\$ 103,450.00	\$ 155,000.00	\$ 361,900.00
1-May-33	\$ 4,055,000	\$ 99,768.75	\$ -	\$ -
1-Nov-33	\$ 4,055,000	\$ 99,768.75	\$ 160,000.00	\$ 359,537.50
1-May-34	\$ 3,895,000	\$ 95,968.75	\$ -	\$ -
1-Nov-34	\$ 3,895,000	\$ 95,968.75	\$ 165,000.00	\$ 356,937.50
1-May-35	\$ 3,730,000	\$ 92,050.00	\$ -	\$ -
1-Nov-35	\$ 3,730,000	\$ 92,050.00	\$ 175,000.00	\$ 359,100.00
1-May-36	\$ 3,555,000	\$ 87,893.75	\$ -	\$ -
1-Nov-36	\$ 3,555,000	\$ 87,893.75	\$ 185,000.00	\$ 360,787.50
1-May-37	\$ 3,370,000	\$ 83,500.00	\$ -	\$ -
1-Nov-37	\$ 3,370,000	\$ 83,500.00	\$ 190,000.00	\$ 357,000.00
1-May-38	\$ 3,180,000	\$ 78,987.50	\$ -	\$ -
1-Nov-38	\$ 3,180,000	\$ 78,987.50	\$ 200,000.00	\$ 357,975.00
1-May-39	\$ 2,980,000	\$ 74,237.50	\$ -	\$ -
1-Nov-39	\$ 2,980,000	\$ 74,237.50	\$ 210,000.00	\$ 358,475.00
1-May-40	\$ 2,770,000	\$ 69,250.00	\$ -	\$ -
1-Nov-40	\$ 2,770,000	\$ 69,250.00	\$ 220,000.00	\$ 358,500.00
1-May-41	\$ 2,550,000	\$ 63,750.00	\$ -	\$ -
1-Nov-41	\$ 2,550,000	\$ 63,750.00	\$ 230,000.00	\$ 357,500.00
1-May-42	\$ 2,320,000	\$ 58,000.00	\$ -	\$ -
1-Nov-42	\$ 2,320,000	\$ 58,000.00	\$ 245,000.00	\$ 361,000.00
1-May-43	\$ 2,075,000	\$ 51,875.00	\$ -	\$ -
1-Nov-43	\$ 2,075,000	\$ 51,875.00	\$ 255,000.00	\$ 358,750.00
1-May-44	\$ 1,820,000	\$ 45,500.00	\$ -	\$ -
1-Nov-44	\$ 1,820,000	\$ 45,500.00	\$ 270,000.00	\$ 361,000.00
1-May-45	\$ 1,550,000	\$ 38,750.00	\$ -	\$ -
1-Nov-45	\$ 1,550,000	\$ 38,750.00	\$ 280,000.00	\$ 357,500.00
1-May-46	\$ 1,270,000	\$ 31,750.00	\$ -	\$ -
1-Nov-46	\$ 1,270,000	\$ 31,750.00	\$ 295,000.00	\$ 358,500.00
1-May-47	\$ 975,000	\$ 24,375.00	\$ -	\$ -
1-Nov-47	\$ 975,000	\$ 24,375.00	\$ 310,000.00	\$ 358,750.00
1-May-48	\$ 665,000	\$ 16,625.00	\$ -	\$ -
1-Nov-48	\$ 665,000	\$ 16,625.00	\$ 325,000.00	\$ 358,250.00
1-May-49	\$ 340,000	\$ 8,500.00	\$ -	\$ -
1-Nov-49	\$ 340,000	\$ 8,500.00	\$ 340,000.00	\$ 357,000.00
		\$ 4,626,937.50	\$ 5,435,000.00	\$ 10,061,937.50

East Homestead
Community Development District

Debt Service Fund
Series 2022

Description	Adopted Budget FY 2023	Actual thru 6/30/23	Projected Next 3 Months	Total Projected at 9/30/23	Adopted Budget FY 2024
REVENUES:					
Assessments	\$1,206,200	\$1,212,018	\$0	\$1,212,018	\$1,206,200
Interest Income	\$0	\$18,165	\$360	\$18,525	\$0
Carry Forward Surplus ⁽¹⁾	\$189,408	\$187,936	\$0	\$187,936	\$151,556
TOTAL REVENUES	\$1,395,608	\$1,418,119	\$360	\$1,418,479	\$1,357,756
EXPENDITURES:					
Series 2022					
Interest - 11/1	\$231,957	\$231,957	\$0	\$231,957	\$169,065
Interest - 5/1	\$179,966	\$179,966	\$0	\$179,966	\$169,065
Principal - 5/1	\$855,000	\$855,000	\$0	\$855,000	\$870,000
TOTAL EXPENDITURES	\$1,266,923	\$1,266,923	\$0	\$1,266,923	\$1,208,130
EXCESS REVENUES	\$128,685	\$151,196	\$360	\$151,556	\$149,626

Interest Payment - 11/1/24 \$157,973

Parcel	Land Use	No. of Units Assessed	Gross Per Unit	Total Assessment
A	40'	112	\$650.89	\$72,899.68
B ⁽²⁾	CONDOS	251	\$495.61	\$124,398.11
C	40'	140	\$650.89	\$91,124.60
D	50'	116	\$669.89	\$77,707.24
E	60'	69	\$525.36	\$36,249.84
E	60'	19	\$689.72	\$13,104.68
F	40'	103	\$650.89	\$67,041.67
G	50'	90	\$669.89	\$60,290.10
H	50'	79	\$669.89	\$52,921.31
I	VILLAS	71	\$553.43	\$39,293.53
I	VILLAS	90	\$553.43	\$49,808.70
I	VILLAS	124	\$553.43	\$68,625.32
J	36'	148	\$592.25	\$87,653.00
K ⁽³⁾	55'	93	\$679.81	\$63,222.33
L	CONDO-VILLAS	241	\$553.43	\$133,376.63
M	36'	142	\$525.36	\$74,601.12
M	36'	1	\$592.25	\$592.25
N	40'	140	\$650.89	\$91,124.60
O	50'	98	\$669.89	\$65,649.22
		2127		\$1,269,683.93
			Less Discount/Collection Fees	(\$63,484.20)
			Total Net Assessment	\$1,206,199.73

⁽¹⁾ Net of Reserve Requirement.

⁽²⁾ 1 Unit Excluded from from Series 2022. Unit was paid off.

⁽³⁾ 3 Units Excluded from from Series 2022. Units were paid off.

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT

Series 2022, Special Assessment Refunding Bonds
Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-May-23	\$ 14,115,000	\$ 179,966.25	\$ 855,000.00	\$ -
1-Nov-23	\$ 13,260,000	\$ 169,065.00	\$ -	\$ 1,204,031.25
1-May-24	\$ 13,260,000	\$ 169,065.00	\$ 870,000.00	\$ -
1-Nov-24	\$ 12,390,000	\$ 157,972.50	\$ -	\$ 1,197,037.50
1-May-25	\$ 12,390,000	\$ 157,972.50	\$ 900,000.00	\$ -
1-Nov-25	\$ 11,490,000	\$ 146,497.50	\$ -	\$ 1,204,470.00
1-May-26	\$ 11,490,000	\$ 146,497.50	\$ 925,000.00	\$ -
1-Nov-26	\$ 10,565,000	\$ 134,703.75	\$ -	\$ 1,206,201.25
1-May-27	\$ 10,565,000	\$ 134,703.75	\$ 945,000.00	\$ -
1-Nov-27	\$ 9,620,000	\$ 122,655.00	\$ -	\$ 1,202,358.75
1-May-28	\$ 9,620,000	\$ 122,655.00	\$ 970,000.00	\$ -
1-Nov-28	\$ 8,650,000	\$ 110,287.50	\$ -	\$ 1,202,942.50
1-May-29	\$ 8,650,000	\$ 110,287.50	\$ 995,000.00	\$ -
1-Nov-29	\$ 7,655,000	\$ 97,601.25	\$ -	\$ 1,202,888.75
1-May-30	\$ 7,655,000	\$ 97,601.25	\$ 1,010,000.00	\$ -
1-Nov-30	\$ 6,645,000	\$ 84,723.75	\$ -	\$ 1,192,325.00
1-May-31	\$ 6,645,000	\$ 84,723.75	\$ 1,045,000.00	\$ -
1-Nov-31	\$ 5,600,000	\$ 71,400.00	\$ -	\$ 1,201,123.75
1-May-32	\$ 5,600,000	\$ 71,400.00	\$ 1,065,000.00	\$ -
1-Nov-32	\$ 4,535,000	\$ 57,821.25	\$ -	\$ 1,194,221.25
1-May-33	\$ 4,535,000	\$ 57,821.25	\$ 1,100,000.00	\$ -
1-Nov-33	\$ 3,435,000	\$ 43,796.25	\$ -	\$ 1,201,617.50
1-May-34	\$ 3,435,000	\$ 43,796.25	\$ 1,115,000.00	\$ -
1-Nov-34	\$ 2,320,000	\$ 29,580.00	\$ -	\$ 1,188,376.25
1-May-35	\$ 2,320,000	\$ 29,580.00	\$ 1,145,000.00	\$ -
1-Nov-35	\$ 1,175,000	\$ 14,981.25	\$ -	\$ 1,189,561.25
1-May-36	\$ 1,175,000	\$ 14,981.25	\$ 1,175,000.00	\$ 1,189,981.25
		\$ 2,894,092.75	\$ 14,115,000.00	\$ 17,009,092.75