



Financial Statement Summary
As of July 31, 2026

Eastport Project Wide (83% 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 \$4,758,912, a substantial increase over the \$3,590,328 reported through July 31, 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 \$4,281,907 as of July 31, 2026. District 16 began payments in December. District 16 will pay fees for 10 months this fiscal year.
- Miscellaneous income of \$419k includes Contribution from the Developer of \$416,670. This represents the prorated amount of the \$500k annual contribution through ten months of the fiscal year
- Realized revenue from Investment income was \$58k. District funds were invested in Seacoast Bank and FL-CLASS. Investment income is projected at \$70k for FY 25/26, which matches the amended budget of \$70k.

Expenses and Other Changes:

Year-to-Date operating expenses totaled \$4,069,339, which were 66% of the amended budgeted expenses of \$6,198,204. 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 \$70,556. These expenses are at 67% of the amended budget of \$106,000.
- Utility Services includes Electricity, Irrigation, and Water & Sewer expenses, totaling \$622,013 year-to-date. While the budget was previously amended to address rising irrigation costs, expenses have continued to exceed expectations, reaching 132% of the \$470,000 amended budget. Electricity costs were 296% of budget as of July 31, 2026. Consequently, additional budget adjustments will be required to cover projected year-end totals for Irrigation Water and Electricity.

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- Building, Landscape, and Other Maintenance Expenses totaled \$3,376,769, or 60% of the amended budget of \$5,619,204. While this category may represent a potential source for any required budget adjustments, expenditures in these accounts typically are subject to seasonality and turn-over timing. Accordingly, spending levels will continue to be monitored to ensure sufficient appropriations are maintained to address anticipated year-end obligations.

Change in Unreserved Net Position:

Year-to-Date increase in Unreserved Net Position of \$689,573 was a \$197,489 improvement over the \$492,085 increase for the same period ending July 31, 2025. The 2025-26 Amended Budget included a use of \$360k in Working Capital. Based on projections, between \$10k and \$140k will be added to Working Capital by fiscal year end, an improvement between \$370K and \$500k over what was included in the budget.

Investment Earnings

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

July 2026	Seacoast	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.15%	3.73%	3.74%	4.25%	4.27%	13.54%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.36%	-0.96%
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

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Statement of Activity - Eastport Projectwide For the Ten Months Ending July 31, 2026 (83% 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	82%	Special Assessments	\$ 4,281,907	\$ 1,778,979	\$ 2,502,928
500,000	500,000	84%	Miscellaneous Revenue	418,577	1,504,221	(1,085,644)
70,000	70,000	83%	Investment Earnings, Realized and Unrealized	58,428	49,498	8,930
4,026,426	5,778,361	82%	Total Revenues:	4,758,912	3,332,698	1,426,215
EXPENSES:						
65,500	106,000	67%	Management and Other Professional Services	70,556	55,283	15,274
410,000	470,000	132%	Utility Services	622,013	544,950	77,063
3,893,676	5,619,204	60%	Building, Landscape and Other Maintenance	3,376,769	2,238,283	1,138,486
3,000	3,000	0%	Other Expenses	-	2,097	(2,097)
4,372,176	6,198,204	66%	Total Operating Expenses	4,069,339	2,840,613	1,228,726
4,372,176	6,198,204	66%	Total Expenses and Other Changes:	4,069,339	2,840,613	1,228,726
\$ (345,750)	\$ (419,843)		Change in Unreserved Net Position	\$ 689,573	\$ 492,085	\$ 197,489
Total Cash and Investments, Net of Bond Funds						
				\$ 1,679,992	\$ 1,293,021	\$ 386,970
Fund Balance						
			Unassigned	1,737,871	1,052,802	\$ 685,069
			Committed R and R General	-	-	-
			Total Fund Balance	\$ 1,737,871	\$ 1,052,802	\$ 685,069