



**Financial Statement Summary**  
**As of March 31, 2025**

**Governmental Funds**

**Revenues:** Year-to-date revenues of \$2,161,000 are at 51% of amended budget revenues of \$4,277,000. *(As of March 31, 2025, 50% 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 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 \$953,000 and is at 50% of budgeted revenues of \$1,934,000.
- Investment income of \$33,000.

**Expenses and Other Changes:** Year-to-Date operating expenses of \$1,549,000. Current Year-to-Date spending is at 36% of the amended budgeted expenses of \$4,311,000.

- Management and Other Professional services include Management fees, Legal Fees, and Other Professional Services.
- Utility Services include Electricity, Irrigation, Water, and sewer expenses totaling \$376,000. These expenses are 68% of the budgeted expenses of \$555,000.
- Building, Landscape, and Other Maintenance Expenses totaling \$1,091,000 are at 32% of amended budgeted expenses of \$3,460,000.
- Year to Date Other expenses are for legal advertising, casualty and liability insurance, and operating supplies. These expenses are at 20% of budgeted expenses of \$17,000.

**Change in Unreserved Net Position**

Year-to-Date change in Net Position is \$612,000.

# 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 \$128,000. *(As of March 31, 50% of the year has lapsed.)*

- Eastport Amenity Division's Amenity Revenues include a total of \$121,000 in Developer owned Safety amenity fees collected from Districts 14 and 15. Contributions from the Developer in the amount of \$7,200 to operate the recreational facilities in the area.

**Expenses and Other Changes:** Year-to-Date operating expenses of \$128,000 and are at 14% of budget.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services of which \$121,000 were fees from Department of Safety.
- Building, Landscape, and Other Maintenance Expenses totaling \$0, year to date.
- Other expenses are \$1,300.

## Change in Unreserved Net Position

Year-to-Date change in Net Position is \$270.

## 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*	3.88%	4.40%
One Month Rate of Return	0.32%	0.37%
Prior FY 2024	4.86%	5.41%

# EASTPORT

Community Development District

Statement of Activity - Government Funds									
For the Six Months Ending March 31, 2025									
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>						
\$ 2,337,059	\$ 2,337,059	50%	Charges for Services, Maintenance and Other Special Assessments	\$ -	\$ 1,067,395	\$ 107,134	\$ 1,174,529	\$ 509,026	\$ 665,503
1,933,943	1,933,943	49%	Miscellaneous Revenue	50,841	902,494	-	953,335	28,802	924,533
6,000	6,000	548%	Investment Earnings, Realized and Unrealized	21	30,914	1,949	32,884	2,675	30,209
4,277,002	4,277,002	51%	<b>Total Revenues:</b>	50,862	2,000,803	109,083	2,160,747	540,503	1,620,244
			<b>EXPENSES:</b>						
279,225	279,225	28%	Management and Other Professional Services	15,313	31,387	31,880	78,580	26,487	52,093
555,068	555,068	68%	Utility Services	-	376,128	-	376,128	61,648	314,480
3,419,932	3,459,507	32%	Building, Landscape and Other Maintenance	32,155	1,052,167	6,567	1,090,889	347,091	743,798
16,777	16,777	20%	Other Expenses	3,367	-	-	3,367	3,589	(222)
4,271,002	4,310,577	36%	<b>Total Operating Expenses</b>	50,836	1,459,682	38,447	1,548,965	438,815	1,110,150
4,271,002	4,310,577	36%	<b>Total Expenses and Other Changes:</b>	50,836	1,459,682	38,447	1,548,965	438,815	1,110,150
\$ 6,000	\$ (33,575)		<b>Change in Unreserved Net Position</b>	\$ 26	\$ 541,121	\$ 70,636	\$ 611,783	\$ 101,688	\$ 510,095
			<b>Total Cash and Investments, Net of Bond Funds</b>	\$ 474	\$ 1,875,237	\$ 140,174	\$ 2,015,885	\$ 311,662	\$ 1,704,224
			<b>Fund Balance</b>						
			Unassigned	474	1,101,838	101,212	1,203,524	101,689	\$ 1,101,835
			<b>Total Fund Balance</b>	\$ 474	\$ 1,101,838	\$ 101,212	\$ 1,203,524	\$ 101,689	\$ 1,101,835

# EASTPORT

Community Development District

Statement of Activity - Proprietary Funds						
For the Six Months Ending March 31, 2025						
			Year To Date			
Original Budget	Budget % used		Eastport Amenity Division (EAD)	Total	PY YTD	Variance
		<b>REVENUES:</b>				
\$ 270,309	45%	Charges for Services, Maintenance and Other Special Assessments	\$ 120,588	\$ 120,588	\$ -	\$ 120,588
360,067	2%	Other Income	7,215	7,215	-	7,215
-	0%	Investment Earnings, Realized and Unrealized	264	264	-	264
630,376	20%	<b>Total Revenues:</b>	128,067	128,067	-	128,067
		<b>EXPENSES:</b>				
270,309	45%	Management and Other Professional Services	120,588	120,588	-	120,588
-	0%	Utility Services	-	-	-	-
13,000	45%	Building, Landscape and Other Maintenance	5,873	5,873	-	5,873
347,067	0%	Other Expenses	1,336	1,336	-	1,336
630,376	14%	<b>Total Operating Expenses</b>	127,797	127,797	-	127,797
630,376	14%	<b>Total Expenses and Other Changes:</b>	127,797	127,797	-	127,797
\$ -		<b>Change in Unreserved Net Position</b>	\$ 270	\$ 270	\$ -	\$ 270
		<b>Total Cash and Investments, Net of Bond Funds</b>	\$ 1,025	\$ 1,025	\$ -	\$ 1,025
		<b>Fund Balance</b>				
		Unassigned	270	270	-	\$ 270
		<b>Total Fund Balance</b>	\$ 270	\$ 270	\$ -	\$ 270