



Financial Statement Summary

As of July 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. 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 July 31, 2026, Revenue is tracking on budget, and Expenses are running below budget, therefore, the working capital position should be enhanced by year end. *(83% of the fiscal year has lapsed)*

Governmental Funds

Revenues: Year-to-date revenue of \$5,024,635 was 82% 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 \$4,758,912 in revenue had been recognized year-to-date in the Eastport Project Wide Fund. This represented 82.4% 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 \$127,372 representing 84% of the projected revenue year to date.
- The year-to-date total for miscellaneous revenue was \$556,521, representing 79% of the amended budget. This revenue was primarily driven by developer contributions, including \$416,670 related to EPPW turned-over properties and \$132,807 in Eastport Square reimbursements, along with various other miscellaneous charges.
- Investment income was \$64,925, accounting for 85% 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 \$4,298,611. Current Year-to-Date spending was 66% of the amended budgeted expenses of \$6,554,258.

- Management and Other Professional services include Management fees, Legal Fees, and Other Professional Services. Current YTD expenses were \$174,073 or 59% of the total budget of \$293,919.
- Utility Services, which encompass electricity, irrigation, water, and sewer, totaled \$622,412 as of July 31st. These costs represented 132% of the \$471,023 amended expense budget. Specifically, irrigation water expenses reached \$444,498 year-to-date, or 108.4% of their \$410,000 allocation. Electricity expenses totaled \$177,913 or 292% of budget. A \$60,000 budget amendment was approved in November to cover Irrigation Water costs for newly acquired properties. Additional year-end adjustments for water and electricity will be required.
- Building, Landscape, and Other Maintenance Expenses totaled \$3,481,194 or 60% of the \$5,764,236 amended budget. To accommodate the maintenance and repair of new infrastructure and landscaping within District boundaries, the budget was adjusted by \$1,733,053. As of July 31st, Recurring Landscape costs stood at \$2,584,876 (61%) and Irrigation Repairs were at 27%. As the District continues to accept new property turnovers, maintenance activity and associated costs are expected to increase. Accordingly, spending levels will be closely monitored to ensure sufficient appropriations.
- 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. A budget transfer of \$7,250 was entered in July to cover the previously negative balance.

Change in Unreserved Net Position

Year-to-Date change in Net Position is \$726,023, a \$116,277 improvement over the \$609,747 reported as of July 31, 2026. 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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Statement of Activity - Government Funds For the Ten Months Ending July 31, 2026 (83% of the budget year)

			Year To Date						
Original Budget	Amended Budget	Budget % used	Eastport General Fund	Eastport Projectwide (EPPW)	Eastport Water Management (EWM)	Total	PYTD	Variance	
REVENUES:									
Charges for Services, Maintenance and Other Special									
\$ 3,577,464	\$ 5,353,399	82%	\$ -	\$ 4,281,907	\$ 121,282	\$ 4,403,189	\$ 1,949,549	\$ 2,453,640	
652,136	705,766	79%	137,943	418,577	-	556,521	1,587,060	(1,030,539)	
76,250	76,250	85%	407	58,428	6,090	64,925	53,719	11,206	
4,305,850	6,135,415	82%	138,351	4,758,912	127,372	5,024,635	3,590,328	1,434,307	
Total Revenues:									
EXPENSES:									
193,217	293,919	59%	26,797	70,556	76,721	174,073	121,200	52,873	
415,000	471,023	132%	-	622,013	399	622,412	544,950	77,462	
4,031,183	5,764,236	60%	81,658	3,376,769	22,766	3,481,194	2,306,761	1,174,432	
11,200	25,080	83%	20,933	-	-	20,933	7,670	13,263	
4,650,600	6,554,258	66%	129,387	4,069,339	99,885	4,298,611	2,980,581	1,318,030	
Total Operating Expenses									
4,650,600	6,554,258	66%	129,387	4,069,339	99,885	4,298,611	2,980,581	1,318,030	
Total Expenses and Other Changes:									
\$ (344,750)	\$ (418,843)		\$ 8,964	\$ 689,573	\$ 27,486	\$ 726,023	\$ 609,747	\$ 116,277	
Change in Unreserved Net Position									
Total Cash and Investments, Net of Bond Funds									
			\$ 13,268	\$ 1,679,992	\$ 194,176	\$ 1,887,436	\$ 1,465,268	\$ 422,168	
Fund Balance									
Unassigned			9,575	1,737,871	193,838	1,941,284	1,201,488	\$ 739,796	
Committed R and R			-	-	-	-	-	-	
Total Fund Balance			\$ 9,575	\$ 1,737,871	\$ 193,838	\$ 1,941,284	\$ 1,201,488	\$ 739,796	

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July 2026	Seacoast	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.15%	3.73%	3.74%	4.25%	4.27%	13.54%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.36%	-0.96%
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 Ten Months Ending July 31, 2026 (83% of the budget year)

Original Budget	Amended Budget	Budget % used		Year To Date Eastport Amenity Division (EAD)	PYTD	Variance
REVENUES:						
			Charges for Services, Maintenance and Other Special			
\$ 675,501	\$ 675,501	51%	Assessments	\$ 347,698	\$ 221,136	\$ 126,562
366,323	366,323	82%	Other Income	300,711	149,396	151,315
<u>1,000</u>	<u>1,000</u>	<u>145%</u>	Investment Earnings, Realized and Unrealized	<u>1,449</u>	<u>660</u>	<u>789</u>
1,042,824	1,042,824	62%	Total Revenues:	649,857	371,192	278,666
EXPENSES:						
715,572	715,572	53%	Management and Other Professional Services	382,607	221,136	161,471
-	1,000	106%	Utility Services	1,059	-	1,059
14,500	31,500	50%	Building, Landscape and Other Maintenance	15,835	5,873	9,962
<u>311,752</u>	<u>293,752</u>	<u>72%</u>	Other Expenses	<u>211,493</u>	<u>140,126</u>	<u>71,367</u>
1,041,824	1,041,824	59%	Total Operating Expenses	610,993	367,135	243,858
<u>1,041,824</u>	<u>1,041,824</u>	<u>59%</u>	Total Expenses and Other Changes:	<u>610,993</u>	<u>367,135</u>	<u>243,858</u>
<u>\$ 1,000</u>	<u>\$ 1,000</u>		Change in Unreserved Net Position	<u>\$ 38,864</u>	<u>\$ 4,057</u>	<u>\$ 34,807</u>
Total Cash and Investments, Net of Bond Funds						
				<u>\$ 87,874</u>	<u>\$ 33,450</u>	<u>\$ 54,424</u>
Fund Balance						
			Unassigned	44,630	4,202	\$ 40,429
			Committed R and R	-	-	-
			Total Fund Balance	<u>\$ 44,630</u>	<u>\$ 4,202</u>	<u>\$ 40,429</u>