

EASTPORT

Community Development District

Financial Statement Summary

As of November 30, 2024

Eastport Projectwide

Revenues: Year-to-Date (YTD) Revenues of \$367,000 are 9% of the amended budget revenues of \$3,940,000. *(As of November 30, 17% 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 \$257,000. Current Year-to-Date spending is at 7% of budgeted expenses of \$3,940,000.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. Expenses YTD is \$0.
- Utility Services, includes Electricity, Irrigation, Water & Sewer expenses, total \$88,000. These expenses are at 16% of budgeted expenses of \$550,000.
- Building, Landscape, and Other Maintenance Expenses totaling \$168,000 are at 5% of budgeted expenses of \$3,285,000.

Change in Unreserved Net Position

Year-to-Date change in Net Position is \$111,000.

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*	4.19%	4.83%
One Month Rate of Return	0.35%	0.40%
Prior FY 2024	4.86%	5.41%

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Eastport Amenity Division Proprietary Fund

Revenues:

Year-to-Date (YTD) Revenues of \$37,000. *(As of November 30, 17% of the year has lapsed.)*

Eastport Amenity Division's Amenity Revenues include a total of \$37,000 in Developer owned Safety amenity fees collected from Districts 14 and 1. 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 \$37,000.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services of which \$37,000 were fees from Department of Safety.
- Building, Landscape, and Other Maintenance Expenses totaling \$0.
- Other expenses is \$0.

Change in Unreserved Net Position

Year-to-Date change in Net Position is \$0.

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Statement of Activity - Eastport Projectwide						
For the Two Months Ending November 30, 2024						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
			Charges for Services, Maintenance and Other Special Assessments	\$ 355,811	\$ 155,610	\$ 200,201
\$ 2,134,771	\$ 2,134,771	17%				
1,805,000	1,805,000	0%	Miscellaneous Revenue	(4)	-	(4)
-	-	0%	Investment Earnings, Realized and Unrealized	11,668	-	11,668
3,939,771	3,939,771	9%	Total Revenues:	367,475	155,610	211,865
			EXPENSES:			
95,000	95,000	0%	Management and Other Professional Services	-	535	(535)
550,068	550,068	16%	Utility Services	88,317	7,780	80,536
3,285,203	3,285,203	5%	Building, Landscape and Other Maintenance	168,366	97,532	70,834
9,500	9,500	0%	Other Expenses	-	77	(77)
3,939,771	3,939,771	7%	Total Operating Expenses	256,682	105,924	150,759
3,939,771	3,939,771	7%	Total Expenses and Other Changes:	256,682	105,924	150,759
\$ -	\$ -		Change in Unreserved Net Position	\$ 110,793	\$ 49,686	\$ 61,106
			Total Cash and Investments, Net of Bond Funds	\$ 1,778,739	\$ -	\$ 1,778,739
			Fund Balance			
			Unassigned	671,510	49,686	\$ 621,824
			Total Fund Balance	\$ 671,510	\$ 49,686	\$ 621,824

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Statement of Activity - Proprietary Funds						
For the Two Months Ending November 30, 2024						
			Year To Date			
Original Budget	Budget % used		Eastport Amenity Division (EAD)	Total	PY YTD	Variance
		REVENUES:				
\$ 270,309	14%	Charges for Services, Maintenance and Other Special Assessments	\$ 36,846	\$ 36,846	\$ -	\$ 36,846
245,446	0%	Miscellaneous Revenue	-	-	-	-
-	0%	Developer Contribution	-	-	-	-
515,755	7%	Total Revenues:	36,846	36,846	-	36,846
		EXPENSES:				
270,309	14%	Management and Other Professional Services	36,846	36,846	-	36,846
-	0%	Utility Services	-	-	-	-
6,000	0%	Building, Landscape and Other Maintenance	-	-	-	-
<u>239,446</u>	<u>0%</u>	Other Expenses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
515,755	7%	Total Operating Expenses	36,846	36,846	-	36,846
		Total Expenses and Other Changes:	36,846	36,846	-	36,846
<u>\$ -</u>		Change in Unreserved Net Position	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
		Total Cash and Investments, Net of Bond Funds	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
		Fund Balance				
		Unassigned	-	-	-	\$ -
		Total Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>