

East 547
Community Development District

Meeting Agenda

March 12, 2026

AGENDA

East 547

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 5, 2026

Board of Supervisors Meeting East 547 Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **East 547 Community Development District** will be held **Thursday, March 12, 2026 at 11:00 AM** at the **Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, FL 33803.**

Zoom Video Join Link: <https://us06web.zoom.us/j/85943051989>

Call-In Information: 1-646-876-9923

Meeting ID: 859 4305 1989

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the December 11, 2025 Board of Supervisors Meeting
4. Consideration of 2026 Contract Agreement with Polk County Property Appraiser
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Entry Sign Repair
 - a) Wood Repair Option
 - b) Aluminum Repair Option
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

MINUTES

**MINUTES OF MEETING
EAST 547
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the East 547 Community Development District was held **Thursday, December 11, 2025** at 11:06 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Kareyann Ellison	Assistant Secretary
Garret Parkinson <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVV Law
Chace Arrington <i>via Zoom</i>	District Engineer, Dewberry
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called roll at 11:06 a.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present and none joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 11,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the September 11, 2025, Board of Supervisors meeting. She asked if there were any questions, comments or corrections. Hearing no changes, she asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes from the September 11, 2025 Board of Supervisor's Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-01 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns presented Resolution 2026-01 adopting the amended and restated Rules of Procedure for the District to the Board. She stated that these have not changed since the Board saw them at the last meeting.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2026-01 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Agreement for Holiday Lighting Services

Ms. Burns stated that they are looking for ratification of the Agreement for Holiday Lighting Services.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Agreement for Holiday Lighting Services, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager’s Report

i. Consideration of Fee Increase Requests from District Vendors

a) Weber Environmental Services/Continuum for Landscape Maintenance Services

Mr. Bailey presented the increases requested by Weber to the Board, stating that this is a 3% increase for maintenance and purposes on their current contract. He stated that it would bring their flat fee schedule to \$9,290. He noted that they seem to be basing this off one of the original contracts and not making it increase the amount of the contract. He added that it is just the general landscape that they have when they take over, so just increasing that session at some point they will want to consolidate.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fee Increase Request from Weber Environmental Services/Continuum for Landscape Maintenance Services, was approved.

b) Resort Pool Services for Pool Maintenance Services

Mr. Bailey reviewed the Resort Pool Services for Pool Maintenance Services increase with the Board. He noted that this is going up \$80 and it would bring the rate to \$1,730 a month.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Fee Increase Request from Resort Pool Services for Pool Maintenance Services, was approved.

ii. Consideration of Landscape Maintenance Proposal to Furnish & Install Plant Material to Fill in Landscape Bed Areas

Mr. Bailey stated that Weber would like to take the front of the bed areas that are not missing different items and then they place different things in proximity and try to fill in some of the plant beds and the general areas that they have right now. Ms. Burns asked for a motion to approve the Landscape Improvements, not to exceed \$2,500 after review by staff.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Landscape Maintenance Proposal to Furnish & Install Plant Material to Fill in Landscape Bed Areas NTE \$2,500, was approved.

iii. Consideration of Proposal for Purchase and Installation of Pet Waste Stations

a) Consideration of Proposal for Janitorial Maintenance of Pet Waste Stations *(to be provided under separate cover)*

Mr. Bailey stated that there was a request by the residents for dog stations and he had a rough idea set up for the dog station to replace one of the two on the southern section and then one off of Mobile Drive that is a common area for the City is quite large so it should affect the homes around it. He noted that this would also add to their janitorial contract and that there would be an extra \$200 a month to manage the four stations and they are managed twice a week. Ms. Burns stated that they will get an amended proposal to get them that for the updated agreement and they will get those three-way stations in.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Purchase and Installation of 3 Pet Waste Stations and Proposal for Janitorial Maintenance of Pet Waste Stations, was approved.

D. District Manager’s Report

Ms. Burns reviewed the Data Sharing & Usage agreement with the county and asked for a motion to approve the agreement.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Data Sharing & Usage Agreement, was approved.

i. Check Register

Ms. Burns stated the check register is in the agenda package for review. She offered to answer questions on any of the invoices.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register, was approved.

ii. Balance Sheet & income Statement

Ms. Burns stated financial statements are included in the package for review.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the East 547 Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the East 547 Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION V

SECTION C

Completed

- ✚ The amenity chairs have been pressure-washed and various signs being placed back up



Contracted Services

- ✚ The vendors are performing as expected.
- ✚ The district did see some damage from the freeze. The vendor is currently reviewing the landscape for what will recover.



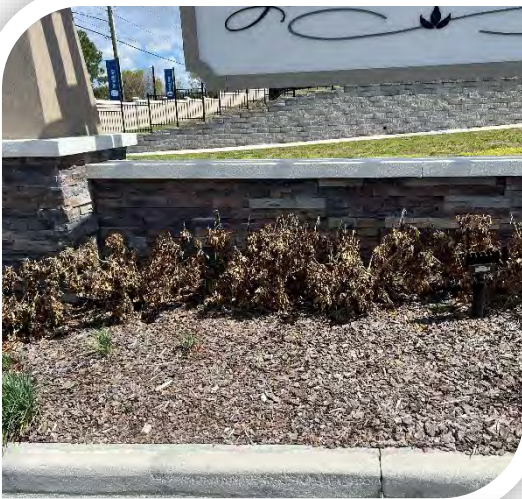
Review

- ✚ The monument's main beam is damaged and will need to be replaced.



Landscape

✚ The district landscape took damage from the freeze; a lot of the damage is at the amenity center. The landscaper is reviewing what can be saved.



Monument

- ✚ The main beam of the monument has water damage where the beam meets the signs main supports.



SECTION 1

SECTION (a)



PROPOSAL # BR11144

5217 Macoso Court
New Port Richey, Florida 34655
Ph (727)271-4946
Fax (727)264-8736
signatureprivacywalls@gmail.com

DATE: 03/03/2026
BID EXPIRES 30 DAYS FROM ABOVE DATE

SOLD TO: GMS- Central Florida
PROJECT: Geneva Landings sign

ATTN: Allen Bailey
EMAIL: abailey@gmscfl.com

Scope of Work:

1 to remove and replace 2 wood beams 6"x10" 30'long with wood beam and
to remove and repalce 13 horizontal wood beams with wood beams 2"x6" 6'long

Qty	UM	Price	Amount
1	LS	\$ 13,900.00	\$ 13,900.00

TOTAL \$ 13,900.00

Additional option(if needed only):

TERMS OF PAYMENT: NET 30 FROM THE DATE OF COMPLETION OF WORK

This proposal is based on estimated quantity (LF). Actual LF Installed will be billed. Signature Privacy walls of FL, Inc. will not be responsible if any damage occurst to the sidewalk, landscaping and sod around the panel that will be replaced. Signature Privacy Walls will not replace any sod or landscaping after repair is completed.

Note:

Seller: Signature Privacy Walls of FL, Inc.

Buyer: GMS- Central Florida

Signature & Title

Date Accepted:

SECTION (b)



PROPOSAL # BR1447777

5217 Macoso Court
New Port Richey, Florida 34655
Ph (727)271-4946
Fax (727)264-8736
signatureprivacywalls@gmail.com

DATE: 03/02/2026
BID EXPIRES 30 DAYS FROM ABOVE DATE

SOLD TO PROJECT: **GMS- Central Florida**
Geneva Landings sign

ATTN: **Allen Bailey**
EMAIL: abailey@gmscfl.com

Scope of Work:

1 to remove and replace 2 wood beams 6"x10" 30'long with aluminum beam and to remove and repalce 13 horizontal wood beams with aluminum beams 2"x6" 6'long

Qty	UM	Price	Amount
1	LS	14900.00	\$ 14,900.00

TOTAL **\$ 14,900.00**

Additional option(if needed only):

TERMS OF PAYMENT: NET 30 FROM THE DATE OF COMPLETION OF WORK

This proposal is based on estimated quantity (LF). Actual LF Installed will be billed. Signature Privacy walls of FL, Inc. will not be responsible if any damage occurst to the sidewalk, landscaping and sod around the panel that will be replaced. Signature Privacy Walls will not replace any sod or landscaping after repair is completed.

Note:

Seller: Signature Privacy Walls of FL, Inc.

Buyer: GMS- Central Florida

Signature & Title

Date Accepted:

SECTION D

SECTION 1

East 547
Community Development District

Summary of Checks

December 1, 2025 to January 31, 2026

Bank	Date	Check No.'s	Amount
General Fund	12/4/25	544	\$ 1,025.66
	12/12/25	545-550	\$ 44,300.37
	12/18/25	551-557	\$ 11,804.49
	12/23/25	558-559	\$ 237,388.45
	1/16/26	560-569	\$ 251,803.79
	1/29/26	570-571	\$ 43,773.10
			\$ 590,095.86

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/25	00050	11/06/25	11770817	202511	310-51300	48000	NOT OF RULE DEVELOPMENT	*	387.99		
		11/06/25	11770817	202511	310-51300	48000	FINANCE CHARGE	*	5.39		
		11/13/25	11770804	202511	310-51300	48000	NOT OF RULE MAKING	*	632.28		
GANNETT FLORIDA LOCALIQ										1,025.66	000544
12/12/25	00037	12/12/25	121225-S	202512	300-20700	10000	TXFER TAX RCPTS-S2021	*	14,208.41		
EAST 547 CDD/US BANK										14,208.41	000545
12/12/25	00037	12/12/25	121225-S	202512	300-20700	10000	TXFER TAX RCPTS-S2023	*	23,551.04		
EAST 547 CDD/US BANK										23,551.04	000546
12/12/25	00001	11/01/25	160	202511	320-53800	34000	FIELD MANAGEMENT NOV25	*	1,351.92		
		11/01/25	161	202511	310-51300	34000	MANAGEMENT FEES NOV25	*	3,444.00		
		11/01/25	161	202511	310-51300	35200	WEBSITE ADMIN NOV25	*	108.17		
		11/01/25	161	202511	310-51300	35100	INFO TECHNOLOGY NOV25	*	162.25		
		11/01/25	161	202511	310-51300	31300	DISSEMINATION AGENT NOV25	*	540.75		
		11/01/25	161	202511	330-57200	48300	AMENITY ACCESS NOV25	*	833.33		
		11/01/25	161	202511	310-51300	51000	OFFICE SUPPLIES NOV25	*	.45		
		11/01/25	161	202511	310-51300	42000	POSTAGE NOV25	*	100.05		
GOVERNMENTAL MANAGEMENT SERVICES CF										6,540.92	000547
12/12/25	00040	11/22/25	13528	202510	310-51300	31500	GENERAL COUNSEL OCT25	*	587.50		
KILINSKI VAN WYK, PLLC										587.50	000548
12/12/25	00034	10/13/25	4652314	202512	300-32500	10000	PROPERTY APPRAISER MAINT.	*	2,580.49		
		10/13/25	4652314	202512	300-20700	10000	PROPERTY APPRAISER MAINT.	*	2,799.59		
POLK COUNTY PROPERTY APPRAISER										5,380.08	000549
12/12/25	00034	10/13/25	4652313	202512	300-32500	10000	PROPERTY APPRAISER DEBT	*	2,799.60		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/13/25		10/13/25	4652313	202512	300-20700-10000		PROPERTY APPRAISER DEBT	*	3,037.31		
							POLK COUNTY PROPERTY APPRAISER			5,836.91	000550
12/18/25	00044	11/30/25	16535	202511	330-57200-48201		JANITORIAL SERVICES NOV25	*	1,246.00		
							CSS CLEAN STAR SERVICES			1,246.00	000551
12/18/25	00024	12/10/25	22472444	202511	310-51300-31100		ENGINEER SERVICES NOV25	*	1,005.00		
							DEWBERRY ENGINEERS INC			1,005.00	000552
12/18/25	00037	12/18/25	12182025	202512	300-20700-10000		TXFER TAX RCPTS-S2021	*	81,750.29		
		12/18/25	12182025	202512	300-20700-10000		TXFER TAX RCPTS-S2023	*	135,504.55		
							EAST 547 CDD/US BANK			217,254.84	000553
12/18/25	00001	12/01/25	164	202512	320-53800-34000		FIELD MANAGEMENT DEC25	*	1,351.92		
		12/01/25	165	202512	310-51300-34000		MANAGEMENT FEES DEC25	*	3,444.00		
		12/01/25	165	202512	310-51300-35200		WEBSITE ADMIN DEC25	*	108.17		
		12/01/25	165	202512	310-51300-35100		INFO TECHNOLOGY DEC25	*	162.25		
		12/01/25	165	202512	310-51300-31300		DISSEMINATION AGENT DEC25	*	540.75		
		12/01/25	165	202512	330-57200-48300		AMENITY ACCESS DEC25	*	833.33		
		12/01/25	165	202512	310-51300-51000		OFFICE SUPPLIES DEC25	*	.48		
		12/01/25	165	202512	310-51300-42000		POSTAGE DEC25	*	20.80		
							GOVERNMENTAL MANAGEMENT SERVICES CF			6,461.70	000554
12/18/25	00047	12/01/25	68470147	202512	330-57200-48100		PEST CONTROL DEC25	*	44.00		
							MASSEY SERVICES INC.			44.00	000555
12/18/25	00041	12/01/25	29827	202512	330-57200-48500		POOL CONTACT DEC25	*	1,650.00		
							RESORT POOL SERVICES			1,650.00	000556
12/18/25	00035	12/01/25	214798	202512	320-53800-46200		LAWN MAINTENANCE DEC25	*	9,726.91		
							WEBER ENVIRONMENTAL SERVICES, INC.			9,726.91	000557

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/23/25	00037	12/23/25	122325-S	202512	300	20700	10000			*	94,750.62		
			TXFER TAX RCPTS S2021						EAST 547 CDD/US BANK			94,750.62	000558
12/23/25	00037	12/23/25	122325-S	202512	300	20700	10000			*	157,053.17		
			TXFER TAX RCPTS S2023						EAST 547 CDD/US BANK			157,053.17	000559
1/16/26	00044	12/19/25	16783	202512	330	57200	48201			*	850.00		
			JANITORIAL SERVICES DEC25						CSS CLEAN STAR SERVICES			850.00	000560
1/16/26	00039	12/10/25	25083	202512	330	57200	48000			*	130.00		
			ACCESS LABOR/SERVICE CALL						CURRENT DEMANDS ELECTRICAL			130.00	000561
1/16/26	00037	1/15/26	011626-S	202601	300	20700	10000			*	8,367.94		
			TXFER TAX RECEIPTS S21						EAST 547 CDD/US BANK			8,367.94	000562
1/16/26	00037	1/15/26	011626-S	202601	300	20700	10000			*	13,870.20		
			TXFER TAX RECEIPTS S23						EAST 547 CDD/US BANK			13,870.20	000563
1/16/26	00059	1/05/26	9398	202601	330	57200	48900			*	7,329.00		
			HOLIDAY LIGHTING						FESTIVE GLOW			7,329.00	000564
1/16/26	00001	11/01/25	160-A	202511	330	57200	49000			*	5.00		
			CURRENT DEMAND CDVI TAG						GOVERNMENTAL MANAGEMENT SERVICES CF			5.00	000565
1/16/26	00038	1/13/26	218	202601	310	51300	42000			*	172.09		
			REIMBURSEMENT OF POSTAGE						POLK COUNTY TAX COLLECTOR			172.09	000566
1/16/26	00040	12/16/25	13762	202511	310	51300	31500			*	238.50		
			GENERAL COUNSEL NOV25						KILINSKI VAN WYK, PLLC			238.50	000567
1/16/26	00041	1/01/26	30134	202601	330	57200	48500			*	1,650.00		
			CONTRACT POOL SRVC JAN26						RESORT POOL SERVICES			1,650.00	000568
1/16/26	00035	12/10/25	215074	202512	320	53800	47300			*	105.53		
			IRRIGATION REPAIRS DEC25										

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		1/02/26 215900	202601 320-53800-46200	LANDSCAPE MAINT JAN26	*	9,290.00	
				WEBER ENVIRONMENTAL SERVICES, INC.			9,395.53 000569
1/29/26 00024		1/14/26 22476139	202512 310-51300-31100	GENERAL ENGINEERING DEC25	*	212.50	
				DEWBERRY ENGINEERS INC			212.50 000570
1/29/26 00040		1/15/26 13980	202512 310-51300-31500	GENERAL COUNSEL DEC25	*	1,552.34	
				KILINSKI VAN WYK, PLLC			1,552.34 000571
TOTAL FOR BANK A						590,095.86	
TOTAL FOR REGISTER						590,095.86	

SECTION 2

East 547

Community Development District

Unaudited Financial Reporting

January 31, 2026



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1	<hr/> <u>Balance Sheet</u>
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5	<hr/> <u>Debt Service Fund - Series 2023</u>
6	<hr/> <u>Capital Projects Fund - 2021</u>
7	<hr/> <u>Capital Projects Fund - 2023</u>
8-9	<hr/> <u>Month to Month</u>
10	<hr/> <u>Long Term Debt Schedule</u>
11	<hr/> <u>Assessment Receipt Schedule</u>

East 547
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 466,123	\$ -	\$ -	\$ 466,123
Due from General Fund	\$ -	\$ 4,799	\$ -	\$ 4,799
<u>Series 2021</u>				
Reserve	\$ -	\$ 101,630	\$ -	\$ 101,630
Revenue	\$ -	\$ 249,887	\$ -	\$ 249,887
Prepayment	\$ -	\$ 526	\$ -	\$ 526
Construction	\$ -	\$ -	\$ 149	\$ 149
<u>Series 2023</u>				
Reserve	\$ -	\$ 169,312	\$ -	\$ 169,312
Revenue	\$ -	\$ 417,580	\$ -	\$ 417,580
Prepayment	\$ -	\$ 810,887	\$ -	\$ 810,887
Construction	\$ -	\$ -	\$ 997	\$ 997
Total Assets	\$ 466,123	\$ 1,754,620	\$ 1,146	\$ 2,221,890
Liabilities:				
Accounts Payable	\$ 18,908	\$ -	\$ -	\$ 18,908
Due to Debt Service	\$ 4,799	\$ -	\$ -	\$ 4,799
Retainage Payable	\$ -	\$ -	\$ 80,915	\$ 80,915
Total Liabilities	\$ 23,707	\$ -	\$ 80,915	\$ 104,622
Fund Balances:				
Restricted for:				
Debt Service 2021	\$ -	\$ 354,412	\$ -	\$ 354,412
Capital Projects 2021	\$ -	\$ -	\$ 149	\$ 149
Assigned for:				
Debt Service 2023	\$ -	\$ 1,400,209	\$ -	\$ 1,400,209
Capital Projects 2023	\$ -	\$ -	\$ (79,918)	\$ (79,918)
Unassigned	\$ 442,416	\$ -	\$ -	\$ 442,416
Total Fund Balances	\$ 442,416	\$ 1,754,620	\$ (79,769)	\$ 2,117,268
Total Liabilities & Fund Balance	\$ 466,123	\$ 1,754,620	\$ 1,146	\$ 2,221,890

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Assessments - Tax Roll	\$ 500,346	\$ 492,072	\$ 492,072	\$ -
Developer Contributions	\$ 14,786	\$ 14,786	\$ 75,000	\$ 60,214
Interest Income	\$ -	\$ -	\$ 551	\$ 551
Total Revenues	\$ 515,133	\$ 506,859	\$ 567,623	\$ 60,764
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 10,000	\$ 3,333	\$ 800	\$ 2,533
FICA Expense	\$ 765	\$ 255	\$ 61	\$ 194
Engineering Fees	\$ 10,000	\$ 3,333	\$ 1,218	\$ 2,116
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Arbitrage Fees	\$ 900	\$ -	\$ -	\$ -
Dissemination Fees	\$ 6,489	\$ 2,163	\$ 2,763	\$ (600)
Reamortization Schedules	\$ 1,000	\$ 333	\$ 500	\$ (167)
Disclosure Software	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
Attorney Fees	\$ 10,000	\$ 3,333	\$ 2,906	\$ 427
Annual Audit	\$ 6,000	\$ -	\$ -	\$ -
Management Fees	\$ 41,328	\$ 13,776	\$ 13,776	\$ -
Information Technology	\$ 1,947	\$ 649	\$ 649	\$ (0)
Website Maintenance	\$ 1,298	\$ 433	\$ 433	\$ (0)
Trustee Fees	\$ 8,869	\$ 4,256	\$ 4,256	\$ -
Postage	\$ 1,300	\$ 433	\$ 484	\$ (51)
Insurance	\$ 7,085	\$ 7,085	\$ 6,530	\$ 555
Printing & Binding	\$ 500	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 2,500	\$ 833	\$ 1,026	\$ (192)
Contingency	\$ 2,500	\$ 833	\$ 165	\$ 668
Office Supplies	\$ 250	\$ 83	\$ 7	\$ 76
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 120,312	\$ 48,882	\$ 43,156	\$ 5,726

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<i>Operations & Maintenance</i>				
Field				
Property Insurance	\$ 13,310	\$ 13,310	\$ 11,255	\$ 2,055
Field Management	\$ 16,223	\$ 5,408	\$ 5,408	\$ (0)
Landscape Maintenance	\$ 120,816	\$ 40,272	\$ 38,471	\$ 1,801
Landscape Replacement	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Streetlights	\$ 36,000	\$ 12,000	\$ 17,320	\$ (5,320)
Electric	\$ 25,000	\$ 8,333	\$ 145	\$ 8,189
Water & Sewer	\$ 14,500	\$ 4,833	\$ 4,186	\$ 648
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 6,684	\$ 2,228	\$ 212	\$ 2,016
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 2,446	\$ 887
Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Subtotal Field	\$ 267,533	\$ 98,051	\$ 79,442	\$ 18,609
Amenity				
Amenity - Electric	\$ 24,700	\$ 8,233	\$ 3,946	\$ 4,288
Amenity - Water	\$ 10,000	\$ 3,333	\$ 5,194	\$ (1,861)
Internet	\$ 1,500	\$ 500	\$ 438	\$ 62
Pest Control	\$ 600	\$ 200	\$ 176	\$ 24
Janitorial Services	\$ 11,180	\$ 3,727	\$ 3,946	\$ (219)
Security Services	\$ 20,000	\$ 6,667	\$ 1,285	\$ 5,382
Pool Maintenance	\$ 24,308	\$ 8,103	\$ 6,600	\$ 1,503
Amenity Management	\$ 10,000	\$ 3,333	\$ 3,333	\$ 0
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 625	\$ 2,708
Holiday Decorations	\$ 7,500	\$ 7,500	\$ 7,329	\$ 171
Contingency	\$ 7,500	\$ 2,500	\$ 5	\$ 2,495
Subtotal Amenity	\$ 127,288	\$ 47,429	\$ 32,877	\$ 14,552
Total Operations & Maintenance	\$ 394,821			
Total Expenditures	\$ 515,133	\$ 194,363	\$ 155,475	\$ 38,888
Excess Revenues (Expenditures)	\$ -		\$ 412,148	
Fund Balance - Beginning	\$ -		\$ 30,268	
Fund Balance - Ending	\$ -		\$ 442,416	

East 547

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 205,198	\$ 200,883	\$ 200,883	\$ -
Interest	\$ 10,000	\$ 3,333	\$ 2,318	\$ (1,015)
Total Revenues	\$ 215,198	\$ 204,216	\$ 203,201	\$ (1,015)
Expenditures:				
Interest Expense - 11/01	\$ 59,743	\$ 59,743	\$ 59,743	\$ -
Principal Expense - 05/01	\$ 80,000	\$ -	\$ -	\$ -
Interest Expense - 05/01	\$ 59,743	\$ -	\$ -	\$ -
Total Expenditures	\$ 199,485	\$ 59,743	\$ 59,743	\$ -
Excess Revenues (Expenditures)	\$ 15,713		\$ 143,459	
Fund Balance - Beginning	\$ 122,666		\$ 210,953	
Fund Balance - Ending	\$ 138,380		\$ 354,412	

East 547

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<u>Revenues:</u>				
Assessments	\$ 442,651	\$ -	\$ 332,972	\$ 332,972
Assessments - Prepayment	\$ -	\$ -	\$ 802,344	\$ 802,344
Interest	\$ 10,000	\$ 3,333	\$ 13,090	\$ 9,757
Total Revenues	\$ 452,651	\$ 3,333	\$ 1,148,406	\$ 1,145,073
<u>Expenditures:</u>				
Interest Expense - 11/01	\$ 185,575	\$ 185,575	\$ 167,506	\$ 18,069
Principal Expense - 05/01	\$ 75,000	\$ -	\$ -	\$ -
Interest Expense - 05/01	\$ 185,575	\$ -	\$ -	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 860,000	\$ (860,000)
Total Expenditures	\$ 446,150	\$ 185,575	\$ 1,027,506	\$ (841,931)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,260)	\$ 2,260
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (2,260)	\$ 2,260
Excess Revenues (Expenditures)	\$ 6,501		\$ 118,640	
Fund Balance - Beginning	\$ 631,459		\$ 1,281,569	
Fund Balance - Ending	\$ 637,961		\$ 1,400,209	

East 547

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 149	\$ 149
Total Revenues	\$ -	\$ -	\$ 149	\$ 149
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 761,016	\$ (761,016)
Total Expenditures	\$ -	\$ -	\$ 761,016	\$ (761,016)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ 761,015	\$ 761,015
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 761,015	\$ 761,015
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 148	
Fund Balance - Beginning	\$ -	\$ -	\$ 2	
Fund Balance - Ending	\$ -	\$ -	\$ 149	

East 547

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 6,477	\$ 6,477
Total Revenues	\$ -	\$ -	\$ 6,477	\$ 6,477
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 9,955	\$ (9,955)
Total Expenditures	\$ -	\$ -	\$ 9,955	\$ (9,955)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (758,754)	\$ (758,754)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (758,754)	\$ (758,754)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (762,232)	
Fund Balance - Beginning	\$ -	\$ -	\$ 682,314	
Fund Balance - Ending	\$ -	\$ -	\$ (79,918)	

East 547
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll	\$ -	\$ 35,098	\$ 452,551	\$ 4,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 492,072
Developer Contributions	\$ 25,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Interest Income	\$ -	\$ -	\$ 1	\$ 549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 551
Total Revenues	\$ 25,000	\$ 85,098	\$ 452,553	\$ 4,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 567,623
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ -	\$ 1,005	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,218
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fees	\$ 541	\$ 541	\$ 541	\$ 1,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,763
Reamortization Schedule	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Disclosure Software	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Attorney Fees	\$ 588	\$ 239	\$ 1,552	\$ 528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,906
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,776
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433
Trustee Fees	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256
Postage	\$ 130	\$ 100	\$ 21	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484
Insurance	\$ 6,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,530
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 1,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,026
Contingency	\$ 11	\$ 48	\$ 45	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165
Office Supplies	\$ 3	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 23,856	\$ 6,673	\$ 6,947	\$ 5,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,156

East 547
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations & Maintenance</u>													
Field Expenses													
Property Insurance	\$ 11,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,255
Field Management	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Landscape Maintenance	\$ 9,727	\$ 9,727	\$ 9,727	\$ 9,290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,471
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 3,748	\$ 3,698	\$ 6,312	\$ 3,561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,320
Electric	\$ 36	\$ 41	\$ 36	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145
Water & Sewer	\$ 1,867	\$ 1,059	\$ 1,125	\$ 134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,186
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 107	\$ -	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212
General Repairs & Maintenance	\$ 1,265	\$ -	\$ -	\$ 1,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,446
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenses	\$ 29,357	\$ 15,877	\$ 18,657	\$ 15,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,442
Amenity Expenses													
Amenity - Electric	\$ 1,133	\$ 1,112	\$ 789	\$ 912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,946
Amenity - Water	\$ 1,395	\$ 1,106	\$ 1,417	\$ 1,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,194
Internet	\$ 109	\$ 109	\$ 109	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438
Pest Control	\$ 44	\$ 44	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176
Janitorial Services	\$ 850	\$ 1,246	\$ 850	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,946
Security Services	\$ 224	\$ -	\$ 1,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,285
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Amenity Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 130	\$ 495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Holiday Decorations	\$ -	\$ -	\$ -	\$ 7,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,329
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Subtotal Amenity Expenses	\$ 6,239	\$ 6,106	\$ 6,884	\$ 13,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,877
Total Expenditures	\$ 59,451	\$ 28,655	\$ 32,489	\$ 34,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,475
Excess Revenues (Expenditures)	\$ (34,451)	\$ 56,443	\$ 420,064	\$ (29,907)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412,148
Net Change in Fund Balance	\$ (34,451)	\$ 56,443	\$ 420,064	\$ (29,907)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412,148

East 547

Community Development District

Long Term Debt Report

SERIES 2021, SPECIAL ASSESSMENT REVENUE BONDS		
Interest Rate:	2.500%, 3.000%, 3.300%, 4.000%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$101,630	
Reserve Fund Balance	\$101,630	
Bonds Outstanding - 06/15/21		\$5,875,000
LESS: Principal Payment - 05/01/22		(\$120,000)
LESS: Special Call - 05/01/23		(\$225,000)
LESS: Principal Payment - 05/01/23		(\$125,000)
LESS: Special Call - 08/01/23		(\$155,000)
LESS: Special Call - 11/01/23		(\$760,000)
LESS: Special Call - 02/01/24		(\$100,000)
LESS: Special Call - 05/01/24		(\$100,000)
LESS: Special Call - 08/01/24		(\$435,000)
LESS: Special Call - 11/01/24		(\$305,000)
LESS: Special Call - 02/01/25		(\$70,000)
LESS: Principal Payment - 05/01/25		(\$80,000)
LESS: Special Call - 05/01/25		(\$20,000)
CURRENT BONDS OUTSTANDING		\$3,380,000

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS		
Interest Rate:	5.500%, 6.250%, 6.500%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$169,312	
Reserve Fund Balance	\$169,312	
Bonds Outstanding - 10/12/23		\$7,245,000
LESS: Special Call - 02/01/25		(\$585,000)
LESS: Principal Payment - 05/01/25		(\$80,000)
LESS: Special Call - 05/01/25		(\$730,000)
CURRENT BONDS OUTSTANDING		\$5,850,000

EAST 547
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ 538,007.91 \$ 219,635.52 \$ 364,055.18 \$ 1,121,698.61
 Net Assessments \$ 500,347.36 \$ 204,261.03 \$ 338,571.32 \$ 1,043,179.71

								47.96%	19.58%	32.46%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	2021 Debt Service	Service	Total
11/10/25	10/20/25-10/21/25	\$159.09	(\$8.36)	(\$3.01)	\$0.00	\$0.00	\$147.72	\$70.85	\$28.93	\$47.94	\$147.72
11/10/25	10/20/25-10/21/25	\$500.82	(\$26.29)	(\$9.49)	\$0.00	\$0.00	\$465.04	\$223.05	\$91.06	\$150.93	\$465.04
11/14/25	10/01/25-10/31/25	\$1,679.17	(\$67.17)	(\$32.24)	\$0.00	\$0.00	\$1,579.76	\$757.71	\$309.33	\$512.72	\$1,579.76
11/14/25	10/01/25-10/31/25	\$2,113.98	(\$84.56)	(\$40.59)	\$0.00	\$0.00	\$1,988.83	\$953.92	\$389.42	\$645.49	\$1,988.83
11/21/25	11/01/25-11/07/25	\$23,253.78	(\$930.10)	(\$446.47)	\$0.00	\$0.00	\$21,877.21	\$10,493.12	\$4,283.69	\$7,100.40	\$21,877.21
11/21/25	11/01/25-11/07/25	\$26,443.01	(\$1,057.74)	(\$507.71)	\$0.00	\$0.00	\$24,877.56	\$11,932.19	\$4,871.18	\$8,074.19	\$24,877.56
11/26/25	11/08/25-11/15/25	\$12,012.83	(\$480.51)	(\$230.65)	\$0.00	\$0.00	\$11,301.67	\$5,420.69	\$2,212.94	\$3,668.04	\$11,301.67
11/26/25	11/08/25-11/15/25	\$11,626.89	(\$465.04)	(\$223.24)	\$0.00	\$0.00	\$10,938.61	\$5,246.56	\$2,141.85	\$3,550.20	\$10,938.61
12/08/25	11/16/25-11/25/25	\$306,664.86	(\$12,266.46)	(\$5,887.97)	\$0.00	\$0.00	\$288,510.43	\$138,380.21	\$56,492.13	\$93,638.09	\$288,510.43
12/08/25	11/16/25-11/25/25	\$149,035.59	(\$5,961.43)	(\$2,861.48)	\$0.00	\$0.00	\$140,212.68	\$67,251.16	\$27,454.51	\$45,507.01	\$140,212.68
12/12/25	Invoice#4652314	\$0.00	\$0.00	\$0.00	\$0.00	(\$5,380.08)	(\$5,380.08)	(\$2,580.49)	(\$1,053.45)	(\$1,746.14)	(\$5,380.08)
12/12/25	Invoice#4652313	\$0.00	\$0.00	\$0.00	\$0.00	(\$5,836.91)	(\$5,836.91)	(\$2,799.60)	(\$1,142.90)	(\$1,894.41)	(\$5,836.91)
12/19/25	11/26/25-11/30/25	\$208,879.08	(\$8,355.25)	(\$4,010.48)	\$0.00	\$0.00	\$196,513.35	\$94,255.03	\$38,478.53	\$63,779.79	\$196,513.35
12/19/25	11/26/25-11/30/25	\$305,470.11	(\$12,218.37)	(\$5,865.03)	\$0.00	\$0.00	\$287,386.71	\$137,841.24	\$56,272.09	\$93,273.38	\$287,386.71
12/31/25	12/01/25-12/15/25	\$29,873.80	(\$1,170.99)	(\$574.06)	\$0.00	\$0.00	\$28,128.75	\$13,491.58	\$5,507.79	\$9,129.38	\$28,128.75
12/31/25	12/01/25-12/15/25	\$14,866.29	(\$586.40)	(\$285.60)	\$0.00	\$0.00	\$13,994.29	\$6,712.18	\$2,740.16	\$4,541.95	\$13,994.29
01/09/26	12/16/25-12/31/25	\$4,227.96	(\$126.82)	(\$82.02)	\$0.00	\$0.00	\$4,019.12	\$1,927.72	\$786.97	\$1,304.43	\$4,019.12
01/09/26	12/16/25-12/31/25	\$3,493.30	(\$104.79)	(\$67.77)	\$0.00	\$0.00	\$3,320.74	\$1,592.75	\$650.22	\$1,077.77	\$3,320.74
01/29/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$982.04	\$0.00	\$982.04	\$471.02	\$192.29	\$318.73	\$982.04
01/29/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$899.82	\$0.00	\$899.82	\$431.59	\$176.19	\$292.04	\$899.82
TOTAL		\$ 1,100,300.56	\$ (43,910.28)	\$ (21,127.81)	\$ 1,881.86	\$ (11,216.99)	\$ 1,025,927.34	\$ 492,072.48	\$ 200,882.93	\$ 332,971.93	\$ 1,025,927.34

98%	Net Percent Collected
\$ 17,252.37	Balance Remaining to Collect