

Community Development District

As of November 30, 2025

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 - Eastport Projectwide						
For the Two Months Ending November 30, 2025 (17% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
			Charges for Services, Maintenance and Other Special Assessments	\$ 576,086	\$ 355,811	\$ 220,275
\$ 3,456,426	\$ 5,208,361	11%				
500,000	500,000	17%	Miscellaneous Revenue	83,350	(4)	83,354
5,250	70,000	19%	Investment Earnings, Realized and Unrealized	13,617	11,668	1,949
3,961,676	5,778,361	12%	Total Revenues:	673,053	367,475	305,578
			EXPENSES:			
65,500	80,000	7%	Management and Other Professional Services	5,556	-	5,556
410,000	470,000	27%	Utility Services	126,665	88,317	38,348
3,893,676	5,586,111	6%	Building, Landscape and Other Maintenance	308,504	168,366	140,139
3,000	3,000	0%	Other Expenses	-	-	-
4,372,176	6,139,111	7%	Total Operating Expenses	440,725	256,682	184,043
4,372,176	6,139,111	7%	Total Expenses and Other Changes:	440,725	256,682	184,043
\$ (410,500)	\$ (360,750)		Change in Unreserved Net Position	\$ 232,328	\$ 110,793	\$ 121,535
			Total Cash and Investments, Net of Bond Funds	\$ 1,950,208	\$ 1,778,739	\$ 171,469
			Fund Balance			
			Unassigned	1,280,625	671,510	\$ 609,115
			Total Fund Balance	\$ 1,280,625	\$ 671,510	\$ 609,115