

EASTPORT

Community Development District

Financial Statement Summary

As of January 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 well below budget. The result is an improvement to the Working Capital position for FY 2025-26.

Revenues:

Year-to-date revenues of \$1,694,737 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 \$1,502,545. District 16 began payments in December. This added revenue of \$350,400 or 20% of the amended budget of \$1,752,000. District 16 will pay fees for 10 months this fiscal year.
- Miscellaneous income of \$167,678 includes Contribution from the Developer for D14,15, & 16.
- Realized revenue from Investment income is \$24,514. District funds are invested in Citizens First Bank and FL-CLASS. Investment income is projected at \$73,000, which exceeds the budget of \$70,000.

Expenses and Other Changes:

Year-to-Date operating expenses totaled \$1,268,617, which are 20.7% 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.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. The total expenses year-to-date are \$23,418. These expenses are at 29.3% of the amended budgeted allocation of \$80,000.
- Utility Services includes Electricity, Irrigation, Water & Sewer expenses, total \$247,879. Irrigation costs are running higher than anticipated and the budget was amended to account for these higher costs. YTD expense balance is 53% of the amended budget of \$470,000. Further budget adjustments may be necessary.
- Building, Landscape, and Other Maintenance Expenses totaled \$997,320, or 17.9% 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.

Change in Unreserved Net Position:

Year-to-Date increase in Unreserved Net Position of \$426,120 is a \$3,557 improvement over the \$422,563 increase for the same period ending January 31, 2025. The 2025-26 Amended Budget included a use of \$360,750 in Working Capital. Based on projections, between \$50,000 and \$200,000 will be added to Working Capital by fiscal year end.

Investment Earnings:

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

January 2026	CFB	FLCLASS				
Current Month Annualized Return*	3.13%	3.81%				
One Month Rate of Return	0.26%	0.32%				
Prior FY 2024-25	3.95%	4.49%				

*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 Four Months Ending January 31, 2026 (33% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
			Charges for Services, Maintenance and Other Special Assessments	\$ 1,502,545	\$ 711,603	\$ 790,942
\$ 3,456,426	\$ 5,208,361	29%				
500,000	500,000	34%	Miscellaneous Revenue	167,678	601,660	(433,982)
5,250	70,000	35%	Investment Earnings, Realized and Unrealized	24,514	21,187	3,328
3,961,676	5,778,361	29%	Total Revenues:	1,694,737	1,334,450	360,288
			EXPENSES:			
65,500	80,000	29%	Management and Other Professional Services	23,418	18,412	5,006
410,000	470,000	53%	Utility Services	247,879	291,890	(44,011)
3,893,676	5,586,111	18%	Building, Landscape and Other Maintenance	997,320	601,584	395,736
3,000	3,000	0%	Other Expenses	-	-	-
4,372,176	6,139,111	21%	Total Operating Expenses	1,268,617	911,886	356,731
4,372,176	6,139,111	21%	Total Expenses and Other Changes:	1,268,617	911,886	356,731
\$ (410,500)	\$ (360,750)		Change in Unreserved Net Position	\$ 426,120	\$ 422,564	\$ 3,557
			Total Cash and Investments, Net of Bond Funds	\$ 1,823,442	\$ 920,431	\$ 903,011
			Fund Balance			
			Unassigned	1,474,418	983,281	\$ 491,137
			Total Fund Balance	\$ 1,474,418	\$ 983,281	\$ 491,137