

***Amended Budget  
Fiscal Year 2023***

***East Homestead Community  
Development District***

***November 3, 2023***



# East Homestead

## Community Development District

### TABLE OF CONTENTS

#### General Fund

Budget	Page 1-3
Narrative	Page 4-9

#### Debt Service Fund

Series 2013A Budget	Page 10
Series 2013A Amortization Schedule	Page 11
Series 2019A Budget	Page 12
Series 2019A Amortization Schedule	Page 13
Series 2022 Budget	Page 14
Series 2022 Amortization Schedule	Page 15

# East Homestead

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected at 9/30/22	Amended Budget FY 2023
<b>Revenues</b>					
Maintenance Assessments	\$1,363,357	\$1,355,806	\$7,551	\$1,363,357	\$1,568,607
Clubhouse Income	\$10,000	\$13,431	\$4,477	\$17,908	\$17,000
Interest Income	\$12,000	\$2,173	\$724	\$2,897	\$5,000
Unassigned Fund Balance	\$145,419	\$542,856 *	\$0	\$542,856	\$92,871
<b>Total Revenues</b>	<b>\$1,530,775</b>	<b>\$1,914,266</b>	<b>\$12,752</b>	<b>\$1,927,018</b>	<b>\$1,683,478</b>
<b>Expenditures</b>					
<b>General Expenditures</b>					
<b>Administrative</b>					
Supervisors Fee	\$18,000	\$9,000	\$3,000	\$12,000	\$12,000
Fica Expense	\$1,377	\$689	\$230	\$919	\$918
Engineering	\$15,000	\$4,879	\$3,750	\$8,629	\$12,000
Attorney	\$35,000	\$23,785	\$8,750	\$32,535	\$32,000
Annual Audit	\$6,150	\$6,150	\$0	\$6,150	\$6,250
Trustee Fees	\$16,925	\$4,041	\$0	\$4,041	\$8,041
Dissemination Agent	\$3,750	\$2,813	\$937	\$3,750	\$3,750
Arbitrage	\$1,800	\$1,200	\$600	\$1,800	\$1,200
Assessment Roll	\$2,000	\$2,000	\$0	\$2,000	\$2,000
Management Fees	\$45,586	\$34,189	\$11,397	\$45,586	\$46,953
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$125	\$0	\$31	\$31	\$125
Postage	\$900	\$548	\$225	\$773	\$900
Printing & Binding	\$2,500	\$849	\$283	\$1,132	\$1,200
Rentals & Leases	\$2,400	\$1,800	\$600	\$2,400	\$2,400
Insurance	\$8,923	\$8,396	\$0	\$8,396	\$11,363
Legal Advertising	\$1,500	\$65	\$375	\$440	\$1,000
Other Current Charges	\$1,000	\$1,955	\$652	\$2,607	\$2,500
Website Management	\$2,500	\$1,875	\$625	\$2,500	\$2,500
Office Supplies	\$250	\$7	\$63	\$70	\$250
Dues, Licenses	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenditures</b>	<b>\$166,861</b>	<b>\$105,166</b>	<b>\$31,766</b>	<b>\$136,932</b>	<b>\$148,524</b>
<b>Field</b>					
Field Management	\$22,168	\$16,626	\$5,542	\$22,168	\$22,833
Electricity	\$43,000	\$34,442	\$10,750	\$45,192	\$45,000
Landscape Maintenance	\$340,436	\$280,176	\$93,392	\$373,568	\$373,568
Fertilization and Pest Control	\$48,250	\$36,000	\$12,000	\$48,000	\$48,000
Tree Care Services	\$23,980	\$13,052	\$5,995	\$19,047	\$23,980
Landscape Materials	\$50,000	\$27,392	\$12,500	\$39,892	\$50,000
Irrigation Maint & Repairs	\$25,000	\$16,144	\$6,250	\$22,394	\$25,000
Lake Maintenance	\$10,880	\$8,160	\$2,720	\$10,880	\$10,880
Pressure Washing	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Lights Repair and Maintenance	\$4,500	\$0	\$1,125	\$1,125	\$2,500
Community Maintenance/Repairs	\$5,000	\$8,127	\$1,250	\$9,377	\$48,316
Sign/Decor Maintenance	\$5,000	\$0	\$1,250	\$1,250	\$2,500
Stormwater Services/Culvert Cleaning	\$20,000	\$16,660	\$3,340	\$20,000	\$20,000
Holiday Lighting	\$42,240	\$41,077	\$0	\$41,077	\$42,240
Sidewalk Repairs	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Special Projects	\$14,267	\$0	\$10,000	\$10,000	\$64,555
Off Duty Police Services	\$7,200	\$2,824	\$1,525	\$4,349	\$7,200
Contingency	\$20,000	\$9,883	\$5,000	\$14,883	\$20,000
<b>Field Expenditures</b>	<b>\$701,921</b>	<b>\$510,563</b>	<b>\$192,639</b>	<b>\$703,202</b>	<b>\$826,572</b>
<b>TOTAL GENERAL EXPENDITURES</b>	<b>\$868,782</b>	<b>\$615,729</b>	<b>\$224,405</b>	<b>\$840,134</b>	<b>\$975,096</b>

# East Homestead

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected at 9/30/22	Amended Budget FY 2023
<b>Clubhouse</b>					
Access Control	\$3,200	\$0	\$3,200	\$3,200	\$3,200
Active Video Monitoring	\$42,121	\$26,790	\$8,889	\$35,679	\$40,132
Alarm Monitoring	\$750	\$640	\$110	\$750	\$750
Air Conditioning Maint Contract	\$2,400	\$0	\$1,000	\$1,000	\$2,400
Fitness Equipment Maintenance	\$6,250	\$8,935	\$1,563	\$10,498	\$5,000
Equipment Repair	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Electric	\$65,000	\$43,872	\$16,250	\$60,122	\$60,000
Cable/Internet Services	\$4,600	\$2,865	\$1,150	\$4,015	\$4,600
Holiday Lighting	\$11,428	\$11,428	\$0	\$11,428	\$11,428
Insurance	\$36,847	\$34,682	\$0	\$34,682	\$39,397
Landscape Maintenance	\$28,710	\$21,532	\$7,178	\$28,710	\$28,710
Landscape Replacement	\$10,000	\$5,054	\$2,500	\$7,554	\$8,000
License, Music	\$1,600	\$1,737	\$0	\$1,737	\$1,800
Irrigation Maintenance	\$2,100	\$1,812	\$525	\$2,337	\$2,100
Office Equipment Maintenance	\$500	\$325	\$0	\$325	\$0
Janitorial Supplies	\$20,000	\$9,907	\$2,250	\$12,157	\$12,200
Office Supplies/Clubhouse Supplies	\$2,500	\$2,625	\$625	\$3,250	\$3,500
Onsite Club Employees	\$211,368	\$108,944	\$52,842	\$161,786	\$197,528
FICA Expenses	\$0	\$8,334	\$4,042	\$12,376	\$15,111
Employees' Health Insurance	\$0	\$857	\$3,571	\$3,428	\$23,376
Club Management	\$0	\$26,100	\$8,700	\$34,800	\$43,456
Pest Control	\$1,020	\$785	\$285	\$1,070	\$1,140
Pool & Spa Maintenance	\$42,600	\$31,450	\$9,900	\$41,350	\$39,600
Pool-Splash Pad	\$6,000	\$4,500	\$1,500	\$6,000	\$6,000
Pool and Spa Repairs	\$10,000	\$7,174	\$2,500	\$9,674	\$10,000
Permits	\$750	\$1,068	\$0	\$1,068	\$1,000
Pool Emergencies Cleaning	\$2,000	\$4,300	\$0	\$4,300	\$2,000
Repairs and Maintenance	\$50,000	\$56,068	\$12,500	\$68,568	\$50,000
Workers Comensation Insurance	\$0	\$1,703	\$0	\$1,703	\$1,822
Special Events	\$6,000	\$1,444	\$1,500	\$2,944	\$6,000
Security-Roving Guard	\$1,750	\$1,750	\$0	\$1,750	\$1,750
Telephone	\$5,000	\$4,364	\$1,250	\$5,614	\$5,500
Trash Collection	\$8,000	\$5,124	\$2,000	\$7,124	\$7,500
Water & Sewer	\$4,500	\$2,182	\$1,125	\$3,307	\$3,500
Contingency	\$10,000	\$37,274	\$0	\$37,274	\$10,000
Replacements	\$22,000	\$121,557	\$0	\$121,557	\$16,881
Capital Reserve	\$38,000	\$338,747	\$0	\$338,747	\$38,000
<b>TOTAL CLUBHOUSE</b>	<b>\$661,994</b>	<b>\$935,929</b>	<b>\$150,955</b>	<b>\$1,086,884</b>	<b>\$708,382</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,530,776</b>	<b>\$1,551,658</b>	<b>\$375,360</b>	<b>\$1,927,018</b>	<b>\$1,683,478</b>
<b>ASSIGNED FUND BALANCE</b>	<b>(\$0)</b>	<b>\$362,608</b>	<b>(\$362,608)</b>	<b>(\$0)</b>	<b>\$0</b>

\* Note - Prior year surplus reserves are being used for the unassigned fund balance.

# East Homestead

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected at 9/30/22	Amended Budget FY 2023
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<u>General Expenses</u>	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Gross Assessment	\$685,436	\$685,436	\$757,512	\$757,512	\$883,890
Net Assessment	\$651,164	\$651,164	\$719,637	\$719,637	\$839,696
# Units	2,131	2,131	2,378	2,378	2,378
Gross Per Unit	\$321.65	\$321.65	\$321.65	\$321.65	\$374.29
Net Per Unit	\$305.57	\$305.57	\$305.57	\$305.57	\$355.58
<b>Total Net:</b>	\$651,164	\$651,164	\$719,637	\$719,637	\$839,696

<u>Clubhouse Expenses</u>	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Gross Assessment	\$677,600	\$677,600	\$677,600	\$677,600	\$767,276
Net Assessment	\$643,720	\$643,720	\$643,720	\$643,720	\$728,912
# Units	1,936	1,936	1,936	1,936	1,936
Gross Per Unit	\$350.00	\$350.00	\$350.00	\$350.00	\$396.32
Net Per Unit	\$332.50	\$332.50	\$332.50	\$332.50	\$376.50
<b>Total Net:</b>	\$643,720	\$643,720	\$643,720	\$643,720	\$728,912

<u>Total Assessment - Tax Bill Per Unit</u>		<u>Gross Assessment</u>		<u>Net (5% Discount)</u>		<u># Units</u>
<u>FY 2023</u>		<u>GE</u>		<u>CE</u>		
			\$374.29		\$355.58	
			\$396.32		\$376.50	
	Club Members		\$770.61		\$732.08	1,936
	Non Club Members		\$374.29		\$355.58	442

**East Homestead**  
**Community Development District**  
**Fiscal Year 2023**

**REVENUES:**

**Maintenance Assessment**

It is presently anticipated that the District will levy a Maintenance Assessment to all landowners within the District to funding the Operations and Maintenance for the fiscal year.

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**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. In addition, the District issued 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**  
**Fiscal Year 2023**

**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.

**Telephone**

Telephone and fax machine

**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.

**East Homestead**  
**Community Development District**  
**Fiscal Year 2023**

**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.

**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.

**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.

**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.

**Landscape Materials**

Includes the following materials:

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

**Irrigation System & 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 Repair & Maintenance**

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

**Monuments 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.



**East Homestead**  
**Community Development District**  
**Fiscal Year 2023**

**Stormwater Services**

Annual Storm Drain Cleaning for all Storm Drains throughout the District.

**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:**

**Access Control**

Includes camera monthly fee, also includes access cards and repairs.

**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.

**Air Conditioning Maintenance Contract**

Estimated cost to maintain the air conditioning system.

**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 and Internet**

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.

**East Homestead**  
**Community Development District**  
**Fiscal Year 2023**

**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.

**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.

**Office Equipment**

Reflects the maintenance agreement for the copier plus any repairs to other office equipment.

**Janitorial Supplies**

Include additional janitorial supplies not provided by contract.

**Management Fees**

Onsite management fees for the clubhouse.

**Office Supplies/Clubhouse Supplies**

Supplies to run clubhouse and clubhouse office.

**Onsite Club Management Fees**

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

**Pest Control**

Preventative maintenance for bugs and rodents.

**Pool & Spa Maintenance**

Cost to maintain the pool, does not include repairs.

**Pool-Splash Pad Maintenance**

Cost to maintain the splash pad, 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.

**East Homestead**  
**Community Development District**  
**Fiscal Year 2023**

**Repairs & 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 & 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 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected at 9/30/22	Amended Budget FY 2023
<b>REVENUES:</b>					
Assessments	\$811,678	\$807,183	\$4,495	\$811,678	\$811,678
Interest Income	\$0	\$836	\$279	\$1,115	\$0
Carry Forward Surplus <sup>(1)</sup>	\$702,254	\$715,958	\$0	\$715,958	\$733,083
<b>TOTAL REVENUES</b>	<b>\$1,513,932</b>	<b>\$1,523,977</b>	<b>\$4,774</b>	<b>\$1,528,751</b>	<b>\$1,544,761</b>
<b>EXPENDITURES:</b>					
Series 2013					
Interest - 11/1	\$272,728	\$272,728	\$0	\$272,728	\$267,572
Interest - 5/1	\$267,572	\$267,572	\$0	\$267,572	\$262,209
Principal - 11/1	\$250,000	\$250,000	\$0	\$250,000	\$260,000
<b>TOTAL EXPENDITURES</b>	<b>\$790,300</b>	<b>\$790,300</b>	<b>\$0</b>	<b>\$790,300</b>	<b>\$789,781</b>
<b>OTHER SOURCES AND USES</b>					
Trustee Fees	(\$3,605)	(\$3,518)	\$0	(\$3,518)	(\$3,518)
Arbitrage	(\$600)	\$0	(\$600)	(\$600)	(\$600)
Dissemination	(\$1,250)	(\$938)	(\$312)	(\$1,250)	(\$1,250)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>(\$5,455)</b>	<b>(\$4,456)</b>	<b>(\$912)</b>	<b>(\$5,368)</b>	<b>(\$5,368)</b>
<b>EXCESS REVENUES</b>	<b>\$718,177</b>	<b>\$729,221</b>	<b>\$3,862</b>	<b>\$733,083</b>	<b>\$749,612</b>
				Interest Payment - 11/1/23	\$262,209
				Principal Payment - 11/1/23	\$270,000
					<u>\$532,209</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 <sup>(2)</sup>	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)
			<b>Total Net Assessment</b>	<b>\$811,678.17</b>

<sup>(1)</sup> Net of Reserve Requirement.

<sup>(2)</sup> 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-22	\$ 10,050,000	\$ 267,571.88	\$ -	\$ -
1-Nov-22	\$ 10,050,000	\$ 267,571.88	\$ 260,000.00	\$ 795,143.75
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 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected at 9/30/22	Amended Budget FY 2023
<b>REVENUES:</b>					
Assessments	\$361,898	\$359,894	\$2,004	\$361,898	\$361,898
Interest Income	\$0	\$355	\$118	\$473	\$0
Carry Forward Surplus <sup>(1)</sup>	\$245,961	\$252,353	\$0	\$252,353	\$254,818
<b>TOTAL REVENUES</b>	<b>\$607,859</b>	<b>\$612,602</b>	<b>\$2,123</b>	<b>\$614,725</b>	<b>\$616,716</b>
<b>EXPENDITURES:</b>					
Series 2019					
Interest - 11/1	\$130,891	\$130,891	\$0	\$130,891	\$129,016
Interest - 5/1	\$129,016	\$129,016	\$0	\$129,016	\$127,141
Principal - 11/1	\$100,000	\$100,000	\$0	\$100,000	\$100,000
<b>TOTAL EXPENDITURES</b>	<b>\$359,906</b>	<b>\$359,907</b>	<b>\$0</b>	<b>\$359,907</b>	<b>\$356,156</b>
<b>EXCESS REVENUES</b>	<b>\$247,953</b>	<b>\$252,695</b>	<b>\$2,123</b>	<b>\$254,818</b>	<b>\$260,560</b>

Interest Payment - 11/1/23 \$127,141  
Principal Payment - 11/1/23 \$105,000

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)
		<b>Total Net Assessment</b>	<b>\$361,898.35</b>

<sup>(1)</sup> Net of Reserve Requirement.

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Series 2019, Special Assessment Bonds**  
**Amortization Schedule**

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-May-22	\$ 5,435,000	\$ 129,015.63	\$ -	\$ -
1-Nov-22	\$ 5,435,000	\$ 129,015.63	\$ 100,000.00	\$ 358,031.25
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 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected at 9/30/22	Amended Budget FY 2023
<b>REVENUES:</b>					
Assessments	\$0	\$0	\$0	\$0	\$1,206,200
Interest Income	\$0	\$139	\$46	\$185	\$0
Carry Forward Surplus <sup>(1)</sup>	\$0	\$0	\$0	\$0	\$189,408
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$139</b>	<b>\$46</b>	<b>\$185</b>	<b>\$1,395,608</b>
<b>EXPENDITURES:</b>					
Series 2022					
Interest - 11/1	\$0	\$0	\$0	\$0	\$231,957
Interest - 5/1	\$0	\$0	\$0	\$0	\$179,966
Principal - 5/1	\$0	\$0	\$0	\$0	\$855,000
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,266,923</b>
<b>OTHER SOURCES AND USES</b>					
Interfund Transfer In / (Out)	\$0	\$1,670,297	\$0	\$1,670,297	\$0
Refunding Bond Proceeds	\$0	\$14,115,000	\$0	\$14,115,000	\$0
Payment to Refunding Escrow Agent	\$0	(\$373,423)	\$0	(\$373,423)	\$0
Cost of Issuance Fees	\$0	(\$15,189,786)	\$0	(\$15,189,786)	\$0
<b>TOTAL OTHER SOURCES AND USE</b>	<b>\$0</b>	<b>\$222,088</b>	<b>\$0</b>	<b>\$222,088</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>\$222,227</b>	<b>\$46</b>	<b>\$222,273</b>	<b>\$128,685</b>

Interest Payment - 11/1/23 \$169,065

Parcel	Land Use	No. of Units Assessed	Gross Per Unit	Total Assessment
A	40'	112	\$650.89	\$72,899.68
B <sup>(2)</sup>	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 <sup>(3)</sup>	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)
			<b>Total Net Assessment</b>	<b>\$1,206,199.73</b>

<sup>(1)</sup> Net of Reserve Requirement.

<sup>(2)</sup> 1 Unit Excluded from from Series 2022. Unit was paid off.

<sup>(3)</sup> 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
9-Mar-22	\$ 14,115,000			
1-Nov-22	\$ 14,115,000	\$ 231,956.50	\$ -	\$ 231,956.50
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