

EASTPORT

Community Development District

Financial Statement Summary

As of April 30, 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 \$3,227,404, a substantial increase over the \$2,335,433 reported during the first seven months of the prior fiscal year. 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, 16 and Eastport Community Development District. Year to date Project Wide revenue was \$2,892,226 as of April 30, 2026. District 16 began payments in December. This added revenue of \$875,970 or 50% of the amended budget of \$1,751,935. District 16 will pay fees for 10 months this fiscal year.
- Miscellaneous income of \$292,673 includes Contribution from the Developer for D14,15, & 16 of \$291,675. This represents the prorated amount of the \$500k annual contribution over the first seven months of the fiscal year
- Realized revenue from Investment income was \$42,505. District funds were invested in Citizens First Bank and FL-CLASS. Investment income is projected at \$72,500, which exceeds the amended budget of \$70,000.

Expenses and Other Changes:

Year-to-Date operating expenses totaled \$2,686,678, which were 43.8% 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 April 30, 2026, 58.3% 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 \$395,879 year-to-date. While the budget was previously amended to address rising irrigation costs, expenses have continued to exceed expectations, reaching 70.4% of the \$470,000 amended budget. Electricity costs were 179% of budget as of April 30, 2026. Consequently, additional budget adjustments will be required to cover projected year-end totals for Irrigation Water and Electricity.

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- **LTIP Annualized Return represents the actual return achieved over the previous 12 months

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Statement of Activity - Eastport Projectwide For the Seven Months Ending April 30, 2026 (58% 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	56%	Special Assessments	\$ 2,892,226	\$ 1,245,291	\$ 1,646,935
500,000	500,000	59%	Miscellaneous Revenue	292,673	1,052,911	(760,238)
70,000	70,000	61%	Investment Earnings, Realized and Unrealized	42,505	37,231	5,274
4,026,426	5,778,361	56%	Total Revenues:	3,227,404	2,335,433	891,971
EXPENSES:						
65,500	80,500	57%	Management and Other Professional Services	45,860	36,615	9,245
410,000	470,000	84%	Utility Services	395,879	377,459	18,420
3,893,676	5,585,611	40%	Building, Landscape and Other Maintenance	2,244,940	1,616,964	627,976
3,000	3,000	0%	Other Expenses	-	-	-
4,372,176	6,139,111	44%	Total Operating Expenses	2,686,678	2,031,038	655,641
4,372,176	6,139,111	44%	Total Expenses and Other Changes:	2,686,678	2,031,038	655,641
<u>\$ (345,750)</u>	<u>\$ (360,750)</u>		Change in Unreserved Net Position	<u>\$ 540,726</u>	<u>\$ 304,395</u>	<u>\$ 236,331</u>
Total Cash and Investments, Net of Bond Funds						
				\$ 2,057,106	\$ 1,512,147	\$ 544,959
Fund Balance						
			Unassigned	1,589,024	865,113	\$ 723,911
			Committed R and R General	-	-	-
			Total Fund Balance	<u>\$ 1,589,024</u>	<u>\$ 865,113</u>	<u>\$ 723,911</u>