

EASTPORT

Community Development District

Financial Statement Summary

As of July 31, 2025

Eastport Projectwide

Revenues: Year-to-Date (YTD) Revenues of \$3,333,000 are 85% of the budgeted revenues of \$3,940,000. *(As of July 31, 83% of the year has lapsed.)*

- EMAC Project-wide assessments are collected monthly from the numbered Districts 14 and 15 and Eastport Community Development District. Year to date Projectwide revenue is at \$1,779,000. District 16 signed the Projectwide Interlocal agreement in March 2025 and will begin to contribute to the Projectwide fund once the final engineer's report is accepted.
- Miscellaneous income includes a contribution from the Developer totaling \$1,504,000 and is at 83% of budgeted revenues of \$1,805,000. The district expects to receive additional contributions as the construction of the Eastport Downtown area is still underway.
- Investment income of \$49,000. District funds are invested in Citizens First Bank and FLCLASS earning 3.88% and 4.35% respectively.

Expenses and Other Changes: Year-to-Date operating expenses of \$2,841,000. Current Year-to-Date spending is at 71% of the amended budgeted expenses of \$3,979,000.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. Expenses YTD is \$55,000. These expenses are at 61% of budgeted expenses. As Eastport Projectwide fund is still in its preliminary stage of development, legal services, engineering services, and systems management support expenditures are below budgetary expectations, but are expected to meet budget appropriations as the District matures.
- Utility Services, includes Electricity, Irrigation, Water & Sewer expenses, total \$545,000. These expenses are at 99.6% of the amended budgeted expenses of \$547,000. Eastport Project-wide Electricity bills are averaging roughly \$5.5K per month. Staff expect electricity costs to exceed the budget and will process a budget transfer in the last quarter of the fiscal year. Irrigation expense is currently at 41%, and staff are carefully reviewing new irrigation accounts that have been turned over. The review is still in progress and may result in either an increase or a decrease in irrigation expense.
- Building, Landscape, and Other Maintenance Expenses totaling \$2,238,000 are at 67% of amended budgeted expenses of \$3,440,000. Building structure maintenance and irrigation repair are more than 10% below budget expectations; these expenditure categories are utilized on an as-needed basis. Landscape maintenance is running lower than budget due to timing of vendor invoices, however expenses are expected to meet budgeted projections by year-end.

Change in Unreserved Net Position

The year-to-date change in Net Position is \$492,000. Change in Net Position is expected to meet budget expectations of (\$39,000) for the year.

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%	4.35%				
One Month Rate of Return	0.32%	0.36%				
Prior FY 2024	4.86%	5.41%				

*Current Month Annualized Return is an annualized return based on the past 30 day performance
All investment earnings are now recognized within the current month.

EASTPORT

Community Development District

Eastport Amenity Division Proprietary Fund

Revenues: Year-to-Date (YTD) Revenues of \$371,000. *(As of July 31, 83% of the year has lapsed.)*

- Eastport Amenity Division's Amenity Revenues include a total of \$221,000 in Developer owned Safety amenity fees collected from Districts 14 and 15. Contributions from the Developer in the amount of \$146,000 were collected to operate the recreational facilities in the area. Staff expect contributions from the Developer to continue until year-end.

Expenses and Other Changes: Year-to-Date operating expenses of \$367,000 and are at 40% 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 \$194,000 were fees from Department of Safety.
- Building, Landscape, and Other Maintenance Expenses totaling \$6,000 year to date.
- Other expenses are \$140,000 at 40% of the budgeted expenses of 347,000.

Change in Unreserved Net Position

Year-to-Date change in Net Position is \$5,000. Staff expect a positive net position at year-end.

EASTPORT

Community Development District

Statement of Activity - Eastport Projectwide						
For the Ten Months Ending July 31, 2025						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
			Charges for Services, Maintenance and Other Special Assessments	\$ 1,778,979	\$ 2,350,744	\$ (571,765)
\$ 2,134,771	\$ 2,134,771	83%	Miscellaneous Revenue	1,504,221	5,620	1,498,601
1,805,000	1,805,000	83%	Investment Earnings, Realized and Unrealized	49,498	-	49,498
-	-	0%				
3,939,771	3,939,771	85%	Total Revenues:	3,332,698	2,356,364	976,334
			EXPENSES:			
95,000	90,000	61%	Management and Other Professional Services	55,283	32,637	22,645
550,068	547,068	100%	Utility Services	544,950	302,821	242,129
3,285,203	3,339,778	67%	Building, Landscape and Other Maintenance	2,238,283	1,019,770	1,218,513
9,500	2,500	84%	Other Expenses	2,097	-	2,097
3,939,771	3,979,346	71%	Total Operating Expenses	2,840,613	1,355,229	1,485,384
3,939,771	3,979,346	71%	Total Expenses and Other Changes:	2,840,613	1,355,229	1,485,384
\$ -	\$ (39,575)		Change in Unreserved Net Position	\$ 492,085	\$ 1,001,135	\$ (509,051)
			Total Cash and Investments, Net of Bond Funds	\$ 1,293,021	\$ 211,814	\$ 1,081,207
			Fund Balance			
			Unassigned	1,052,802	1,001,135	\$ 51,667
			Total Fund Balance	\$ 1,052,802	\$ 1,001,135	\$ 51,667

EASTPORT

Community Development District

Statement of Activity - Proprietary Funds						
For the Ten Months Ending July 31, 2025						
			Year To Date			
Original Budget	Budget % used		Eastport Amenity Division (EAD)	Total	PY YTD	Variance
		REVENUES:				
\$ 270,309	82%	Charges for Services, Maintenance and Other Special Assessments	\$ 221,136	\$ 221,136	\$ -	\$ 221,136
360,067	41%	Other Income	149,396	149,396	-	149,396
-	0%	Investment Earnings, Realized and Unrealized	660	660	-	660
630,376	59%	Total Revenues:	371,192	371,192	-	371,192
		EXPENSES:				
270,309	82%	Management and Other Professional Services	221,136	221,136	-	221,136
-	0%	Utility Services	-	-	-	-
13,000	45%	Building, Landscape and Other Maintenance	5,873	5,873	-	5,873
347,067	40%	Other Expenses	140,126	140,126	-	140,126
630,376	40%	Total Operating Expenses	367,135	367,135	-	367,135
630,376	40%	Total Expenses and Other Changes:	367,135	367,135	-	367,135
\$ -		Change in Unreserved Net Position	\$ 4,057	\$ 4,057	\$ -	\$ 4,057
		Total Cash and Investments, Net of Bond Funds	\$ 33,450	\$ 33,450	\$ -	\$ 33,450
		Fund Balance				
		Unassigned	4,057	4,057	-	\$ 4,057
		Total Fund Balance	\$ 4,057	\$ 4,057	\$ -	\$ 4,057