



Financial Statement Summary
As of August 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 August 31, 2026, Revenue is tracking on budget, and Expenses are running below budget, therefore, the working capital position should be enhanced by year end. *(91.7% of the fiscal year has lapsed)*

Governmental Funds

Revenues: Year-to-date revenue of \$5,552,908 was 91% 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 \$5,273,757 in revenue had been recognized year-to-date in the Eastport Project Wide Fund. This represented 91.3% 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. Additionally, 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 \$139,883 representing 93% of the annual budget.
- The year-to-date total for miscellaneous revenue was \$603,680, representing 86% of the amended budget. This revenue was primarily driven by developer contributions, including \$464,913 related to EPPW turned-over properties and \$138,767 in Eastport Square reimbursements, along with various other miscellaneous charges.
- Investment income was \$70,934, accounting for 93% 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 \$4,745,577. Current Year-to-Date spending was 73% of the amended budgeted expenses of \$6,521,748.

- Management and Other Professional services include Management fees, Legal Fees, and Other Professional Services. Current YTD expenses were \$174,640 or 59% of the total budget of \$293,919.
- Utility Services, which encompass electricity, irrigation, water, and sewer, totaled \$688,161 as of August 31st. These costs represented 146% of the \$471,023 amended expense budget. Specifically, irrigation water expenses reached \$486,803 year-to-date, or 118.7% of their \$410,000 allocation. Electricity expenses totaled \$200,660 or 334% 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 \$3,861,886 or 67% of the \$5,731,726 amended budget. To accommodate the maintenance and repair of new infrastructure and landscaping within District boundaries, the budget was adjusted by \$1.7million. As of August 31st, Recurring Landscape costs stood at 68% of budget and Irrigation Repairs were at 30% of budget. Notably, Landscape Maintenance – Recurring has an annual budget of \$4.2 million, while just \$2.9 million has been expensed through the first eleven months of Fiscal Year 2025-26. The current projection is this budget category will finish the year at \$3.2 million or 76% of budget.
- Other Expenses year-to-date include legal advertising, operating supplies, and casualty and liability insurance. As of August 31st, this expense category was 83% of budget with minimal additional expenses anticipated before fiscal year end.

Change in Unreserved Net Position

Year-to-Date change in Net Position is \$807,331, a \$110,567 improvement over the \$696,765 reported as of August 31, 2025. Eastport Community Development District was expected to use \$386k in working capital to meet its fiscal year 2025-26 budget. Building, Landscape and Other Maintenance are tracking well below budget; therefore, the current projection is Working Capital will grow by \$613k to \$813k, an improvement between \$1.0 and \$1.2 million.

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Statement of Activity - Proprietary Funds
For the Eleven Months Ending August 31, 2026 (92% of the budget year)

			Year To Date			
			Eastport			
			Amenity			
Original Budget	Amended Budget	Budget % used	Division (EAD)	PYTD	Variance	
REVENUES:						
Charges for Services, Maintenance and Other Special						
\$ 675,501	\$ 675,501	57%	Assessments	\$ 388,216	\$ 248,860	\$ 139,356
366,323	366,323	82%	Other Income	299,686	162,766	136,921
<u>1,000</u>	<u>1,000</u>	<u>181%</u>	Investment Earnings, Realized and Unrealized	<u>1,814</u>	<u>1,062</u>	<u>753</u>
1,042,824	1,042,824	66%	Total Revenues:	689,717	412,687	277,030
EXPENSES:						
715,572	715,572	61%	Management and Other Professional Services	435,525	248,860	186,665
-	1,000	120%	Utility Services	1,199	-	1,199
14,500	31,500	62%	Building, Landscape and Other Maintenance	19,448	5,873	13,575
<u>311,752</u>	<u>293,752</u>	<u>78%</u>	Other Expenses	<u>230,553</u>	<u>152,798</u>	<u>77,755</u>
1,041,824	1,041,824	66%	Total Operating Expenses	686,724	407,531	279,193
<u>1,041,824</u>	<u>1,041,824</u>	<u>66%</u>	Total Expenses and Other Changes:	<u>686,724</u>	<u>407,531</u>	<u>279,193</u>
<u>\$ 1,000</u>	<u>\$ 1,000</u>		Change in Unreserved Net Position	<u>\$ 2,993</u>	<u>\$ 5,156</u>	<u>\$ (2,163)</u>
			Total Cash and Investments, Net of Bond Funds	<u>\$ 116,694</u>	<u>\$ 102,625</u>	<u>\$ 14,069</u>
Fund Balance						
			Unassigned	8,759	5,301	\$ 3,458
			Committed R and R	-	-	-
			Total Fund Balance	<u>\$ 8,759</u>	<u>\$ 5,301</u>	<u>\$ 3,458</u>

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August 2026	Seacoast	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.18%	3.78%	3.76%	4.25%	4.36%	13.19%
One Month Rate of Return	0.27%	0.31%	0.31%	0.35%	0.36%	1.74%
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 Eleven Months Ending August 31, 2026 (92% 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	91%	Assessments	\$ -	\$ 4,745,134	\$ 133,160	\$ 4,878,294	\$ 2,143,304	\$ 2,734,990
652,136	705,766	86%	Miscellaneous Revenue	138,767	464,913	-	603,680	1,746,602	(1,142,922)
76,250	76,250	93%	Investment Earnings, Realized and Unrealized	501	63,710	6,723	70,934	58,922	12,012
4,305,850	6,135,415	91%	Total Revenues:	139,268	5,273,757	139,883	5,552,908	3,948,828	1,604,080
EXPENSES:									
193,217	293,919	59%	Management and Other Professional Services	18,213	76,985	79,443	174,640	131,183	43,457
415,000	471,023	146%	Utility Services	-	687,463	698	688,161	599,326	88,836
4,031,183	5,731,726	67%	Building, Landscape and Other Maintenance	89,495	3,747,348	25,043	3,861,886	2,513,367	1,348,520
11,200	25,080	83%	Other Expenses	20,889	-	-	20,889	8,188	12,701
4,650,600	6,521,748	73%	Total Operating Expenses	128,597	4,511,796	105,184	4,745,577	3,252,063	1,493,514
4,650,600	6,521,748	73%	Total Expenses and Other Changes:	128,597	4,511,796	105,184	4,745,577	3,252,063	1,493,514
\$ (344,750)	\$ (386,333)		Change in Unreserved Net Position	\$ 10,671	\$ 761,961	\$ 34,699	\$ 807,331	\$ 696,765	\$ 110,567
Total Cash and Investments, Net of Bond Funds				\$ 26,545	\$ 1,677,327	\$ 200,990	\$ 1,904,862	\$ 1,328,832	\$ 576,029
Fund Balance									
Unassigned				11,282	1,810,259	201,051	2,022,592	1,288,506	\$ 734,086
Committed R and R				-	-	-	-	-	-
Total Fund Balance				\$ 11,282	\$ 1,810,259	\$ 201,051	\$ 2,022,592	\$ 1,288,506	\$ 734,086