EASTPORT
Community Development District

Financial Statement Summary
As of June 30, 2026

<u>Eastport Overview</u>
Eastport Community Development District provides recreation services, maintenance of common areas for the commercial zones, maintenance of common residential areas through the project-wide fund and Stormwater Management within the District boundaries in Sumter County. The Eastport Square fund serves as the general fund covering core governmental expenses such as legal and auditing fees. In July 2023, Eastport Community Development District entered an Interlocal Governmental Agreement for the Maintenance of Project-Wide Improvements with Village Community Development Districts No. 14 and Village Community Development District No. 15, and most recently Village Community Development District No. 16. By resolution, the Eastport Maintenance Advisory Committee (EMAC) was established to provide input and make recommendations to the Board's operation, maintenance, repair, and replacement of project-wide improvements.

As of June 30, 2026, Revenue is tracking on budget, and Expenses are running below budget, therefore, the working capital position should be enhanced by year end. *(75% of the fiscal year has lapsed)*

<u>Governmental Funds</u>
Revenues: Year-to-date revenue of $4,491,636 was 73% of amended budgeted revenues of $6,135,415

- Eastport Project-wide assessments are collected monthly from the numbered Districts 14, 15, 16 and Eastport Community Development District. Project Wide fees are collected at one-twelfth of the budget each month. District 16 commenced payments in December 2025 and will pay 10 months this fiscal year. A total of $4,248,764 in revenue had been recognized year-to-date in the Eastport Project Wide Fund. This represented 73.5% of the annual budget.

- In November 2023, Eastport Community Development District Board approved appropriating funds to cover the management fees for the Storm Water Fund allocated expenses. Stormwater Management fees are collected from Eastport, Middleton Downtown, Middleton District A and District 15. District 16 signed the Interlocal Agreement for the Stormwater Fund and began contributing in December. The purpose of the Stormwater fund is to efficiently and cooperatively cover the cost of permitting, operation, maintenance, repair, and replacement of Water Conservation Structures in the Districts. Eastport CDD coordinates and supervises the Maintenance of Water Conservation Structures. Year-to-date revenues total $114,877 representing 76% of the projected revenue year to date.

- The year-to-date total for miscellaneous revenue was $504,555, representing 71.5% of the amended budget. This revenue was primarily driven by developer contributions, including $375,005 related to EPPW turned-over properties and $122,506 in Eastport Square reimbursements, along with various other miscellaneous charges.

- Investment income was $58,997, accounting for 77% of the $76,250 revenue budget. Most of this interest was generated by the Eastport Project Wide fund, which benefits from higher cash balances and greater earning potential.

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Statement of Activity - Proprietary Funds
For the Nine Months Ending June 30, 2026 (75% of the budget year)

Original Budget	Amended Budget	Budget % used		Year To Date Eastport Amenity Division (EAD)	PYTD	Variance
			REVENUES:			
$ 675,501	$ 675,501	46%	Charges for Services, Maintenance and Other Special Assessments	$ 308,040	$ 194,310	$ 113,730
366,323	366,323	74%	Other Income	269,544	126,913	142,631
1,000	1,000	118%	Investment Earnings, Realized and Unrealized	1,178	566	613
1,042,824	1,042,824	55%	**Total Revenues:**	578,762	321,789	256,973
			EXPENSES:			
715,572	715,572	47%	Management and Other Professional Services	338,094	194,310	143,784
-	1,000	93%	Utility Services	929	-	929
14,500	31,500	39%	Building, Landscape and Other Maintenance	12,222	5,873	6,348
311,752	293,752	63%	Other Expenses	185,433	120,931	64,501
1,041,824	1,041,824	52%	**Total Operating Expenses**	536,677	321,114	215,563
1,041,824	1,041,824	52%	**Total Expenses and Other Changes:**	536,677	321,114	215,563
$ 1,000	$ 1,000		**Change in Unreserved Net Position**	$ 42,085	$ 675	$ 41,411
			Total Cash and Investments, Net of Bond Funds	$ 12,944	$ 28,462	$ (15,518)
			Fund Balance			
			Unassigned	47,851	820	$ 47,032
			Committed R and R	-	-	-
			Total Fund Balance	$ 47,851	$ 820	$ 47,032

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Expenses and Other Changes: Year-to-Date operating expenses totaled $3,878,850. Current Year-to-Date spending was 59% of the amended budgeted expenses of $6,536,748.

- Management and Other Professional services include Management fees, Legal Fees, and Other Professional Services. Current YTD expenses were $161,331 or 61% of the total budget of $265,217.

- Utility Services, which encompass electricity, irrigation, water, and sewer, totaled $550,031 as of June 30th. These costs represented 116% of the $475,000 amended expense budget. Specifically, irrigation water expenses reached $398,815 year-to-date, or 97% of their $410,000 allocation. Electricity expenses totaled $151k or 252% of budget. A $60,000 budget amendment was approved in November to cover Irrigation - Water costs for newly acquired properties. Additional year-end transfers for water and electricity will be required.

- Building, Landscape, and Other Maintenance Expenses currently totaled $3,146,556 or 54% of the $5,778,701 amended budget. To accommodate the maintenance and repair of new infrastructure and landscaping within District boundaries, the budget was adjusted by $1,747,518. As of June 30th, Landscape Recurring costs stood at $2,308,497 (54%) and Irrigation Repairs were at 25%. As the District continues to accept new property turnovers, maintenance activity and associated costs are expected to ramp up. Accordingly, spending levels will be closely monitored to ensure sufficient appropriations for these increasing year-end obligations.

- Other Expenses year-to-date include legal advertising, operating supplies, and casualty and liability insurance. A resolution was approved in May that added funding for Casualty & Liability Insurance. However, a post-appraisal adjustment of $7,209 was charged to Casualty & Liability Insurance in June resulting in expenses at 117% of budget. Another budget transfer will be made in July so that this budget item will be 99-100% of budget at fiscal year end.

<u>Change in Unreserved Net Position</u>

Year-to-Date change in Net Position is $612,786, a $34,182 improvement over the $578,604 reported as of June 30, 2025. Eastport Community Development District was expected to use $360k in working capital to meet its fiscal year 2025-26 budget. Building, Landscape and Other Maintenance are tracking well below budget, therefore, working capital is currently projected to end the fiscal year between a $10k and $140k addition. This is an improvement of $370k and $500k.

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Proprietary Fund

Overview

In October 2023 Eastport CDD entered into a service agreement to operate Recreation facilities, gate and community watch services located within the District 14, District 15 & District 16 areas. The Eastport Amenity Fund is Eastport's only proprietary fund. It is considered proprietary because of its source of revenue is amenity fees.

As of June 30, 75% of the year has lapsed.

Revenues:

Year-to-Date (YTD) Revenues totaled $578,762. Within the Eastport Amenity Division, this included $308,040 in Developer-owned safety amenity fees collected from Districts 14 and 15. Additionally, the Developer contributed $269,544 YTD to support the operation of recreational facilities within the area.

Expenses and Other Changes:

Year-to-Date operating expenses totaled $536,677, representing 52% of the budget. The Eastport Amenity Fund is still in its preliminary stage.

- Management and Other Professional Services expenses totaled $338,094 year-to-date, including Technology Service fees, Engineering services, and other Professional Services; of this amount, $308,040 has been spent on Department of Safety fees.

- Building, Landscape, and Other Maintenance Budget were amended to cover increased in cost of gate maintenance. YTD expenses were $12,222 or 39% of the amended budget of $31,500 budget.

- Other expenses totaled $185,433, or 63% of the budgeted expenses of $293,752, and include recreation supplies and equipment.

Change in Unreserved Net Position

The Year-to-Date change in Net Position was $42,085, an increase of $41,410 from the $675 reported through June of 2025. The projection is for the net position to be $1,000 as of fiscal year end.

Investment Earnings

The following table outlines the Current Month Annualized Return and One Month Rate of Return earnings by investment category:

June 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.71%	3.72%	4.25%	4.13%	15.17%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.34%	0.03%
Prior FY 2024-25	3.95%	4.49%	4.76%	4.61%	4.56%	11.59%
*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						

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Statement of Activity - Government Funds

For the Nine Months Ending June 30, 2026 (75% of the budget year)

Original Budget	Amended Budget	Budget % used		Eastport General Fund	Eastport Projectwide (EPPW)	Eastport Water Management (EWM)	Total	PYTD	Variance
				Year To Date					
			REVENUES:						
$ 3,577,464	$ 5,353,399	73%	Charges for Services, Maintenance and Other Special Assessments	$ -	$ 3,818,680	$ 109,404	$ 3,928,084	$ 1,755,794	$ 2,172,290
652,136	705,766	71%	Miscellaneous Revenue	127,642	376,912	-	504,555	1,430,389	(925,835)
76,250	76,250	77%	Investment Earnings, Realized and Unrealized	353	53,172	5,473	58,997	48,779	10,219
4,305,850	6,135,415	73%	**Total Revenues:**	127,996	4,248,764	114,877	4,491,636	3,234,962	1,256,674
			EXPENSES:						
193,217	265,217	61%	Management and Other Professional Services	24,333	62,934	74,065	161,331	108,665	52,666
415,000	475,000	116%	Utility Services	-	549,820	211	550,031	476,784	73,246
4,031,183	5,778,701	54%	Building, Landscape and Other Maintenance	73,821	3,052,246	20,490	3,146,556	2,064,067	1,082,489
11,200	17,830	117%	Other Expenses	20,933	-	-	20,933	6,842	14,091
4,650,600	6,536,748	59%	**Total Operating Expenses**	119,086	3,664,999	94,765	3,878,850	2,656,358	1,222,492
4,650,600	6,536,748	59%	**Total Expenses and Other Changes:**	119,086	3,664,999	94,765	3,878,850	2,656,358	1,222,492
$ (344,750)	$ (401,333)		**Change in Unreserved Net Position**	$ 8,909	$ 583,765	$ 20,111	$ 612,786	$ 578,604	$ 34,182
			Total Cash and Investments, Net of Bond Funds	$ 12,737	$ 1,596,556	$ 186,340	$ 1,795,632	$ 1,243,465	$ 552,168
			Fund Balance						
			Unassigned	9,521	1,632,063	186,463	1,828,047	1,170,346	$ 657,701
			Committed R and R	-	-	-	-	-	-
			Total Fund Balance	$ 9,521	$ 1,632,063	$ 186,463	$ 1,828,047	$ 1,170,346	$ 657,701