



Financial Statement Summary
As of January 31, 2025

Eastport Projectwide

Revenues: Year-to-Date (YTD) Revenues of \$1,334,000 are 34% of the budgeted revenues of \$3,940,000. *(As of January 31, 33% of the year has lapsed.)*

- In July 2023, Eastport Community Development District entered an Interlocal Governmental Agreement for the Maintenance of Projectwide Improvements with Village Community Development Districts No. 14 and 15.
- EMAC Project-wide assessments are collected monthly from the numbered Districts 14 and 15 and Eastport Community Development District.

Expenses and Other Changes: Year-to-Date operating expenses of \$912,000. Current Year-to-Date spending is at 23% 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 \$18,000.
- Utility Services, includes Electricity, Irrigation, Water & Sewer expenses, total \$292,000. These expenses are at 53% of budgeted expenses of \$550,000.
- Building, Landscape, and Other Maintenance Expenses totaling \$602,000 are at 18% of amended budgeted expenses of \$3,325,000.

Change in Unreserved Net Position

The year-to-date change in Net Position is \$423,000.

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%	4.48%
One Month Rate of Return	0.32%	0.37%
Prior FY 2024	4.86%	5.41%

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Community Development District

Eastport Amenity Division Proprietary Fund

Revenues: Year-to-Date (YTD) Revenues of \$77,000. *(As of January 31, 33% of the year has lapsed.)*

- Eastport Amenity Division's Amenity Revenues include a total of \$77,000 in Developer owned Safety amenity fees collected from Districts 14 and 15. 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 \$77,000.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services of which \$77,000 were fees from Department of Safety.
- Building, Landscape, and Other Maintenance Expenses totaling \$0.
- Other expenses are \$56 for operating supplies.

Change in Unreserved Net Position

The year-to-date change in Net Position is \$186.

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Community Development District

Statement of Activity - Eastport Projectwide						
For the Four Months Ending January 31, 2025						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
			Charges for Services, Maintenance and Other Special Assessments	\$ 711,603	\$ 311,202	\$ 400,401
\$ 2,134,771	\$ 2,134,771	33%				
1,805,000	1,805,000	33%	Miscellaneous Revenue	601,660	-	601,660
-	-	0%	Investment Earnings, Realized and Unrealized	21,187	-	21,187
3,939,771	3,939,771	34%	Total Revenues:	1,334,450	311,202	1,023,248
			EXPENSES:			
95,000	95,000	19%	Management and Other Professional Services	18,412	4,431	13,981
550,068	550,068	53%	Utility Services	291,890	38,478	253,412
3,285,203	3,324,778	18%	Building, Landscape and Other Maintenance	601,584	270,286	331,298
9,500	9,500	0%	Other Expenses	-	177	(177)
3,939,771	3,979,346	23%	Total Operating Expenses	911,886	313,372	598,514
3,939,771	3,979,346	23%	Total Expenses and Other Changes:	911,886	313,372	598,514
\$ -	\$ (39,575)		Change in Unreserved Net Position	\$ 422,564	\$ (2,170)	\$ 424,733
			Total Cash and Investments, Net of Bond Funds	\$ 920,431	\$ 173,712	\$ 746,719
			Fund Balance			
			Unassigned	983,281	(2,170)	\$ 985,451
			Total Fund Balance	\$ 983,281	\$ (2,170)	\$ 985,451

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Community Development District

Statement of Activity - Proprietary Funds						
For the Four Months Ending January 31, 2025						
			Year To Date			
Original Budget	Budget % used		Eastport Amenity Division (EAD)	Total	PY YTD	Variance
		REVENUES:				
\$ 270,309	28%	Charges for Services, Maintenance and Other Special Assessments	\$ 76,875	\$ 76,875	\$ -	\$ 76,875
360,067	0%	Miscellaneous Revenue	-	-	-	-
-	0%	Developer Contribution	-	-	-	-
-	0%	Investment Earnings, Realized and Unrealized	186	186	-	186
630,376	12%	Total Revenues:	77,062	77,062	-	77,062
		EXPENSES:				
270,309	28%	Management and Other Professional Services	76,875	76,875	-	76,875
-	0%	Utility Services	-	-	-	-
6,000	0%	Building, Landscape and Other Maintenance	-	-	-	-
354,067	0%	Other Expenses	56	56	-	56
630,376	8%	Total Operating Expenses	76,932	76,932	-	76,932
630,376	8%	Total Expenses and Other Changes:	76,932	76,932	-	76,932
\$ -		Change in Unreserved Net Position	\$ 130	\$ 130	\$ -	\$ 130
		Total Cash and Investments, Net of Bond Funds	\$ 19,007	\$ 19,007	\$ -	\$ 19,007
		Fund Balance				
		Unassigned	130	130	-	\$ 130
		Total Fund Balance	\$ 130	\$ 130	\$ -	\$ 130