



Financial Statement Summary

As of March 31, 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 reached \$2,716,266, a substantial increase over the \$2,000,803 reported during the first six months of the prior fiscal year. This growth is primarily driven by the commencement of Phase I fee payments in District 16, which began in December 2025. Total revenues are currently 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 was \$2,428,999 as of March 31, 2026. District 16 began payments in December. This added revenue of \$700,800 or 40% of the amended budget of \$1,752,000. District 16 will pay fees for 10 months this fiscal year.
- Miscellaneous income of \$251,008 includes Contribution from the Developer for D14,15, & 16 of \$250k. This represents the prorated amount of the \$500k annual contribution over the first six months of the fiscal year
- Realized revenue from Investment income is \$36,259. District funds were invested in Citizens First Bank and FL-CLASS. Investment income is budgeted at \$70,000.

Expenses and Other Changes:

Year-to-Date operating expenses totaled \$2,274,797, which were 37.1% of the amended budgeted expenses of \$6,139,111. The budget was adjusted to add \$1,766,935 in appropriations for the additional maintenance, repairs and landscaping costs added to the Eastport Project Wide area during the current fiscal year. As of March 31, 2026, 50% of the fiscal year has passed.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. The total expenses year-to-date are \$45,860. These expenses are at 57% of the amended budgeted allocation of \$80,500.
- Utility Services includes Electricity, Irrigation, Water & Sewer expenses, totaling \$344,272 year-to-date. While the budget was previously amended to address rising irrigation costs, expenses have continued to exceed expectations, reaching 73% of the \$470,000 amended budget. Consequently, additional budget adjustments will be required to cover projected year-end totals.
- Building, Landscape, and Other Maintenance Expenses totaled \$1,884,665, or 33.7% of the amended budget of \$5,585,111. 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 expected to ramp up as we approach fiscal year end, and at this point in the fiscal year we are not yet seeing 100% of

EASTPORT

Community Development District

Statement of Activity - Eastport Projectwide						
For the Six Months Ending March 31, 2026 (50% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
			Charges for Services, Maintenance and Other Special Assessments			
\$ 3,456,426	\$ 5,208,361	47%		\$ 2,428,999	\$ 1,067,395	\$ 1,361,604
500,000	500,000	50%	Miscellaneous Revenue	251,008	902,494	(651,486)
5,250	70,000	52%	Investment Earnings, Realized and Unrealized	36,259	30,914	5,345
3,961,676	5,778,361	47%	Total Revenues:	2,716,266	2,000,803	715,463
			EXPENSES:			
65,500	80,500	57%	Management and Other Professional Services	45,860	31,387	14,473
410,000	470,000	73%	Utility Services	344,272	376,128	(31,856)
3,893,676	5,585,611	34%	Building, Landscape and Other Maintenance	1,884,665	1,052,167	832,498
3,000	3,000	0%	Other Expenses	-	-	-
4,372,176	6,139,111	37%	Total Operating Expenses	2,274,797	1,459,682	815,115
4,372,176	6,139,111	37%	Total Expenses and Other Changes:	2,274,797	1,459,682	815,115
\$ (410,500)	\$ (360,750)		Change in Unreserved Net Position	\$ 441,469	\$ 541,121	\$ (99,651)
			Total Cash and Investments, Net of Bond Funds	\$ 2,016,157	\$ 1,875,237	\$ 140,920
			Fund Balance			
			Unassigned	1,489,767	1,101,838	\$ 387,929
			Total Fund Balance	\$ 1,489,767	\$ 1,101,838	\$ 387,929