

EASTPORT

Community Development District

Financial Statement Summary

As of February 28, 2026

Eastport Project Wide

Overview:

Eastport Project Wide fund is still in its preliminary stages of Revenue and Expenses and as we start absorbing the growth within the district, we will be able to adjust the budget where necessary. Based on current projections, the Eastport Project Wide Fund will meet its revenue budget while expenses are trending below budget. The result is an improvement to the Working Capital position for FY 2025-26.

Revenues:

Year-to-date revenues of \$2,205,183 are up substantially as Phase I of District 16 began paying fees in December 2025. Revenues are projected to meet or slightly exceed the amended budget.

- Eastport Project Wide assessments are collected monthly from numbered Districts 14, 15 and 16 and Eastport Community Development District. Year to date Project Wide revenue is \$2,205,183. District 16 began payments in December. This added revenue of \$525,584 or 30% of the amended budget of \$1,752,000. District 16 will pay fees for 10 months this fiscal year.
- Miscellaneous income of \$209,343 includes Contribution from the Developer for D14,15, & 16. This represents the prorated amount of the \$500k annual contribution over the first five months of the fiscal year
- Realized revenue from Investment income is \$33,452. District funds are invested in Citizens First Bank and FL-CLASS. Investment income is projected at \$80,000, which exceeds the amended budget of \$76,000.

Expenses and Other Changes:

Year-to-Date operating expenses totaled \$1,743,242, which are 28.4% of the amended budgeted expenses of \$6,139,111. The budget was adjusted to add \$1,766,935 in appropriations for the additional costs of maintenance, repairs and landscaping costs added to the Eastport Project Wide area during the current fiscal year. As of February 28, 2026, 41.7% of the fiscal year is over.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. The total expenses year-to-date are \$26,081. These expenses are at 32.6% of the amended budgeted allocation of \$80,000.
- Utility Services includes Electricity, Irrigation, Water & Sewer expenses, total \$311,333. Irrigation costs are running higher than anticipated and the budget was amended to account for these higher costs. YTD expense balance is 66% of the amended budget of \$470,000. Further budget adjustments will be necessary.
- Building, Landscape, and Other Maintenance Expenses totaled \$1,405,829, or 25.2% of the amended budget of \$5,586,111. While this category may represent a potential source for any required budget adjustments, expenditures in these accounts are typically subject to seasonality and turn-over timing. Costs are anticipated to ramp up as we approach fiscal year-end, and at this point in the fiscal year we are not yet seeing 100% of projected annual maintenance activity. Accordingly, spending levels will continue to be monitored to ensure sufficient appropriations are maintained to address anticipated year-end obligations.

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Statement of Activity - Eastport Projectwide						
For the Five Months Ending February 28, 2026 (42% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
			Charges for Services, Maintenance and Other Special Assessments	\$ 1,965,772	\$ 889,499	\$ 1,076,273
\$ 3,456,426	\$ 5,208,361	38%				
500,000	500,000	42%	Miscellaneous Revenue	209,343	752,077	(542,734)
5,250	70,000	43%	Investment Earnings, Realized and Unrealized	30,067	24,692	5,375
3,961,676	5,778,361	38%	Total Revenues:	2,205,183	1,666,268	538,914
			EXPENSES:			
65,500	80,000	33%	Management and Other Professional Services	26,081	20,861	5,219
410,000	470,000	66%	Utility Services	311,333	338,964	(27,632)
3,893,676	5,586,111	25%	Building, Landscape and Other Maintenance	1,405,829	692,597	713,232
3,000	3,000	0%	Other Expenses	-	-	-
4,372,176	6,139,111	28%	Total Operating Expenses	1,743,242	1,052,423	690,819
4,372,176	6,139,111	28%	Total Expenses and Other Changes:	1,743,242	1,052,423	690,819
\$ (410,500)	\$ (360,750)		Change in Unreserved Net Position	\$ 461,941	\$ 613,846	\$ (151,905)
			Total Cash and Investments, Net of Bond Funds	\$ 1,927,422	\$ 1,697,072	\$ 230,350
			Fund Balance			
			Unassigned	1,510,238	1,174,563	\$ 335,675
			Total Fund Balance	\$ 1,510,238	\$ 1,174,563	\$ 335,675