EASTPORT
Community Development District

**Financial Statement Summary**
**As of April 30, 2026**

## Eastport Overview

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. Eastport Community Development District is considered a member of the Eastport Maintenance Advisory Committee (EMAC). The Committee was established to provide input and make recommendations to the Board's operation, maintenance, repair, and replacement of project-wide improvements. Revenues are tracking on budget, and Expenses are running below budget, therefore, working capital position should be enhanced by year end.
*(As of April 30, 58.3% of the year has lapsed)*

## Governmental Funds

**Revenues:** Year-to-date revenues of $3,407,869 are 56% of amended budgeted revenues of $6,082,000

- 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 $3,227,404 in Project wide revenue was recognized year to date.

- 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 $89,919 representing 60% of the projected revenue year to date.

- The year-to-date total for miscellaneous revenue was $382,946, representing 59% of the amended budget. This revenue was primarily driven by developer contributions, including $291,675 related to EPPW turned-over properties and $85,142 in Eastport Square reimbursements, along with various other miscellaneous charges.

- Investment income currently totaled $47,049, accounting for 62% 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.

**Expenses and Other Changes**: Year-to-Date operating expenses totaled $2,856,766. Current Year-to-Date spending was 44% of the amended budgeted expenses of $6,441,535.

- Management and Other Professional services include Management fees, Legal Fees, and Other Professional Services. Current YTD expenses were $128,483 or 58% of the total budget of $222,217.

- Utility Services, which encompass electricity, irrigation, water, and sewer, currently total $395,879. These costs represented 83% of the $475,000 amended expense budget. Specifically, irrigation water expenses reached $288,664 year-to-date, or 82% of their $410,000 allocation. While a $60,000 budget amendment was approved in November to cover utilities for newly acquired properties, an additional year-end transfer will be required.

- Building, Landscape, and Other Maintenance Expenses currently totaled $2,319,023 or 40% of the $5,733,118 amended budget. To accommodate the maintenance and repair of new infrastructure and landscaping within District boundaries, the budget was adjusted by $1,702,000. As of April 30th, Landscape Recurring costs stood at $1,622,315 (51%) and Irrigation Repairs were at 59% of budget. 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 funds transfer was approved in May to amend the budget to cover the $12,630, for Casualty & Liability Insurance.

**Change in Unreserved Net Position**

Year-to-Date change in Net Position was $551,103, a $164,843 improvement over the $386,261 reported as of April 30, 2025. Eastport Community Development District was expected to use $359,750 in working capital to meet its fiscal year 2025-26 budget. As Building, Landscape and Other Maintenance are tracking well below budget, working capital is currently projected to end the fiscal year between a $1,000 and $100,000 addition. This is an improvement of $360k and $460k.

# EASTPORT
Community Development District

**Statement of Activity - Government Funds**
**For the Seven Months Ending April 30, 2026 (58% 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 | 56% | Charges for Services, Maintenance and Other Special Assessments | $ - | $ 2,892,226 | $ 85,648 | $ 2,977,874 | $ 1,368,284 | $ 1,609,590 |
| 652,136 | 652,136 | 59% | Miscellaneous Revenue | 90,273 | 292,673 | - | 382,946 | 1,109,932 | (726,986) |
| 76,250 | 76,250 | 62% | Investment Earnings, Realized and Unrealized | 272 | 42,505 | 4,271 | 47,049 | 39,826 | 7,223 |
| 4,305,850 | 6,081,785 | 56% | **Total Revenues:** | 90,545 | 3,227,404 | 89,919 | 3,407,869 | 2,518,042 | 889,827 |
| | | | **EXPENSES:** | | | | | | |
| 193,217 | 222,217 | 58% | Management and Other Professional Services | 13,615 | 45,860 | 69,009 | 128,483 | 84,890 | 43,593 |
| 415,000 | 475,000 | 83% | Utility Services | - | 395,879 | - | 395,879 | 377,459 | 18,420 |
| 4,031,183 | 5,733,118 | 40% | Building, Landscape and Other Maintenance | 58,147 | 2,244,940 | 15,936 | 2,319,023 | 1,665,588 | 653,435 |
| 11,200 | 11,200 | 119% | Other Expenses | 13,380 | - | - | 13,380 | 3,844 | 9,536 |
| 4,650,600 | 6,441,535 | 44% | **Total Operating Expenses** | 85,142 | 2,686,678 | 84,945 | 2,856,766 | 2,131,781 | 724,985 |
| 4,650,600 | 6,441,535 | 44% | **Total Expenses and Other Changes:** | 85,142 | 2,686,678 | 84,945 | 2,856,766 | 2,131,781 | 724,985 |
| $ (344,750) | $ (359,750) | | **Change in Unreserved Net Position** | $ 5,403 | $ 540,726 | $ 4,974 | $ 551,103 | $ 386,261 | $ 164,843 |
| | | | **Total Cash and Investments, Net of Bond Funds** | $ 4,748 | $ 2,057,106 | $ 173,897 | $ 2,235,752 | $ 1,651,471 | $ 584,282 |
| | | | **Fund Balance** | | | | | | |
| | | | Unassigned | 6,015 | 1,589,024 | 171,326 | 1,766,364 | 978,002 | $ 788,362 |
| | | | Committed R and R | - | - | - | - | - | - |
| | | | **Total Fund Balance** | $ 6,015 | $ 1,589,024 | $ 171,326 | $ 1,766,364 | $ 978,002 | $ 788,362 |

EASTPORT
Community Development District

## 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, amenity fees. During the month of December, the fund does report an improvement with the working capital.

*As of April 30, 58% of the year has lapsed.*

### Revenues:

Year-to-Date (YTD) Revenues total $380,659. Within the Eastport Amenity Division, this includes $232,332 in Developer-owned safety amenity fees collected from Districts 14 and 15. Additionally, the Developer contributed $147,341 YTD to support the operation of recreational facilities within the area.

### Expenses and Other Changes:

Year-to-Date operating expenses total $423,758, representing 41% of the budget. The Eastport Amenity Fund is still in its preliminary stage.

- Management and Other Professional Services expenses total $255,708 year-to-date, including Technology Service fees, Engineering services, and other Professional Services; of this amount, $232,331 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 are $6,802 or 20% of the amended budget of $33,500 budget.
- Other expenses total $160,586, or 55% of the budgeted expenses of $291,752, and include recreation supplies and equipment.

### Change in Unreserved Net Position

The Year-to-Date change in Net Position is ($43,100), a decrease of $43,415 from the $315 reported as of April 30, 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:

| April 2026 | CFB | FLCLASS | FL PALM | FL-FIT | FLTRUST | LTIP** |
|---|---|---|---|---|---|---|
| Current Month Annualized Return* | 3.13% | 3.73% | 3.74% | 4.25% | 4.01% | 19.47% |
| One Month Rate of Return | 0.26% | 0.31% | 0.31% | 0.35% | 0.33% | 5.98% |
| 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 | | | | | | |

EASTPORT
Community Development District

## Statement of Activity - Proprietary Funds
### For the Seven Months Ending April 30, 2026 (58% of the budget year)

| Original Budget | Amended Budget | Budget % used | | Year To Date: Eastport Amenity Division (EAD) | PYTD | Variance |
|---|---|---|---|---|---|---|
| | | | **REVENUES:** | | | |
| $ 675,501 | $ 675,501 | 34% | Charges for Services, Maintenance and Other Special Assessments | $ 232,332 | $ 144,020 | $ 88,312 |
| 366,323 | 366,323 | 40% | Other Income | 147,341 | 60,341 | 87,001 |
| 1,000 | 1,000 | 99% | Investment Earnings, Realized and Unrealized | 986 | 309 | 676 |
| 1,042,824 | 1,042,824 | 37% | **Total Revenues:** | 380,659 | 204,670 | 175,989 |
| | | | **EXPENSES:** | | | |
| 715,572 | 715,572 | 36% | Management and Other Professional Services | 255,708 | 144,020 | 111,688 |
| - | 1,000 | 66% | Utility Services | 663 | - | 663 |
| 14,500 | 33,500 | 20% | Building, Landscape and Other Maintenance | 6,802 | 5,873 | 929 |
| 311,752 | 291,752 | 55% | Other Expenses | 160,586 | 54,461 | 106,124 |
| 1,041,824 | 1,041,824 | 41% | **Total Operating Expenses** | 423,758 | 204,354 | 219,404 |
| 1,041,824 | 1,041,824 | 41% | **Total Expenses and Other Changes:** | 423,758 | 204,354 | 219,404 |
| $ 1,000 | $ 1,000 | | **Change in Unreserved Net Position** | $ (43,100) | $ 315 | $ (43,415) |
| | | | **Total Cash and Investments, Net of Bond Funds** | $ 40,851 | $ 24,516 | $ 16,335 |
| | | | **Fund Balance** | | | |
| | | | Unassigned | (37,334) | 460 | $ (37,794) |
| | | | Committed R and R | - | - | - |
| | | | **Total Fund Balance** | $ (37,334) | $ 460 | $ (37,794) |