

# *East Homestead*

*Community Development District*

*Adopted Budget  
Fiscal Year 2025*

*Presented by:*



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**East Homestead**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget Fiscal Year 2024	Actuals Through 6/30/24	Projected Next 3 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
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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	5,000	23,211	6,250	29,461	20,000
Insurance Proceeds	-	6,036	-	6,036	-
Miscellaneous Income	-	936	-	936	-
<b>TOTAL REVENUES</b>	<b>\$ 1,773,202</b>	<b>\$ 1,806,474</b>	<b>\$ 8,100</b>	<b>\$ 1,814,574</b>	<b>\$ 1,788,202</b>

**EXPENDITURES:**

**General and Administrative**

Supervisor Fees	\$ 12,000	\$ 7,200	\$ 3,000	\$ 10,200	\$ 12,000
Payroll Taxes	918	551	230	780	918
Engineering	12,000	600	5,000	5,600	10,000
Attorney	32,000	20,673	10,336	31,009	32,000
Annual Audit	6,500	7,000	-	7,000	6,500
Assessment Roll Administration	2,000	2,000	-	2,000	2,000
Arbitrage Calculation	1,800	1,800	-	1,800	1,800
Dissemination Agent	3,750	2,813	938	3,750	3,750
Trustee Fees	8,041	8,081	-	8,081	12,206
Management Fees	48,361	36,271	12,090	48,361	50,779
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	524	225	749	900
Insurance General Liability	9,928	9,341	-	9,341	10,275
Printing and Binding	500	654	218	872	1,000
Rental and Leases	2,400	1,800	600	2,400	2,400
Legal Advertising	1,000	3,540	-	3,540	2,500
Other Current Charges	2,000	1,309	436	1,745	2,000
Office Supplies	250	0	63	63	250
Dues, Licenses and Subscriptions	175	175	-	175	175
<b>TOTAL GENERAL AND ADMINISTRATIVE</b>	<b>\$ 148,022</b>	<b>\$ 106,956</b>	<b>\$ 34,010</b>	<b>\$ 140,965</b>	<b>\$ 154,952</b>

**East Homestead**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget Fiscal Year 2024	Actuals Through 6/30/24	Projected Next 3 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
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**Operations and Maintenance**

**Field Expenditures**

Field Management	\$ 23,518	\$ 17,638	\$ 5,880	\$ 23,518	\$ 24,694
Electricity	54,000	38,491	12,830	51,322	54,000
Landscape Maintenance	384,775	252,398	121,170	373,568	384,775
Fertilization and Pest Control	49,440	36,000	12,000	48,000	49,440
Tree Care Services	23,980	1,300	9,992	11,292	23,980
Landscape Materials	50,000	8,875	20,833	29,708	50,000
Irrigation Maintenance and Repairs	20,000	3,310	5,000	8,310	15,000
Lake Maintenance	10,880	9,350	2,720	12,070	12,000
Pressure Washing	10,000	20,000	-	20,000	20,000
Lights Repair and Maintenance	2,000	825	500	1,325	2,000
Community Maintenance/Repairs	20,000	23,545	7,848	31,393	30,000
Sign/Decor Maintenance	1,000	-	1,000	1,000	1,000
Stormwater Services/Culvert Cleaning	20,000	13,140	6,860	20,000	20,000
Holiday Decorations	42,240	38,523	-	38,523	42,240
Sidewalk Repairs	20,000	15,955	-	15,955	10,000
Special Projects	25,000	45,124	-	45,124	25,000
Off Duty Police Services	7,200	2,926	2,926	5,851	7,200
Contingency	20,000	7,385	5,000	12,385	14,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$ 784,033</b>	<b>\$ 534,785</b>	<b>\$ 214,559</b>	<b>\$ 749,345</b>	<b>\$ 785,329</b>

**Clubhouse Expenditures**

Active Video Monitoring	\$ 40,132	\$ 24,142	\$ 13,500	\$ 37,642	\$ 40,500
Alarm/Fire Alarm Monitoring	2,100	1,575	525	2,100	2,100
Fitness Equipment Maintenance	5,000	2,163	700	2,863	3,000
Equipment Repair	5,000	3,686	1,250	4,936	5,000
Electric	70,000	49,577	16,526	66,102	70,000
Cable/Internet Services	4,600	3,529	1,176	4,705	4,600
Holiday Lighting/Decorations	11,428	15,149	-	15,149	15,000
Property Insurance	58,715	61,076	-	61,076	66,207
Landscape Maintenance	28,710	19,140	9,570	28,710	28,710
Landscape Replacement	8,000	2,231	2,667	4,898	8,000
License, Music	1,900	1,966	-	1,966	2,000
Irrigation Maintenance and Repairs	4,000	-	1,333	1,333	4,000
Janitorial Supplies	8,500	7,121	2,125	9,246	9,000
Office Supplies/Clubhouse Supplies	8,200	8,059	2,050	10,109	10,000
Onsite Club Management	54,755	36,560	14,008	50,568	54,755
Onsite Club Employees	203,454	151,603	52,050	203,654	203,454
Payroll Taxes	15,564	11,598	3,982	15,580	15,564
Workers Compensation Insurance	1,815	1,530	-	1,530	1,815
Employees' Health Insurance	26,118	9,173	3,989	13,161	26,118
Pest Control	1,200	733	367	1,100	1,200
Pool and Spa Maintenance	68,000	46,183	17,700	63,883	65,700
Pool and Spa Repairs	10,000	22,150	2,500	24,650	10,000
Permits	1,000	500	500	1,000	1,000
Nonroutine Pool Cleaning	2,000	3,180	-	3,180	2,000
Repairs and Maintenance	65,000	61,832	20,611	82,442	80,000

**East Homestead**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget Fiscal Year 2024	Actuals Through 6/30/24	Projected Next 3 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
<b>Clubhouse Expenditures (Continued)</b>					
Special Events	6,000	1,009	2,000	3,009	6,000
Security-Roving Guard	1,750	2,438	-	2,438	2,500
Telephone	5,500	3,389	1,260	4,649	5,500
Trash Collection	8,000	7,329	2,000	9,329	9,000
Water and Sewer	3,706	2,624	875	3,499	3,706
Contingency	11,000	24,500	-	24,500	25,000
Replacements	50,000	47,399	2,601	50,000	16,493
Capital Reserve	50,000	31,169	12,500	43,669	50,000
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$ 841,147</b>	<b>\$ 664,313</b>	<b>\$ 188,364</b>	<b>\$ 852,677</b>	<b>\$ 847,922</b>
<b>TOTAL OPERATIONS AND MAINTENANCE</b>	<b>\$ 1,625,180</b>	<b>\$ 1,199,098</b>	<b>\$ 402,923</b>	<b>\$ 1,602,021</b>	<b>\$ 1,633,250</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,773,202</b>	<b>\$ 1,306,054</b>	<b>\$ 436,933</b>	<b>\$ 1,742,987</b>	<b>\$ 1,788,202</b>
<b>Other Sources/(Uses)</b>					
Interlocal Transfer In/(Out)	\$ -	\$ 45,240	\$ -	\$ 45,240	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ 45,240</b>	<b>\$ -</b>	<b>\$ 45,240</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 545,660</b>	<b>\$ (428,833)</b>	<b>\$ 116,827</b>	<b>\$ (0)</b>

**East Homestead**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**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**

GMS SF, 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 Governmental Management Services-South Florida, 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 Governmental Management Services – South Florida, 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 GMS-SF, LLC and updated monthly.

**Postage and Delivery**

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

**East Homestead**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**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 Governmental Management Services – South Florida, 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

**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.

**East Homestead**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Field (Continued)**

**Holiday Decorations**

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

**Sidewalk Repairs**

Scheduled/unscheduled repairs and maintenance to the District’s sidewalks.

**Special Projects**

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

**Off Duty Police Services**

Security patrol throughout the District.

**Contingency**

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

**Expenditures – Clubhouse**

**Active Video Monitoring**

This 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.



**East Homestead**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Clubhouse (Continued)**

**Payroll Taxes**

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

**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 2024	Actuals Through 6/30/24	Projected Next 3 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 361,898	\$ 363,749	\$ 31	\$ 363,780	\$ 361,898
Interest Income	-	18,155	3,300	21,455	-
Carry Forward Surplus <sup>(1)</sup>	278,062	-	283,720	283,720	311,643
<b>TOTAL REVENUES</b>	<b>\$ 639,961</b>	<b>\$ 381,904</b>	<b>\$ 287,051</b>	<b>\$ 668,955</b>	<b>\$ 673,541</b>
<b>EXPENDITURES:</b>					
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 357,313</b>	<b>\$ 357,313</b>	<b>\$ -</b>	<b>\$ 357,313</b>	<b>\$ 358,281</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 282,648</b>	<b>\$ 24,592</b>	<b>\$ 287,051</b>	<b>\$ 311,643</b>	<b>\$ 315,260</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$123,109.38
	\$123,109.38

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

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

Description	Adopted Budget Fiscal Year 2024	Actuals Through 6/30/24	Projected Next 3 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
<b>REVENUES:</b>					
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 <sup>(1)</sup>	151,556	-	150,281	150,281	179,676
<b>TOTAL REVENUES</b>	<b>\$ 1,357,756</b>	<b>\$ 1,235,922</b>	<b>\$ 151,884</b>	<b>\$ 1,387,806</b>	<b>\$ 1,385,876</b>
<b>EXPENDITURES:</b>					
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,208,130</b>	<b>\$ 1,208,130</b>	<b>\$ -</b>	<b>\$ 1,208,130</b>	<b>\$ 1,215,945</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 149,626</b>	<b>\$ 27,792</b>	<b>\$ 151,884</b>	<b>\$ 179,676</b>	<b>\$ 169,931</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$146,497.50
	\$146,497.50

**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
<b>Total</b>	<b>\$ 13,260,000</b>	<b>\$ 2,313,105</b>	<b>\$ 2,313,105</b>	<b>\$ 15,573,105</b>



**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
<b>Total</b>	<b>\$ 9,192,000</b>	<b>\$ 4,688,921</b>	<b>\$ 13,880,921</b>	

**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
<b>Total</b>	<b>2378</b>	<b>1936</b>	<b>247</b>	<b>2127</b>	<b>2131</b>														