



**Financial Statement Summary**  
**As of November 30, 2024**

**Governmental Funds**

**Revenues:** Year-to-date revenues of \$430,000 are at 10% of amended budget revenues of \$4,277,000. *(As of November 30, 2024, 17% of the year has lapsed.)*

- In July 2023, Eastport Community Development District entered an Interlocal Governmental Agreement for the Maintenance of Project Wide Improvements with Village Community Development Districts No. 14 and Village Community Development District No. 15.
- EMAC Project-wide assessments are collected monthly from the numbered Districts 14 and 15 and Eastport Community Development District.
- In November 2023, Eastport Community Development District Board approved appropriating funds in to cover the management fees for the Storm Water Fund allocated expenses. Stormwater Management fees are collected from Eastport, Middleton Downtown, Middleton District A, & District 15.
- Miscellaneous income includes a contribution from the Developer totaling \$18,000 and is at 1% of budgeted revenues of \$1,934,000. Current Contributions from the Developer are for the Eastport Town Center commercial properties.
- Investment income of \$12,000.

**Expenses and Other Changes:** Year-to-Date operating expenses of \$276,000. Current Year-to-Date spending is at 6% of the budgeted expenses of \$4,271,000.

- Management and Other Professional services include Management fees, Legal Fees, and Other Professional Services.
- Utility Services include Electricity, Irrigation, Water, and sewer expenses totaling \$88,000. These expenses are 16% of the budgeted expenses of \$555,000.
- Building, Landscape, and Other Maintenance Expenses totaling \$183,000 are at 5% of budgeted expenses of \$3,420,000.
- Year to Date Other expenses are for legal advertising, casualty and liability insurance, and operating supplies. These expenses are at 6% of budgeted expenses of \$17,000.

**Change in Unreserved Net Position**

Year-to-Date change in Net Position is \$154,000.

# EASTPORT

## Community Development District

### Proprietary Fund

In October 2023 Eastport CDD entered into a service agreement to operate Recreation facilities, gate and community watch services located within the District 14 and District 15 areas.

**Revenues:** Year-to-Date (YTD) Revenues of \$37,000. *(As of November 30, 17% of the year has lapsed.)*

- Eastport Amenity Division's Amenity Revenues include a total of \$37,000 in Developer owned Safety amenity fees collected from Districts 14 and 1. Contributions from the Developer in the amount of \$0 to operate the recreational facilities in the area.

**Expenses and Other Changes:** Year-to-Date operating expenses of \$37,000.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. No expense has been incurred in November.
- Building, Landscape, and Other Maintenance Expenses totaling \$0.
- Other expenses is \$0.

### Change in Unreserved Net Position

Year-to-Date change in Net Position is \$0.

### Investment Earnings

The following table outlines the Current Month Annualized Return and One Month Rate of Return earnings by investment category:

	CFB	FLCLASS
Current Month Annualized Return*	4.19%	4.83%
One Month Rate of Return	0.35%	0.40%
Prior FY 2024	4.86%	5.41%

# EASTPORT

Community Development District

Statement of Activity - Government Funds									
For the Two Months Ending November 30, 2024									
Original Budget	Amended Budget	Budget % used		Year To Date				PY YTD	Variance
				Eastport Square (ESQ)	Eastport Projectwide (EPPW)	Eastport Water Management (EWM)	Total		
			<b>REVENUES:</b>						
			Charges for Services, Maintenance and Other Special Assessments	\$ -	\$ 355,811	\$ 43,698	\$ 399,509	\$ 155,610	\$ 243,899
\$ 2,337,059	\$ 2,337,059	17%							
1,933,943	1,933,943	1%	Miscellaneous Revenue	18,381	(4)	-	18,377	7,506	10,871
6,000	6,000	200%	Investment Earnings, Realized and Unrealized	3	11,668	345	12,016	20	11,996
4,277,002	4,277,002	10%	<b>Total Revenues:</b>	18,384	367,475	44,043	429,902	163,136	266,766
			<b>EXPENSES:</b>						
			Management and Other Professional Services	3,082	-	600	3,682	1,040	2,642
279,225	279,225	1%	Utility Services	-	88,317	-	88,317	7,780	80,536
555,068	555,068	16%	Building, Landscape and Other Maintenance	14,264	168,366	-	182,630	103,569	79,061
3,419,932	3,419,932	5%	Other Expenses	1,034	-	-	1,034	1,035	(1)
16,777	16,777	6%	<b>Total Operating Expenses</b>	18,380	256,682	600	275,662	113,424	162,238
4,271,002	4,271,002	6%	<b>Total Expenses and Other Changes:</b>	18,380	256,682	600	275,662	113,424	162,238
			<b>Change in Unreserved Net Position</b>	\$ 4	\$ 110,793	\$ 43,443	\$ 154,240	\$ 49,711	\$ 104,528
\$ 6,000	\$ 6,000								
			<b>Total Cash and Investments, Net of Bond Funds</b>	\$ 443	\$ 1,778,739	\$ 50,915	\$ 1,830,097	\$ 2,698	\$ 1,827,399
			<b>Fund Balance</b>						
			Unassigned	453	671,510	74,019	745,981	49,712	\$ 696,269
			<b>Total Fund Balance</b>	\$ 453	\$ 671,510	\$ 74,019	\$ 745,981	\$ 49,712	\$ 696,269

# EASTPORT

Community Development District

Statement of Activity - Proprietary Funds						
For the Two Months Ending November 30, 2024						
			Year To Date			
Original Budget	Budget % used		Eastport Amenity Division (EAD)	Total	PY YTD	Variance
		<b>REVENUES:</b>				
\$ 270,309	14%	Charges for Services, Maintenance and Other Special Assessments	\$ 36,846	\$ 36,846	\$ -	\$ 36,846
245,446	0%	Miscellaneous Revenue	-	-	-	-
-	0%	Developer Contribution	-	-	-	-
515,755	7%	<b>Total Revenues:</b>	36,846	36,846	-	36,846
		<b>EXPENSES:</b>				
270,309	14%	Management and Other Professional Services	36,846	36,846	-	36,846
-	0%	Utility Services	-	-	-	-
6,000	0%	Building, Landscape and Other Maintenance	-	-	-	-
<u>239,446</u>	<u>0%</u>	Other Expenses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
515,755	7%	<b>Total Operating Expenses</b>	36,846	36,846	-	36,846
		<b>Total Expenses and Other Changes:</b>	36,846	36,846	-	36,846
<u>\$ -</u>		<b>Change in Unreserved Net Position</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
		<b>Total Cash and Investments, Net of Bond Funds</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
		<b>Fund Balance</b>				
		Unassigned	-	-	-	\$ -
		<b>Total Fund Balance</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>