

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2023**

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
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**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Amended Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 96,870				\$ 536,880
Allowable discounts (4%)	(3,875)				(21,475)
Assessment levy: on-roll - net	92,995	\$ 91,421	\$ -	\$ 91,421	515,405
Landowner contribution - KL West Port	289,114	49,313	195,241	244,554	189,662
Landowner contribution - Forestar	219,978	53,660	148,553	202,213	225,788
Landowner contribution - KL JAK WP	119,416	19,853	80,643	100,496	36,126
Lot closing	-	89,239	-	89,239	-
Total revenues	<u>721,503</u>	<u>303,486</u>	<u>424,437</u>	<u>727,923</u>	<u>966,981</u>
EXPENDITURES					
Professional & administrative					
Supervisors	4,000	431	3,569	4,000	4,306
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	9,091	15,909	25,000	25,000
Engineering	3,500	-	10,000	10,000	3,500
Audit	6,500	-	6,500	6,500	9,500
Arbitrage rebate calculation	2,250	-	2,250	2,250	2,500
Dissemination agent	3,000	1,500	1,750	3,250	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	-	-	1,375	1,375	5,500
Series 2023 - AA2	-	-	-	-	5,500
Trustee	10,500	7,000	3,500	10,500	17,500
Telephone	200	100	100	200	200
Postage	500	168	332	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,175	-	5,175	5,500
Contingencies/bank charges	1,200	139	1,061	1,200	1,200
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Tax collector	1,937	1,828	109	1,937	10,738
Total professional & administrative	<u>131,377</u>	<u>59,022</u>	<u>80,155</u>	<u>139,177</u>	<u>163,734</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Adopted Budget FY 2023
	Amended Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Field operations (shared)					
Management	10,000	-	10,000	10,000	40,000
Accounting	3,750	1,875	1,875	3,750	8,000
Stormwater management					
Lake maintenance	20,300	10,114	10,186	20,300	21,315
Preserve maintenance	3,000	-	3,000	3,000	3,150
Streetlighting	116,880	56,210	60,670	116,880	122,724
Irrigation supply					
Maintenance Contract	3,000	10,138	1,575	11,713	3,150
Electricity	12,000	23	6,300	6,323	12,600
Repairs and maintenance	2,500	637	1,863	2,500	2,625
Effluent	50,000	-	30,000	30,000	52,600
Monuments and street signage					
Repairs and maintenance	4,000	-	4,000	4,000	4,200
Electricity	2,500	-	1,250	1,250	2,625
Holiday decorating	5,000	-	5,000	5,000	10,000
Landscape maint.					
Maintenance contract	236,696	99,423	137,273	236,696	247,853
Future landscape maintenance	24,000	-	24,000	24,000	-
Mulch	60,000	-	60,000	60,000	219,976
Contingency	-	-	-	-	14,476
Plant replacement	29,000	-	29,000	29,000	26,402
Irrigation repairs	2,500	-	2,500	2,500	6,300
Roadway maintenance	5,000	-	5,000	5,000	5,250
Total field operations	<u>590,126</u>	<u>178,420</u>	<u>393,492</u>	<u>571,912</u>	<u>803,246</u>
Total expenditures	<u>721,503</u>	<u>237,442</u>	<u>473,647</u>	<u>711,089</u>	<u>966,980</u>
Net increase/(decrease) of fund balance	-	66,044	(49,210)	16,834	1
Fund balance - beginning (unaudited)	-	(16,832)	49,212	(16,832)	2
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ 49,212</u>	<u>\$ 2</u>	<u>\$ 2</u>	<u>\$ 3</u>

Deficit funding agreements approved for General fund (Admin and Shared O & M for Master Infrastructure) for KL West Port (Kolter) 42%, Forestar 50%, KL JAK WP (Kolter) 8%. 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	\$ 4,306
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	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.	

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

Expenditures (continued)

Website	
Hosting & maintenance	705
ADA compliance	210
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
Stormwater management	
Lake maintenance	21,315
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	3,150
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	122,724
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	3,150
Covers the cost of hiring a licensed contractor to provide monthly preventative maintenance on two 15 hp well/pumping systems.	
Electricity	12,600
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.	
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	2,625
Cover the costs of electricity for the monument low voltage lighting.	
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	247,853
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.	
Mulch	219,976
Contingency	14,476
Plant replacement	26,402
Twice per year annual install and periodic plant replacement.	
Irrigation repairs	6,300
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	
Tax collector	10,738
Total expenditures	<u>\$ 966,980</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET AREA 1
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Adopted Budget FY 2023
	Amended Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll - gross	\$ 60,694				\$221,384
Allowable discounts (4%)	(2,428)				(8,855)
Assessment levy: on-roll - net	58,266	\$ 57,280	\$ 986	\$ 58,266	212,529
Landowner contribution - KL West Port	87,590	-	76,111	76,111	120,847
Landowner contribution - KL JAK WP	-	-	-	-	24,752
Lot closing	-	11,410	-	11,410	-
Total revenues	145,856	68,690	77,097	145,787	358,128
EXPENDITURES					
Management	-	-	-	-	15,000
Landscape maintenance	116,392	-	116,392	116,392	97,917
Plant replacement	10,000	-	10,000	10,000	10,000
Mulch	-	-	-	-	65,683
Irrigation repairs	2,500	-	2,500	2,500	8,100
Streetlighting	15,000	-	15,000	15,000	153,600
Accounting	750	-	750	750	3,400
Total	144,642	-	144,642	144,642	353,700
Other Fees and Charges					
Tax collector	1,214	1,145	-	1,145	4,428
Total other fees and charges	1,214	1,145	-	1,145	4,428
Total expenditures	145,856	1,145	144,642	145,787	358,128
Excess/(deficiency) of revenues over/(under) expenditures	-	67,545	(67,545)	-	-
Fund balance - beginning (unaudited)	-	-	67,545	-	-
Fund balances - ending Unassigned	-	67,545	-	-	-
Fund balance - ending (projected)	\$ -	\$ 67,545	\$ -	\$ -	\$ -

**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 Amenity Center, and grounds associated specifically with the Single Family neighborhood as well as registering new residents and basic event planning and management.	
Landscape maintenance		97,917
	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.	
Mulch		65,683
Irrigation repairs		8,100
	Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Streetlighting		153,600
Accounting		3,400
Tax collector		4,428
Total expenditures		<u>\$ 358,128</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA ONE - 2020)
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Amended Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 216,964				\$ 408,403
Allowable discounts (4%)	(8,679)				(16,336)
Assessment levy: net	208,285	\$ 204,758	\$ 3,527	\$ 208,285	392,067
Special assessment: off-roll	179,952	-	114,239	114,239	-
Lot closing	-	65,713	-	65,713	-
Interest	-	33	-	33	-
Total revenues	<u>388,237</u>	<u>270,504</u>	<u>117,766</u>	<u>388,270</u>	<u>392,067</u>
EXPENDITURES					
Debt service					
Principal	130,000	-	130,000	130,000	135,000
Interest	252,593	126,296	126,296	252,592	249,148
Total debt service	<u>382,593</u>	<u>126,296</u>	<u>256,296</u>	<u>382,592</u>	<u>384,148</u>
Other fees & charges					
Tax collector	4,339	4,095	244	4,339	8,168
Total other fees & charges	<u>4,339</u>	<u>4,095</u>	<u>244</u>	<u>4,339</u>	<u>8,168</u>
Total expenditures	<u>386,932</u>	<u>130,391</u>	<u>256,540</u>	<u>386,931</u>	<u>392,316</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,305	140,113	(138,774)	1,339	(249)
Beginning fund balance (unaudited)	323,143	316,076	456,189	316,076	317,415
Ending fund balance (projected)	<u>\$ 324,448</u>	<u>\$ 456,189</u>	<u>\$ 317,415</u>	<u>\$ 317,415</u>	<u>317,166</u>
Use of fund balance:					
Debt service reserve account balance (required)					(191,950)
Interest expense - November 1, 2023					(122,785)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 2,431</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	6,605,000.00		4,578,427.50	11,183,427.50	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA TWO - 2020)
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Amended Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 59,965				\$ 52,020
Allowable discounts (4%)	(2,399)				(2,081)
Assessment levy: net	57,566	\$ 56,591	\$ 975	\$ 57,566	49,939
Special assessment: off-roll	332,332	-	332,332	332,332	339,801
Interest	-	34	-	34	-
Total revenues	<u>389,898</u>	<u>56,625</u>	<u>333,307</u>	<u>389,932</u>	<u>389,740</u>
EXPENDITURES					
Debt service					
Principal	135,000	-	135,000	135,000	140,000
Interest	252,738	126,369	126,369	252,738	249,025
Total debt service	<u>387,738</u>	<u>126,369</u>	<u>261,369</u>	<u>387,738</u>	<u>389,025</u>
Other fees & charges					
Tax collector	1,199	1,132	67	1,199	1,040
Total other fees & charges	<u>1,199</u>	<u>1,132</u>	<u>67</u>	<u>1,199</u>	<u>1,040</u>
Total expenditures	<u>388,937</u>	<u>127,501</u>	<u>261,436</u>	<u>388,937</u>	<u>390,065</u>
Excess/(deficiency) of revenues over/(under) expenditures	961	(70,876)	71,871	995	(325)
Fund balance:					
Beginning fund balance (unaudited)	320,734	330,787	259,911	330,787	331,782
Ending fund balance (projected)	<u>\$ 321,695</u>	<u>\$ 259,911</u>	<u>\$ 331,782</u>	<u>\$ 331,782</u>	<u>331,457</u>
Use of fund balance:					
Debt service reserve account balance (required)					(194,350)
Interest expense - November 1, 2023					(122,588)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 14,519</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	6,765,000.00		4,562,168.82	11,327,168.82	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE - 2021)
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Amended Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 265,971
Allowable discounts (4%)	-				(10,639)
Assessment levy: net	-	\$ -	\$ -	\$ -	255,332
Special assessment: off-roll	531,202	-	513,815	513,815	281,189
Lot closing	-	17,387	-	17,387	-
Interest	-	42	-	42	-
Total revenues	<u>531,202</u>	<u>17,429</u>	<u>513,815</u>	<u>531,244</u>	<u>536,521</u>
EXPENDITURES					
Debt service					
Principal	195,000	-	195,000	195,000	200,000
Interest	318,522	150,387	168,135	318,522	331,590
Total expenditures	<u>513,522</u>	<u>150,387</u>	<u>363,135</u>	<u>513,522</u>	<u>536,909</u>
Excess/(deficiency) of revenues over/(under) expenditures	17,680	(132,958)	150,680	17,722	(388)
Fund balance:					
Beginning fund balance (unaudited)	415,987	426,019	293,061	426,019	443,741
Ending fund balance (projected)	<u>\$433,667</u>	<u>\$293,061</u>	<u>\$ 443,741</u>	<u>\$ 443,741</u>	<u>443,353</u>
Use of fund balance:					
Debt service reserve account balance (required)					(265,600)
Interest expense - November 1, 2023					(163,395)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 14,358</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	9,365,000.00		6,140,030.00	15,505,030.00	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022 (ASSESSMENT AREA THREE)
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Amended Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 158,226
Total revenues	-	-	-	-	158,226
EXPENDITURES					
Debt service					
Principal	-	-	-	-	35,000
Interest	-	-	-	-	85,398
Total debt service	-	-	-	-	120,398
Other fees & charges					
Costs of issuance	-	-	181,250	181,250	-
Underwriter's discount	-	-	47,500	47,500	-
Total other fees & charges	-	-	228,750	228,750	-
Total expenditures	-	-	228,750	228,750	120,398
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(228,750)	(228,750)	37,828
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	332,980	332,980	-
Total other financing sources/(uses)	-	-	332,980	332,980	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	104,230	104,230	37,828
Beginning fund balance (unaudited)	-	-	-	-	104,230
Ending fund balance (projected)	\$ -	\$ -	\$ 104,230	\$ 104,230	142,058
Use of fund balance:					
Debt service reserve account balance (required)					(79,113)
Interest expense - November 1, 2023					(59,538)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 3,407</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
8/16/2022				-	2,375,000.00
11/1/2022			25,117.19	25,117.19	2,375,000.00
5/1/2023	35,000.00	4.250%	60,281.25	95,281.25	2,340,000.00
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	2,375,000.00		2,319,723.50	4,694,723.50	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

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

Product	Units	FY 2023 O&M Assessment per Unit	FY 2023 SRF Budget Area 1 Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
SF 40'/50'	320	\$ 576.36	\$ 412.49	\$ 1,276.26	\$ 2,265.11	\$ 2,077.64
Total	320					

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

Product	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
SF TW	2	\$ 576.36	\$ 899.48	\$ 1,475.84	\$ 1,343.84
SF 50'	39	576.36	1,249.28	1,825.64	1,693.64
SF 60'	1	576.36	1,499.13	2,075.49	1,943.49
Total	42				

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

Product	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
SF TW	118	* Dev Funding	\$ 845.51	\$ 845.51	\$ 845.51
SF 50'	124	* Dev Funding	1,174.32	1,174.32	1,174.32
SF 60'	67	* Dev Funding	1,409.18	1,409.18	1,409.18
Total	309				

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

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

Product	Units	FY 2023 SRF				FY 2022
		FY 2023 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	Total Assessment per Unit
TH	82	\$ 489.91	\$ 350.62	\$ 956.73	\$ 1,797.26	n/a
SF TW	68	576.36	412.49	1,275.64	2,264.49	n/a
SF 50'	79	576.36	412.49	1,275.64	2,264.49	n/a
SF 60'	-	576.36	-	1,275.64	1,852.00	n/a
Total	229					

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

Product	Units	FY 2023 SRF				FY 2022
		FY 2023 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	Total Assessment per Unit
TH	90	* Dev Funding	* Dev Funding	\$ 899.33	\$ 899.33	\$ 899.33
SF TW	56	* Dev Funding	* Dev Funding	1,199.10	1,199.10	1,199.10
SF 50'	68	* Dev Funding	* Dev Funding	1,199.10	1,199.10	1,199.10
SF 50'	2	* Dev Funding	* Dev Funding	1,199.10	1,199.10	1,199.10
SF 60'	41	* Dev Funding	* Dev Funding	1,199.10	1,199.10	1,199.10
Total	257					

Multi-Family Area, On-Roll Assessments

Product	Units	FY 2023 O&M	FY 2023 DS	FY 2023 Total	FY 2022
MF	504	\$ 403.45	\$ -	\$ 403.45	\$ 292.39
	504				

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

Product	Units	FY 2023 SRF				FY 2022
		FY 2023 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	Total Assessment per Unit
SF 40'	61	* Dev Funding	* Dev Funding	\$ 1,198.68	\$ 1,198.68	n/a
SF 50'	59	* Dev Funding	* Dev Funding	1,198.68	1,198.68	n/a
SF 60'	12	* Dev Funding	* Dev Funding	1,198.68	1,198.68	n/a
	132					

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Future Assessment Area(s), Unplatted Lots, Landowner Contribution
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<u>Product</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
SF 50'	149	* Dev Funding	n/a	\$ -	n/a
Commercial	5.44	* Dev Funding	n/a	-	n/a

* Def Funding - subject to Deficit Funding Agreements approved for the General Fund, with landowner contributions of KL West Port at 42%, Forestar at 50%, and KL JAK WP at 8%, subject to adjustment, and the Special Revenue Fund Budget Area 1, with landowner contributions of KL West Port at 83% and KL JAK WP at 17%