

# EASTPORT

Community Development District

## Financial Statement Summary

As of November 30, 2025

### Eastport Overview

Eastport Community Development District provides recreation services, maintenance of common areas for the commercial zones, maintenance of residential common areas through the project-wide fund and Stormwater Management within the District boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through Developer contributions as the new downtown area builds out. The Eastport Square fund, serves as the general fund covering core governmental expenses such as legal and auditing fees. 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. Eastport Community Development District is considered a member of the Eastport Maintenance Advisory Committee, (EMAC.) The Committee, EMAC, was established to provide input and make recommendations to the Board's operation, maintenance, repair, and replacement of project-wide improvements.

### Governmental Funds

**Revenues:** Year-to-date revenues of \$734,000 are at 12% of amended budgeted revenues of \$6,082,000. *(As of November 30, 2025, 17% of the year has lapsed.)*

- EMAC Project-wide assessments are collected monthly from the numbered Districts 14, 15, 16 and Eastport Community Development District. Projectwide fees are collected at one-twelfth of the budget each month. A total of \$576,000 in Projectwide revenue has been recognized year to date. District 16 signed the Projectwide Interlocal agreement in March 2025 and is expected begin to contribute in December to the Projectwide fund.
- 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 and District 15. District 16 signed the Interlocal agreement for the Stormwater Fund and will begin contributing in December. The purpose of the Stormwater fund is to efficiently and cooperatively cover the cost of permitting, operation, maintenance, repair, and replacement of Water Conservation Structures in the Districts. Eastport CDD coordinates and supervises the Maintenance of Water Conservation Structures. Year to date revenues total \$28,000.
- Miscellaneous income includes a contribution from the Developer for EMAC turned-over properties totaling \$83,000 and is 17% of budgeted revenues. The district expects to receive additional contributions as the construction of the Eastport Downtown area is still underway. Contribution from Developer for reimbursable expenses for Eastport square for \$33,000 and is 22% of the budgeted revenue of \$152,000.
- Investment income is \$15,000 and at 20% of budget. Eastport Projectwide fund is earning the majority of interest due to the larger balances and potential to earn more.

**Expenses and Other Changes:** Year-to-Date operating expenses of \$483,000. Current Year-to-Date spending is at 7% of the amended budgeted expenses of \$6,442,000.

- Management and Other Professional services include Management fees, Legal Fees, and Other Professional Services. Current YTD expenses is \$11,000.
- Utility Services include Electricity, Irrigation, Water, and sewer expenses totaling \$127,000. These

expenses are 27% of the amended budgeted expenses of \$475,000. Irrigation expense is currently at 28%, and staff are carefully reviewing new irrigation accounts that have been turned over.

- Building, Landscape, and Other Maintenance Expenses totaling \$332,000 are at 6% of amended budgeted expenses of \$5,734,000. Building structure maintenance are at 6% of budget expectations; Irrigation repair are 2% of budgeted amount. Landscape Recurring is currently at 6% of budget with actuals at \$260,000 year to date.
- Year-to-date for Other Expenses are for legal advertising, casualty and liability insurance, and operating supplies. Casualty and liability insurance YTD expenses is \$13,000 which is 113% of the budgeted expenses of \$11,000.

**Change in Unreserved Net Position**

Year-to-Date change in Net Position is \$251,000. Eastport Community Development District is expected to meet the change in net position amount of the amended budget by fiscal year end (\$359,750).

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## 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. The Eastport Amenity Fund is Eastport's only proprietary fund. It is considered proprietary because of its source of revenue, the amenity fee.

**Revenues:** Year-to-Date (YTD) Revenues of \$123,000. *(As of November 30, 17% of the year has lapsed.)*

Eastport Amenity Division's Amenity Revenues include a total of \$61,000 in Developer owned Safety amenity fees collected from Districts 14 and 15. Contributions from the Developer in the amount of \$61,000 were collected to operate the recreational facilities in the area.

**Expenses and Other Changes:** Year-to-Date operating expenses of \$95,000 and are at 5% of budget. The Eastport Amenity Fund is still in its preliminary stage.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services of which \$61,000 are for Department of Safety fees.
- Building, Landscape, and Other Maintenance Expenses totaling \$1,000 year to date are for Gate Maintenance.
- Other expenses are \$26,000 at 9% of the budgeted expenses of 292,000 is for Recreation supplies and equipment.

## Change in Unreserved Net Position

Year-to-Date change in Net Position is \$28,000.

## Investment Earnings

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

November 2025	CFB	FLCLASS			
Current Month Annualized Return*	3.38%	4.04%			
One Month Rate of Return	0.28%	0.34%			
Prior FY 2024	3.95%	4.49%			
*Current Month Annualized Return is an annualized return based on the past 30 day performance					
**LTIP Annualized Return represents the actual return achieved over the previous 12 months					

# EASTPORT

Community Development District

Statement of Activity - Government Funds									
For the Two Months Ending November 30, 2025 (17% of the budget year)									
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>						
\$ 3,577,464	\$ 5,353,399	11%	Charges for Services, Maintenance and Other Special Assessments	\$ -	\$ 576,086	\$ 26,258	\$ 602,344	\$ 399,509	\$ 202,835
652,136	652,136	18%	Miscellaneous Revenue	33,071	83,350	-	116,421	18,377	98,044
76,250	76,250	20%	Investment Earnings, Realized and Unrealized	104	13,617	1,311	15,033	12,016	3,017
4,305,850	6,081,785	12%	<b>Total Revenues:</b>	33,175	673,053	27,569	733,798	429,902	303,896
			<b>EXPENSES:</b>						
193,217	221,717	5%	Management and Other Professional Services	1,479	5,556	4,203	11,237	3,682	7,556
415,000	475,000	27%	Utility Services	-	126,665	-	126,665	88,317	38,348
4,031,183	5,733,618	6%	Building, Landscape and Other Maintenance	18,962	308,504	4,553	332,020	182,630	149,390
11,200	11,200	113%	Other Expenses	12,630	-	-	12,630	1,034	11,596
4,650,600	6,441,535	7%	<b>Total Operating Expenses</b>	33,071	440,725	8,756	482,552	275,662	206,890
4,650,600	6,441,535	7%	<b>Total Expenses and Other Changes:</b>	33,071	440,725	8,756	482,552	275,662	206,890
\$ (344,750)	\$ (359,750)		<b>Change in Unreserved Net Position</b>	\$ 104	\$ 232,328	\$ 18,814	\$ 251,246	\$ 154,240	\$ 97,006
			<b>Total Cash and Investments, Net of Bond Funds</b>	\$ 33,882	\$ 1,950,208	\$ 190,902	\$ 2,174,992	\$ 1,830,097	\$ 344,896
			<b>Fund Balance</b>						
			Unassigned	715	1,280,625	185,165	1,466,506	745,981	\$ 720,525
			<b>Total Fund Balance</b>	\$ 715	\$ 1,280,625	\$ 185,165	\$ 1,466,506	\$ 745,981	\$ 720,525

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Statement of Activity - Proprietary Funds						
For the Two Months Ending November 30, 2025 (17% of the budget year)						
PRELIMINARY						
Original Budget	Budget % used		Year To Date			
			Eastport Amenity Division (EAD)	Total	PY YTD	Variance
		<b>REVENUES:</b>				
\$ 675,501	9%	Charges for Services, Maintenance and Other Special Assessments	\$ 61,147	\$ 61,147	\$ 36,846	\$ 24,300
366,323	17%	Other Income	61,886	61,886	-	61,886
<u>1,000</u>	<u>19%</u>	Investment Earnings, Realized and Unrealized	<u>195</u>	<u>195</u>	<u>-</u>	<u>195</u>
1,042,824	12%	<b>Total Revenues:</b>	123,228	123,228	36,846	86,382
		<b>EXPENSES:</b>				
715,572	9%	Management and Other Professional Services	67,825	67,825	36,846	30,979
-	0%	Utility Services	-	-	-	-
34,500	3%	Building, Landscape and Other Maintenance	979	979	-	979
<u>291,752</u>	<u>9%</u>	Other Expenses	<u>26,397</u>	<u>26,397</u>	<u>-</u>	<u>26,397</u>
1,041,824	5%	<b>Total Operating Expenses</b>	95,201	95,201	36,846	58,355
<u>1,041,824</u>	<u>5%</u>	<b>Total Expenses and Other Changes:</b>	<u>95,201</u>	<u>95,201</u>	<u>36,846</u>	<u>58,355</u>
<u>\$ 1,000</u>		<b>Change in Unreserved Net Position</b>	<u>\$ 28,027</u>	<u>\$ 28,027</u>	<u>\$ -</u>	<u>\$ 28,027</u>
		<b>Total Cash and Investments, Net of Bond Funds</b>	<u>\$ 29,760</u>	<u>\$ 29,760</u>	<u>\$ -</u>	<u>\$ 29,760</u>
		<b>Fund Balance</b>				
		Unassigned	33,777	33,777	308,656	\$ (274,880)
		<b>Total Fund Balance</b>	<u>\$ 33,777</u>	<u>\$ 33,777</u>	<u>\$ 308,656</u>	<u>\$ (274,880)</u>