

Quail Roost
Community Development District
(Galiano Pointe)

April 10, 2026

Quail Roost

Community Development District

Agenda

Seat 1: Teresa Baluja – C.	
Seat 4: Carmen Orozco – V.C.	
Seat 3: Raisa Krause – A.S.	
Seat 5: Vanessa Perez – A.S.	
Seat 2: Lilibeth Hauck – A.S.	

Friday
April 10, 2026
10:45a.m.

The Offices of Lennar Homes
5505 Waterford District Drive Miami, Florida
[Join the meeting now](#)

Meeting ID: 252 431 172 080 39 and Passcode: sc2dq2Jc
1 872-240-4685 and Phone Conference ID: 949 824 364#

1. Roll Call
2. Approval of Minutes of the March 13, 2025 Meeting – **Page 3**
3. Consideration of **Resolution #2026-04** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 7**
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field – Monthly Report – **Page 20**
 - D. Manager
5. Financial Reports
 - A. Acceptance of Check Register – **Page 27**
 - B. Acceptance of Unaudited Financials – **Page 30**
6. Supervisors Requests and Audience Comments
7. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.quailroostcdd.com>

**MINUTES OF MEETING
QUAIL ROOST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Quail Roost Community Development District was held on Friday, March 13, 2026, at 12:02 p.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Raisa Krause
Vanessa Perez

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Ben Quesada
Juliana Duque
Mayra Padilla *by Teams*
Michael Pawelczyk

District Manager, GMS
GMS
GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
November 14, 2025 Meeting**

Mr. Quesada: You have the November 14, 2025 minutes. Are there any comments or corrections? Hearing no changes, I would ask for a motion to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 14, 2025 Meeting, were approved.

THIRD ORDER OF BUSINESS **Consideration of:**

A. Resolution #2026-03 Correcting Vacancies on the Board of Supervisors and Appointing a Qualified Elector to the Vacant Seat

Mr. Quesada: There is a little bit of housekeeping on page 8. There was a scrivener’s error back in 2025 during the last landowner’s election and we are just cleaning it up. The scrivener’s error was a reference to seat 3, and this resolution would correct that error and confirm the vacancies for the 2024 election apply to seats 2 and 5.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Correcting Vacancies on the Board of Supervisors and Appointing a Qualified Elector to the Vacant Seat, was approved.

B. Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Quesada: For the record we did advertise that we were discussing the budget today, but that has been tabled and will be discussed at the April meeting. We’ll do the necessary announcements on our end to make sure that is clear.

FOURTH ORDER OF BUSINESS **Consideration of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to Perform the Audit for Fiscal Year Ending September 30, 2025**

Mr. Quesada: The next item is the Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for Fiscal Year 2025. Can I have a motion to adopt the engagement letter, please?

Ms. Baluja: We went with Berger?

Mr. Quesada: In this District that’s who you have the agreement with. At any time you can vote for an Audit Selection Committee meeting to take place, but that means more meetings.

Ms. Baluja: I just didn’t remember that being the case, but my memory could be wrong.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to Perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

FIFTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Mr. Quesada: The next item is the discussion of the Procedures for the General Election of seats 1 and 3. Just for the record, that is Ms. Baluja in seat 1 and Ms. Krause in seat 3. The qualifying period begins on June 8th at noon and ends on June 12th at noon. I know you've heard this several times, but just please make sure you document your seats when you do the qualifying.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Quesada: Mike, do you have anything you would like to cover under staff reports?

Mr. Pawelczyk: No, nothing further.

B. Engineer – Engineer’s Personnel Billing Rates

Mr. Quesada: Under engineer you have the personnel billing rate adjustment requested be the engineer. We did anticipate that under the administrative fees. The District for the most part has been operating within the assessment amount, so we don't foresee there being any issues with that.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engineer’s Personal Billing Rates, was approved.

C. Field – Monthly Report

Mr. Quesada: We do have Mayra joining us on the phone. Marya, is there anything you wanted to share from your field report?

Ms. Padilla: The only thing is that we removed a dead tree. Other than that I don't have anything else.

Mr. Quesada: Yes, everything is very quiet over there and Tony is doing a good job on the maintenance. Thank you for that Mayra.

D. Manager

Mr. Quesada: I have nothing additional to report.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: Financial reports, are there any comments? If not a motion to accept the financials would be in order.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Check Register and the Unaudited Financials, was approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: For the record we have no one else in the audience with us today. Are there any Supervisor requests?

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-04

A RESOLUTION OF THE QUAIL ROOST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE QUAIL ROOST COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: _____
Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Quail Roost
Community Development District

Proposed Budget
FY 2027



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Quail Roost
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 179,149	\$ 168,257	\$ 10,893	\$ 179,149	\$ 242,151
Interest Income	1,000	1,242	1,242	2,483	1,000
Developer Contributions	20,381	12,817	12,817	25,634	23,451
TOTAL REVENUES	\$ 200,530	\$ 182,315	\$ 24,951	\$ 207,267	\$ 266,602

EXPENDITURES:

Administrative

Engineering	\$ 8,500	\$ 322	\$ 4,250	\$ 4,572	\$ 10,000
Attorney	18,000	4,500	9,000	13,500	20,000
Annual Audit	5,000	-	5,000	5,000	6,000
Assessment Administration	5,000	5,000	-	5,000	5,000
Arbitrage Rebate	1,100	550	550	1,100	1,650
Dissemination Agent	3,210	1,605	1,605	3,210	3,210
Trustee Fees	8,870	8,485	-	8,485	13,300
Management Fees	29,660	14,830	14,830	29,660	32,000
Website Maintenance	1,200	600	600	1,200	1,200
Postage & Delivery	500	173	250	423	500
Insurance General Liability	7,800	6,866	-	6,866	8,000
Printing & Binding	100	2	50	52	100
Legal Advertising	4,500	-	4,500	4,500	4,500
Other Current Charges	300	382	382	763	1,000
Office Supplies	50	-	25	25	50
Dues, Licenses & Subscriptions	175	175	-	175	175
1st Quarter Operating Reserve	-	-	14,885	14,885	18,817
TOTAL ADMINISTRATIVE	\$ 93,965	\$ 43,489	\$ 55,927	\$ 99,415	\$ 125,502

Operations & Maintenance

Field Expenditures

Landscape Maintenance - Phase I	\$ 46,800	\$ 23,400	\$ 23,400	\$ 46,800	\$ 46,800
Landscape Maintenance - Annexed Areas	19,200	9,600	9,600	19,200	25,000
Landscape Replacement	-	-	-	-	5,000
Electric	27,000	12,817	12,817	25,634	27,000
Field Management	6,869	3,435	3,435	6,869	12,000
Contingencies	5,000	1,600	1,600	3,200	15,000
Wall Maintenance	1,696	-	848	848	5,000
Stormwater Maintenance	-	-	5,300	5,300	5,300
TOTAL FIELD EXPENDITURES	\$ 106,565	\$ 50,851	\$ 56,999	\$ 107,851	\$ 141,100

TOTAL EXPENDITURES	\$ 200,530	\$ 94,340	\$ 112,926	\$ 207,266	\$ 266,602
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 87,975	\$ (87,975)	\$ -	\$ -
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Gross Assessments	\$ 254,896
Less: Discounts & Collections 5%	(12,745)
Net Assessments	\$ 242,151

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family (Galiano)	85	\$ 71,579.35	\$ 842.11	\$ 842.11	\$ -
Annexed Area					
Single Family 100'	100	\$ 84,211.00	\$ 473.68	\$ 842.11	\$ 368.43
Single Family 50'	80	\$ 67,368.80	\$ 473.68	\$ 842.11	\$ 368.43
Annexed Area 2					
Single Family 50'	33	\$ 15,631.58	\$ 473.68	\$ 473.68	\$ -
Single Family 100'	34	\$ 16,105.26	\$ 473.68	\$ 473.68	\$ -
Total	332	\$ 254,895.99			

Quail Roost

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District to pay for the operating expenditures during the Fiscal Year.

Developer Contributions

It is presently anticipated that the District will enter into a Funding Agreement with the Developer to Fund a portion of the General Fund expenditures for the Fiscal Year.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

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

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

Internet and Wi-Fi services for the Office.

Quail Roost
Community Development District
Budget Narrative

Expenditures - Administrative (continued)

Postage and Delivery

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

Insurance General Liability

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

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Expenditures - Field

Landscape Maintenance

The District has a contract with Tony Nursery and Garden Company for the maintenance of the Common Areas within the district. Which includes grass cutting and edging.

Landscape Maintenance - Annexed Areas

The District has a contract with Tony Nursery and Garden Company for the maintenance of the Common Areas within the both expansion area. Which includes grass cutting and edging.

Landscape Replacements

The District will go into contract for the replacement of plants needed along the common areas.

Electric

FPL provides electricity for Common Area Lighting.

Contingencies

Represents any expenditures not mentioned above during the Fiscal Year.

Wall Maintenance

Represents any expenditures not mentioned above during the Fiscal Year.

Field Management

The District has a contract Governmental Management Services, South Florida, LLC for on-site management. The responsibilities include reviewing contracts and other maintenance related items.

Stormwater Maintenance

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

Quail Roost
Community Development District
Proposed Budget
Debt Service Series 2018 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 134,613	\$ 127,182	\$ 7,430	\$ 134,613	\$ 134,613
Interest Earnings	5,000	2,710	2,710	5,420	5,000
Carry Forward Surplus ⁽¹⁾	104,934	104,851	-	104,851	112,011
TOTAL REVENUES	\$ 244,547	\$ 234,744	\$ 10,140	\$ 244,884	\$ 251,624
EXPENDITURES:					
Interest - 12/15	\$ 44,904	\$ 44,904	\$ -	\$ 44,904	\$ 43,969
Principal - 12/15	44,000	44,000	-	44,000	46,000
Interest - 06/15	43,969	-	43,969	43,969	42,991
TOTAL EXPENDITURES	\$ 132,873	\$ 88,904	\$ 43,969	\$ 132,873	\$ 132,960
EXCESS REVENUES (EXPENDITURES)	\$ 111,674	\$ 145,840	\$ (33,829)	\$ 112,011	\$ 118,664

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$ 42,991
Principal Due 12/15/27	48,000
	<u>\$ 90,991</u>

Gross Assessments	\$ 141,698
Less: Discounts & Collections 5%	(7,085)
Net Assessments	<u>\$ 134,613</u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family (Galiano)	85	\$ 141,697.55	\$ 1,667.03	\$ 1,667.03	\$ -
Total	85	\$ 141,697.55			

Quail Roost

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/26	1,818,000	4.250%	46,000	43,969	133,937.50
06/15/27	1,772,000	4.250%	-	42,991	
12/15/27	1,772,000	4.250%	48,000	42,991	133,982.50
06/15/28	1,724,000	4.250%	-	41,971	
12/15/28	1,724,000	4.250%	50,000	41,971	133,942.50
06/15/29	1,674,000	4.250%	-	40,909	
12/15/29	1,674,000	4.250%	52,000	40,909	133,817.50
06/15/30	1,622,000	4.750%	-	39,804	
12/15/30	1,622,000	4.750%	55,000	39,804	134,607.50
06/15/31	1,567,000	4.750%	-	38,498	
12/15/31	1,567,000	4.750%	57,000	38,498	133,995.00
06/15/32	1,510,000	4.750%	-	37,144	
12/15/32	1,510,000	4.750%	60,000	37,144	134,287.50
06/15/33	1,450,000	4.750%	-	35,719	
12/15/33	1,450,000	4.750%	63,000	35,719	134,437.50
06/15/34	1,387,000	4.750%	-	34,223	
12/15/34	1,387,000	4.750%	66,000	34,223	134,445.00
06/15/35	1,321,000	4.750%	-	32,655	
12/15/35	1,321,000	4.750%	69,000	32,655	134,310.00
06/15/36	1,252,000	4.750%	-	31,016	
12/15/36	1,252,000	4.750%	72,000	31,016	134,032.50
06/15/37	1,180,000	4.750%	-	29,306	
12/15/37	1,180,000	4.750%	76,000	29,306	134,612.50
06/15/38	1,104,000	4.750%	-	27,501	
12/15/38	1,104,000	4.750%	79,000	27,501	134,002.50
06/15/39	1,025,000	5.000%	-	25,625	
12/15/39	1,025,000	5.000%	80,000	25,625	131,250.00
06/15/40	945,000	5.000%	-	23,625	
12/15/40	945,000	5.000%	85,000	23,625	132,250.00
06/15/41	860,000	5.000%	-	21,500	
12/15/41	860,000	5.000%	90,000	21,500	133,000.00
06/15/42	770,000	5.000%	-	19,250	
12/15/42	770,000	5.000%	95,000	19,250	133,500.00
06/15/43	675,000	5.000%	-	16,875	
12/15/43	675,000	5.000%	100,000	16,875	133,750.00
06/15/44	575,000	5.000%	-	14,375	
12/15/44	575,000	5.000%	105,000	14,375	133,750.00
06/15/45	470,000	5.000%	-	11,750	
12/15/45	470,000	5.000%	110,000	11,750	133,500.00
06/15/46	360,000	5.000%	-	9,000	
12/15/46	360,000	5.000%	115,000	9,000	133,000.00
06/15/47	245,000	5.000%	-	6,125	
12/15/47	245,000	5.000%	120,000	6,125	132,250.00
06/15/48	125,000	5.000%	-	3,125	
12/15/48	125,000	5.000%	125,000	3,125	131,250.00
Total			\$1,818,000	\$1,209,941	\$3,027,941

Quail Roost
Community Development District
Proposed Budget
Debt Service Series 2021 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 305,150	\$ 286,551	\$ 18,599	\$ 305,150	\$ 305,150
Interest Earnings	10,000	7,274	7,274	14,547	10,000
Carry Forward Surplus ⁽¹⁾	325,662	291,521	-	291,521	318,084
TOTAL REVENUES	\$ 640,812	\$ 585,346	\$ 25,873	\$ 611,218	\$ 633,234
EXPENDITURES:					
Interest - 12/15	\$ 86,938	\$ 86,358	\$ -	\$ 86,358	\$ 84,983
Principal - 12/15	125,000	125,000	-	125,000	125,000
Interest - 06/15	85,563	-	84,983	84,983	83,608
TOTAL EXPENDITURES	\$ 297,501	\$ 211,358	\$ 84,983	\$ 296,341	\$ 293,591
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (1,603)	\$ (1,603)	\$ (3,207)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (1,603)	\$ (1,603)	\$ (3,207)	\$ -
TOTAL EXPENDITURES	\$ 297,501	\$ 209,755	\$ 83,380	\$ 293,134	\$ 293,591
EXCESS REVENUES (EXPENDITURES)	\$ 343,311	\$ 375,591	\$ (57,507)	\$ 318,084	\$ 339,643

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$ 83,608
Principal Due 12/15/27	130,000
	<u>\$ 213,608</u>

Gross Assessments	\$ 321,211
Less: Discounts & Collections 5%	(16,061)
Net Assessments	<u>\$ 305,150</u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Annexed Area					
Single Family 100'	97	\$ 199,105.11	\$ 2,052.63	\$ 2,052.63	\$ -
Single Family 50'	80	\$ 122,105.60	\$ 1,526.32	\$ 1,526.32	\$ -
Total	177	\$ 321,210.71			

Quail Roost

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2021 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/15/26	4,895,000	2.200%	\$ 125,000	\$ 84,983	\$ 294,966
06/15/27	4,770,000	2.200%	-	83,608	
12/15/27	4,770,000	2.700%	130,000	83,608	297,216.25
06/15/28	4,640,000	2.700%	-	81,853	
12/15/28	4,640,000	2.700%	130,000	81,853	293,706.25
06/15/29	4,510,000	2.700%	-	80,098	
12/15/29	4,510,000	2.700%	135,000	80,098	295,196.25
06/15/30	4,375,000	2.700%	-	78,276	
12/15/30	4,375,000	2.700%	140,000	78,276	296,551.25
06/15/31	4,235,000	2.700%	-	76,386	
12/15/31	4,235,000	2.700%	145,000	76,386	297,771.25
06/15/32	4,090,000	2.700%	-	74,428	
12/15/32	4,090,000	3.125%	145,000	74,428	293,856.25
06/15/33	3,945,000	3.125%	-	72,163	
12/15/33	3,945,000	3.125%	150,000	72,163	294,325.00
06/15/34	3,795,000	3.125%	-	69,819	
12/15/34	3,795,000	3.125%	155,000	69,819	294,637.50
06/15/35	3,640,000	3.125%	-	67,397	
12/15/35	3,640,000	3.125%	160,000	67,397	294,793.75
06/15/36	3,480,000	3.125%	-	64,897	
12/15/36	3,480,000	3.125%	165,000	64,897	294,793.75
06/15/37	3,315,000	3.125%	-	62,319	
12/15/37	3,315,000	3.125%	170,000	62,319	294,637.50
06/15/38	3,145,000	3.125%	-	59,663	
12/15/38	3,145,000	3.125%	175,000	59,663	294,325.00
06/15/39	2,970,000	3.125%	-	56,928	
12/15/39	2,970,000	3.125%	180,000	56,928	293,856.25
06/15/40	2,790,000	3.125%	-	54,116	
12/15/40	2,790,000	3.125%	190,000	54,116	298,231.25
06/15/41	2,600,000	3.125%	-	51,147	
12/15/41	2,600,000	3.125%	195,000	51,147	297,293.75
06/15/42	2,405,000	3.125%	-	48,100	
12/15/42	2,405,000	4.000%	200,000	48,100	296,200.00
06/15/43	2,205,000	4.000%	-	44,100	
12/15/43	2,205,000	4.000%	210,000	44,100	298,200.00
06/15/44	1,995,000	4.000%	-	39,900	
12/15/44	1,995,000	4.000%	215,000	39,900	294,800.00
06/15/45	1,780,000	4.000%	-	35,600	
12/15/45	1,780,000	4.000%	225,000	35,600	296,200.00
06/15/46	1,555,000	4.000%	-	31,100	
12/15/46	1,555,000	4.000%	235,000	31,100	297,200.00
06/15/47	1,320,000	4.000%	-	26,400	
12/15/47	1,320,000	4.000%	245,000	26,400	297,800.00
06/15/48	1,075,000	4.000%	-	21,500	
12/15/48	1,075,000	4.000%	250,000	21,500	293,000.00
06/15/49	825,000	4.000%	-	16,500	
12/15/49	825,000	4.000%	265,000	16,500	298,000.00
06/15/50	560,000	4.000%	-	11,200	
12/15/50	560,000	4.000%	275,000	11,200	297,400.00
06/15/51	285,000	4.000%	-	5,700	
12/15/51	285,000	4.000%	285,000	5,700	296,400.00
Total			\$4,895,000	\$2,711,374	\$7,606,374

Quail Roost
Community Development District
Proposed Budget
Debt Service Series 2025 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 114,617	\$ 106,245	\$ 8,372	\$ 114,617	\$ 114,617
Interest Earnings	500	1,270	1,270	2,540	500
Carry Forward Surplus ⁽¹⁾	18,026	18,049	-	18,049	48,492
TOTAL REVENUES	\$ 133,143	\$ 125,564	\$ 9,642	\$ 135,206	\$ 163,609
EXPENDITURES:					
Interest - 11/01	\$ 18,026	\$ 18,026	\$ -	\$ 18,026	\$ 45,913
Principal - 05/01	22,000	-	22,000	22,000	23,000
Interest - 05/01	46,353	-	46,353	46,353	45,913
TOTAL EXPENDITURES	\$ 86,379	\$ 18,026	\$ 68,353	\$ 86,379	\$ 114,826
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (167)	\$ (167)	\$ (335)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (167)	\$ (167)	\$ (335)	\$ -
TOTAL EXPENDITURES	\$ 86,379	\$ 18,194	\$ 68,520	\$ 86,714	\$ 114,826
EXCESS REVENUES (EXPENDITURES)	\$ 46,764	\$ 107,370	\$ (58,878)	\$ 48,492	\$ 48,783

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/01/27 \$ 45,453
\$ 45,453

Gross Assessments \$ 120,649
Less: Discounts & Collections 5% (6,032)
\$ 114,617

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Annexed Area 2					
Single Family 50'	33	\$ 52,440.63	\$ 1,589.11	\$ 1,589.11	\$ -
Single Family 100'	34	\$ 68,208.76	\$ 2,006.14	\$ 2,006.14	\$ -
Total	67	\$ 120,649.39			

Quail Roost
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2025 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,584,000	4.000%		45,913	114,266.00
05/01/27	1,584,000	4.000%	23,000	45,913	
11/01/27	1,561,000	4.000%		45,453	114,366.00
05/01/28	1,561,000	4.000%	24,000	45,453	
11/01/28	1,537,000	4.000%		44,973	114,426.00
05/01/29	1,537,000	4.000%	25,000	44,973	
11/01/29	1,512,000	4.000%		44,473	114,446.00
05/01/30	1,512,000	4.000%	26,000	44,473	
11/01/30	1,486,000	5.800%		43,953	114,426.00
05/01/31	1,486,000	5.800%	27,000	43,953	
11/01/31	1,459,000	5.800%		43,170	114,123.00
05/01/32	1,459,000	5.800%	29,000	43,170	
11/01/32	1,430,000	5.800%		42,329	114,499.00
05/01/33	1,430,000	5.800%	30,000	42,329	
11/01/33	1,400,000	5.800%		41,459	113,788.00
05/01/34	1,400,000	5.800%	32,000	41,459	
11/01/34	1,368,000	5.800%		40,531	113,990.00
05/01/35	1,368,000	5.800%	34,000	40,531	
11/01/35	1,334,000	5.800%		39,545	114,076.00
05/01/36	1,334,000	5.800%	36,000	39,545	
11/01/36	1,298,000	5.800%		38,501	114,046.00
05/01/37	1,298,000	5.800%	38,000	38,501	
11/01/37	1,260,000	5.800%		37,399	113,900.00
05/01/38	1,260,000	5.800%	41,000	37,399	
11/01/38	1,219,000	5.800%		36,210	114,609.00
05/01/39	1,219,000	5.800%	43,000	36,210	
11/01/39	1,176,000	5.800%		34,963	114,173.00
05/01/40	1,176,000	5.800%	46,000	34,963	
11/01/40	1,130,000	5.800%		33,629	114,592.00
05/01/41	1,130,000	5.800%	48,000	33,629	
11/01/41	1,082,000	5.800%		32,237	113,866.00
05/01/42	1,082,000	5.800%	51,000	32,237	
11/01/42	1,031,000	5.800%		30,758	113,995.00
05/01/43	1,031,000	5.800%	54,000	30,758	
11/01/43	977,000	5.800%		29,192	113,950.00
05/01/44	977,000	5.800%	57,000	29,192	
11/01/44	920,000	5.800%		27,539	113,731.00
05/01/45	920,000	5.800%	61,000	27,539	
11/01/45	859,000	6.000%		25,770	114,309.00
05/01/46	859,000	6.000%	65,000	25,770	
11/01/46	794,000	6.000%		23,820	114,590.00
05/01/47	794,000	6.000%	69,000	23,820	
11/01/47	725,000	6.000%		21,750	114,570.00
05/01/48	725,000	6.000%	73,000	21,750	
11/01/48	652,000	6.000%		19,560	114,310.00
05/01/49	652,000	6.000%	77,000	19,560	
11/01/49	575,000	6.000%		17,250	113,810.00
05/01/50	575,000	6.000%	82,000	17,250	
11/01/50	493,000	6.000%		14,790	114,040.00
05/01/51	493,000	6.000%	87,000	14,790	
11/01/51	406,000	6.000%		12,180	113,970.00
05/01/52	406,000	6.000%	93,000	12,180	
11/01/52	313,000	6.000%		9,390	114,570.00
05/01/53	313,000	6.000%	98,000	9,390	
11/01/53	215,000	6.000%		6,450	113,840.00
05/01/54	215,000	6.000%	104,000	6,450	
11/01/54	111,000	6.000%		3,330	113,780.00
05/01/55	111,000	6.000%	111,000	3,330	
11/01/55	-	6.000%		-	114,330.00
Total			\$1,584,000	\$1,773,034	\$3,357,034

Quail Roost
Community Development District
Non-Ad Valorem Assessments Comparison

Product Type	O&M Units	Bonds Units 2018	Bonds Units 2021	Bonds Units 2025	Annual Maintenance Assessments			Annual Debt Assessments									Total Assessed Per Unit			
					FY 2027	FY 2026	Increase/(decrease)	Series 2018			Series 2021			Series 2025			FY 2027	FY 2026	Increase/(decrease)	
Single Family (Galiano)	85	85	0	0	\$842.11	\$842.11	\$0.00	\$1,667.03	\$1,667.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,509.14	\$2,509.14	\$0.00
Annexed Area																				
Single Family 100'	100	0	97	0	\$842.11	\$473.68	\$368.43	\$0.00	\$0.00	\$0.00	\$2,052.63	\$2,052.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,894.74	\$2,526.31	\$368.43
Single Family 50'	80	0	80	0	\$842.11	\$473.68	\$368.43	\$0.00	\$0.00	\$0.00	\$1,526.32	\$1,526.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,368.43	\$2,000.00	\$368.43
Annexed Area 2																				
Single Family 50'	33	0	0	33	\$473.68	\$473.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,589.11	\$1,589.11	\$0.00	\$2,062.79	\$473.68	\$0.00	
Single Family 100'	34	0	0	34	\$473.68	\$473.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,006.14	\$2,006.14	\$0.00	\$2,479.82	\$473.68	\$0.00	
Total	332	85	177	67																

Quail Roost



FIELD REPORT

April 2026

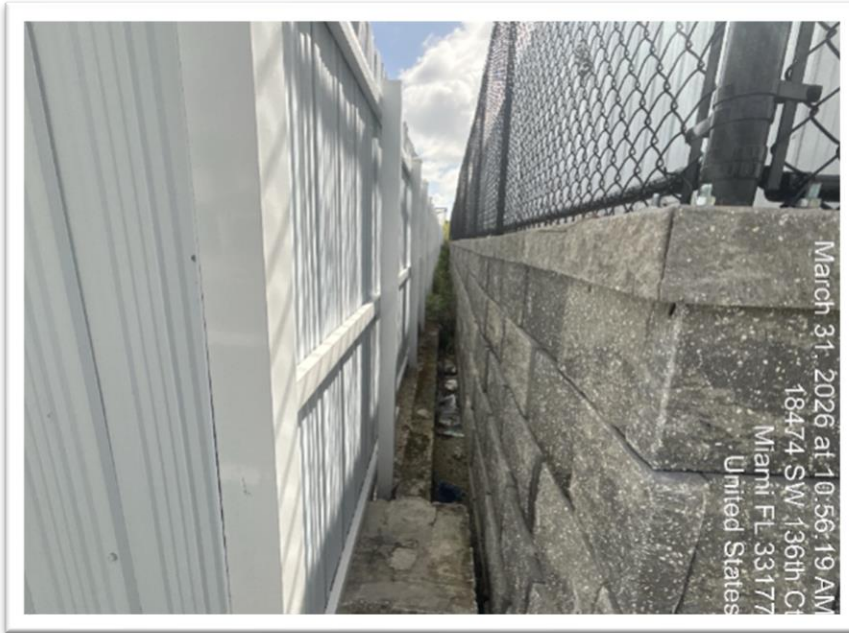


Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

LANDSCAPING

- Landscaping services were provided by Tony's Landscaping.

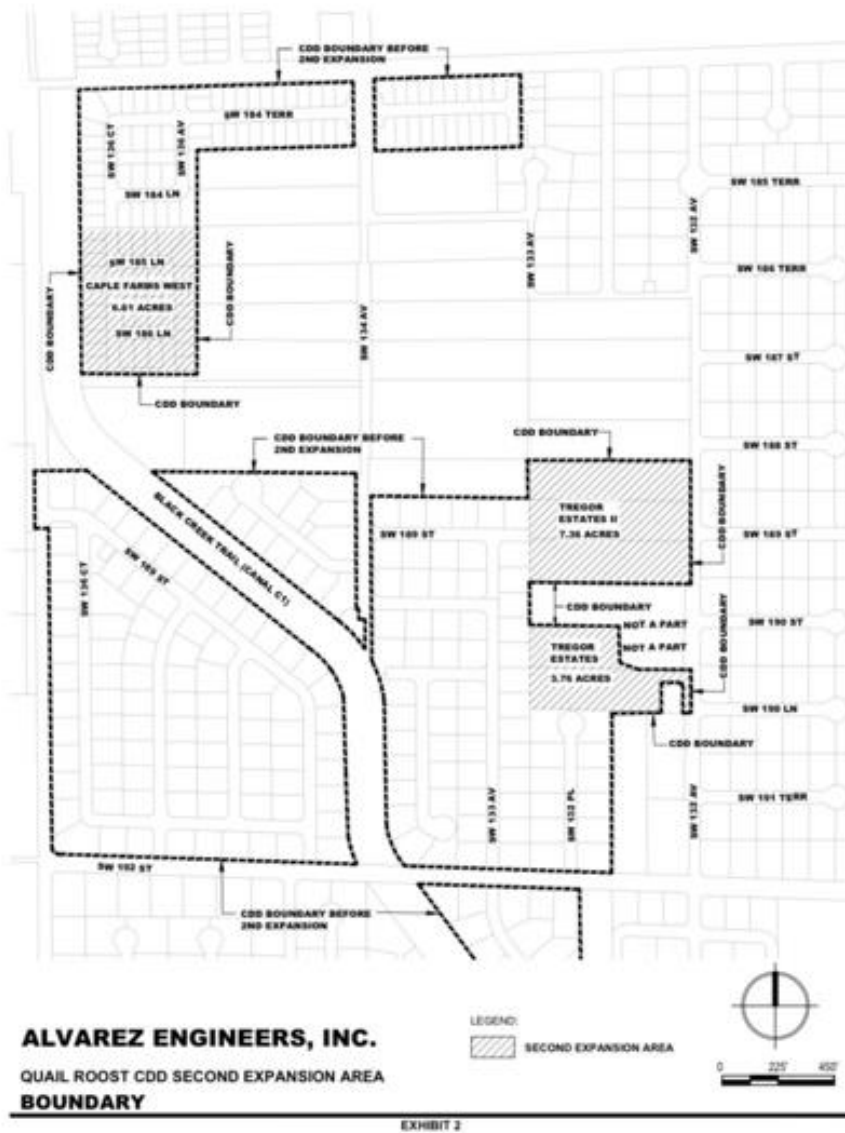


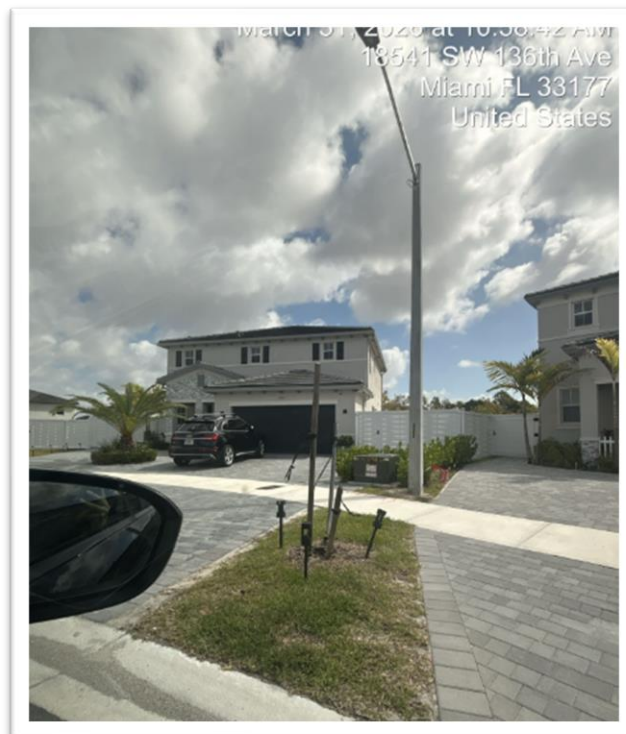


- Mailbox areas were inspected and are in satisfactory condition.



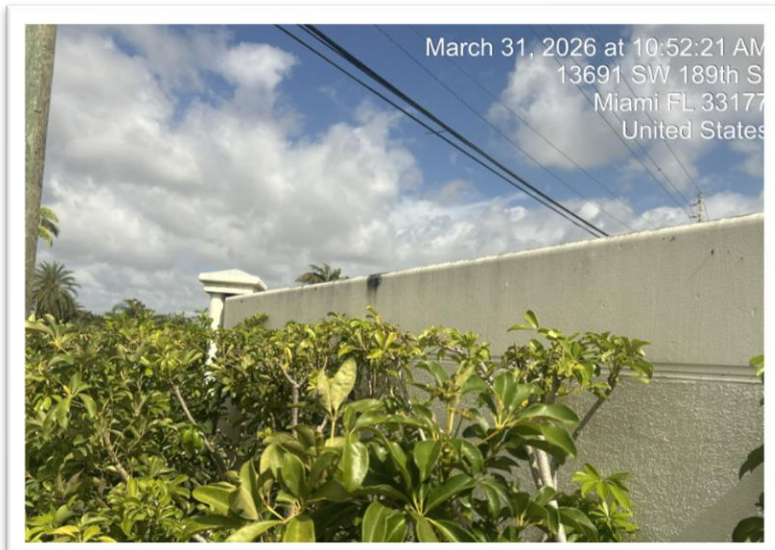
Expansion





Perimeter Wall

- Monitoring perimeter wall for spot cleaning.



Quail Roost
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register
03/01/26 - 03/31/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
03/01/26 - 03/31/26	465-472	\$	59,478.15
	TOTAL	\$	59,478.15

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						59,478.15	

QUAI -QUAIL ROOST- ACOOPER

Quail Roost
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Quail Roost
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 14,830	\$ -	\$ -	\$ 14,830
Due from Developer	4,323	-	-	4,323
Due from General Fund	-	8,458	-	8,458
<u>Investments:</u>				
State Board of Administration	107,639	-	-	107,639
<u>Series 2018</u>				
Reserve	-	33,653	-	33,653
Revenue	-	139,321	-	139,321
Acquisition & Construction	-	-	5,915	5,915
<u>Series 2021</u>				
Reserve	-	75,448	-	75,448
Revenue	-	369,347	-	369,347
Prepayment	-	673	-	673
Acquisition & Construction	-	-	11,298	11,298
<u>Series 2025</u>				
Reserve	-	28,652	-	28,652
Interest	-	514	-	514
Revenue	-	106,856	-	106,856
Acquisition & Construction	-	-	12,850	12,850
Deposits	4,149	-	-	4,149
Total Assets	\$ 130,941	\$ 762,923	\$ 30,063	\$ 923,927
Liabilities:				
Accounts Payable	\$ 2,660	\$ -	\$ -	\$ 2,660
Due to Debt Service	8,458	-	-	8,458
Total Liabilities	\$ 11,118	\$ -	\$ -	\$ 11,118
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,149	\$ -	\$ -	\$ 4,149
Restricted for:				
Debt Service	-	762,923	-	762,923
Capital Project	-	-	30,063	30,063
Unassigned	115,674	-	-	115,674
Total Fund Balances	\$ 119,823	\$ 762,923	\$ 30,063	\$ 912,809
Total Liabilities & Fund Balance	\$ 130,941	\$ 762,923	\$ 30,063	\$ 923,927

Quail Roost

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 179,149	\$ 168,257	\$ 168,257	\$ -
Interest Income	1,000	500	1,242	742
Developer Contributions	20,381	10,191	12,817	2,626
Total Revenues	\$ 200,530	\$ 178,947	\$ 182,315	\$ 3,368
Expenditures:				
General & Administrative:				
Engineering	\$ 8,500	\$ 4,250	\$ 322	\$ 3,929
Attorney	18,000	9,000	4,500	4,501
Annual Audit	5,000	-	-	-
Assessment Administration	5,000	5,000	5,000	-
Arbitrage Rebate	1,100	550	550	-
Dissemination Agent	3,210	1,605	1,605	-
Trustee Fees	8,870	8,485	8,485	-
Management Fees	29,660	14,830	14,830	(0)
Website Maintenance	1,200	600	600	-
Postage & Delivery	500	250	173	77
Insurance General Liability	7,800	6,866	6,866	-
Printing & Binding	100	50	2	49
Legal Advertising	4,500	2,250	-	2,250
Other Current Charges	300	300	382	(82)
Office Supplies	50	25	-	25
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 93,965	\$ 54,236	\$ 43,489	\$ 10,748

Quail Roost

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Landscape Maintenance	\$ 46,800	\$ 23,400	\$ 23,400	\$ -
Landscape Maintenance -Galiano	19,200	9,600	9,600	-
Electric	27,000	13,500	12,817	683
Field Management	6,869	3,435	3,435	(0)
Contingencies	5,000	2,500	1,600	900
Wall Maintenance	1,696	848	-	848
Subtotal Field Expenditures	\$ 106,565	\$ 53,283	\$ 50,851	\$ 2,431
Total Operations & Maintenance	\$ 106,565	\$ 53,283	\$ 50,851	\$ 2,431
Total Expenditures	\$ 200,530	\$ 107,519	\$ 94,340	\$ 13,179
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 71,428	\$ 87,975	\$ 16,547
Net Change in Fund Balance	\$ 0	\$ 71,428	\$ 87,975	\$ 16,547
Fund Balance - Beginning	\$ -		\$ 31,848	
Fund Balance - Ending	\$ 0		\$ 119,823	

Quail Roost

Community Development District Debt Service Fund Series 2018

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 134,613	\$ 127,182	\$ 127,182	\$ -
Interest Income	5,000	2,500	2,710	210
Total Revenues	\$ 139,613	\$ 129,682	\$ 129,893	\$ 210
Expenditures:				
Interest Expense - 12/15	\$ 44,904	\$ 44,904	\$ 44,904	\$ -
Principal Expense - 12/15	44,000	44,000	44,000	-
Interest Expense - 06/15	43,969	-	-	-
Total Expenditures	\$ 132,873	\$ 88,904	\$ 88,904	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,740	\$ 40,779	\$ 40,989	\$ 210
Net Change in Fund Balance	\$ 6,740	\$ 40,779	\$ 40,989	\$ 210
Fund Balance - Beginning	\$ 104,934		\$ 138,504	
Fund Balance - Ending	\$ 111,674		\$ 179,493	

Quail Roost

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 305,150	\$ 286,551	\$ 286,551	\$ -
Interest Income	10,000	5,000	7,274	2,274
Total Revenues	\$ 315,150	\$ 291,551	\$ 293,825	\$ 2,274
Expenditures:				
Interest Expense - 12/15	\$ 86,938	\$ 86,358	\$ 86,358	\$ -
Principal Expense - 12/15	125,000	125,000	125,000	-
Interest Expense - 06/15	85,563	-	-	-
Total Expenditures	\$ 297,501	\$ 211,358	\$ 211,358	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 17,649	\$ 80,193	\$ 82,466	\$ 2,274
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,603)	\$ (1,603)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,603)	\$ (1,603)
Net Change in Fund Balance	\$ 17,649	\$ 80,193	\$ 80,863	\$ 670
Fund Balance - Beginning	\$ 325,662		\$ 366,544	
Fund Balance - Ending	\$ 343,311		\$ 447,407	

Quail Roost

Community Development District Debt Service Fund Series 2025

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,617	\$ 106,245	\$ 106,245	\$ -
Interest Income	500	500	1,270	770
Total Revenues	\$ 115,117	\$ 106,745	\$ 107,515	\$ 770
Expenditures:				
Interest Expense - 11/01	\$ 18,026	\$ 18,026	\$ 18,026	\$ -
Principal Expense - 05/01	22,000	-	-	-
Interest Expense - 05/01	46,353	-	-	-
Total Expenditures	\$ 86,379	\$ 18,026	\$ 18,026	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 28,738	\$ 88,719	\$ 89,488	\$ 770
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	364	364
Transfer (Out)	-	-	(531)	(531)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (167)	\$ (167)
Net Change in Fund Balance	\$ 28,738	\$ 88,719	\$ 89,321	\$ 602
Fund Balance - Beginning	\$ 18,026		\$ 46,701	
Fund Balance - Ending	\$ 46,764		\$ 136,022	

Quail Roost

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 108	\$ 108
Total Revenues	\$ -	\$ -	\$ 108	\$ 108
<u>Expenditures:</u>				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 108	\$ 108
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 108	\$ 108
Fund Balance - Beginning	\$ -		\$ 5,807	
Fund Balance - Ending	\$ -		\$ 5,915	

Quail Roost

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 190	\$ 190
Total Revenues	\$ -	\$ -	\$ 190	\$ 190
Expenditures:				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 190	\$ 190
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,603	\$ 1,603
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,603	\$ 1,603
Net Change in Fund Balance	\$ -	\$ -	\$ 1,793	\$ 1,793
Fund Balance - Beginning	\$ -		\$ 9,505	
Fund Balance - Ending	\$ -		\$ 11,298	

Quail Roost

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 248	\$ 248
Total Revenues	\$ -	\$ -	\$ 248	\$ 248
<u>Expenditures:</u>				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 248	\$ 248
<u>Other Financing Sources/(Uses)</u>				
Transfer In	\$ -	\$ -	\$ 531	\$ 531
Transfer (Out)	-	-	(364)	(364)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 167	\$ 167
Net Change in Fund Balance	\$ -	\$ -	\$ 416	\$ 416
Fund Balance - Beginning	\$ -		\$ 12,434	
Fund Balance - Ending	\$ -		\$ 12,850	

Quail Roost
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 11,288	\$ 143,834	\$ 4,047	\$ 5,281	\$ 3,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,257
Interest Income	41	22	164	352	315	349	-	-	-	-	-	-	1,242
Developer Contributions	2,096	2,096	2,143	2,158	2,163	2,160	-	-	-	-	-	-	12,817
Total Revenues	\$ 2,137	\$ 13,406	\$ 146,141	\$ 6,557	\$ 7,759	\$ 6,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,315
Expenditures:													
General & Administrative:													
Engineering	\$ 132	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 322
Attorney	1,460	960	500	1,080	500	-	-	-	-	-	-	-	4,500
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	-	550	-	-	-	-	-	-	-	550
Dissemination Agent	268	268	268	268	268	268	-	-	-	-	-	-	1,605
Trustee Fees	4,041	4,445	-	-	-	-	-	-	-	-	-	-	8,485
Management Fees	2,472	2,472	2,472	2,472	2,472	2,472	-	-	-	-	-	-	14,830
Website Maintenance	100	100	100	100	100	100	-	-	-	-	-	-	600
Postage & Delivery	5	7	150	7	3	1	-	-	-	-	-	-	173
Insurance General Liability	6,866	-	-	-	-	-	-	-	-	-	-	-	6,866
Printing & Binding	-	1	-	0	-	-	-	-	-	-	-	-	2
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	125	110	57	-	45	45	-	-	-	-	-	-	382
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,642	\$ 8,552	\$ 3,546	\$ 3,927	\$ 3,937	\$ 2,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,489
Operations & Maintenance													
Field Expenditures													
Landscape Maintenance	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,400
Landscape Maintenance -Galiano	1,600	1,600	1,600	1,600	1,600	1,600	-	-	-	-	-	-	9,600
Electric	2,096	2,096	2,143	2,158	2,163	2,160	-	-	-	-	-	-	12,817
Field Management	572	572	572	572	572	572	-	-	-	-	-	-	3,435
Contingencies	-	-	-	-	-	1,600	-	-	-	-	-	-	1,600
Wall Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 8,169	\$ 8,169	\$ 8,216	\$ 8,231	\$ 8,235	\$ 9,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,851
Total Operations & Maintenance	\$ 8,169	\$ 8,169	\$ 8,216	\$ 8,231	\$ 8,235	\$ 9,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,851
Total Expenditures	\$ 28,811	\$ 16,720	\$ 11,761	\$ 12,158	\$ 12,173	\$ 12,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,340
Excess (Deficiency) of Revenues over Expenditures	\$ (26,673)	\$ (3,315)	\$ 134,379	\$ (5,601)	\$ (4,414)	\$ (6,402)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,975
Net Change in Fund Balance	\$ (26,673)	\$ (3,315)	\$ 134,379	\$ (5,601)	\$ (4,414)	\$ (6,402)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,975

Quail Roost
Community Development District
Long Term Debt Report

Series 2018, Special Assessment Bonds (2018 Project)		
Bond Issue:	8/22/2018	
Original Issue Amount:	\$2,096,000	
Interest Rate:	3.88%	
Maturity Date:	December 15, 2024	
Interest Rate:	4.35%	
Maturity Date:	December 15, 2029	
Interest Rate:	4.750%	
Maturity Date:	December 15, 2038	
Interest Rate:	5.000%	
Maturity Date:	December 15, 2048	
Reserve Fund Requirement:	25% of Max Annual Debt Service	
Bonds Outstanding		\$2,096,000
Less:	12/15/2019	(\$35,000)
	12/15/2020	(\$37,000)
	12/15/2021	(\$38,000)
	12/15/2022	(\$40,000)
	12/15/2023	(\$41,000)
	12/15/2024	(\$43,000)
	12/15/2025	(\$44,000)
Current Bonds Outstanding		\$1,818,000

Series 2021, Special Assessment Bonds (Expansion Area Project)		
Bond Issue:	10/7/2021	
Original Issue Amount:	\$5,480,000	
Interest Rate:	2.20%	
Maturity Date:	December 15, 2026	
Interest Rate:	2.70%	
Maturity Date:	December 15, 2031	
Interest Rate:	3.125%	
Maturity Date:	December 15, 2041	
Interest Rate:	4.000%	
Maturity Date:	December 15, 2051	
Reserve Fund Requirement:	25% of Max Annual Debt Service	
Bonds Outstanding		\$5,480,000
Less:	12/15/2022	(\$115,000)
	3/15/2023	(\$35,000)
	12/15/2023	(\$120,000)
	9/15/2024	(\$35,000)
	12/15/2024	(\$120,000)
	9/15/2025	(\$35,000)
	12/15/2025	(\$125,000)
Current Bonds Outstanding		\$4,895,000

Quail Roost
Community Development District
Long Term Debt Report

Series 2025, Special Assessment Bonds (Second Expansion Area Project)	
Bond Issue:	8/15/2025
Original Issue Amount:	\$1,606,000
Interest Rate:	4.00%
Maturity Date:	May 1, 2030
Interest Rate:	5.80%
Maturity Date:	May 1, 2045
Interest Rate:	6.000%
Maturity Date:	May 1, 2055
Reserve Fund Requirement:	25% of Max Annual Debt Service
Bonds Outstanding	\$1,606,000
Less:	
Current Bonds Outstanding	\$1,606,000

Quail Roost
Community Development District
Special Assessment Receipts - Miami-Dade County
Fiscal Year Ending September 30, 2026

SUMMARY

Gross Assessment \$ 188,578.31 \$ 141,697.55 \$ 321,210.71 \$ 120,649.39 \$ 772,135.96
 Net Assessment \$ 179,149.39 \$ 134,612.67 \$ 305,150.17 \$ 114,616.92 \$ 733,529.16

ON ROLL ASSESSMENTS

Date Received	Gross Tax Received	Discounts/ (Penalties)	Commissions	Interest	Net Amount Received	24.42%	18.35%	41.60%	15.63%	100.00%
						General Fund	2018 Debt Series	2021 Debt Series	2025 Debt Series	Total
11/17/25	\$18,119.34	\$724.77	\$173.94	\$0.00	\$17,220.63	\$3,900.02	\$ 1,584.35	\$ 5,213.73	\$ 6,522.52	\$17,220.63
11/19/25	\$5,817.18	\$280.29	\$55.37	\$0.00	\$5,481.52	\$1,661.37	\$2,700.48	\$1,119.67	\$0.00	\$5,481.52
11/28/25	\$22,736.64	\$909.47	\$218.29	\$0.00	\$21,608.88	\$5,726.15	\$6,337.36	\$5,813.41	\$3,731.96	\$21,608.88
12/05/25	\$601,549.23	\$24,061.99	\$5,774.86	\$0.00	\$571,712.38	\$138,387.68	\$98,229.36	\$259,285.02	\$75,810.32	\$571,712.38
12/19/25	\$25,871.78	\$1,009.81	\$248.62	\$0.00	\$24,613.35	\$5,446.01	\$1,584.35	\$8,566.89	\$9,016.10	\$24,613.35
01/08/26	\$15,841.68	\$437.89	\$154.03	\$0.00	\$15,249.76	\$3,878.08	\$3,639.10	\$2,393.40	\$5,339.18	\$15,249.76
01/26/26	\$0.00	\$0.00	\$0.00	\$698.56	\$698.56	\$168.89	\$119.14	\$300.45	\$110.08	\$698.56
02/08/26	\$19,979.47	\$399.59	\$195.80	\$0.00	\$19,384.08	\$5,280.74	\$6,469.42	\$1,919.36	\$5,714.56	\$19,384.08
03/11/26	\$12,540.01	\$150.48	\$123.89	\$0.00	\$12,265.64	\$3,807.75	\$6,518.93	\$1,938.96	\$0.00	\$12,265.64
TOTALS	\$ 722,455.33	\$ 27,974.29	\$ 6,944.80	\$ 698.56	\$688,234.80	\$168,256.70	\$ 127,182.49	\$ 286,550.90	\$ 106,244.72	\$ 688,234.80

93.57%	Gross Percent Collected
\$ 49,680.63	Gross Balance Remaining to Collect