

EASTPORT

Community Development District

Preliminary Financial Statement Summary As of September 30, 2025

Note: Routine analysis of year-end accruals is still in process and will be finalized with the audit report.

Eastport Projectwide

Revenues: Year-to-Date (YTD) Revenues of \$4,162,000 are 106% of the budgeted revenues of \$3,940,000. *(As of September 30, 100% of the year has lapsed.)*

- EMAC Project-wide assessments are collected monthly from the numbered Districts 14 and 15 and Eastport Community Development District. Year to date Projectwide revenue is at \$2,135,000. District 16 signed the Projectwide Interlocal agreement in March 2025 and will begin to contribute to the Projectwide fund shortly after the final engineer's report is accepted and the bond issuance is final.
- Miscellaneous income includes a contribution from the Developer for D14,15 & Eastport Square turnover properties of \$1,805,000 and is at 100% of budgeted revenues of \$1,805,000. Miscellaneous income also includes landscape reimbursement received for D16 service area.
- Investment income of \$59,000. District funds are invested in Citizens First Bank and FLCLASS earning 3.77% and 4.30% respectively.

Expenses and Other Changes: Year-to-Date operating expenses of \$3,878,000. Current Year-to-Date spending is at 97% of the amended budgeted expenses of \$3,979,000.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. Expenses YTD is \$69,000. These expenses are at 77% of budgeted expenses. As Eastport Projectwide fund is still in its preliminary stage of development, legal services, engineering services, and systems management support expenditures are below budgetary expectations, but are expected to meet budget appropriations as the District matures.
- Utility Services, includes Electricity, Irrigation, Water & Sewer expenses, total \$620,000. These expenses are at 113% of the amended budgeted expenses of \$547,000. Electricity costs exceeded the budget and will process a budget transfer. Irrigation expense is currently at 110%, and staff are carefully reviewing new irrigation accounts that have been turned over. The review is still in progress and may result in either an increase or a decrease in irrigation expense.
- Building, Landscape, and Other Maintenance Expenses totaling \$3,187,000 are at 95% of amended budgeted expenses of \$3,340,000, slightly lower than budget. Year-end accruals are still in progress and additional costs are expected to come through resulting in expenditures being more in line with budget.
- Other Expenses include Casualty & Liability insurance and operating supplies.
- Change in Unreserved Net Position year-to-date is \$283,000. Year-end accruals are still in progress. Based on expected expenditures change in Net Position is expected to be a positive change compared to budget expectations of (\$39,000) for the year, mainly due to the additional interest income.

Investment Earnings:

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

September 2025	CFB	FLCLASS			
Current Month Annualized Return*	3.77%	4.30%			
One Month Rate of Return	0.31%	0.36%			
Prior FY 2024	4.86%	5.41%			

*Current Month Annualized Return is an annualized return based on the past 30 day performance
All investment earnings are now recognized within the current month.

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Statement of Activity - Eastport Projectwide						
For the Twelve Months Ending September 30, 2025 -PRELIMINARY						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
			Charges for Services, Maintenance and Other Special Assessments	\$ 2,134,771	\$ 2,820,890	\$ (686,119)
\$ 2,134,771	\$ 2,134,771	100%	Miscellaneous Revenue	1,968,023	3,609	1,964,414
1,805,000	1,805,000	109%	Investment Earnings, Realized and Unrealized	58,885	18,226	40,659
-	-	0%				
3,939,771	3,939,771	106%	Total Revenues:	4,161,679	2,842,725	1,318,954
			EXPENSES:			
95,000	90,000	77%	Management and Other Professional Services	69,340	58,430	10,910
550,068	547,068	113%	Utility Services	620,077	400,710	219,366
3,285,203	3,339,778	95%	Building, Landscape and Other Maintenance	3,186,728	1,822,868	1,363,861
9,500	2,500	89%	Other Expenses	2,216	-	2,216
3,939,771	3,979,346	97%	Total Operating Expenses	3,878,361	2,282,008	1,596,353
3,939,771	3,979,346	97%	Total Expenses and Other Changes:	3,878,361	2,282,008	1,596,353
\$ -	\$ (39,575)		Change in Unreserved Net Position	\$ 283,318	\$ 560,717	\$ (277,400)
			Total Cash and Investments, Net of Bond Funds	\$ 1,483,872	\$ 1,369,587	\$ 114,285
			Fund Balance			
			Unassigned	844,035	560,717	\$ 283,318
			Total Fund Balance	\$ 844,035	\$ 560,717	\$ 283,318