



Financial Statement Summary
As of May 31, 2026

Eastport Project Wide (67% of the Fiscal Year Complete)

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 \$3,738,802, a substantial increase over the \$2,667,824 reported through May 31, 2025. This growth was 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 Assessment revenue was \$3,335,453 as of May 31, 2026. District 16 began payments in December. District 16 will pay fees for 10 months this fiscal year.
- Miscellaneous income of \$438k includes Contribution from the Developer for D14,15, & 16 of \$333k. This represents the prorated amount of the \$500k annual contribution through eight months of the fiscal year
- Realized revenue from Investment income was \$48,102. District funds were invested in Seacoast Bank and FL-CLASS. Investment income is projected at \$72,200, which exceeds the amended budget of \$70,000.

Expenses and Other Changes:

Year-to-Date operating expenses totaled \$3,028,419, which were 49% of the amended budgeted expenses of \$6,180,694. 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.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. The total expenses year-to-date are \$53,698. These expenses are at 67% of the amended budget allocation of \$80,500.
- Utility Services includes Electricity, Irrigation, Water & Sewer expenses, totaling \$480,556 year-to-date. While the budget was previously amended to address rising irrigation costs, expenses have continued to exceed expectations, reaching 102% of the \$470,000 amended budget. Electricity costs were 215% of budget as of May 31, 2026. Consequently, additional budget adjustments will be required to cover projected year-end totals for Irrigation Water and Electricity.

Community Development District

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Statement of Activity - Government Funds
For the Eight Months Ending May 31, 2026 (67% 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	65%	Assessments	\$ -	\$ 3,355,453	\$ 97,526	\$ 3,452,979	\$ 1,562,039	\$ 1,890,940
652,136	705,766	62%	Miscellaneous Revenue	102,751	335,247	-	437,998	1,267,287	(829,289)
76,250	76,250	70%	Investment Earnings, Realized and Unrealized	312	48,102	4,881	53,294	44,443	8,851
<u>4,305,850</u>	<u>6,135,415</u>	64%	Total Revenues:	<u>103,063</u>	<u>3,738,802</u>	<u>102,407</u>	<u>3,944,272</u>	<u>2,873,769</u>	<u>1,070,502</u>
EXPENSES:									
193,217	265,217	53%	Management and Other Professional Services	14,659	53,698	71,156	139,513	91,722	47,791
415,000	475,000	101%	Utility Services	-	480,556	58	480,614	413,212	67,402
4,031,183	5,778,701	45%	Building, Landscape and Other Maintenance	65,984	2,494,166	18,213	2,578,363	1,755,798	822,565
11,200	17,830	76%	Other Expenses	13,552	-	-	13,552	6,183	7,369
<u>4,650,600</u>	<u>6,536,748</u>	49%	Total Operating Expenses	<u>94,195</u>	<u>3,028,419</u>	<u>89,427</u>	<u>3,212,042</u>	<u>2,266,915</u>	<u>945,127</u>
<u>4,650,600</u>	<u>6,536,748</u>	49%	Total Expenses and Other Changes:	<u>94,195</u>	<u>3,028,419</u>	<u>89,427</u>	<u>3,212,042</u>	<u>2,266,915</u>	<u>945,127</u>
<u>\$ (344,750)</u>	<u>\$ (401,333)</u>		Change in Unreserved Net Position	<u>\$ 8,868</u>	<u>\$ 710,383</u>	<u>\$ 12,979</u>	<u>\$ 732,230</u>	<u>\$ 606,854</u>	<u>\$ 125,376</u>
Total Cash and Investments, Net of Bond Funds				<u>\$ 9,921</u>	<u>\$ 1,632,881</u>	<u>\$ 176,989</u>	<u>\$ 1,819,791</u>	<u>\$ 1,095,492</u>	<u>\$ 724,298</u>
Fund Balance									
Unassigned				9,479	1,758,680	179,331	1,947,491	1,198,596	\$ 748,895
Committed R and R				-	-	-	-	-	-
Total Fund Balance				<u>\$ 9,479</u>	<u>\$ 1,758,680</u>	<u>\$ 179,331</u>	<u>\$ 1,947,491</u>	<u>\$ 1,198,596</u>	<u>\$ 748,895</u>