EASTPORT
Community Development District

Financial Statement Summary
As of May 31, 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 May 31, 67% of the year has lapsed)*

Governmental Funds

Revenues: Year-to-date revenues of $3,944,272 are 64% 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 $3,738,802 of revenue has been recognized year-to-date in the Eastport Project Wide Fund.

- 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 $102,407 representing 63% of the projected revenue year to date.

- The year-to-date total for miscellaneous revenue was $437,998, representing 62% of the amended budget. This revenue was primarily driven by developer contributions, including $333,340 related to EPPW turned-over properties and $97,615 in Eastport Square reimbursements, along with various other miscellaneous charges.

- Investment income currently totaled $53,294, accounting for 70% 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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Expenses and Other Changes: Year-to-Date operating expenses totaled $3,212,042. Current Year-to-Date spending was 49% 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 $139,513 or 53% of the total budget of $265,217.

- Utility Services, which encompass electricity, irrigation, water, and sewer, currently total $480,614. These costs represented 101% of the $475,000 amended expense budget. Specifically, irrigation water expenses reached $351,557 year-to-date, or 86% of their $410,000 allocation. Electricity expenses totaled $129k or 215% 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 $2,578,363 or 45% 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 May 31st, Landscape Recurring costs stood at $1,827,958 (43%) and Irrigation Repairs were at 22%. 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. This category is at 76% of budget as of May 31st.

Change in Unreserved Net Position

Year-to-Date change in Net Position was $732,230, a $125,376 improvement over the $606,854 reported as of May 31, 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.

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Statement of Activity - Government Funds
For the Eight Months Ending May 31, 2026 (67% of the budget year)

Original Budget	Amended Budget	Budget % used		Year To Date Eastport General Fund	Eastport Projectwide (EPPW)	Eastport Water Management (EWM)	Total	PYTD	Variance
			REVENUES:						
$ 3,577,464	$ 5,353,399	65%	Charges for Services, Maintenance and Other Special Assessments	$ -	$ 3,355,453	$ 97,526	$ 3,452,979	$ 1,562,039	$ 1,890,940
652,136	705,766	62%	Miscellaneous Revenue	102,751	335,247	-	437,998	1,267,287	(829,289)
76,250	76,250	70%	Investment Earnings, Realized and Unrealized	312	48,102	4,881	53,294	44,443	8,851
4,305,850	6,135,415	64%	**Total Revenues:**	103,063	3,738,802	102,407	3,944,272	2,873,769	1,070,502
			EXPENSES:						
193,217	265,217	53%	Management and Other Professional Services	14,659	53,698	71,156	139,513	91,722	47,791
415,000	475,000	101%	Utility Services	-	480,556	58	480,614	413,212	67,402
4,031,183	5,778,701	45%	Building, Landscape and Other Maintenance	65,984	2,494,166	18,213	2,578,363	1,755,798	822,565
11,200	17,830	76%	Other Expenses	13,552	-	-	13,552	6,183	7,369
4,650,600	6,536,748	49%	**Total Operating Expenses**	94,195	3,028,419	89,427	3,212,042	2,266,915	945,127
4,650,600	6,536,748	49%	**Total Expenses and Other Changes:**	94,195	3,028,419	89,427	3,212,042	2,266,915	945,127
$ (344,750)	$ (401,333)		**Change in Unreserved Net Position**	$ 8,868	$ 710,383	$ 12,979	$ 732,230	$ 606,854	$ 125,376
			Total Cash and Investments, Net of Bond Funds	$ 9,921	$ 1,632,881	$ 176,989	$ 1,819,791	$ 1,095,492	$ 724,298
			Fund Balance						
			Unassigned	9,479	1,758,680	179,331	1,947,491	1,198,596	$ 748,895
			Committed R and R	-	-	-	-	-	-
			Total Fund Balance	$ 9,479	$ 1,758,680	$ 179,331	$ 1,947,491	$ 1,198,596	$ 748,895

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

As of May 31, 67% of the year has lapsed.

Revenues:

Year-to-Date (YTD) Revenues total $508,395. Within the Eastport Amenity Division, this includes $269,586 in Developer-owned safety amenity fees collected from Districts 14 and 15. Additionally, the Developer contributed $231,992 YTD to support the operation of recreational facilities within the area.

Expenses and Other Changes:

Year-to-Date operating expenses total $478,540, representing 46% of the budget. The Eastport Amenity Fund is still in its preliminary stage.

- Management and Other Professional Services expenses total $296,301 year-to-date, including Technology Service fees, Engineering services, and other Professional Services; of this amount, $269,586 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 $174,648, or 60% 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 $29,854, an increase of $63,448 from the ($33,594) reported as of May 31, 2026. 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:

May 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.70%	3.71%	4.24%	3.96%	19.06%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.33%	2.91%
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 - Proprietary Funds
For the Eight Months Ending May 31, 2026 (67% of the budget year)

Original Budget	Amended Budget	Budget % used		Year To Date Eastport Amenity Division (EAD)	PYTD	Variance
			REVENUES:			
$ 675,501	$ 675,501	40%	Charges for Services, Maintenance and Other Special Assessments	$ 269,586	$ 168,602	$ 100,984
366,323	366,323	65%	Other Income	237,672	60,341	177,331
1,000	1,000	114%	Investment Earnings, Realized and Unrealized	1,137	443	694
1,042,824	1,042,824	49%	**Total Revenues:**	508,395	229,386	279,009
			EXPENSES:			
715,572	715,572	41%	Management and Other Professional Services	296,301	168,602	127,699
-	1,000	79%	Utility Services	789	-	789
14,500	33,500	20%	Building, Landscape and Other Maintenance	6,802	5,873	929
311,752	291,752	60%	Other Expenses	174,648	88,505	86,143
1,041,824	1,041,824	46%	**Total Operating Expenses**	478,540	262,980	215,560
1,041,824	1,041,824	46%	**Total Expenses and Other Changes:**	478,540	262,980	215,560
$ 1,000	$ 1,000		**Change in Unreserved Net Position**	$ 29,854	$ (33,594)	$ 63,448
			Total Cash and Investments, Net of Bond Funds	$ 44,204	$ 58,428	$ (14,224)
			Fund Balance			
			Unassigned	35,621	(33,449)	$ 69,070
			Committed R and R	-	-	-
			Total Fund Balance	$ 35,621	$ (33,449)	$ 69,070