

EASTPORT

Community Development District

Financial Statement Summary As of March 31, 2025

Eastport Projectwide

Revenues: Year-to-Date (YTD) Revenues of \$2,001,000 are 51% of the budgeted revenues of \$3,940,000. *(As of March 31, 50% 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 \$1,460,000. Current Year-to-Date spending is at 37% 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 \$31,000.
- Utility Services, includes Electricity, Irrigation, Water & Sewer expenses, total \$376,000. These expenses are at 68% of budgeted expenses of \$550,000.
- Building, Landscape, and Other Maintenance Expenses totaling \$1,052,000 are at 32% of amended budgeted expenses of \$3,325,000.

Change in Unreserved Net Position

The year-to-date change in Net Position is \$541,000.

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

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Eastport Amenity Division Proprietary Fund

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 \$5,900 year to date.
- Other expenses are \$1,300.

Change in Unreserved Net Position

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

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Statement of Activity - Eastport Projectwide						
For the Six Months Ending March 31, 2025						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
			Charges for Services, Maintenance and Other Special Assessments	\$ 1,067,395	\$ 466,794	\$ 600,601
\$ 2,134,771	\$ 2,134,771	50%				
1,805,000	1,805,000	50%	Miscellaneous Revenue	902,494	-	902,494
-	-	0%	Investment Earnings, Realized and Unrealized	30,914	-	30,914
3,939,771	3,939,771	51%	Total Revenues:	2,000,803	466,794	1,534,009
			EXPENSES:			
95,000	95,000	33%	Management and Other Professional Services	31,387	5,669	25,718
550,068	550,068	68%	Utility Services	376,128	61,648	314,480
3,285,203	3,324,778	32%	Building, Landscape and Other Maintenance	1,052,167	319,195	732,972
9,500	9,500	0%	Other Expenses	-	-	-
3,939,771	3,979,346	37%	Total Operating Expenses	1,459,682	386,512	1,073,171
3,939,771	3,979,346	37%	Total Expenses and Other Changes:	1,459,682	386,512	1,073,171
\$ -	\$ (39,575)		Change in Unreserved Net Position	\$ 541,121	\$ 80,282	\$ 460,838
			Total Cash and Investments, Net of Bond Funds	\$ 1,875,237	\$ 305,683	\$ 1,569,554
			Fund Balance			
			Unassigned	1,101,838	80,282	\$ 1,021,556
			Total Fund Balance	\$ 1,101,838	\$ 80,282	\$ 1,021,556

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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
		REVENUES:				
\$ 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%	Total Revenues:	128,067	128,067	-	128,067
		EXPENSES:				
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%	Total Operating Expenses	127,797	127,797	-	127,797
630,376	14%	Total Expenses and Other Changes:	127,797	127,797	-	127,797
\$ -		Change in Unreserved Net Position	\$ 270	\$ 270	\$ -	\$ 270
		Total Cash and Investments, Net of Bond Funds	\$ 1,025	\$ 1,025	\$ -	\$ 1,025
		Fund Balance				
		Unassigned	270	270	-	\$ 270
		Total Fund Balance	\$ 270	\$ 270	\$ -	\$ 270