



**Financial Statement Summary
As of December 31, 2025**

Eastport Project Wide

Overview:

The Eastport Project Wide fund is still in its preliminary stages of Revenue and Expenses. 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 is projected to achieve its budgeted revenue, while expenses are trending well below budget. This performance positions the Fund for a stronger year-end working capital outcome.

Revenues:

Year-to-date revenues of \$1,183,884 are up substantially as Phase I of District 16 began paying fees in December 2025. Based on current performance, the Fund is on track to meet 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 \$1,039,318. District 16 began payments in December. This added revenue of \$175,200 or one tenth of the amended budget of \$1,752,000. District 16 will pay fees for 10 months this fiscal year.
- Miscellaneous income of \$126,013 includes Contribution from the Developer for D14,15, & 16.
- Realized revenue from Investment income is \$18,553. District funds are invested in Citizens First Bank and FL-CLASS. Investment income is projected at \$72,000, which exceeds the budget of \$70,000.

Expenses and Other Changes:

The year-to-date operating expenses totals \$681,890, which are 11.1% 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.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. The total expenses year-to-date are \$5,556. These expenses are at 6.9% of the amended budgeted allocation of \$80,000.
- Utility Services includes Electricity, Irrigation, Water & Sewer expenses, total \$174,087. Irrigation costs are higher and the budget was amended to account for these higher costs. YTD expense balance is 37% of the amended budget of \$470,000. Further budget adjustments may be necessary.
- Building, Landscape, and Other Maintenance Expenses totaled \$502,247 or 9% of the amended budgeted expenses of \$5,586,111. This is a source for needed budget adjustments.
- Other Expenses is currently over budget as Casualty & Liability insurance costs were higher than expected. A budget resolution will be forthcoming.

Change in Unreserved Net Position:

The year-to-date increase in Unreserved Net Position totals \$501,994, representing a \$381,063 improvement over the \$120,931 recorded for the same period ending December 31, 2024. The 2025-26 Amended Budget required the use of \$360,000 in Working Capital. Based on projections, between \$50,000 and \$200,000 will be added to Working Capital by fiscal year. an improvement between \$410,000 and \$560,000.

Investment Earnings:

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

December 2025	CFB	FLCLASS				
Current Month Annualized Return*	3.21%	3.89%				
One Month Rate of Return	0.27%	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						

EASTPORT

Community Development District

Statement of Activity - Eastport Projectwide						
For the Three Months Ending December 31, 2025 (25% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
\$ 3,456,426	\$ 5,208,361	20%	Charges for Services, Maintenance and Other Special Assessments	\$ 1,039,318	\$ 533,707	\$ 505,611
500,000	500,000	25%	Miscellaneous Revenue	126,013	(4)	126,017
5,250	70,000	27%	Investment Earnings, Realized and Unrealized	18,553	17,646	906
3,961,676	5,778,361	20%	Total Revenues:	1,183,884	551,349	632,535
			EXPENSES:			
65,500	80,000	7%	Management and Other Professional Services	5,556	15,259	(9,703)
410,000	470,000	37%	Utility Services	174,087	134,593	39,493
3,893,676	5,586,111	9%	Building, Landscape and Other Maintenance	502,247	280,566	221,681
3,000	3,000	0%	Other Expenses	-	-	-
4,372,176	6,139,111	11%	Total Operating Expenses	681,890	430,418	251,472
4,372,176	6,139,111	11%	Total Expenses and Other Changes:	681,890	430,418	251,472
\$ (410,500)	\$ (360,750)		Change in Unreserved Net Position	\$ 501,994	\$ 120,931	\$ 381,063
			Total Cash and Investments, Net of Bond Funds	\$ 1,637,209	\$ 1,154,187	\$ 483,022
			Fund Balance			
			Unassigned	1,550,292	681,649	\$ 868,643
			Total Fund Balance	\$ 1,550,292	\$ 681,649	\$ 868,643