

RESOLUTION 2024-08

A RESOLUTION APPROVING THE PROPOSED BUDGET OF THE EASTPORT COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2024-25 IN ACCORDANCE WITH CHAPTER 190 F.S. AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors, the District’s proposed operating budget for the forthcoming Fiscal Year 2024-25; and,

WHEREAS, the Board of Supervisors has accepted said Proposed Budget and desires to set the required public hearing hereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EASTPORT COMMUNITY DEVELOPMENT DISTRICT;

1. The operating budget proposed by the District Manager for Fiscal Year 2024-25 is hereby approved for the amount as listed below:

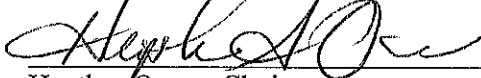
Eastport	\$ 168,261
Eastport Maintenance Advisory Committee Fund	\$ 3,848,002
Eastport Stormwater Management	\$ 76,928

2. A public hearing on said approved Budget is hereby declared and set for the following date, hour and place:

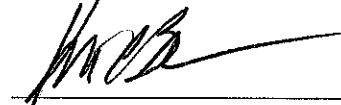
Date: September 12, 2024
Time: 4:00 P.M.
Place: Everglades Recreation Center
5497 Marsh Bend Trail
The Villages, Florida 32163

Adopted this 13th day of June, 2024.

EASTPORT COMMUNITY
DEVELOPMENT DISTRICT



Heather Owen, Chair



Kenneth C. Blocker, Secretary

FISCAL YEAR 2024-25 BUDGET REPORT

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 03/31/24	2024-25 PROPOSED BUDGET
Fund: 61.162 EASTPORT						
ESTIMATED REVENUES						
341.999	MISCELLANEOUS REVENUE	1	0	0	13	0
361.101	INT INCOME - CFB	0	0	0	2,675	6,000
366.001	CONTRIBUTIONS FROM DEVELOPER	6,192	83,197	87,005	28,789	168,261
669.901	(ADD)/USE-WORKING CAPITAL	0	0	0	0	(6,000)
	TOTAL ESTIMATED REVENUES	6,193	83,197	87,005	31,477	168,261
APPROPRIATIONS						
311	PROPERTY MGMT SVCS	0	0	0	0	15,297
312	ENGINEERING SERVICES	0	0	0	0	5,000
313	LEGAL SERVICES	5,994	5,000	5,000	3,097	7,000
319	OTHER PROFESSIONAL SVCS	0	8,000	8,000	0	5,000
322	AUDITING SERVICES	0	14,500	14,500	0	14,935
343	SYSTEMS MGMT SUPPORT	0	0	700	521	5,705
431	ELECTRICITY	0	5,000	5,000	0	5,000
451	CASUALTY & LIABILITY INSUR	0	0	0	2,875	6,077
462	BUILDING/STRUCTURE MAINT	0	0	0	0	1,000
468	IRRIGATION REPAIR	0	0	0	0	1,000
493	PERMITS & LICENSES	125	500	500	175	175
497	LEGAL ADVERTISING	73	5,000	5,000	714	4,000
498	EMAC FEES	0	35,197	35,197	17,599	95,818
498	STORM WATER MANAGEMENT FEES	0	0	3,808	3,808	2,054
522	OPERATING SUPPLIES	0	10,000	9,300	0	200
	TOTAL APPROPRIATIONS	6,192	83,197	87,005	28,789	168,261
NET OF REVENUES/APPROPRIATIONS - FUND 61.162						
		1	0	0	2,688	0

FISCAL YEAR 2024-25 BUDGET REPORT

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 03/31/24	2024-25 PROPOSED BUDGET
Fund: 61.164 EASTPORT MAINTENANCE ADVISORY COMMITTEE						
ESTIMATED REVENUES						
338.121	EMAC FEES FROM D14	0	449,418	449,418	224,712	1,225,585
338.122	EMAC FEES FROM D15	0	448,955	448,955	224,483	2,526,599
338.123	EMAC FEES FROM EASTPORT	0	35,197	35,197	17,599	95,818
	TOTAL ESTIMATED REVENUES	0	933,570	933,570	466,794	3,848,002
APPROPRIATIONS						
312	ENGINEERING SERVICES	0	5,000	0	0	25,000
319	OTHER PROFESSIONAL SVCS	0	0	12,000	5,669	25,000
343	SYSTEMS MGMT SUPPORT	0	0	0	0	5,000
431	ELECTRICITY	0	10,000	10,000	20,030	60,000
433	WATER & SEWER	0	0	0	18	0
434	IRRIGATION WATER	0	114,540	114,540	41,600	490,068
462	BUILDING/STRUCTURE MAINT	0	159,000	159,000	5,980	164,308
463	LANDSCAPE MAINT-RECURRING	0	420,968	420,968	288,190	2,723,919
464	LANDSCAPE MAINT-NON RECURRING	0	30,000	30,000	2,071	85,000
468	IRRIGATION REPAIR	0	13,000	13,000	5,077	40,000
469	OTHER MAINTENANCE	0	181,062	174,062	17,877	220,207
522	OPERATING SUPPLIES	0	0	0	0	9,500
	TOTAL APPROPRIATIONS	0	933,570	933,570	386,512	3,848,002
	NET OF REVENUES/APPROPRIATIONS - FUND 61.164	0	0	0	80,282	0

FISCAL YEAR 2024-25 BUDGET REPORT

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 03/31/24	2024-25 PROPOSED BUDGET
Fund: 61.165 EASTPORT STORM WATER MANAGEMENT						
ESTIMATED REVENUES						
338.230	STORM WATER MANAGEMENT FEES MIDDLETON	0	0	19,007	9,509	18,324
338.231	STORM WATER MANAGEMENT MIDDLETON DT	0	0	4,644	4,644	2,504
338.232	STORM WATER MANAGEMENT FEES EASTPORT	0	0	3,808	3,808	2,058
338.233	STORM WATER MANAGEMENT FEES D 15	0	0	48,541	24,271	54,042
	TOTAL ESTIMATED REVENUES	0	0	76,000	42,232	76,928
APPROPRIATIONS						
312	ENGINEERING SERVICES	0	0	15,000	0	15,000
319	OTHER PROFESSIONAL SVCS	0	0	48,000	17,200	48,288
462	BUILDING/STRUCTURE MAINT	0	0	13,000	6,315	13,640
	TOTAL APPROPRIATIONS	0	0	76,000	23,515	76,928
	NET OF REVENUES/APPROPRIATIONS - FUND 61.165	0	0	0	18,717	0

FOR INFORMATION ONLY

Board Supervisors,

Attached are additional items for your information:

- 1) The Budget Report with the Requested, Recommended and Proposed columns reflect the changes made throughout the budget process thus far. Also shown are the dollar/percentage variance columns comparing the FY24-25 Proposed Budget column to the FY23-24 Amended Budget column. The budget attachment with the resolution includes the Proposed column only.
- 2) Working Capital and Reserve spreadsheet.
- 3) Eastport Maintenance Advisory Committee Fund Allocation
- 4) Eastport Stormwater Management Fund Allocation

Please feel free to contact me if you have any questions!

Brandy

FISCAL YEAR 2024-25 BUDGET REPORT

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 03/31/24	2024-25 REQUESTED BUDGET	2024-25 RECMD BUDGET	2024-25 PROPOSED BUDGET	2024-25 PROPOSED AMT CHANGE	2024-25 PROPOSED % CHANGE
Fund: 61.162 EASTPORT										
ESTIMATED REVENUES										
341.999	MISCELLANEOUS REVENUE	1	0	0	13	0	0	0	0	0.00
361.101	INT INCOME - CFB	0	0	0	2,675	6,000	6,000	6,000	6,000	0.00
366.001	CONTRIBUTIONS FROM DEVELOPER	6,192	83,197	87,005	28,789	168,261	168,261	168,261	81,256	93.39
669.901	(ADD)/USE-WORKING CAPITAL	0	0	0	0	(5,000)	(5,000)	(5,000)	(6,000)	0.00
6,193	TOTAL ESTIMATED REVENUES		83,197	87,005	31,477	168,261	168,261	168,261	81,256	93.39
APPROPRIATIONS										
311	PROPERTY MGMT SVCS	0	0	0	0	15,297	15,297	15,297	15,297	0.00
312	ENGINEERING SERVICES	0	0	0	0	5,000	5,000	5,000	5,000	0.00
313	LEGAL SERVICES	5,994	5,000	5,000	3,097	7,000	7,000	7,000	2,000	40.00
319	OTHER PROFESSIONAL SVCS	0	8,000	8,000	0	5,000	5,000	5,000	(3,000)	(37.50)
322	AUDITING SERVICES	0	14,500	14,500	0	14,935	14,935	14,935	435	3.00
343	SYSTEMS MGMT SUPPORT	0	0	700	521	5,705	5,705	5,705	5,005	715.00
431	ELECTRICITY	0	5,000	5,000	0	5,000	5,000	5,000	0	0.00
451	CASUALTY & LIABILITY INSUR	0	0	0	2,875	6,077	6,077	6,077	6,077	0.00
462	BUILDING/STRUCTURE MAINT	0	0	0	0	1,000	1,000	1,000	1,000	0.00
468	IRRIGATION REPAIR	0	0	0	0	1,000	1,000	1,000	1,000	0.00
483	PERMITS & LICENSES	125	500	500	175	175	175	175	(325)	(65.00)
497	LEGAL ADVERTISING	73	5,000	5,000	714	4,000	4,000	4,000	(1,000)	(20.00)
498	EMAC FEES	0	35,197	35,197	17,599	95,818	95,818	95,818	60,621	172.23
498	STORM WATER MANAGEMENT FEES	0	0	3,808	3,808	2,054	2,054	2,054	(1,754)	(46.06)
522	OPERATING SUPPLIES	0	10,000	9,300	0	200	200	200	(9,100)	(97.85)
6,192	TOTAL APPROPRIATIONS		83,197	87,005	28,789	168,261	168,261	168,261	81,256	93.39
NET OF REVENUES/APPROPRIATIONS - FUND 61.162										
1			0	0	2,688	0	0	0	0	0.00

**EASTPORT
WORKING CAPITAL AND RESERVE BALANCES**

Working Capital	FY23-24 Amended	FY24-25 Requested	FY24-25 Recommended	FY24-25 Proposed
Beginning Balance	1	1	1	1
Deposits	87,005	174,261	174,261	174,261
Expenditures	87,005	168,261	168,261	168,261
Ending Balance	1	6,001	6,001	6,001

FY23-24 Operating Budget	\$87,005
3 Months	\$21,751
4 Months	\$29,002

FISCAL YEAR 2024-25 BUDGET REPORT

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 03/31/24	2024-25 REQUESTED BUDGET	2024-25 RECMID BUDGET	2024-25 PROPOSED BUDGET	2024-25 PROPOSED AMT CHANGE	2024-25 PROPOSED % CHANGE
Fund: 61.164 EASTPORT MAINTENANCE ADVISORY COMMITTEE										
ESTIMATED REVENUES										
338.121	EMAC FEES FROM D14	0	449,418	449,418	224,712	1,225,585	1,225,585	1,225,585	776,167	172.70
338.122	EMAC FEES FROM D15	0	448,955	448,955	274,483	2,526,599	2,526,599	2,526,599	2,077,644	462.77
338.123	EMAC FEES FROM EASTPORT	0	35,187	35,187	17,599	95,818	95,818	95,818	60,621	172.23
	TOTAL ESTIMATED REVENUES	0	933,570	933,570	466,794	3,848,002	3,848,002	3,848,002	2,914,432	312.18
APPROPRIATIONS										
312	ENGINEERING SERVICES	0	5,000	0	0	25,000	25,000	25,000	25,000	0.00
319	OTHER PROFESSIONAL SVCS	0	0	12,000	5,669	25,000	25,000	25,000	13,000	108.33
343	SYSTEMS MGMT SUPPORT	0	0	0	0	5,000	5,000	5,000	5,000	0.00
431	ELECTRICITY	0	10,000	10,000	20,030	60,000	60,000	60,000	50,000	500.00
433	WATER & SEWER	0	0	0	18	0	0	0	0	0.00
434	IRRIGATION WATER	0	114,540	114,540	41,600	490,068	490,068	490,068	375,528	327.86
462	BUILDING/STRUCTURE MAINT	0	159,000	159,000	5,980	164,308	164,308	164,308	5,308	3.34
463	LANDSCAPE MAINT-RECURRING	0	420,968	420,968	288,190	2,723,919	2,723,919	2,723,919	2,302,951	547.06
464	LANDSCAPE MAINT-NON RECURRING	0	30,000	30,000	2,071	85,000	85,000	85,000	55,000	183.33
468	IRRIGATION REPAIR	0	13,000	13,000	5,077	40,000	40,000	40,000	27,000	207.69
469	OTHER MAINTENANCE	0	181,062	174,062	17,877	220,207	220,207	220,207	46,145	26.51
522	OPERATING SUPPLIES	0	0	0	0	9,500	9,500	9,500	9,500	0.00
	TOTAL APPROPRIATIONS	0	933,570	933,570	386,512	3,848,002	3,848,002	3,848,002	2,914,432	312.18
NET OF REVENUES/APPROPRIATIONS - FUND 61.164										
		0	0	0	80,282	0	0	0	0	0.00

EASTPORT MAINTENANCE ADVISORY COMMITTEE

ALLOCATION SCHEDULE

FY2024-25

PROPOSED BUDGET

ALLOCATED COSTS	
EASTPORT DOWNTOWN # 14	DISTRICT # 15
95,818	
1,225,585	
2,526,599	

FY24-25 TOTALS
\$ 95,818
1,225,585
2,526,599

EMAC Revenues		
Eastport Downtown	95,818	
District # 14	1,225,585	
District # 15		2,526,599
Interest Income		
Working Capital Usage		
Total Revenues	\$ 95,818	\$ 2,526,599

EMAC Expenses		
Engineering Services	2,49%	31.85%
Other Professional Svcs.	623	7,957
Systems Management Support	125	1,593
Utilities (Electric, Irrigation water/phones)	13,697	175,197
Building/Infrastructure Maintenance	4,091	52,332
Landscape Maintenance - Recurring	67,826	867,568
Landscape Maintenance - Non-Recurring	2,117	27,073
Irrigation Repair	996	12,740
Other Misc Maintenance	5,483	70,136
Operating Supplies	237	3,026
Total Expenditures	\$ 95,818	\$ 1,225,585

LESS: Interest Income.		
LESS: Working Capital Usage		
Total Allocation	\$ -	\$ -

FY23-24		
Difference	35,197	449,418
	60,621	776,167
	172.2%	172.7%

	Downtown	District # 14	District # 15
Acreages:			
Assessable Acres	2,008.77	50.08	639.75
Percentages	100.00%	2.49%	31.85%

FISCAL YEAR 2024-25 BUDGET REPORT

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 03/31/24	2024-25 REQUESTED BUDGET	2024-25 RCMD BUDGET	2024-25 PROPOSED BUDGET	2024-25 PROPOSED AMT CHANGE	2024-25 PROPOSED % CHANGE
Fund: 61.165 EASTPORT STORM WATER MANAGEMENT										
ESTIMATED REVENUES										
338.230	STORM WATER MANAGEMENT FEES MIDDLETON	0	0	19,007	9,509	18,332	18,332	18,332	(675)	(3.55)
338.231	STORM WATER MANAGEMENT MIDDLETON DT	0	0	4,644	4,644	2,500	2,500	2,500	(2,144)	(46.17)
338.232	STORM WATER MANAGEMENT FEES EASTPORT	0	0	3,808	3,808	7,054	2,054	2,054	(1,754)	(46.06)
338.233	STORM WATER MANAGEMENT FEES D.15	0	0	48,541	24,271	54,042	54,042	54,042	5,501	11.33
	TOTAL ESTIMATED REVENUES	0	0	76,000	42,232	76,928	76,928	76,928	928	1.22
APPROPRIATIONS										
312	ENGINEERING SERVICES	0	0	15,000	0	15,000	15,000	15,000	0	0.00
319	OTHER PROFESSIONAL SVCS	0	0	48,000	17,200	48,288	48,288	48,288	288	0.60
462	BUILDING/STRUCTURE MAINT	0	0	13,000	6,315	13,640	13,640	13,640	640	4.92
	TOTAL APPROPRIATIONS	0	0	76,000	23,515	76,928	76,928	76,928	928	1.22
	NET OF REVENUES/APPROPRIATIONS - FUND 61.165	0	0	0	18,717	0	0	0	0	0.00

STORM WATER MANAGEMENT FUND
ALLOCATION SCHEDULE
PROPOSED BUDGET

		ALLOCATED COSTS			
		EASTPORT	MIDDLETON DOWNTOWN	MIDDLETON DISTRICT A	DISTRICT # 15
FY24-25					
TOTALS					

Revenues					
Eastport	\$	2,054			
Middleton Downtown			2,500		
Middleton District A				18,332	
District # 15					54,042
Total Revenues	\$	2,054	2,500	18,332	54,042

Expenses					
Engineering Services	\$	400	\$ 487	\$ 3,575	\$ 10,538
Other Professional Svcs.		1,290	1,569	11,507	33,922
Building/Infrastructure Maintenance		364	444	3,250	9,582
Total Expenditures	\$	2,054	2,500	18,332	54,042
Total Allocation	\$	2,054	2,500	18,332	54,042

		Eastport	Middleton DT	Middleton A	District # 15
FY23-24		3,808	4,644	19,007	48,541
Difference		(1,754)	(2,144)	(675)	5,501
		-46.1%	-46.2%	-3.6%	11.3%

Acreages:

Assessable Acres	1,877.47	50.08	61.10	447.35	1,318.94
Percentages	100.00%	2.67%	3.25%	23.83%	70.25%