



Financial Statement Summary
As of June 30, 2026

Eastport Project Wide (75% 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 \$4,248,764, a substantial increase over the \$3,000,001 reported through June 30, 2025. This growth was primarily driven by the commencement of Phase I fee payments in District 16, which began in December 2025. Total revenue is 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 \$3,818,680 as of June 30, 2026. District 16 began payments in December. District 16 will pay fees for 10 months this fiscal year.
- Miscellaneous income of \$377k includes Contribution from the Developer for D14,15, & 16 of \$333k. This represents the prorated amount of the \$500k annual contribution through nine-months of the fiscal year
- Realized revenue from Investment income was \$53k. District funds were invested in Seacoast Bank and FL-CLASS. Investment income is projected at \$71k for FY 25/26, which exceeds the amended budget of \$70k.

Expenses and Other Changes:

Year-to-Date operating expenses totaled \$3,664,999, which were 59% of the amended budgeted expenses of \$6,180,694. The budget was adjusted by adding \$1,766,935 in appropriations for the additional maintenance, repairs and landscaping costs to the Eastport Project Wide area associated with the inclusion of District 16.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. The total expenses year-to-date are \$62,934. These expenses are at 78% of the amended budget allocation of \$80,500.
- Utility Services includes Electricity, Irrigation, Water & Sewer expenses, totaling \$549,820 year-to-date. While the budget was previously amended to address rising irrigation costs, expenses have continued to exceed expectations, reaching 117% of the \$470,000 amended budget. Electricity costs were 252% of budget as of June 30, 2026. Consequently, additional budget adjustments will be required to cover projected year-end totals for Irrigation Water and Electricity.

Community Development District

- | June 2026 | CFB | FLCLASS | FL PALM | FL-FIT | FLTRUST | LTIP** |
|----------------------------------|-------|---------|---------|--------|---------|--------|
| Current Month Annualized Return* | 3.13% | 3.71% | 3.72% | 4.25% | 4.13% | 15.17% |
| One Month Rate of Return | 0.26% | 0.31% | 0.31% | 0.35% | 0.34% | 0.03% |
| 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

EASTPORT

Community Development District

Statement of Activity - Eastport Projectwide For the Nine Months Ending June 30, 2026 (75% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
REVENUES:						
			Charges for Services, Maintenance and Other			
\$ 3,456,426	\$ 5,208,361	73%	Special Assessments	\$ 3,818,680	\$ 1,601,083	\$ 2,217,597
500,000	500,000	75%	Miscellaneous Revenue	376,912	1,353,804	(976,892)
70,000	70,000	76%	Investment Earnings, Realized and Unrealized	53,172	45,114	8,058
4,026,426	5,778,361	74%	Total Revenues:	4,248,764	3,000,001	1,248,763
EXPENSES:						
65,500	80,500	78%	Management and Other Professional Services	62,934	49,215	13,718
410,000	470,000	117%	Utility Services	549,820	476,784	73,035
3,893,676	5,627,194	54%	Building, Landscape and Other Maintenance	3,052,246	2,002,207	1,050,038
3,000	3,000	0%	Other Expenses	-	1,819	(1,819)
4,372,176	6,180,694	59%	Total Operating Expenses	3,664,999	2,530,026	1,134,973
4,372,176	6,180,694	59%	Total Expenses and Other Changes:	3,664,999	2,530,026	1,134,973
<u>\$ (345,750)</u>	<u>\$ (402,333)</u>		Change in Unreserved Net Position	<u>\$ 583,765</u>	<u>\$ 469,974</u>	<u>\$ 113,791</u>
Total Cash and Investments, Net of Bond Funds						
				\$ 1,596,556	\$ 1,097,783	\$ 498,773
Fund Balance						
			Unassigned	1,632,063	1,030,692	\$ 601,371
			Committed R and R General	-	-	-
			Total Fund Balance	<u>\$ 1,632,063</u>	<u>\$ 1,030,692</u>	<u>\$ 601,371</u>