

***Waterstone***  
***Community Development District***

***Unaudited Financial Reporting***  
***June 30, 2026***



# Table of Contents

|     |                                         |
|-----|-----------------------------------------|
| 1   | <u>Balance Sheet</u>                    |
| 2-3 | <u>General Fund</u>                     |
| 4   | <u>Debt Service Fund Series 2018A/B</u> |
| 5-6 | <u>Month to Month</u>                   |
| 7   | <u>Long Term Debt Report</u>            |
| 8   | <u>Assessment Receipt Schedule</u>      |

**Waterstone**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2026**

|                                             | <i>General<br/>Fund</i> | <i>Debt Service<br/>Fund</i> | <i>Totals<br/>Governmental Funds</i> |
|---------------------------------------------|-------------------------|------------------------------|--------------------------------------|
| <b>Assets:</b>                              |                         |                              |                                      |
| <u>Cash:</u>                                |                         |                              |                                      |
| Operating Account                           | \$ 11,335               | \$ -                         | \$ 11,335                            |
| Due From Debt Service                       | 61,004                  |                              | 61,004                               |
| <u>Investments:</u>                         |                         |                              |                                      |
| State Board of Administration (SBA)         | 754,345                 | -                            | 754,345                              |
| <b>Series 2018</b>                          |                         |                              |                                      |
| Reserve A                                   | -                       | 318,830                      | 318,830                              |
| Reserve B                                   | -                       | 131,422                      | 131,422                              |
| Revenue A                                   | -                       | 1,658,893                    | 1,658,893                            |
| Prepayment B                                | -                       | 361,601                      | 361,601                              |
| Prepayment A                                |                         | 5,592                        | 5,592                                |
| Prepaid Expenses                            | -                       | -                            | -                                    |
| <b>Total Assets</b>                         | <b>\$ 826,684</b>       | <b>\$ 2,476,338</b>          | <b>\$ 3,303,022</b>                  |
| <b>Liabilities:</b>                         |                         |                              |                                      |
| Accounts Payable                            | \$ 96,534               | \$ -                         | \$ 96,534                            |
| Due To General Fund                         | -                       | 61,004                       | 61,004                               |
| Due to Resident Deposit                     | 500                     | -                            | 500                                  |
| <b>Total Liabilities</b>                    | <b>\$ 97,034</b>        | <b>\$ 61,004</b>             | <b>\$ 158,038</b>                    |
| <b>Fund Balance:</b>                        |                         |                              |                                      |
| Restricted for:                             |                         |                              |                                      |
| Debt Service                                | \$ -                    | \$ 2,415,334                 | \$ 2,415,334                         |
| Assigned for:                               |                         |                              |                                      |
| General Fund-Road Improvement               | 285,948                 | -                            | 285,948                              |
| Reserves                                    | 425,000                 | -                            | 425,000                              |
| Unassigned                                  | 18,702                  | -                            | 18,702                               |
| <b>Total Fund Balances</b>                  | <b>\$ 729,650</b>       | <b>\$ 2,415,334</b>          | <b>\$ 3,144,984</b>                  |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 826,684</b>       | <b>\$ 2,476,338</b>          | <b>\$ 3,303,022</b>                  |

**Waterstone**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2026**

|                                             | Adopted<br>Budget | Prorated Budget<br>Thru 06/30/26 | Actual<br>Thru 06/30/26 | Variance           |
|---------------------------------------------|-------------------|----------------------------------|-------------------------|--------------------|
| <b><u>Revenues:</u></b>                     |                   |                                  |                         |                    |
| Special Assessments - Tax Roll              | \$ 902,805        | \$ 902,805                       | \$ 907,733              | \$ 4,928           |
| Interest Income                             | 25,000            | 18,750                           | 26,100                  | 7,350              |
| Clubhouse Income                            | 1,000             | 750                              | 4,250                   | (100)              |
| <b>Total Revenues</b>                       | <b>\$ 928,805</b> | <b>\$ 922,305</b>                | <b>\$ 938,083</b>       | <b>\$ 12,177</b>   |
| <b><u>Expenditures:</u></b>                 |                   |                                  |                         |                    |
| <b><u>General &amp; Administrative:</u></b> |                   |                                  |                         |                    |
| Supervisor Fees                             | \$ 2,400          | \$ 1,800                         | \$ -                    | \$ 1,800           |
| PR-FICA                                     | 184               | 138                              | -                       | 138                |
| Engineering                                 | 20,000            | 15,000                           | 15,604                  | (604)              |
| Attorney                                    | 20,000            | 15,000                           | 15,625                  | (625)              |
| Annual Audit                                | 4,300             | 4,300                            | 4,300                   | -                  |
| Assessment Administration                   | 2,120             | 2,120                            | 2,120                   | -                  |
| Arbitrage Rebate                            | 550               | 550                              | 550                     | -                  |
| Dissemination Agent                         | 4,000             | 4,000                            | 4,000                   | -                  |
| Trustee Fees                                | 7,600             | 7,600                            | 8,697                   | (1,097)            |
| Management Fees                             | 45,016            | 33,762                           | 33,762                  | 0                  |
| Information Technology                      | 1,134             | 851                              | 851                     | 0                  |
| Website Maintenance                         | 1,701             | 1,276                            | 1,276                   | 0                  |
| Telephone                                   | 50                | 38                               | -                       | 38                 |
| Postage & Delivery                          | 200               | 200                              | 1,346                   | (1,146)            |
| Insurance General Liability                 | 9,119             | 9,119                            | 8,121                   | 998                |
| Printing & Binding                          | 300               | 225                              | 202                     | 23                 |
| Legal Advertising                           | 1,000             | 750                              | 1,227                   | (477)              |
| Other Current Charges                       | 569               | 427                              | 894                     | (468)              |
| Office Supplies                             | 50                | 38                               | 39                      | (1)                |
| Dues, Licenses & Subscriptions              | 175               | 175                              | 175                     | -                  |
| <b>Total General &amp; Administrative</b>   | <b>\$ 120,468</b> | <b>\$ 97,367</b>                 | <b>\$ 98,788</b>        | <b>\$ (1,421)</b>  |
| <b><u>Operations &amp; Maintenance</u></b>  |                   |                                  |                         |                    |
| <b>Field Expenditures</b>                   |                   |                                  |                         |                    |
| Field Management                            | \$ 10,000         | \$ 7,500                         | \$ 7,500                | \$ 0               |
| Security Monitoring                         | -                 | -                                | 10,713                  | (10,713)           |
| Electric Streetlights                       | 45,000            | 33,750                           | 33,437                  | 313                |
| Electric Pumps/Well/Guardhouse              | 2,400             | 1,800                            | 1,387                   | 413                |
| Solid Waste                                 | -                 | -                                | 1,134                   | (1,134)            |
| Landscape Maintenance                       | 197,310           | 147,983                          | 135,608                 | 12,375             |
| Tree Service                                | 15,000            | 15,000                           | 16,399                  | (1,399)            |
| Lake Maintenance                            | 27,380            | 20,535                           | 20,734                  | (199)              |
| Irrigation Maintenance                      | 10,000            | 7,500                            | 3,858                   | 3,642              |
| Repairs and Maintenance                     | 10,428            | 7,821                            | 2,481                   | 5,340              |
| Street Maintenance                          | 10,000            | 10,000                           | 22,888                  | (12,888)           |
| Sign Maintenance                            | 5,000             | 3,750                            | 1,100                   | 2,650              |
| Gate Maintenance                            | 10,000            | 7,500                            | -                       | 7,500              |
| Fence Maintenance                           | 10,000            | 7,500                            | -                       | 7,500              |
| Preserve Maintenance                        | 10,171            | 7,628                            | -                       | 7,628              |
| Contingency                                 | 5,000             | 3,750                            | 9,358                   | (5,608)            |
| Capital Outlay                              | -                 | -                                | 115,670                 | (115,670)          |
| Reserve- Roadways Improvements              | 100,000           | 100,000                          | 238,577                 | (138,577)          |
| Reserve                                     | 165,000           | 165,000                          | -                       | 165,000            |
| <b>Subtotal Field Expenditures</b>          | <b>\$ 632,689</b> | <b>\$ 547,017</b>                | <b>\$ 620,844</b>       | <b>\$ (73,827)</b> |

**Waterstone**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2026**

|                                                          | Adopted           | Prorated Budget   | Actual            |                     |
|----------------------------------------------------------|-------------------|-------------------|-------------------|---------------------|
|                                                          | Budget            | Thru 06/30/26     | Thru 06/30/26     | Variance            |
| <b>Recreation Building Expenditures</b>                  |                   |                   |                   |                     |
| Amenity Management                                       | \$ 8,000          | \$ 6,000          | \$ 46,800         | \$ (40,800)         |
| Security System                                          | 8,020             | 6,015             | 6,227             | (212)               |
| Security Service                                         | -                 | -                 | 30,049            | (30,049)            |
| Electric Rec Building                                    | 14,800            | 11,100            | 10,421            | 679                 |
| Water/Sewer                                              | 1,200             | 900               | 4,333             | (3,433)             |
| Buliding Insurance                                       | 14,068            | 14,068            | 13,169            | 899                 |
| Pool Maintenance                                         | 32,600            | 24,450            | 20,700            | 3,750               |
| Pool Repair                                              | 5,000             | 5,000             | 11,782            | (6,782)             |
| Equipment Maintenance                                    | 5,000             | 3,750             | 420               | 3,330               |
| Janitorial Maintenance                                   | 23,400            | 17,550            | 44,942            | (27,392)            |
| Repairs and Maintenance                                  | 5,000             | 3,750             | 5,699             | (1,949)             |
| Sporting Courts Maintenance                              | 7,700             | 5,775             | 3,850             | 1,925               |
| Playground Maintenance                                   | 23,200            | 17,400            | 9,900             | 7,500               |
| R&M Pool Heater                                          | 3,000             | 2,250             | -                 | 2,250               |
| Pest Control                                             | 960               | 720               | 744               | (24)                |
| Licenses, Permits, Fees                                  | 300               | 225               | 325               | (100)               |
| Contingency                                              | 8,400             | 6,300             | 7,382             | (1,082)             |
| Capital Outlay                                           | 5,000             | 3,750             | -                 | 3,750               |
| Reserve                                                  | 10,000            | 10,000            | -                 | 10,000              |
| <b>Subtotal Rec Building Expenditures</b>                | <b>\$ 175,648</b> | <b>\$ 139,003</b> | <b>\$ 216,742</b> | <b>\$ (77,739)</b>  |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 808,337</b> | <b>\$ 686,020</b> | <b>\$ 837,586</b> | <b>\$ (151,566)</b> |
| <b>Total Expenditures</b>                                | <b>\$ 928,805</b> | <b>\$ 783,387</b> | <b>\$ 936,374</b> | <b>\$ (152,987)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       | <b>\$ 138,918</b> | <b>\$ 1,709</b>   | <b>\$ (140,810)</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>       | <b>\$ 138,918</b> | <b>\$ 1,709</b>   | <b>\$ (140,810)</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                   | <b>\$ 727,941</b> |                     |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                   | <b>\$ 729,650</b> |                     |

**Waterstone**  
**Community Development District**  
**Debt Service Fund Series 2018A/B**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2026**

|                                                          | Adopted<br>Budget   | Prorated Budget<br>Thru 06/30/26 | Actual<br>Thru 06/30/26 | Variance              |
|----------------------------------------------------------|---------------------|----------------------------------|-------------------------|-----------------------|
| <b>Revenues:</b>                                         |                     |                                  |                         |                       |
| Special Assessments - Tax Roll                           | \$ 546,355          | \$ 546,355                       | \$ 443,778              | \$ (102,577)          |
| Special Assessments - Estoppels                          | -                   | -                                | 40,753                  | 40,753                |
| Special Assessments - Prepayments B                      | -                   | -                                | 1,560,111               | 1,560,111             |
| Special Assessments - Prepayments A                      | -                   | -                                | 5,546                   | 5,546                 |
| Interest Income                                          | 30,000              | 22,500                           | 70,846                  | 48,346                |
| <b>Total Revenues</b>                                    | <b>\$ 576,355</b>   | <b>\$ 568,855</b>                | <b>\$ 2,121,033</b>     | <b>\$ 1,552,178</b>   |
| <b>Expenditures:</b>                                     |                     |                                  |                         |                       |
| Special Call B- 11/1                                     | \$ -                | \$ -                             | \$ 951,460              | \$ (951,460)          |
| Special Call B- 2/1                                      | -                   | -                                | 752,649                 | (752,649)             |
| Special Call B- 5/1                                      | -                   | -                                | 737,382                 | (737,382)             |
| <b>Total Expenditures</b>                                | <b>\$ -</b>         | <b>\$ -</b>                      | <b>\$ 2,441,491</b>     | <b>\$ (2,441,491)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 576,355</b>   | <b>\$ 568,855</b>                | <b>\$ (320,458)</b>     | <b>\$ (889,313)</b>   |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 576,355</b>   | <b>\$ 568,855</b>                | <b>\$ (320,458)</b>     | <b>\$ (889,313)</b>   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 1,172,820</b> |                                  | <b>\$ 2,735,792</b>     |                       |
| <b>Fund Balance - Ending</b>                             | <b>\$ 1,749,176</b> |                                  | <b>\$ 2,415,334</b>     |                       |

**Waterstone**  
Community Development District  
Month to Month

|                                | Oct             | Nov               | Dec               | Jan              | Feb              | March            | April            | May             | June             | July        | Aug         | Sept        | Total             |
|--------------------------------|-----------------|-------------------|-------------------|------------------|------------------|------------------|------------------|-----------------|------------------|-------------|-------------|-------------|-------------------|
| <b>Revenues:</b>               |                 |                   |                   |                  |                  |                  |                  |                 |                  |             |             |             |                   |
| Special Assessments - Tax Roll | \$ -            | \$ 164,688        | \$ 633,643        | \$ 8,691         | \$ 10,585        | \$ 6,410         | \$ 6,832         | \$ 4,145        | \$ 72,739        | \$ -        | \$ -        | \$ -        | \$ 907,733        |
| Interest Income                | 2,319           | 1,911             | 2,356             | 4,091            | 3,490            | 3,550            | 3,165            | 2,773           | 2,444            | -           | -           | -           | 26,100            |
| Clubhouse Income               | -               | 100               | -                 | -                | 155              | 70               | 1,070            | 1,110           | 1,745            | -           | -           | -           | 4,250             |
| <b>Total Revenues</b>          | <b>\$ 2,319</b> | <b>\$ 166,698</b> | <b>\$ 635,999</b> | <b>\$ 12,783</b> | <b>\$ 14,230</b> | <b>\$ 10,031</b> | <b>\$ 11,067</b> | <b>\$ 8,028</b> | <b>\$ 76,928</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 938,083</b> |

**Expenditures:**

**General & Administrative:**

|                                           |                  |                 |                 |                  |                 |                  |                  |                 |                 |             |             |             |                  |
|-------------------------------------------|------------------|-----------------|-----------------|------------------|-----------------|------------------|------------------|-----------------|-----------------|-------------|-------------|-------------|------------------|
| Supervisor Fees                           | \$ -             | \$ -            | \$ -            | \$ -             | \$ -            | \$ -             | \$ -             | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -             |
| PR-FICA                                   | -                | -               | -               | -                | -               | -                | -                | -               | -               | -           | -           | -           | -                |
| Engineering                               | 603              | 981             | 170             | 53               | 485             | 5,286            | 7,089            | 939             | -               | -           | -           | -           | 15,604           |
| Attorney                                  | 591              | 790             | -               | -                | 3,753           | 2,087            | 7,815            | 591             | -               | -           | -           | -           | 15,625           |
| Annual Audit                              | -                | 2,500           | 1,800           | -                | -               | -                | -                | -               | -               | -           | -           | -           | 4,300            |
| Assessment Administration                 | 2,120            | -               | -               | -                | -               | -                | -                | -               | -               | -           | -           | -           | 2,120            |
| Arbitrage Rebate                          | -                | -               | -               | 550              | -               | -                | -                | -               | -               | -           | -           | -           | 550              |
| Dissemination Agent                       | -                | -               | -               | 4,000            | -               | -                | -                | -               | -               | -           | -           | -           | 4,000            |
| Trustee Fees                              | -                | -               | -               | 8,697            | -               | -                | -                | -               | -               | -           | -           | -           | 8,697            |
| Management Fees                           | 3,751            | 3,751           | 3,751           | 3,751            | 3,751           | 3,751            | 3,751            | 3,751           | 3,751           | -           | -           | -           | 33,762           |
| Information Technology                    | 95               | 95              | 95              | 95               | 95              | 95               | 95               | 95              | 95              | -           | -           | -           | 851              |
| Website Maintenance                       | 142              | 142             | 142             | 142              | 142             | 142              | 142              | 142             | 142             | -           | -           | -           | 1,276            |
| Telephone                                 | -                | -               | -               | -                | -               | -                | -                | -               | -               | -           | -           | -           | -                |
| Postage & Delivery                        | 57               | 61              | 808             | 53               | 48              | 77               | 89               | 22              | 130             | -           | -           | -           | 1,346            |
| Insurance General Liability               | 8,121            | -               | -               | -                | -               | -                | -                | -               | -               | -           | -           | -           | 8,121            |
| Printing & Binding                        | 0                | 121             | 72              | 0                | -               | 0                | 8                | 0               | -               | -           | -           | -           | 202              |
| Legal Advertising                         | -                | -               | -               | -                | -               | -                | -                | 151             | 1,076           | -           | -           | -           | 1,227            |
| Other Current Charges                     | 77               | 92              | 36              | -                | 149             | 102              | 160              | 135             | 144             | -           | -           | -           | 894              |
| Office Supplies                           | -                | -               | 38              | -                | -               | -                | -                | 0               | 0               | -           | -           | -           | 39               |
| Dues, Licenses & Subscriptions            | 175              | -               | -               | -                | -               | -                | -                | -               | -               | -           | -           | -           | 175              |
| <b>Total General &amp; Administrative</b> | <b>\$ 15,731</b> | <b>\$ 8,532</b> | <b>\$ 6,912</b> | <b>\$ 17,340</b> | <b>\$ 8,422</b> | <b>\$ 11,539</b> | <b>\$ 19,148</b> | <b>\$ 5,826</b> | <b>\$ 5,338</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 98,788</b> |

**Operations & Maintenance**

**Field Expenditures**

|                                    |                  |                  |                  |                  |                  |                  |                  |                   |                   |             |             |             |             |                   |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------|-------------|-------------|-------------|-------------------|
| Field Management                   | \$ 833           | \$ 833           | \$ 833           | \$ 833           | \$ 833           | \$ 833           | \$ 833           | \$ 833            | \$ 833            | \$ 833      | \$ -        | \$ -        | \$ -        | \$ 7,500          |
| Security Monitoring                | -                | -                | -                | -                | 1,870            | 1,870            | 1,870            | 3,232             | 1,870             | -           | -           | -           | -           | 10,713            |
| Electric Streetlights              | 3,432            | 3,432            | 3,432            | 3,857            | 3,857            | 3,857            | 3,857            | 3,857             | 3,857             | -           | -           | -           | -           | 33,437            |
| Electric Pumps/Well/Guardhouse     | 156              | 142              | 132              | 179              | 160              | 152              | 148              | 140               | 177               | -           | -           | -           | -           | 1,387             |
| Solid Waste                        | -                | -                | -                | -                | -                | -                | -                | -                 | 1,134             | -           | -           | -           | -           | 1,134             |
| Landscape Maintenance              | 15,068           | 15,068           | 15,068           | 15,068           | 15,068           | 15,068           | 15,068           | 15,068            | 15,068            | -           | -           | -           | -           | 135,608           |
| Tree Service                       | -                | 1,056            | 11,500           | -                | -                | -                | 3,843            | -                 | -                 | -           | -           | -           | -           | 16,399            |
| Lake Maintenance                   | 2,304            | 2,304            | 2,304            | 2,304            | 2,304            | 2,304            | 2,304            | 2,304             | 2,304             | -           | -           | -           | -           | 20,734            |
| Irrigation Maintenance             | -                | -                | -                | 848              | 1,023            | -                | 527              | 1,461             | -                 | -           | -           | -           | -           | 3,858             |
| Repairs and Maintenance            | -                | -                | 747              | -                | -                | 24               | -                | 183               | 1,527             | -           | -           | -           | -           | 2,481             |
| Street Maintenance                 | -                | -                | -                | -                | 6,995            | 15,893           | -                | -                 | -                 | -           | -           | -           | -           | 22,888            |
| Sign Maintenance                   | -                | -                | -                | -                | -                | -                | 1,100            | -                 | -                 | -           | -           | -           | -           | 1,100             |
| Gate Maintenance                   | -                | -                | -                | -                | -                | -                | -                | -                 | -                 | -           | -           | -           | -           | -                 |
| Fence Maintenance                  | -                | -                | -                | -                | -                | -                | -                | -                 | -                 | -           | -           | -           | -           | -                 |
| Preserve Maintenance               | -                | -                | -                | -                | -                | -                | -                | -                 | -                 | -           | -           | -           | -           | -                 |
| Contingency                        | -                | 179              | -                | 792              | -                | -                | -                | -                 | 8,387             | -           | -           | -           | -           | 9,358             |
| Capital Outlay                     | 35,993           | -                | -                | 35,993           | 5,438            | -                | 20,130           | -                 | 18,117            | -           | -           | -           | -           | 115,670           |
| Reserve- Roadways Improvements     | -                | 54,103           | -                | -                | -                | 14,689           | -                | 108,206           | 61,578            | -           | -           | -           | -           | 238,577           |
| Reserve                            | -                | -                | -                | -                | -                | -                | -                | -                 | -                 | -           | -           | -           | -           | -                 |
| <b>Subtotal Field Expenditures</b> | <b>\$ 57,786</b> | <b>\$ 77,117</b> | <b>\$ 34,015</b> | <b>\$ 59,873</b> | <b>\$ 37,547</b> | <b>\$ 54,690</b> | <b>\$ 49,679</b> | <b>\$ 135,284</b> | <b>\$ 114,852</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 620,844</b> |

**Waterstone**  
Community Development District  
Month to Month

|                                                          | Oct                 | Nov               | Dec               | Jan                | Feb                | March              | April              | May                 | June               | July        | Aug         | Sept        | Total             |
|----------------------------------------------------------|---------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------|-------------|-------------|-------------|-------------------|
| <b>Recreation Building Expenditures</b>                  |                     |                   |                   |                    |                    |                    |                    |                     |                    |             |             |             |                   |
| Amenity Management                                       | \$ 5,200            | \$ 5,200          | \$ 5,200          | \$ 5,200           | \$ 5,200           | \$ 5,200           | \$ 5,200           | \$ 5,200            | \$ 5,200           | \$ -        | \$ -        | \$ -        | \$ 46,800         |
| Security System                                          | 48                  | 232               | -                 | 1,048              | 1,432              | 143                | 1,623              | 1,702               | -                  | -           | -           | -           | 6,227             |
| Security Service                                         | 3,780               | 3,024             | 3,024             | 3,049              | 3,024              | 3,024              | 4,671              | 3,429               | 3,024              | -           | -           | -           | 30,049            |
| Electric Rec Building                                    | 919                 | 1,019             | 963               | 1,018              | 1,380              | 1,157              | 1,036              | 1,430               | 1,499              | -           | -           | -           | 10,421            |
| Water/Sewer                                              | 1,409               | 367               | 194               | 153                | 240                | 674                | 381                | 916                 | -                  | -           | -           | -           | 4,333             |
| Buliding Insurance                                       | 13,169              | -                 | -                 | -                  | -                  | -                  | -                  | -                   | -                  | -           | -           | -           | 13,169            |
| Pool Maintenance                                         | 2,300               | 2,300             | 2,300             | 2,300              | 2,300              | 2,300              | 2,300              | 2,300               | 2,300              | -           | -           | -           | 20,700            |
| Pool Repair                                              | 1,888               | 4,099             | 113               | -                  | -                  | -                  | 4,187              | 629                 | 867                | -           | -           | -           | 11,782            |
| Equipment Maintenance                                    | 210                 | -                 | -                 | 210                | -                  | -                  | -                  | -                   | -                  | -           | -           | -           | 420               |
| Janitorial Maintenance                                   | 2,025               | 1,800             | 2,025             | 2,025              | 8,133              | 7,333              | 7,133              | 7,233               | 7,233              | -           | -           | -           | 44,942            |
| Repairs and Maintenance                                  | 366                 | -                 | -                 | 122                | 4,891              | 320                | -                  | -                   | -                  | -           | -           | -           | 5,699             |
| Sporting Courts Maintenance                              | -                   | -                 | -                 | -                  | 3,850              | -                  | -                  | -                   | -                  | -           | -           | -           | 3,850             |
| Playground Maintenance                                   | -                   | -                 | 3,300             | -                  | 3,300              | -                  | -                  | 3,300               | -                  | -           | -           | -           | 9,900             |
| R&M Pool Heater                                          | -                   | -                 | -                 | -                  | -                  | -                  | -                  | -                   | -                  | -           | -           | -           | -                 |
| Pest Control                                             | 80                  | 80                | 80                | 104                | 80                 | 80                 | 80                 | 80                  | 80                 | -           | -           | -           | 744               |
| Licenses, Permits, Fees                                  | -                   | -                 | -                 | -                  | -                  | -                  | -                  | 325                 | -                  | -           | -           | -           | 325               |
| Contingency                                              | 2,840               | 2,714             | 177               | -                  | -                  | 225                | -                  | 1,426               | -                  | -           | -           | -           | 7,382             |
| Capital Outlay                                           | -                   | -                 | -                 | -                  | -                  | -                  | -                  | -                   | -                  | -           | -           | -           | -                 |
| Reserve                                                  | -                   | -                 | -                 | -                  | -                  | -                  | -                  | -                   | -                  | -           | -           | -           | -                 |
| <b>Subtotal Amenity Expenditures</b>                     | <b>\$ 34,234</b>    | <b>\$ 20,833</b>  | <b>\$ 17,375</b>  | <b>\$ 15,229</b>   | <b>\$ 33,831</b>   | <b>\$ 20,455</b>   | <b>\$ 26,611</b>   | <b>\$ 27,970</b>    | <b>\$ 20,203</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 216,742</b> |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 92,019</b>    | <b>\$ 97,950</b>  | <b>\$ 51,390</b>  | <b>\$ 75,102</b>   | <b>\$ 71,378</b>   | <b>\$ 75,146</b>   | <b>\$ 76,291</b>   | <b>\$ 163,254</b>   | <b>\$ 135,055</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 837,586</b> |
| <b>Total Expenditures</b>                                | <b>\$ 107,750</b>   | <b>\$ 106,482</b> | <b>\$ 58,302</b>  | <b>\$ 92,443</b>   | <b>\$ 79,800</b>   | <b>\$ 86,685</b>   | <b>\$ 95,438</b>   | <b>\$ 169,080</b>   | <b>\$ 140,393</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 936,374</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (105,431)</b> | <b>\$ 60,217</b>  | <b>\$ 577,697</b> | <b>\$ (79,660)</b> | <b>\$ (65,570)</b> | <b>\$ (76,654)</b> | <b>\$ (84,371)</b> | <b>\$ (161,053)</b> | <b>\$ (63,465)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 1,709</b>   |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (105,431)</b> | <b>\$ 60,217</b>  | <b>\$ 577,697</b> | <b>\$ (79,660)</b> | <b>\$ (65,570)</b> | <b>\$ (76,654)</b> | <b>\$ (84,371)</b> | <b>\$ (161,053)</b> | <b>\$ (63,465)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 1,709</b>   |



**Waterstone**  
**Community Development District**  
**Long Term Debt Report**

| Series 2007 B Capital Improvement Revenue Bonds               |           |                    |
|---------------------------------------------------------------|-----------|--------------------|
| Bonds Issued 4/12/2007                                        |           | \$17,000,000       |
| Interest Rate:                                                | 5.50%     |                    |
| Maturity Date:                                                | 5/1/2018  |                    |
| Less: Principal Payment 11/1/08                               |           | (\$135,000)        |
| Less: Special Call 8/1/08                                     |           | (\$280,000)        |
| Outstanding Bonds (restructured see below)                    |           | \$16,585,000       |
| In December 13, 2018 the bonds were restructured into         |           |                    |
| Convertible Capital Appreciation Bonds (2018A)                |           | (\$1,360,734)      |
| Capital Appreciation Bonds (2018B)                            |           | (\$9,224,771)      |
| Capital Improvement Revenue Bonds, Series 2007B "Cancelled"   |           | (\$3,391,252)      |
| Capital Improvement Revenue Bonds, Series 2007B "Unexchanged" |           | (\$2,608,243)      |
| Bonds Restructured                                            |           | (\$16,585,000)     |
| Series 2018A, Convertible Capital Appreciation Bonds          |           |                    |
| Interest Rate:                                                | 6.88%     |                    |
| Maturity Date:                                                | 11/1/2037 |                    |
| Bonds restructured 12/13/18                                   |           | \$1,360,734        |
| Compounded interest                                           |           | \$1,679,266        |
| Less: Principal Payment - 5/1/31                              |           | \$0                |
| <b>Current Bonds Outstanding</b>                              |           | <b>\$3,040,000</b> |
| Series 2018B, Capital Appreciation bonds                      |           |                    |
| Interest Rate:                                                | 2.00%     |                    |
| Maturity Date:                                                | 11/1/2028 |                    |
| Bonds restructured 12/13/18                                   |           | \$9,224,771        |
| Accreted interest                                             |           | \$2,005,229        |
| Less: Special Call- 5/1/19                                    |           | (\$129,201)        |
| Less: Special Call- 11/1/22                                   |           | (\$421,534)        |
| Less: Special Call- 2/1/23                                    |           | (\$329,987)        |
| Less: Special Call- 5/1/23                                    |           | (\$291,304)        |
| Less: Special Call- 8/1/23                                    |           | (\$148,629)        |
| Less: Special Call- 11/1/23                                   |           | (\$325,901)        |
| Less: Special Call- 2/1/24                                    |           | (\$386,657)        |
| Less: Special Call- 5/1/24                                    |           | (\$466,308)        |
| Less: Special Call- 8/1/24                                    |           | (\$689,160)        |
| Less: Special Call- 11/1/24                                   |           | (\$1,593,003)      |
| Less: Special Call- 2/1/25                                    |           | (\$765,663)        |
| Less: Special Call- 5/1/25                                    |           | (\$769,486)        |
| Less: Special Call- 8/1/25                                    |           | (\$956,097)        |
| Less: Special Call- 11/1/25                                   |           | (\$951,460)        |
| Less: Special Call- 2/1/26                                    |           | (\$752,649)        |
| Less: Special Call- 5/1/26                                    |           | (\$737,382)        |
| <b>Current Bonds Outstanding</b>                              |           | <b>\$1,515,580</b> |
| Series 2007 B (Unexchanged) Capital Improvement Revenue Bonds |           |                    |
| Interest Rate:                                                | 5.50%     |                    |
| Maturity Date:                                                | 5/1/2018  |                    |
| Bonds Issued 4/12/2007                                        |           | \$2,608,243        |
| <b>Current Bonds Outstanding</b>                              |           | <b>\$2,608,243</b> |

**Waterstone**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - St. Lucie County**  
**Fiscal Year 2026**

Gross Assessments \$ 981,309.60 \$ 482,457.60 \$ 1,463,767.20  
Net Assessments \$ 902,804.83 \$ 443,860.99 \$ 1,346,665.82

**ON ROLL ASSESSMENTS**

|              |                    |                        |                        |                     |                  |                       | allocation in %        | 67.04%               | 32.96%               | 100.00%                |
|--------------|--------------------|------------------------|------------------------|---------------------|------------------|-----------------------|------------------------|----------------------|----------------------|------------------------|
|              |                    |                        |                        |                     |                  |                       | 2018A                  |                      |                      |                        |
| Date         | Distribution       | Gross Amount           | Discount/<br>(Penalty) | Commission          | Interest         | Property<br>Appraiser | Net Receipts           | O&M Portion          | Debt Service         | Total                  |
| 11/10/25     | 02/28-11/01/25     | \$ 4,594.61            | \$ 241.21              | \$ 87.07            | \$ -             | \$ -                  | \$ 4,266.33            | \$ 2,860.15          | \$ 1,406.18          | \$ 4,266.33            |
| 11/17/25     | 11/01-11/06/25     | 16,179.76              | 647.18                 | 310.65              | -                | -                     | 15,221.93              | 10,204.78            | 5,017.15             | 15,221.93              |
| 11/24/25     | 11/07-11/13/25     | 260,272.76             | 10,411.02              | 4,997.22            | -                | -                     | 244,864.52             | 164,157.19           | 80,707.33            | 244,864.52             |
| 12/03/25     | 11/14-11/20/25     | 19,781.11              | 769.71                 | 380.24              | -                | -                     | 18,631.16              | 12,490.33            | 6,140.83             | 18,631.16              |
| 12/09/25     | 11/21-11/27/25     | 1,032,427.43           | 41,297.04              | 19,822.61           | -                | -                     | 971,307.78             | 651,164.78           | 320,143.00           | 971,307.78             |
| 12/12/25     | 11/28-12/04/25     | 47,642.06              | 1,905.69               | 914.73              | -                | -                     | 44,821.64              | 30,048.43            | 14,773.21            | 44,821.64              |
| 12/18/25     | 12/05-12/14/25     | 9,925.77               | 352.29                 | 191.47              | -                | -                     | 9,382.01               | 6,289.70             | 3,092.31             | 9,382.01               |
| 12/31/25     | 12/12-12/18/25     | 2,357.08               | 70.71                  | 45.72               | -                | -                     | 2,240.65               | 1,502.13             | 738.52               | 2,240.65               |
| 12/31/25     | Property Appraiser | -                      | -                      | -                   | -                | 29,275.34             | (29,275.34)            | (18,238.09)          | (11,037.25)          | (29,275.34)            |
| 01/09/26     | Interest           | -                      | -                      | -                   | 863.84           | -                     | 863.84                 | 863.84               | -                    | 863.84                 |
| 01/09/26     | 11/02-12/31/25     | 2,408.70               | 53.03                  | 47.12               | -                | -                     | 2,308.55               | 1,547.65             | 760.90               | 2,308.55               |
| 01/09/26     | 12/26-01/01/26     | 5,836.98               | 175.10                 | 113.24              | -                | -                     | 5,548.64               | 3,719.81             | 1,828.83             | 5,548.64               |
| 01/16/26     | 01/02-01/08/26     | 4,441.36               | 88.82                  | 87.05               | -                | -                     | 4,265.49               | 2,859.58             | 1,405.91             | 4,265.49               |
| 01/26/26     | 01/09-01/15/26     | 3,880.43               | 77.61                  | 76.05               | -                | -                     | 3,726.77               | 2,498.43             | 1,228.34             | 3,726.77               |
| 01/30/26     | 01/16-01/22/26     | 2,357.08               | 47.14                  | 46.20               | -                | -                     | 2,263.74               | 1,517.61             | 746.13               | 2,263.74               |
| 02/10/26     | 01/23-01/29/26     | 2,196.67               | 43.93                  | 43.06               | -                | -                     | 2,109.68               | 1,414.33             | 695.35               | 2,109.68               |
| 02/13/26     | 01/30-02/05/26     | 6,397.91               | 106.79                 | 125.82              | -                | -                     | 6,165.30               | 4,133.22             | 2,032.08             | 6,165.30               |
| 02/23/26     | 02/06-02/12/26     | 1,923.86               | 38.48                  | 37.71               | -                | -                     | 1,847.67               | 1,238.68             | 608.99               | 1,847.67               |
| 02/27/26     | 02/13-02/19/26     | 1,345.96               | -                      | 26.92               | -                | -                     | 1,319.04               | 884.28               | 434.76               | 1,319.04               |
| 03/06/26     | 02/20-02/26/26     | 2,004.58               | 20.05                  | 39.69               | -                | -                     | 1,944.84               | 1,303.82             | 641.02               | 1,944.84               |
| 03/13/26     | 02/27-03/05/26     | 4,009.16               | 40.09                  | 79.38               | -                | -                     | 3,889.69               | 2,607.65             | 1,282.04             | 3,889.69               |
| 03/20/26     | 03/06-03/12/26     | 4,233.94               | -                      | 84.68               | -                | -                     | 4,149.26               | 2,781.66             | 1,367.60             | 4,149.26               |
| 03/27/26     | 03/13-03/19/26     | 312.32                 | -                      | 6.25                | -                | -                     | 306.07                 | 205.19               | 100.88               | 306.07                 |
| 04/09/26     | 01/01-03/31/26     | 2,425.03               | -                      | 48.49               | -                | -                     | 2,376.54               | 1,593.23             | 783.31               | 2,376.54               |
| 04/09/26     | INTEREST           | -                      | -                      | -                   | 21.66            | -                     | 21.66                  | 21.66                | -                    | 21.66                  |
| 04/13/26     | 03/27-04/02/26     | 4,121.55               | -                      | 82.43               | -                | -                     | 4,039.12               | 2,707.83             | 1,331.29             | 4,039.12               |
| 04/17/26     | 04/01-04/09/26     | 2,357.08               | (70.71)                | 48.56               | -                | -                     | 2,379.23               | 1,595.04             | 784.19               | 2,379.23               |
| 04/24/26     | 04/10-04/16/26     | 2,116.97               | (63.51)                | 43.61               | -                | -                     | 2,136.87               | 1,432.56             | 704.31               | 2,136.87               |
| 05/08/26     | 04/24-04/30/26     | 2,357.08               | (70.71)                | 48.56               | -                | -                     | 2,379.23               | 1,595.04             | 784.19               | 2,379.23               |
| 05/15/26     | 05/01-05/07/26     | 2,116.97               | (63.51)                | 43.61               | -                | -                     | 2,136.87               | 1,432.56             | 704.31               | 2,136.87               |
| 05/22/26     | 05/08-05/14/26     | 2,116.97               | (63.51)                | 43.60               | -                | -                     | 2,136.88               | 1,432.56             | 704.32               | 2,136.88               |
| 06/23/26     | CERTIFICATE SALE   | 11,626.02              | (348.79)               | 239.50              | -                | -                     | 11,735.31              | 7,867.35             | 3,867.96             | 11,735.31              |
| <b>TOTAL</b> |                    | <b>\$ 1,463,767.20</b> | <b>\$ 55,705.15</b>    | <b>\$ 28,161.24</b> | <b>\$ 885.50</b> | <b>\$ 29,275.34</b>   | <b>\$ 1,351,510.97</b> | <b>\$ 907,732.98</b> | <b>\$ 443,777.99</b> | <b>\$ 1,351,510.97</b> |

| 100.00% | Percent Collected            |
|---------|------------------------------|
| \$ -    | Balance Remaining to Collect |