

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2024**

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
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**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 536,880				\$ 1,115,130
Allowable discounts (4%)	(21,475)				(44,605)
Assessment levy: on-roll - net	515,405	\$491,630	\$ 23,775	\$ 515,405	1,070,525
Landowner contribution - KL West Port	189,662	83,459	121,990	205,449	-
Landowner contribution - Forestar	225,788	62,979	145,227	208,206	-
Landowner contribution - KL JAK WP	36,126	34,472	23,236	57,708	-
Lot closing	-	32,507	-	32,507	-
Total revenues	<u>966,981</u>	<u>705,047</u>	<u>314,228</u>	<u>1,019,275</u>	<u>1,070,525</u>
EXPENDITURES					
Professional & administrative					
Supervisors	4,306	-	4,306	4,306	4,306
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	17,108	7,892	25,000	25,000
Boundary amendment	-	377	-	377	-
Engineering	3,500	-	10,000	10,000	3,500
Audit	9,500	-	9,500	9,500	9,500
Arbitrage rebate calculation	2,500	500	2,000	2,500	2,500
Dissemination agent	5,000	3,083	2,167	5,250	5,000
DSF accounting					
Series 2020 - AA1	5,500	2,750	2,750	5,500	5,500
Series 2020 - AA2	5,500	2,750	2,750	5,500	5,500
Series 2021 - AA1	5,500	2,750	2,750	5,500	5,500
Series 2022 - AA4	5,500	2,750	1,375	4,125	5,500
Series 2023 - AA2	5,500	-	5,500	5,500	5,500
Trustee	17,500	7,000	10,500	17,500	17,500
Telephone	200	100	100	200	200
Postage	500	230	270	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	726	474	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,563	-	5,563	6,119
Contingencies/bank charges	1,200	547	653	1,200	1,200
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Tax collector	10,738	9,833	905	10,738	22,303
Total professional & administrative	<u>163,734</u>	<u>81,407</u>	<u>88,142</u>	<u>169,549</u>	<u>175,918</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Field operations (shared)					
Management	40,000	9,203	30,797	40,000	40,000
Accounting	8,000	4,000	4,000	8,000	8,000
Property insurance	-	-	-	-	6,500
Line of credit- principal & interest	-	-	-	-	25,872
Stormwater management					
Lake maintenance	21,315	19,272	2,043	21,315	38,544
Preserve maintenance	3,150	-	3,150	3,150	-
Streetlighting	122,724	21,827	100,897	122,724	166,975
Irrigation supply					
Maintenance Contract	3,150	3,687	1,575	5,262	5,780
Electricity	12,600	38,645	6,300	44,945	28,724
Repairs and maintenance	2,625	-	2,625	2,625	2,625
Effluent	52,600	7,165	30,000	37,165	52,600
Monuments and street signage					
Repairs and maintenance	4,200	-	4,200	4,200	4,200
Electricity	2,625	2,030	1,250	3,280	16,238
Holiday decorating	10,000	-	10,000	10,000	10,000
Landscape maint.					
Maintenance contract	247,853	129,870	117,983	247,853	236,724
Pest, OTC Injections and Top Choice	-	-	-	-	16,132
Mulch	219,976	-	219,976	219,976	170,050
Contingency	14,476	-	-	-	20,000
Plant replacement	26,402	-	26,402	26,402	20,748
Irrigation repairs	6,300	-	6,300	6,300	19,650
Roadway maintenance	5,250	-	5,250	5,250	5,250
Total field operations	<u>803,246</u>	<u>235,699</u>	<u>572,748</u>	<u>808,447</u>	<u>894,612</u>
Total expenditures	<u>966,980</u>	<u>317,106</u>	<u>660,890</u>	<u>977,996</u>	<u>1,070,530</u>
Net increase/(decrease) of fund balance	1	387,941	(346,662)	41,279	(5)
Fund balance - beginning (unaudited)	2	(41,279)	346,662	(41,279)	-
Fund balance - ending (projected)	<u>\$ 3</u>	<u>\$346,662</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (5)</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures

Professional & administrative

Supervisors	\$ 4,306
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	3,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	9,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	2,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	5,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
DSF accounting	
Series 2020 - AA1	5,500
Series 2020 - AA2	5,500
Series 2021 - AA1	5,500
Series 2022 - AA4	5,500
Series 2023 - AA2	5,500
Trustee	17,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,119
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,200
Bank charges and other miscellaneous expenses incurred during the year.	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	22,303
Field operations (shared)	
Management	40,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Accounting	8,000
Property insurance	6,500
Line of Credit- principal & interest	25,872
Stormwater management	
Lake maintenance	38,544
Covers the cost of hiring a licensed contractor to treat 58 acres of wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Streetlighting	166,975
Covers the costs of a streetlight lease agreement for 198 streetlights with FPL that covers the fixture, pole, power and maintenance.	
Irrigation supply	
Maintenance Contract	5,780
Covers the cost of hiring a licensed contractor to provide monthly preventative maintenance on two 15 hp well/pumping systems. Water usage reporting & pump station maintenance	
Electricity	28,724
Costs of electricity for the two 15 hp well/pumping systems anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,625
Intended to cover the cost of periodic repairs to the well/pumping systems	
Effluent	52,600
Covers the costs of supplemental effluent water supply. Charlotte County Utilites.	
Monuments and street signage	
Repairs and maintenance	4,200
Covers the costs of periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	16,238
Cover the costs of electricity for the monument low voltage lighting. Meters located near isles, palms, hammocks, centennial & 76, tamiami entrance.	
Holiday decorating	10,000
Covers the costs of hiring a qualified contractor to provide a basic holiday lighting and decoration package to the entry monuments.	
Landscape maint.	
Maintenance contract	236,724
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, twice a year mulch and monthly irrigation wet checks and adjustments & lake bank mowing	
Pest,OTC Injections and Top Choice	16,132
Mulch	170,050
Contingency	20,000
Plant replacement	20,748
Twice per year annual install and periodic plant replacement.	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Irrigation repairs	19,650
Covers the costs of periodic sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,250
Covers the periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$ 1,070,530</u></u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET AREA 1
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 221,384				\$547,698
Allowable discounts (4%)	(8,855)				(21,908)
Assessment levy: on-roll - net	212,529	\$ 202,718	\$ 9,811	\$ 212,529	525,790
Landowner contribution - KL West Port	120,847	-	(11,052)	(11,052)	-
Landowner contribution - KL JAK WP	24,752	-	(2,264)	(2,264)	-
Lot closing	-	19,775	-	19,775	-
Total revenues	358,128	222,493	(3,505)	218,988	525,790
EXPENDITURES					
Management	15,000	3,456	11,544	15,000	15,000
Accounting	3,400	1,700	1,700	3,400	3,400
Property insurance	-	-	-	-	24,000
Line of credit- principal & interest	-	-	-	-	135,828
Landscape maintenance	97,917	38,826	59,091	97,917	108,420
Pest, OTC Injections and Top Choice	-	-	-	-	7,164
Plant replacement	10,000	10,332	-	10,332	10,000
Mulch	65,683	-	65,683	65,683	33,529
Irrigation repairs	8,100	1,391	6,709	8,100	4,000
Contingency	-	-	-	-	20,000
Roadway maintenance	-	-	-	-	5,000
Solar streetlighting	153,600	400	60,000	60,400	148,500
Total	353,700	56,105	204,727	260,832	514,841
Other Fees and Charges					
Tax collector	4,428	4,054	374	4,428	10,954
Total other fees and charges	4,428	4,054	374	4,428	10,954
Total expenditures	358,128	60,159	205,101	265,260	525,795
Excess/(deficiency) of revenues over/(under) expenditures	-	162,334	(208,606)	(46,272)	(5)
Fund balance - beginning (unaudited)	-	46,272	208,606	46,272	-
Fund balances - ending Unassigned	-	208,606	-	-	(5)
Fund balance - ending (projected)	\$ -	\$ 208,606	\$ -	\$ -	\$ (5)

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND AREA 1
SINGLE FAMILY PROGRAM**

Expenditures		
Management		\$ 15,000
Covers the costs of hiring a qualified contractor to manage the day to day operations of the special revenue fund neighborhoods.		
Accounting		3,400
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).		
Property insurance		24,000
Line of credit- principal & interest		135,828
Landscape maintenance		108,420
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, twice a year mulch and monthly irrigation wet checks and adjustments for the Amenity Center and Common Areas		
Plant replacement		10,000
Cover the costs of periodic plant replacements.		
Pest, OTC Injections and Top Choice		7,164
Mulch		33,529
Irrigation repairs		4,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.		
Contingency		20,000
Roadway maintenance		5,000
Intended to cover the cost of amenity center repairs and maintenance on pool/		
Solar streetlighting		148,500
Tax collector		<u>10,954</u>
Total expenditures		<u><u>\$ 525,795</u></u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA ONE - 2020)
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 408,403				\$ 408,403
Allowable discounts (4%)	(16,336)				(16,336)
Assessment levy: net	392,067	\$ 373,977	\$ 18,090	\$ 392,067	392,067
Interest	-	6,649	-	6,649	-
Total revenues	392,067	380,626	18,090	398,716	392,067
EXPENDITURES					
Debt service					
Principal	135,000	-	135,000	135,000	140,000
Interest	249,148	124,574	124,574	249,148	245,570
Total debt service	384,148	124,574	259,574	384,148	385,570
Other fees & charges					
Tax collector	8,168	7,480	688	8,168	8,168
Total other fees & charges	8,168	7,480	688	8,168	8,168
Total expenditures	392,316	132,054	260,262	392,316	393,738
Excess/(deficiency) of revenues over/(under) expenditures	(249)	248,572	(242,172)	6,400	(1,671)
Beginning fund balance (unaudited)	317,415	361,075	609,647	361,075	367,475
Ending fund balance (projected)	\$ 317,166	\$ 609,647	\$ 367,475	\$ 367,475	365,804
Use of fund balance:					
Debt service reserve account balance (required)					(191,950)
Interest expense - November 1, 2024					(120,930)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 52,924</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 (ASSESSMENT AREA ONE - 2020) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2023			122,785.00	122,785.00	6,470,000.00
5/1/2024	140,000.00	2.650%	122,785.00	262,785.00	6,330,000.00
11/1/2024			120,930.00	120,930.00	6,330,000.00
5/1/2025	140,000.00	2.650%	120,930.00	260,930.00	6,190,000.00
11/1/2025			119,075.00	119,075.00	6,190,000.00
5/1/2026	145,000.00	3.000%	119,075.00	264,075.00	6,045,000.00
11/1/2026			116,900.00	116,900.00	6,045,000.00
5/1/2027	150,000.00	3.000%	116,900.00	266,900.00	5,895,000.00
11/1/2027			114,650.00	114,650.00	5,895,000.00
5/1/2028	155,000.00	3.000%	114,650.00	269,650.00	5,740,000.00
11/1/2028			112,325.00	112,325.00	5,740,000.00
5/1/2029	160,000.00	3.000%	112,325.00	272,325.00	5,580,000.00
11/1/2029			109,925.00	109,925.00	5,580,000.00
5/1/2030	165,000.00	3.000%	109,925.00	274,925.00	5,415,000.00
11/1/2030			107,450.00	107,450.00	5,415,000.00
5/1/2031	170,000.00	3.000%	107,450.00	277,450.00	5,245,000.00
11/1/2031			104,900.00	104,900.00	5,245,000.00
5/1/2032	175,000.00	4.000%	104,900.00	279,900.00	5,070,000.00
11/1/2032			101,400.00	101,400.00	5,070,000.00
5/1/2033	180,000.00	4.000%	101,400.00	281,400.00	4,890,000.00
11/1/2033			97,800.00	97,800.00	4,890,000.00
5/1/2034	190,000.00	4.000%	97,800.00	287,800.00	4,700,000.00
11/1/2034			94,000.00	94,000.00	4,700,000.00
5/1/2035	195,000.00	4.000%	94,000.00	289,000.00	4,505,000.00
11/1/2035			90,100.00	90,100.00	4,505,000.00
5/1/2036	205,000.00	4.000%	90,100.00	295,100.00	4,300,000.00
11/1/2036			86,000.00	86,000.00	4,300,000.00
5/1/2037	215,000.00	4.000%	86,000.00	301,000.00	4,085,000.00
11/1/2037			81,700.00	81,700.00	4,085,000.00
5/1/2038	220,000.00	4.000%	81,700.00	301,700.00	3,865,000.00
11/1/2038			77,300.00	77,300.00	3,865,000.00
5/1/2039	230,000.00	4.000%	77,300.00	307,300.00	3,635,000.00
11/1/2039			72,700.00	72,700.00	3,635,000.00
5/1/2040	240,000.00	4.000%	72,700.00	312,700.00	3,395,000.00
11/1/2040			67,900.00	67,900.00	3,395,000.00
5/1/2041	250,000.00	4.000%	67,900.00	317,900.00	3,145,000.00
11/1/2041			62,900.00	62,900.00	3,145,000.00
5/1/2042	260,000.00	4.000%	62,900.00	322,900.00	2,885,000.00
11/1/2042			57,700.00	57,700.00	2,885,000.00
5/1/2043	270,000.00	4.000%	57,700.00	327,700.00	2,615,000.00
11/1/2043			52,300.00	52,300.00	2,615,000.00
5/1/2044	285,000.00	4.000%	52,300.00	337,300.00	2,330,000.00

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 (ASSESSMENT AREA ONE - 2020) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2044			46,600.00	46,600.00	2,330,000.00
5/1/2045	295,000.00	4.000%	46,600.00	341,600.00	2,035,000.00
11/1/2045			40,700.00	40,700.00	2,035,000.00
5/1/2046	305,000.00	4.000%	40,700.00	345,700.00	1,730,000.00
11/1/2046			34,600.00	34,600.00	1,730,000.00
5/1/2047	320,000.00	4.000%	34,600.00	354,600.00	1,410,000.00
11/1/2047			28,200.00	28,200.00	1,410,000.00
5/1/2048	330,000.00	4.000%	28,200.00	358,200.00	1,080,000.00
11/1/2048			21,600.00	21,600.00	1,080,000.00
5/1/2049	345,000.00	4.000%	21,600.00	366,600.00	735,000.00
11/1/2049			14,700.00	14,700.00	735,000.00
5/1/2050	360,000.00	4.000%	14,700.00	374,700.00	375,000.00
11/1/2050			7,500.00	7,500.00	375,000.00
5/1/2051	375,000.00	4.000%	7,500.00	382,500.00	-
Total	6,470,000.00		4,329,280.00	10,799,280.00	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA TWO - 2020)
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 52,020				\$ 413,511
Allowable discounts (4%)	(2,081)				(16,540)
Assessment levy: net	49,939	\$ 47,638	\$ 2,301	\$ 49,939	396,971
Special assessment: off-roll	339,801	39,023	300,778	339,801	-
Interest	-	4,004	-	4,004	-
Total revenues	<u>389,740</u>	<u>90,665</u>	<u>303,079</u>	<u>393,744</u>	<u>396,971</u>
EXPENDITURES					
Debt service					
Principal	140,000	-	140,000	140,000	145,000
Interest	249,025	124,513	126,369	250,882	245,175
Total debt service	<u>389,025</u>	<u>124,513</u>	<u>266,369</u>	<u>390,882</u>	<u>390,175</u>
Other fees & charges					
Tax collector	1,040	952	88	1,040	8,270
Total other fees & charges	<u>1,040</u>	<u>952</u>	<u>88</u>	<u>1,040</u>	<u>8,270</u>
Total expenditures	<u>390,065</u>	<u>125,465</u>	<u>266,457</u>	<u>391,922</u>	<u>398,445</u>
Excess/(deficiency) of revenues over/(under) expenditures	(325)	(34,800)	36,622	1,822	(1,474)
Fund balance:					
Beginning fund balance (unaudited)	331,782	333,613	298,813	333,613	335,435
Ending fund balance (projected)	<u>\$ 331,457</u>	<u>\$ 298,813</u>	<u>\$ 335,435</u>	<u>\$ 335,435</u>	<u>333,961</u>
Use of fund balance:					
Debt service reserve account balance (required)					(194,350)
Interest expense - November 1, 2024					(120,594)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 19,017</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 (ASSESSMENT AREA TWO - 2020) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2023			122,587.50	122,587.50	6,625,000.00
5/1/2024	145,000.00	2.750%	122,587.50	267,587.50	6,480,000.00
11/1/2024			120,593.75	120,593.75	6,480,000.00
5/1/2025	145,000.00	2.750%	120,593.75	265,593.75	6,335,000.00
11/1/2025			118,600.00	118,600.00	6,335,000.00
5/1/2026	150,000.00	2.750%	118,600.00	268,600.00	6,185,000.00
11/1/2026			116,537.50	116,537.50	6,185,000.00
5/1/2027	155,000.00	3.250%	116,537.50	271,537.50	6,030,000.00
11/1/2027			114,018.75	114,018.75	6,030,000.00
5/1/2028	160,000.00	3.250%	114,018.75	274,018.75	5,870,000.00
11/1/2028			111,418.75	111,418.75	5,870,000.00
5/1/2029	165,000.00	3.250%	111,418.75	276,418.75	5,705,000.00
11/1/2029			108,737.50	108,737.50	5,705,000.00
5/1/2030	170,000.00	3.250%	108,737.50	278,737.50	5,535,000.00
11/1/2030			105,975.00	105,975.00	5,535,000.00
5/1/2031	175,000.00	3.250%	105,975.00	280,975.00	5,360,000.00
11/1/2031			103,131.25	103,131.25	5,360,000.00
5/1/2032	185,000.00	3.625%	103,131.25	288,131.25	5,175,000.00
11/1/2032			99,778.13	99,778.13	5,175,000.00
5/1/2033	190,000.00	3.625%	99,778.13	289,778.13	4,985,000.00
11/1/2033			96,334.38	96,334.38	4,985,000.00
5/1/2034	195,000.00	3.625%	96,334.38	291,334.38	4,790,000.00
11/1/2034			92,800.00	92,800.00	4,790,000.00
5/1/2035	205,000.00	3.625%	92,800.00	297,800.00	4,585,000.00
11/1/2035			89,084.38	89,084.38	4,585,000.00
5/1/2036	210,000.00	3.625%	89,084.38	299,084.38	4,375,000.00
11/1/2036			85,278.13	85,278.13	4,375,000.00
5/1/2037	220,000.00	3.625%	85,278.13	305,278.13	4,155,000.00
11/1/2037			81,290.63	81,290.63	4,155,000.00
5/1/2038	230,000.00	3.625%	81,290.63	311,290.63	3,925,000.00
11/1/2038			77,121.88	77,121.88	3,925,000.00
5/1/2039	235,000.00	3.625%	77,121.88	312,121.88	3,690,000.00
11/1/2039			72,862.50	72,862.50	3,690,000.00
5/1/2040	245,000.00	3.625%	72,862.50	317,862.50	3,445,000.00
11/1/2040			68,421.88	68,421.88	3,445,000.00
5/1/2041	255,000.00	3.625%	68,421.88	323,421.88	3,190,000.00
11/1/2041			63,800.00	63,800.00	3,190,000.00
5/1/2042	265,000.00	4.000%	63,800.00	328,800.00	2,925,000.00
11/1/2042			58,500.00	58,500.00	2,925,000.00
5/1/2043	275,000.00	4.000%	58,500.00	333,500.00	2,650,000.00
11/1/2043			53,000.00	53,000.00	2,650,000.00
5/1/2044	285,000.00	4.000%	53,000.00	338,000.00	2,365,000.00

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 (ASSESSMENT AREA TWO - 2020) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2044			47,300.00	47,300.00	2,365,000.00
5/1/2045	300,000.00	4.000%	47,300.00	347,300.00	2,065,000.00
11/1/2045			41,300.00	41,300.00	2,065,000.00
5/1/2046	310,000.00	4.000%	41,300.00	351,300.00	1,755,000.00
11/1/2046			35,100.00	35,100.00	1,755,000.00
5/1/2047	325,000.00	4.000%	35,100.00	360,100.00	1,430,000.00
11/1/2047			28,600.00	28,600.00	1,430,000.00
5/1/2048	335,000.00	4.000%	28,600.00	363,600.00	1,095,000.00
11/1/2048			21,900.00	21,900.00	1,095,000.00
5/1/2049	350,000.00	4.000%	21,900.00	371,900.00	745,000.00
11/1/2049			14,900.00	14,900.00	745,000.00
5/1/2050	365,000.00	4.000%	14,900.00	379,900.00	380,000.00
11/1/2050			7,600.00	7,600.00	380,000.00
5/1/2051	380,000.00	4.000%	7,600.00	387,600.00	-
Total	6,625,000.00		4,313,143.82	10,938,143.82	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE - 2021)
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Special assessment - on-roll	\$ 265,971				\$ 565,109
Allowable discounts (4%)	(10,639)				(22,604)
Assessment levy: net	255,332	\$ 63,975	\$ 191,357	\$ 255,332	542,505
Special assessment: off-roll	281,189	243,558	49,503	293,061	-
Lot closing	-	21,590	-	21,590	-
Interest	-	6,648	-	6,648	-
Total revenues	<u>536,521</u>	<u>335,771</u>	<u>240,860</u>	<u>576,631</u>	<u>542,505</u>
EXPENDITURES					
Debt service					
Principal	200,000	-	200,000	200,000	205,000
Interest	331,590	165,795	165,795	331,590	326,790
Total debt service	<u>531,590</u>	<u>165,795</u>	<u>365,795</u>	<u>531,590</u>	<u>531,790</u>
Other fees & charges					
Tax collector	5,319	4,871	448	5,319	11,302
Total other fees & charges	<u>5,319</u>	<u>4,871</u>	<u>448</u>	<u>5,319</u>	<u>11,302</u>
Total expenditures	<u>536,909</u>	<u>170,666</u>	<u>366,243</u>	<u>536,909</u>	<u>543,092</u>
Excess/(deficiency) of revenues over/(under) expenditures	(388)	165,105	(125,383)	39,722	(587)
Fund balance:					
Beginning fund balance (unaudited)	443,741	387,401	552,506	387,401	427,123
Ending fund balance (projected)	<u>\$443,353</u>	<u>\$552,506</u>	<u>\$ 427,123</u>	<u>\$ 427,123</u>	<u>426,536</u>
Use of fund balance:					
Debt service reserve account balance (required)					(265,600)
Interest expense - November 1, 2024					(160,935)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 1</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 (ASSESSMENT AREA ONE - 2021) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2023			163,395.00	163,395.00	9,165,000.00
5/1/2024	205,000.00	2.400%	163,395.00	368,395.00	8,960,000.00
11/1/2024			160,935.00	160,935.00	8,960,000.00
5/1/2025	210,000.00	2.400%	160,935.00	370,935.00	8,750,000.00
11/1/2025			158,415.00	158,415.00	8,750,000.00
5/1/2026	215,000.00	2.400%	158,415.00	373,415.00	8,535,000.00
11/1/2026			155,835.00	155,835.00	8,535,000.00
5/1/2027	220,000.00	3.000%	155,835.00	375,835.00	8,315,000.00
11/1/2027			152,535.00	152,535.00	8,315,000.00
5/1/2028	225,000.00	3.000%	152,535.00	377,535.00	8,090,000.00
11/1/2028			149,160.00	149,160.00	8,090,000.00
5/1/2029	235,000.00	3.000%	149,160.00	384,160.00	7,855,000.00
11/1/2029			145,635.00	145,635.00	7,855,000.00
5/1/2030	240,000.00	3.000%	145,635.00	385,635.00	7,615,000.00
11/1/2030			142,035.00	142,035.00	7,615,000.00
5/1/2031	250,000.00	3.000%	142,035.00	392,035.00	7,365,000.00
11/1/2031			138,285.00	138,285.00	7,365,000.00
5/1/2032	255,000.00	3.400%	138,285.00	393,285.00	7,110,000.00
11/1/2032			133,950.00	133,950.00	7,110,000.00
5/1/2033	265,000.00	3.400%	133,950.00	398,950.00	6,845,000.00
11/1/2033			129,445.00	129,445.00	6,845,000.00
5/1/2034	275,000.00	3.400%	129,445.00	404,445.00	6,570,000.00
11/1/2034			124,770.00	124,770.00	6,570,000.00
5/1/2035	285,000.00	3.400%	124,770.00	409,770.00	6,285,000.00
11/1/2035			119,925.00	119,925.00	6,285,000.00
5/1/2036	295,000.00	3.400%	119,925.00	414,925.00	5,990,000.00
11/1/2036			114,910.00	114,910.00	5,990,000.00
5/1/2037	305,000.00	3.400%	114,910.00	419,910.00	5,685,000.00
11/1/2037			109,725.00	109,725.00	5,685,000.00
5/1/2038	315,000.00	3.400%	109,725.00	424,725.00	5,370,000.00
11/1/2038			104,370.00	104,370.00	5,370,000.00
5/1/2039	325,000.00	3.400%	104,370.00	429,370.00	5,045,000.00
11/1/2039			98,845.00	98,845.00	5,045,000.00
5/1/2040	335,000.00	3.400%	98,845.00	433,845.00	4,710,000.00
11/1/2040			93,150.00	93,150.00	4,710,000.00
5/1/2041	350,000.00	3.400%	93,150.00	443,150.00	4,360,000.00
11/1/2041			87,200.00	87,200.00	4,360,000.00
5/1/2042	360,000.00	4.000%	87,200.00	447,200.00	4,000,000.00
11/1/2042			80,000.00	80,000.00	4,000,000.00
5/1/2043	375,000.00	4.000%	80,000.00	455,000.00	3,625,000.00
11/1/2043			72,500.00	72,500.00	3,625,000.00
5/1/2044	390,000.00	4.000%	72,500.00	462,500.00	3,235,000.00

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 (ASSESSMENT AREA ONE - 2021) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2044			64,700.00	64,700.00	3,235,000.00
5/1/2045	410,000.00	4.000%	64,700.00	474,700.00	2,825,000.00
11/1/2045			56,500.00	56,500.00	2,825,000.00
5/1/2046	425,000.00	4.000%	56,500.00	481,500.00	2,400,000.00
11/1/2046			48,000.00	48,000.00	2,400,000.00
5/1/2047	440,000.00	4.000%	48,000.00	488,000.00	1,960,000.00
11/1/2047			39,200.00	39,200.00	1,960,000.00
5/1/2048	460,000.00	4.000%	39,200.00	499,200.00	1,500,000.00
11/1/2048			30,000.00	30,000.00	1,500,000.00
5/1/2049	480,000.00	4.000%	30,000.00	510,000.00	1,020,000.00
11/1/2049			20,400.00	20,400.00	1,020,000.00
5/1/2050	500,000.00	4.000%	20,400.00	520,400.00	520,000.00
11/1/2050			10,400.00	10,400.00	520,000.00
5/1/2051	520,000.00	4.000%	10,400.00	530,400.00	-
Total	9,165,000.00		5,808,440.00	14,973,440.00	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022 (ASSESSMENT AREA THREE)
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 168,325
Allowable discounts (4%)	-				(6,733)
Assessment levy: net	-	\$ -	\$ -	\$ -	161,592
Special assessment: off-roll	158,226	-	103,088	103,088	-
Lot closing	-	55,138	-	55,138	-
Interest	-	1,708	-	1,708	-
Total revenues	<u>158,226</u>	<u>56,846</u>	<u>103,088</u>	<u>159,934</u>	<u>161,592</u>
EXPENDITURES					
Debt service					
Principal	35,000	-	35,000	35,000	40,000
Interest	85,398	25,117	60,281	85,398	119,075
Total debt service	<u>120,398</u>	<u>25,117</u>	<u>95,281</u>	<u>120,398</u>	<u>159,075</u>
Other fees & charges					
Tax collector	-	-	-	-	3,367
Total other fees & charges	-	-	-	-	3,367
Total expenditures	<u>120,398</u>	<u>25,117</u>	<u>95,281</u>	<u>120,398</u>	<u>162,442</u>
Excess/(deficiency) of revenues over/(under) expenditures	37,828	31,729	7,807	39,536	(850)
Fund balance:					
Net increase/(decrease) in fund balance	37,828	31,729	7,807	39,536	(850)
Beginning fund balance (unaudited)	104,230	114,332	146,061	114,332	153,868
Ending fund balance (projected)	<u>\$142,058</u>	<u>\$146,061</u>	<u>\$ 153,868</u>	<u>\$ 153,868</u>	<u>153,018</u>
Use of fund balance:					
Debt service reserve account balance (required)					(79,113)
Interest expense - November 1, 2024					(58,688)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 15,217</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 (ASSESSMENT AREA THREE) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2023			59,537.50	59,537.50	2,340,000.00
5/1/2024	40,000.00	4.250%	59,537.50	99,537.50	2,300,000.00
11/1/2024			58,687.50	58,687.50	2,300,000.00
5/1/2025	40,000.00	4.250%	58,687.50	98,687.50	2,260,000.00
11/1/2025			57,837.50	57,837.50	2,260,000.00
5/1/2026	40,000.00	4.250%	57,837.50	97,837.50	2,220,000.00
11/1/2026			56,987.50	56,987.50	2,220,000.00
5/1/2027	45,000.00	4.250%	56,987.50	101,987.50	2,175,000.00
11/1/2027			56,031.25	56,031.25	2,175,000.00
5/1/2028	45,000.00	4.750%	56,031.25	101,031.25	2,130,000.00
11/1/2028			54,962.50	54,962.50	2,130,000.00
5/1/2029	45,000.00	4.750%	54,962.50	99,962.50	2,085,000.00
11/1/2029			53,893.75	53,893.75	2,085,000.00
5/1/2030	50,000.00	4.750%	53,893.75	103,893.75	2,035,000.00
11/1/2030			52,706.25	52,706.25	2,035,000.00
5/1/2031	50,000.00	4.750%	52,706.25	102,706.25	1,985,000.00
11/1/2031			51,518.75	51,518.75	1,985,000.00
5/1/2032	55,000.00	4.750%	51,518.75	106,518.75	1,930,000.00
11/1/2032			50,212.50	50,212.50	1,930,000.00
5/1/2033	55,000.00	5.125%	50,212.50	105,212.50	1,875,000.00
11/1/2033			48,803.13	48,803.13	1,875,000.00
5/1/2034	60,000.00	5.125%	48,803.13	108,803.13	1,815,000.00
11/1/2034			47,265.63	47,265.63	1,815,000.00
5/1/2035	65,000.00	5.125%	47,265.63	112,265.63	1,750,000.00
11/1/2035			45,600.00	45,600.00	1,750,000.00
5/1/2036	65,000.00	5.125%	45,600.00	110,600.00	1,685,000.00
11/1/2036			43,934.38	43,934.38	1,685,000.00
5/1/2037	70,000.00	5.125%	43,934.38	113,934.38	1,615,000.00
11/1/2037			42,140.63	42,140.63	1,615,000.00
5/1/2038	75,000.00	5.125%	42,140.63	117,140.63	1,540,000.00
11/1/2038			40,218.75	40,218.75	1,540,000.00
5/1/2039	75,000.00	5.125%	40,218.75	115,218.75	1,465,000.00
11/1/2039			38,296.88	38,296.88	1,465,000.00
5/1/2040	80,000.00	5.125%	38,296.88	118,296.88	1,385,000.00
11/1/2040			36,246.88	36,246.88	1,385,000.00
5/1/2041	85,000.00	5.125%	36,246.88	121,246.88	1,300,000.00
11/1/2041			34,068.75	34,068.75	1,300,000.00
5/1/2042	90,000.00	5.125%	34,068.75	124,068.75	1,210,000.00
11/1/2042			31,762.50	31,762.50	1,210,000.00
5/1/2043	95,000.00	5.250%	31,762.50	126,762.50	1,115,000.00
11/1/2043			29,268.75	29,268.75	1,115,000.00
5/1/2044	100,000.00	5.250%	29,268.75	129,268.75	1,015,000.00
11/1/2044			26,643.75	26,643.75	1,015,000.00
5/1/2045	105,000.00	5.250%	26,643.75	131,643.75	910,000.00

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 (ASSESSMENT AREA THREE) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2045			23,887.50	23,887.50	910,000.00
5/1/2046	110,000.00	5.250%	23,887.50	133,887.50	800,000.00
11/1/2046			21,000.00	21,000.00	800,000.00
5/1/2047	115,000.00	5.250%	21,000.00	136,000.00	685,000.00
11/1/2047			17,981.25	17,981.25	685,000.00
5/1/2048	125,000.00	5.250%	17,981.25	142,981.25	560,000.00
11/1/2048			14,700.00	14,700.00	560,000.00
5/1/2049	130,000.00	5.250%	14,700.00	144,700.00	430,000.00
11/1/2049			11,287.50	11,287.50	430,000.00
5/1/2050	135,000.00	5.250%	11,287.50	146,287.50	295,000.00
11/1/2050			7,743.75	7,743.75	295,000.00
5/1/2051	145,000.00	5.250%	7,743.75	152,743.75	150,000.00
11/1/2051			3,937.50	3,937.50	150,000.00
5/1/2052	150,000.00	5.250%	3,937.50	153,937.50	-
Total	2,340,000.00		2,234,325.06	4,574,325.06	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

Assessment Area One - 2020, Platted Lots, On-Roll Assessments

Product	Units	FY 2024 SRF				FY 2023 Total Assessment per Unit
		FY 2024 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	
SF 40'/50'	320	\$ 612.91	\$ 600.41	\$ 1,276.26	\$ 2,489.58	\$ 2,265.11
Total	320					

Assessment Area Two - 2020, Platted Lots, On-Roll Assessments

Product	Units	FY 2024 SRF				
		FY 2024 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	
SF TW	120	\$ 612.91		\$ 899.48	\$ 1,512.39	\$ 1,475.84
SF 50'	163	612.91		1,249.28	1,862.19	1,825.64
SF 60'	68	612.91		1,499.13	2,112.04	2,075.49
Total	351					

Assessment Area One - 2021, Platted Lots, On-Roll Assessments

Product	Units	FY 2024 SRF				FY 2023 Total Assessment per Unit
		FY 2024 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	
TH	172	\$ 520.97	\$ 510.36	\$ 956.73	\$ 1,988.06	\$ 1,797.26
SF TW	124	612.91	600.41	1,275.64	2,488.96	2,264.49
SF 50'	149	612.91	600.41	1,275.64	2,488.96	2,264.49
SF 60'	41	612.91	600.41	1,275.64	2,488.96	1,852.00
Total	486					

Multi-Family Area, On-Roll Assessments

Product	Units	FY 2024 SRF				
		FY 2024 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	
MF	504	\$ 429.04		\$ -	\$ 429.04	\$ 403.45
	504					

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

Assessment Area Three, Platted Lots, On-Roll Assessments

<u>Product</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 SRF Budget Area 1 Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 40'	61	\$ 612.91	\$ 600.41	\$ 1,275.19	\$ 2,488.51	\$ 1,198.68
SF 50'	59	612.91	600.41	1,275.19	2,488.51	1,198.68
SF 60'	12	612.91	600.41	1,275.19	2,488.51	1,198.68
	<u>132</u>					

Future Assessment Area(s), Platted Lots, On-Roll Assessments

<u>Product</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 50'	149	\$ 612.91	n/a	\$ 612.91	n/a
Commercial	5.44	6,129.10	n/a	6,129.10	n/a