

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2022**

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
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**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 96,870
Allowable discounts (4%)	-				(3,875)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	92,995
Assessment levy: off-roll	8,026	-	8,026	8,026	-
Landowner contribution - KL West Port	269,932	20,992	203,976	224,968	289,114
Landowner contribution - Forestar	100,136	-	75,668	75,668	219,978
Landowner contribution - KL JAK WP	65,306	3,265	49,349	52,614	119,416
Lot closing	-	8,506	-	8,506	-
Total revenues	443,400	32,763	337,019	369,782	721,503
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	2,000	2,646	4,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	13,821	11,179	25,000	25,000
Engineering	3,500	-	1,750	1,750	3,500
Audit	4,200	-	4,200	4,200	6,500
Arbitrage rebate calculation	750	-	750	750	2,250
Dissemination agent	1,000	500	1,583	2,083	3,000
DSF accounting			-		
Series 2020 - AA1	-	-	-	-	5,500
Series 2020 - AA2	-	-	-	-	5,500
Series 2021 - AA1	-	-	-	-	5,500
Trustee	3,500	3,500	-	3,500	10,500
Telephone	200	100	100	200	200
Postage	500	16	250	266	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	423	777	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	402	1,000	1,402	1,200
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	200	210	-	210	210
Tax collector	-	-	-	-	1,937
Total professional & administrative	95,430	49,748	47,839	97,587	131,377

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
Field operations (shared)					
Management	10,000	-	7,200	7,200	10,000
Accounting	3,750	-	1,875	1,875	3,750
Stormwater management					
Lake maintenance	20,300	2,460	8,610	11,070	20,300
Preserve maintenance	3,000	-	1,500	1,500	3,000
Streetlighting	116,880	-	41,750	41,750	116,880
Irrigation supply					
Maintenance Contract	3,000	-	1,500	1,500	3,000
Electricity	12,000	-	6,000	6,000	12,000
Repairs and maintenance	2,500	-	1,250	1,250	2,500
Effluent	50,000	-	35,000	35,000	50,000
Monuments and street signage					
Repairs and maintenance	4,000	-	2,000	2,000	4,000
Electricity	2,500	-	1,250	1,250	2,500
Holiday decorating	5,000	-	5,000	5,000	5,000
Landscape maint.					
Maintenance contract	102,540	-	148,080	148,080	236,696
Future landscape maintenance	-	-	-	-	24,000
Mulch	-	-	-	-	60,000
Plant replacement	5,000	-	2,500	2,500	29,000
Irrigation repairs	2,500	-	1,250	1,250	2,500
Roadway maintenance	5,000	-	2,500	2,500	5,000
Total field operations	<u>347,970</u>	<u>2,460</u>	<u>267,265</u>	<u>269,725</u>	<u>590,126</u>
Total expenditures	<u>443,400</u>	<u>52,208</u>	<u>315,104</u>	<u>367,312</u>	<u>721,503</u>
Net increase/(decrease) of fund balance	-	(19,445)	21,915	2,470	-
Fund balance - beginning (unaudited)	-	(2,470)	(21,915)	(2,470)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (21,915)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Deficit funding agreements approved for General fund (Admin and Shared O & M for Master Infrastructure) for KL West Port (Kolter) 46%, Forestar 35%, KL JAK WP (Kolter) 19%. Platted sold lots will pay the full assessment for General Fund Admin and O & M. Then left over to fund actual incurred expenses will then be funding requests to the three entities above per the percentage splits.

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

Expenditures

Professional & administrative

Supervisors	\$ 4,000
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	6,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	2,250
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	3,000
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
Trustee	10,500
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	5,500
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.	
Website	
Hosting & maintenance	705
ADA compliance	210

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

Expenditures (continued)

Field operations (shared)

Management	10,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Accounting	3,750
Stormwater management	
Lake maintenance	20,300
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.	
Preserve maintenance	3,000
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	116,880
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	3,000
Covers the cost of hiring a licensed contractor to provide monthly preventative maintenance on two 15 hp well/pumping systems.	
Electricity	12,000
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	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Effluent	50,000
Covers the costs of supplemental effluent water supply.	
Monuments and street signage	
Repairs and maintenance	4,000
Covers the costs of periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	2,500
Cover the costs of electricity for the monument low voltage lighting.	
Holiday decorating	5,000
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	236,696
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments.	
Future landscape maintenance	24,000
Mulch	60,000
Plant replacement	29,000
Twice per year annual install and periodic plant replacement.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,000
Covers the periodic roadway repairs and sidewalk/paver brick cleaning	
Tax collector	1,937
Total expenditures	<u><u>\$ 721,503</u></u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET AREA 1
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 60,694
Allowable discounts (4%)	-				(2,428)
Assessment levy: on-roll - net		\$ -	\$ -	\$ -	58,266
Assessment levy: off-roll	10,404	-	10,404	10,404	-
Landowner contribution - KL West Port	134,238	-	134,238	134,238	87,590
Total revenues	144,642	-	144,642	144,642	145,856
EXPENDITURES					
Landscape maintenance	116,392	-	116,392	116,392	116,392
Plant replacement	10,000	-	10,000	10,000	10,000
Irrigation repairs	2,500	-	2,500	2,500	2,500
Streetlighting	15,000	-	15,000	15,000	15,000
Accounting	750	-	750	750	750
Total	144,642	-	144,642	144,642	144,642
Other Fees and Charges					
Tax collector	-	-	-	-	1,214
Total other fees and charges	-	-	-	-	1,214
Total expenditures	144,642	-	144,642	144,642	145,856
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balances - ending Unassigned	-	-	-	-	-
Fund balance - ending (projected)	\$ -	\$ -	\$ -	\$ -	\$ -

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

Expenditures

Landscape maintenance	\$ 116,392
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once 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.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Streetlighting	15,000
Accounting	750
Tax collector	1,214
Total expenditures	<u>\$ 145,856</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA ONE - 2020)
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Special assessment - on-roll	\$ -				\$ 216,964
Allowable discounts (4%)	-				(8,679)
Assessment levy: net	-	\$ -	\$ -	\$ -	208,285
Special assessment: off-roll	126,296	-	126,296	126,296	179,952
Lot closing	-	7,104	-	7,104	-
Interest	-	29	-	29	-
Total revenues	<u>126,296</u>	<u>7,133</u>	<u>126,296</u>	<u>133,429</u>	<u>388,237</u>
EXPENDITURES					
Debt service					
Principal	-	-	-	-	130,000
Interest	272,940	146,644	126,296	272,940	252,593
Total debt service	<u>272,940</u>	<u>146,644</u>	<u>126,296</u>	<u>272,940</u>	<u>382,593</u>
Other fees & charges					
Tax collector	-	-	-	-	4,339
Total other fees & charges	-	-	-	-	4,339
Total expenditures	<u>272,940</u>	<u>146,644</u>	<u>126,296</u>	<u>272,940</u>	<u>386,932</u>
Excess/(deficiency) of revenues over/(under) expenditures	(146,644)	(139,511)	-	(139,511)	1,305
Beginning fund balance (unaudited)	464,890	462,654	323,143	462,654	323,143
Ending fund balance (projected)	<u>\$ 318,246</u>	<u>\$ 323,143</u>	<u>\$ 323,143</u>	<u>\$ 323,143</u>	<u>324,448</u>
Use of fund balance:					
Debt service reserve account balance (required)					(191,950)
Interest expense - November 1, 2022					(124,574)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 7,924</u>

Note: Assessment Area One - 2020 Bonds have their interest capitalized until 05/01/2021.

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2020			146,643.98	146,643.98	6,735,000.00
5/1/2021			126,296.25	126,296.25	6,735,000.00
11/1/2021			126,296.25	126,296.25	6,735,000.00
5/1/2022	130,000.00	2.650%	126,296.25	256,296.25	6,605,000.00
11/1/2022			124,573.75	124,573.75	6,605,000.00
5/1/2023	135,000.00	2.650%	124,573.75	259,573.75	6,470,000.00
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	6,735,000.00		5,103,960.23	11,838,960.23	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA TWO - 2020)
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Special assessment - on-roll	\$ -				\$ 59,965
Allowable discounts (4%)	-				(2,399)
Assessment levy: net	-	-	-	-	57,566
Special assessment: off-roll	-	-	-	-	332,332
Interest	-	16	-	16	-
Total revenues	-	16	-	16	389,898
EXPENDITURES					
Debt service					
Principal	-	-	-	-	135,000
Interest	75,119	-	75,119	75,119	252,738
Total debt service	75,119	-	75,119	75,119	387,738
Other fees & charges					
Costs of issuance	177,250	167,250	10,000	177,250	-
Underwriter's discount	138,000	138,000	-	138,000	-
Tax collector	-	-	-	-	1,199
Total other fees & charges	315,250	305,250	10,000	315,250	1,199
Total expenditures	390,369	305,250	85,119	390,369	388,937
Excess/(deficiency) of revenues over/(under) expenditures	(390,369)	(305,234)	(85,119)	(390,353)	961
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	711,088	657,304	-	657,304	-
Premium	-	53,783	-	53,783	-
Total other financing sources/(uses)	711,088	711,087	-	711,087	-
Fund balance:					
Net increase/(decrease) in fund balance	320,719	405,853	(85,119)	320,734	961
Beginning fund balance (unaudited)	-	-	405,853	-	320,734
Ending fund balance (projected)	<u>\$ 320,719</u>	<u>\$ 405,853</u>	<u>\$ 320,734</u>	<u>\$ 320,734</u>	<u>321,695</u>
Use of fund balance:					
Debt service reserve account balance (required)					(194,350)
Interest expense - November 1, 2022					(124,513)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 2,832</u>

Note: Assessment Area Two - 2020 Bonds have their interest capitalized until 11/01/2021.

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
5/1/2021			75,119.20	75,119.20	6,900,000.00
11/1/2021			126,368.75	126,368.75	6,900,000.00
5/1/2022	135,000.00	2.750%	126,368.75	261,368.75	6,765,000.00
11/1/2022			124,512.50	124,512.50	6,765,000.00
5/1/2023	140,000.00	2.750%	124,512.50	264,512.50	6,625,000.00
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	6,900,000.00		4,890,025.52	11,790,025.52	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE - 2021)
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 531,202
Total revenues	-	-	-	-	531,202
EXPENDITURES					
Debt service					
Principal	-	-	-	-	195,000
Interest	-	-	-	-	318,522
Total debt service	-	-	-	-	513,522
Other fees & charges					
Costs of issuance	-	-	188,750	188,750	-
Total other fees & charges	-	-	188,750	188,750	-
Total expenditures	-	-	188,750	188,750	513,522
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(188,750)	(188,750)	17,680
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	604,737	604,737	-
Total other financing sources/(uses)	-	-	604,737	604,737	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	415,987	415,987	17,680
Beginning fund balance (unaudited)	-	-	-	-	415,987
Ending fund balance (projected)	\$ -	\$ -	\$ 415,987	\$ 415,987	433,667
Use of fund balance:					
Debt service reserve account balance (required)					(265,600)
Interest expense - November 1, 2022					(165,795)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 2,272</u>

Note: Assessment Area One - 2021 Bonds have their interest capitalized until 11/01/2021.

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
5/20/2021				-	9,560,000.00
11/1/2021			150,387.42	150,387.42	9,560,000.00
5/1/2022	195,000.00	2.400%	168,135.00	363,135.00	9,365,000.00
11/1/2022			165,795.00	165,795.00	9,365,000.00
5/1/2023	200,000.00	2.400%	165,795.00	365,795.00	9,165,000.00
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	9,560,000.00		6,458,552.42	16,018,552.42	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

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

Product	Units	FY 2022 O&M Assessment per Unit	FY 2022 SRF	FY 2022 DS Assessment per Unit	FY 2022 Total Assessment per Unit	FY 2021
			Area One - 2020 Assessment per Unit			Total Assessment per Unit
SF 40'/50'	170	\$ 444.36	\$ 357.02	\$ 1,276.26	\$ 2,077.64	\$ 989.17
Total	170					

Assessment Area One - 2020, Unplatted Lots, Landowner Contribution (GF & SRF)/Off-Roll Assessments (DS)

Product	Units	FY 2022 O&M Assessment per Unit	FY 2022 SRF	FY 2022 DS Assessment per Unit	FY 2022 Total Assessment per Unit	FY 2021
			Area One - 2020 Assessment per Unit			Total Assessment per Unit
SF 40'/50'	150	* Dev Funding	* Dev Funding	\$ 1,199.68	\$ 1,199.68	n/a
Total	150					

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

Product	Units	FY 2022 O&M Assessment per Unit	FY 2022 DS Assessment per Unit	FY 2022 Total Assessment per Unit	FY 2021
					Total Assessment per Unit
SF TW	-	\$ 444.36	\$ 899.48	\$ 1,343.84	n/a
SF 50'	48	444.36	1,249.28	1,693.64	n/a
SF 60'	-	444.36	1,499.13	1,943.49	n/a
Total	48				

Assessment Area Two - 2020, Unplatted Lots, Landowner Contribution (GF)/Off-Roll Assessments (DS)

Product	Units	FY 2022 O&M Assessment per Unit	FY 2022 DS Assessment per Unit	FY 2022 Total Assessment per Unit	FY 2021
					Total Assessment per Unit
SF TW	120	* Dev Funding	\$ 845.51	\$ 845.51	n/a
SF 50'	115	* Dev Funding	1,174.32	1,174.32	n/a
SF 60'	68	* Dev Funding	1,409.18	1,409.18	n/a
Total	303				

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

Assessment Area One - 2021 Unplatted Lots, Landowner Contribution (GF & SRF)/Off-Roll Assessments (DS)

Product	Units	FY 2022 O&M Assessment per Unit	FY 2021 SRF Area One - 2020 Assessment per Unit	FY 2022 DS Assessment per Unit**	FY 2022 Total Assessment per Unit	FY 2021 Total Assessment per Unit
TH	172	* Dev Funding	n/a	\$ 899.33	\$ 899.33	n/a
SF TW	124	* Dev Funding	n/a	1,199.10	1,199.10	n/a
SF 50'	38	* Dev Funding	n/a	1,199.10	1,199.10	n/a
SF 50'	111	* Dev Funding	* Dev Funding	1,199.10	1,199.10	n/a
SF 60'	41	* Dev Funding	n/a	1,199.10	1,199.10	n/a
Total	486					

Future Assessment Area(s), Unplatted Lots, Landowner Contribution
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Product	Units	FY 2022 O&M Assessment per Unit	FY 2022 DS Assessment per Unit**	FY 2022 Total Assessment per Unit	FY 2021 Total Assessment per Unit
MF	392	* Dev Funding	n/a	\$ -	n/a
TH	46	* Dev Funding	n/a	-	n/a
SF 40'	61	* Dev Funding	n/a	-	n/a
SF 50'	217	* Dev Funding	n/a	-	n/a
Total	716				

* Def Funding - subject to Deficit Funding Agreements approved for the General Fund, with landowner contributions of KL West Port at 46%, Forestar at 35%, and KL JAK WP at 19%, and the Special Revenue Fund Assessment Area One - 2020, with landowner contributions of KL West Port at 100%