

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

August 12, 2025

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND REGULAR MEETING AGENDA

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 5, 2025

Board of Supervisors
West Port Community Development District

Dear Board Members:

The Board of Supervisors of the West Port Community Development District will hold Public Hearings and a Regular Meeting on August 12, 2025 at 12:30 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2026
 - Administration of Oath of Office to Appointed Supervisor *(the following will be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Administration of Oath of Office
4. Consideration of Resolution 2025-05, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - Objection to Proposed O&M Assessment for FY 2025/2026
 - C. Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Owens Electric, Inc. Estimate 33993790 [Removal of Solar Poles and Fixtures]
8. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
9. Ratification of Sworn Statement in Proof of Loss to the Florida Insurance Alliance and Interested Underwriters [Policy Number 100124471]
10. Acceptance of Unaudited Financial Statements as of June 30, 2025
11. Approval of May 13, 2025 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,315 Registered Voters as of April 15, 2025
 - NEXT MEETING DATE: September 9, 2025 at 12:30 PM
 - QUORUM CHECK

SEAT 1	BILL FIFE	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	JIM MANNERS	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	PAUL MARTIN	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4		☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	LINDSAY HERNANDEZ	☐	IN PERSON	☐	PHONE	☐	NO

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

3

**WEST PORT COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF WEST PORT COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of West Port Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST
PORT COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the West Port Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF WEST PORT COMMUNITY DEVELOPMENT
DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective August 12, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

Jordan Lansford is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 12, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 12th day of August, 2025.

ATTEST:

**WEST PORT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-00742T

Business Observer

Published Weekly
Port Charlotte, Charlotte County, Florida

COUNTY OF CHARLOTTE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Port Charlotte, Charlotte County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

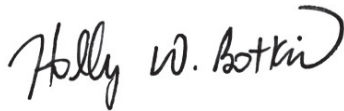
in the matter of Meeting on August 12, 2025 at 12:30pm; West Port CDD

in the Court, was published in said newspaper by print in the

issues of 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

WEST PORT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the West Port Community Development District ("District") will hold a public hearing on **August 12, 2025 at 12:30 p.m.**, at the **Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o **Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010** ("**District Manager's Office**"), during normal business hours or by visiting the District's website, <https://westportcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

July 25, 2025

District Manager

25-00742T

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2025-09

[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the West Port Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the

comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the West Port Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2025.

ATTEST:

WEST PORT COMMUNITY DEVELOPMENT DISTRICT

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Special Revenue Fund Area 1	6
Definitions of Special Revenue Fund Area 1 - Single Family Program	7
Debt Service Fund Budget - Series 2020	8
Amortization Schedule - Series 2020	9 - 10
Debt Service Fund Budget - Series 2020 (Assessment Area Two - 2020)	11
Amortization Schedule - Series 2020 (Assessment Area Two - 2020)	12 - 13
Debt Service Fund Budget - Series 2021 (Assessment Area One - 2021)	14
Amortization Schedule - Series 2021 (Assessment Area One - 2021)	15 - 16
Debt Service Fund Budget - Series 2022 (Assessment Area Three)	17
Amortization Schedule - Series 2022 (Assessment Area Three)	18 - 19
Debt Service Fund Budget - Series 2024 (Assessment Area Four)	20
Amortization Schedule - Series 2024 (Assessment Area Four)	21 - 22
Assessment Summary	23 - 24

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 1,364,837				\$ 1,256,828
Allowable discounts (4%)	(54,593)				(50,273)
Assessment levy: on-roll - net	1,310,244	\$ 1,220,135	\$ 64,638	\$ 1,284,773	1,206,555
Total revenues	1,310,244	1,220,135	64,638	1,284,773	1,206,555
EXPENDITURES					
Professional & administrative					
Supervisors	4,306	-	4,306	4,306	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	7,644	17,356	25,000	25,000
Engineering	3,500	-	3,500	3,500	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	2,500	2,500	5,000	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	2,750	5,500	5,500
Series 2023 - AA2	5,500	2,750	2,750	5,500	5,500
Trustee	17,500	7,000	10,500	17,500	17,500
EMMA software service	1,000	1,000	-	-	1,000
Telephone	200	100	100	200	200
Postage	500	305	195	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	557	643	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	6,500	6,161	339	6,500	7,200
Contingencies/bank charges	1,200	270	930	1,200	1,200
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Tax collector	27,297	25,405	1,361	26,766	25,137
Total professional & administrative	182,293	90,532	91,230	180,762	176,527

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Field operations (shared)					
Management	40,000	-	40,000	40,000	40,000
Accounting	8,000	4,000	4,000	8,000	8,000
Property insurance	9,000	18,336	-	18,336	24,000
Line of credit- principal & interest	25,872	11,004	3,336	14,340	30,000
Stormwater management					
Lake maintenance	38,544	19,272	19,272	38,544	38,544
AccuTab buckets	33,600	-	33,600	33,600	33,600
Debt service (Developers note for PPS)	128,757	-	128,757	128,757	-
Streetlighting	166,975	64,282	102,693	166,975	150,000
Irrigation supply					
Maintenance contract	7,580	2,645	4,935	7,580	7,580
Electricity	28,724	16,378	12,346	28,724	34,000
Repairs and maintenance	2,625	1,900	725	2,625	2,625
Effluent	52,600	40,436	12,164	52,600	60,000
Monuments and street signage					
Repairs and maintenance	4,200	-	4,200	4,200	4,200
Electricity	16,238	7,144	9,094	16,238	16,238
Holiday decorating	10,000	-	10,000	10,000	10,000
Landscape maint.					
Maintenance contract	283,055	140,791	142,264	283,055	289,055
Pest, OTC Injections and Top Choice	16,132	7,419	8,713	-	16,132
Mulch, pine straw & annual installation	190,798	39,160	151,638	190,798	190,798
Contingency	20,000	-	20,000	20,000	20,000
Plant replacement	20,000	12,480	7,520	20,000	20,000
Irrigation repairs	20,000	14,351	5,649	20,000	30,000
Roadway maintenance	5,250	-	5,250	5,250	5,250
Unbudgeted expense	-	31,349	-	31,349	-
Total field operations	1,127,950	430,947	726,156	1,140,971	1,030,022
Total expenditures	1,310,243	521,479	817,386	1,321,733	1,206,549
Excess/(deficiency) of revenues over/(under) expenditures	1	698,656	(752,748)	(36,960)	6
OTHER FINANCING SOURCES					
Receipt of note proceeds	-	-	78,977	78,977	-
Total other financing sources	-	-	78,977	78,977	-
Net increase/(decrease) of fund balance	1	698,656	(673,771)	42,017	6
Fund balance - beginning (unaudited)	78,715	227,503	926,159	227,503	269,520
Fund balance - ending (projected)	\$ 78,716	\$ 926,159	\$ 252,388	\$ 269,520	\$ 269,526

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

Expenditures

Professional & administrative

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.	
EMMA software service	1,000
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	7,200
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	25,137
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	24,000
Line of credit- principal & interest	30,000
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.	
AccuTab buckets	33,600
Pallets of AccuTab buckets 6 pallets per yr.	
Streetlighting	150,000
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	7,580
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 maintenanc. Annual flow guard renewal.	
Electricity	34,000
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	2,625
Intended to cover the cost of periodic repairs to the well/pumping systems	
Effluent	60,000
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	289,055
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, monthly irrigation wet checks and adjustments & lake bank mowing	
Pest, OTC Injections and Top Choice	16,132
Mulch, pine straw & annual installation	190,798

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

Expenditures (continued)

Contingency	20,000
Plant replacement	20,000
Twice per year annual install and periodic plant replacement.	
Irrigation repairs	30,000
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>\$ 1,206,549</u></u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET AREA 1
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 561,552				\$647,455
Allowable discounts (4%)	(22,462)				(25,898)
Assessment levy: on-roll - net	<u>539,090</u>	<u>\$ 502,014</u>	<u>\$ 37,076</u>	<u>\$ 539,090</u>	<u>621,557</u>
Total revenues	<u>539,090</u>	<u>502,014</u>	<u>37,076</u>	<u>539,090</u>	<u>621,557</u>
EXPENDITURES					
Management	15,000	-	15,000	15,000	15,000
Accounting	3,400	1,700	1,700	3,400	3,400
Property insurance	36,000	20,534	15,466	36,000	50,000
Line of credit- principal & interest	135,828	57,773	78,055	135,828	156,000
Landscape maintenance	119,430	73,989	45,441	119,430	123,012
Pest, OTC Injections and Top Choice	7,164	869	6,295	-	7,164
Plant replacement	-	-	-	-	13,000
Mulch	33,529	18,597	14,932	33,529	33,529
Irrigation repairs	4,000	876	3,124	4,000	4,000
Contingency	20,000	400	19,600	20,000	50,000
Roadway maintenance	5,000	-	5,000	5,000	5,000
Solar streetlighting	<u>148,500</u>	<u>74,754</u>	<u>73,746</u>	<u>148,500</u>	<u>148,500</u>
Total field operations	<u>527,851</u>	<u>249,492</u>	<u>278,359</u>	<u>520,687</u>	<u>608,605</u>
Other Fees and Charges					
Tax collector	<u>11,231</u>	<u>10,027</u>	<u>1,204</u>	<u>11,231</u>	<u>12,949</u>
Total other fees and charges	<u>11,231</u>	<u>10,027</u>	<u>1,204</u>	<u>11,231</u>	<u>12,949</u>
Total expenditures	<u>539,082</u>	<u>259,519</u>	<u>279,563</u>	<u>531,918</u>	<u>621,554</u>
Excess/(deficiency) of revenues over/(under) expenditures	8	242,495	(242,487)	7,172	3
Fund balance - beginning (unaudited)	294,481	169,896	312,047	169,896	177,068
Fund balances - ending					
Unassigned	<u>294,489</u>	<u>312,047</u>	<u>69,560</u>	<u>177,068</u>	<u>177,071</u>
Fund balance - ending (projected)	<u>\$ 294,489</u>	<u>\$ 312,047</u>	<u>\$ 69,560</u>	<u>\$ 177,068</u>	<u>\$ 177,071</u>

**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	50,000
Line of credit- principal & interest	156,000
Landscape maintenance	123,012
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control & monthly irrigation wet checks and adjustments	
Pest, OTC Injections and Top Choice	7,164
Plant replacement	13,000
Mulch	33,529
Irrigation repairs	4,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Contingency	50,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment	
Roadway maintenance	5,000
Intended to cover the cost of amenity center repairs and maintenance on pool/	
Solar streetlighting	148,500
Tax collector	12,949
Total expenditures	<u><u>\$ 621,554</u></u>

WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA ONE - 2020)
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 408,403				\$ 408,403
Allowable discounts (4%)	(16,336)				(16,336)
Assessment levy: net	392,067	\$ 365,104	\$ 26,963	\$ 392,067	392,067
Interest	-	8,143	-	8,143	-
Total revenues	392,067	373,247	26,963	400,210	392,067
EXPENDITURES					
Debt service					
Principal	140,000	-	140,000	140,000	145,000
Interest	241,860	120,930	120,930	241,860	238,150
Total debt service	381,860	120,930	260,930	381,860	383,150
Other fees & charges					
Tax collector	8,168	7,292	876	8,168	8,168
Total other fees & charges	8,168	7,292	876	8,168	8,168
Total expenditures	390,028	128,222	261,806	390,028	391,318
Excess/(deficiency) of revenues over/(under) expenditures	2,039	245,025	(234,843)	10,182	749
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(4,972)	-	(4,972)	-
Total other financing sources/(uses)	-	(4,972)	-	(4,972)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,039	240,053	(234,843)	5,210	749
Beginning fund balance (unaudited)	373,210	385,636	625,689	385,636	390,846
Ending fund balance (projected)	\$375,249	\$625,689	\$390,846	\$390,846	391,595
Use of fund balance:					
Debt service reserve account balance (required)					(191,950)
Interest expense - November 1, 2026					(116,900)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 82,745

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	6,190,000.00		3,841,850.00	10,031,850.00	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA TWO - 2020)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 413,511				\$ 413,511
Allowable discounts (4%)	(16,540)				(16,540)
Assessment levy: net	396,971	\$ 369,670	\$ 27,301	\$ 396,971	396,971
Interest	-	7,297	-	7,297	-
Total revenues	396,971	376,967	27,301	404,268	396,971
EXPENDITURES					
Debt service					
Principal	145,000	-	145,000	145,000	150,000
Interest	241,188	120,594	120,594	241,188	237,200
Total debt service	386,188	120,594	265,594	386,188	387,200
Other fees & charges					
Tax collector	8,270	7,383	887	8,270	8,270
Total other fees & charges	8,270	7,383	887	8,270	8,270
Total expenditures	394,458	127,977	266,481	394,458	395,470
Excess/(deficiency) of revenues over/(under) expenditures	2,513	248,990	(239,180)	9,810	1,501
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(5,034)	-	(5,034)	-
Total other financing sources/(uses)	-	(5,034)	-	(5,034)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,513	243,956	(239,180)	4,776	1,501
Beginning fund balance (unaudited)	345,040	356,466	600,422	356,466	361,242
Ending fund balance (projected)	\$347,553	\$600,422	\$361,242	\$361,242	362,743
Use of fund balance:					
Debt service reserve account balance (required)					(194,350)
Interest expense - November 1, 2026					(116,538)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 51,855

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	6,335,000.00		3,826,781.32	10,161,781.32	

WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE - 2021)
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 565,109				\$ 565,109
Allowable discounts (4%)	(22,604)				(22,604)
Assessment levy: net	542,505	\$ 505,195	\$ 37,310	\$ 542,505	542,505
Interest	-	10,437	-	10,437	-
Total revenues	542,505	515,632	37,310	552,942	542,505
EXPENDITURES					
Debt service					
Principal	210,000	-	210,000	210,000	215,000
Interest	321,870	160,935	160,935	321,870	316,830
Total debt service	531,870	160,935	370,935	531,870	531,830
Other fees & charges					
Tax collector	11,302	10,090	1,212	11,302	11,302
Total other fees & charges	11,302	10,090	1,212	11,302	11,302
Total expenditures	543,172	171,025	372,147	543,172	543,132
Excess/(deficiency) of revenues over/(under) expenditures	(667)	344,607	(334,837)	9,770	(627)
Fund balance:					
Beginning fund balance (unaudited)	467,061	483,149	827,756	483,149	492,919
Ending fund balance (projected)	<u>\$466,394</u>	<u>\$827,756</u>	<u>\$ 492,919</u>	<u>\$ 492,919</u>	<u>492,292</u>
Use of fund balance:					
Debt service reserve account balance (required)					(265,600)
Interest expense - November 1, 2026					(155,835)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 70,857</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	8,750,000.00		5,159,780.00	13,909,780.00	

WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022 (ASSESSMENT AREA THREE)
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 168,325				\$ 168,325
Allowable discounts (4%)	(6,733)				(6,733)
Assessment levy: net	161,592	\$ 150,479	\$ 11,113	\$ 161,592	161,592
Interest	10,022	4,065	4,065	8,130	-
Total revenues	171,614	154,544	15,178	169,722	161,592
EXPENDITURES					
Debt service					
Principal	40,000	-	40,000	40,000	40,000
Interest	117,375	58,687	58,688	117,375	115,675
Total debt service	157,375	58,687	98,688	157,375	155,675
Other fees & charges					
Tax collector	3,367	3,005	362	3,367	3,367
Total other fees & charges	3,367	3,005	362	3,367	3,367
Total expenditures	160,742	61,692	99,050	160,742	159,042
Excess/(deficiency) of revenues over/(under) expenditures	10,872	92,852	(83,872)	8,980	2,550
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(2,049)	-	(2,049)	-
Total other financing sources/(uses)	-	(2,049)	-	(2,049)	-
Fund balance:					
Net increase/(decrease) in fund balance	10,872	90,803	(83,872)	6,931	2,550
Beginning fund balance (unaudited)	128,424	129,386	220,189	129,386	136,317
Ending fund balance (projected)	\$139,296	\$220,189	\$ 136,317	\$ 136,317	138,867
Use of fund balance:					
Debt service reserve account balance (required)					(79,113)
Interest expense - November 1, 2026					(56,988)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 2,766

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	2,260,000.00		1,997,875.06	4,257,875.06	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 171,227
Allowable discounts (4%)	-				(6,849)
Assessment levy: net	-	\$ 153,074	\$ 11,304	\$ 164,378	164,378
Interest	-	1,864	-	1,864	-
Total revenues	-	154,938	11,304	166,242	164,378
EXPENDITURES					
Debt service					
Principal	-	-	35,000	35,000	35,000
Interest	-	49,286	63,368	112,654	125,055
Total debt service	-	49,286	98,368	147,654	160,055
Other fees & charges					
Tax collector	-	3,057	-	3,057	3,425
Total other fees & charges	-	3,057	-	3,057	3,425
Total expenditures	-	52,343	98,368	150,711	163,480
Excess/(deficiency) of revenues over/(under) expenditures	-	102,595	(87,064)	15,531	898
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(2,049)	-	(2,049)	-
Total other financing sources/(uses)	-	(2,049)	-	(2,049)	-
Fund balance:					
Net increase/(decrease) in fund balance	-	100,546	(87,064)	13,482	898
Beginning fund balance (unaudited)	-	90,201	190,747	90,201	103,683
Ending fund balance (projected)	\$ -	\$ 190,747	\$ 103,683	\$ 103,683	104,581
Use of fund balance:					
Debt service reserve account balance (required)					(40,238)
Interest expense - November 1, 2026					(61,688)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 2,655

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (ASSESSMENT AREA FOUR) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2025			62,527.50	62,527.50	2,295,000.00
5/1/2026	35,000.00	4.800%	62,527.50	97,527.50	2,260,000.00
11/1/2026			61,687.50	61,687.50	2,260,000.00
5/1/2027	35,000.00	4.800%	61,687.50	96,687.50	2,225,000.00
11/1/2027			60,847.50	60,847.50	2,225,000.00
5/1/2028	40,000.00	4.800%	60,847.50	100,847.50	2,185,000.00
11/1/2028			59,887.50	59,887.50	2,185,000.00
5/1/2029	40,000.00	4.800%	59,887.50	99,887.50	2,145,000.00
11/1/2029			58,927.50	58,927.50	2,145,000.00
5/1/2030	40,000.00	4.800%	58,927.50	98,927.50	2,105,000.00
11/1/2030			57,967.50	57,967.50	2,105,000.00
5/1/2031	45,000.00	4.800%	57,967.50	102,967.50	2,060,000.00
11/1/2031			56,887.50	56,887.50	2,060,000.00
5/1/2032	45,000.00	5.375%	56,887.50	101,887.50	2,015,000.00
11/1/2032			55,678.13	55,678.13	2,015,000.00
5/1/2033	50,000.00	5.375%	55,678.13	105,678.13	1,965,000.00
11/1/2033			54,334.38	54,334.38	1,965,000.00
5/1/2034	50,000.00	5.375%	54,334.38	104,334.38	1,915,000.00
11/1/2034			52,990.63	52,990.63	1,915,000.00
5/1/2035	55,000.00	5.375%	52,990.63	107,990.63	1,860,000.00
11/1/2035			51,512.50	51,512.50	1,860,000.00
5/1/2036	55,000.00	5.375%	51,512.50	106,512.50	1,805,000.00
11/1/2036			50,034.38	50,034.38	1,805,000.00
5/1/2037	60,000.00	5.375%	50,034.38	110,034.38	1,745,000.00
11/1/2037			48,421.88	48,421.88	1,745,000.00
5/1/2038	65,000.00	5.375%	48,421.88	113,421.88	1,680,000.00
11/1/2038			46,675.00	46,675.00	1,680,000.00
5/1/2039	65,000.00	5.375%	46,675.00	111,675.00	1,615,000.00
11/1/2039			44,928.13	44,928.13	1,615,000.00
5/1/2040	70,000.00	5.375%	44,928.13	114,928.13	1,545,000.00
11/1/2040			43,046.88	43,046.88	1,545,000.00
5/1/2041	75,000.00	5.375%	43,046.88	118,046.88	1,470,000.00
11/1/2041			41,031.25	41,031.25	1,470,000.00
5/1/2042	80,000.00	5.375%	41,031.25	121,031.25	1,390,000.00
11/1/2042			38,881.25	38,881.25	1,390,000.00
5/1/2043	85,000.00	5.375%	38,881.25	123,881.25	1,305,000.00
11/1/2043			36,596.88	36,596.88	1,305,000.00
5/1/2044	85,000.00	5.375%	36,596.88	121,596.88	1,220,000.00
11/1/2044			34,312.50	34,312.50	1,220,000.00
5/1/2045	95,000.00	5.625%	34,312.50	129,312.50	1,125,000.00
11/1/2045			31,640.63	31,640.63	1,125,000.00
5/1/2046	100,000.00	5.625%	31,640.63	131,640.63	1,025,000.00
11/1/2046			28,828.13	28,828.13	1,025,000.00
5/1/2047	105,000.00	5.625%	28,828.13	133,828.13	920,000.00
11/1/2047			25,875.00	25,875.00	920,000.00

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (ASSESSMENT AREA FOUR) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
5/1/2048	110,000.00	5.625%	25,875.00	135,875.00	810,000.00
11/1/2048			22,781.25	22,781.25	810,000.00
5/1/2049	115,000.00	5.625%	22,781.25	137,781.25	695,000.00
11/1/2049			19,546.88	19,546.88	695,000.00
5/1/2050	125,000.00	5.625%	19,546.88	144,546.88	570,000.00
11/1/2050			16,031.25	16,031.25	570,000.00
5/1/2051	130,000.00	5.625%	16,031.25	146,031.25	440,000.00
11/1/2051			12,375.00	12,375.00	440,000.00
5/1/2052	140,000.00	5.625%	12,375.00	152,375.00	300,000.00
11/1/2052			8,437.50	8,437.50	300,000.00
5/1/2053	145,000.00	5.625%	8,437.50	153,437.50	155,000.00
11/1/2053			4,359.38	4,359.38	155,000.00
5/1/2054	155,000.00	5.625%	4,359.38	159,359.38	-
11/1/2054			-	-	-
Total	2,295,000.00		2,374,102.62	4,669,102.62	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

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

Product	Units	FY 2026 SRF				
		FY 2026 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'/50'	320	\$ 708.10	\$ 709.77	\$ 1,276.26	\$ 2,694.13	\$ 2,660.97
Total	320					

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

Product	Units	FY 2026 SRF				
		FY 2026 O&M Assessment per Unit		FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF TW	120	\$ 708.10		\$ 899.48	\$ 1,607.58	\$ 1,668.59
SF 50'	163	708.10		1,249.28	1,957.38	2,018.39
SF 60'	68	708.10		1,499.13	2,207.23	2,268.24
Total	351					

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

Product	Units	FY 2026 SRF				
		FY 2026 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
TH	172	\$ 601.89	\$ 603.31	\$ 956.73	\$ 2,161.93	\$ 2,133.73
SF TW	124	708.10	709.77	1,275.64	2,693.51	2,660.35
SF 50'	149	708.10	709.77	1,275.64	2,693.51	2,660.35
SF 60'	41	708.10	709.77	1,275.64	2,693.51	2,660.35
Total	486					

Multi-Family Area, On-Roll Assessments

Product	Units	FY 2026 SRF				
		FY 2026 O&M Assessment per Unit		FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
MF	504	\$ 495.67		\$ -	\$ 495.67	\$ 538.38
Total	504					

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Assessment Area Three, Platted Lots, On-Roll Assessments

Product	Units	FY 2026 SRF		FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
		FY 2026 O&M Assessment per Unit	Budget Area 1 Assessment per Unit			
SF 40'	61	\$ 708.10	\$ 709.77	\$ 1,275.19	\$ 2,693.06	\$ 2,659.90
SF 50'	59	708.10	709.77	1,275.19	2,693.06	2,659.90
SF 60'	12	708.10	709.77	1,275.19	2,693.06	2,659.90
Total	132					

Assessment Area Four, Platted Lots, On-Roll Assessments

Product	Units	FY 2026 O&M		FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
		Assessment per Unit				
SF TW	52	\$ 708.10		\$ 899.62	\$ 1,607.72	\$ 1,668.73
SF 50'	84	708.10		1,249.47	1,957.57	2,018.58
SF 60'	13	708.10		1,499.36	2,207.46	2,268.47
Total	149					

On-Roll Assessments

Product	Units	FY 2026 O&M		FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
		Assessment per Unit				
Commercial	5.44	\$ 1,292.43		n/a	\$ 1,292.43	\$ 1,352.22
Total	5.44					

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

6A

Serial Number
25-00722T

Business Observer

Published Weekly
Port Charlotte , Charlotte County, Florida

COUNTY OF CHARLOTTE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Port Charlotte , Charlotte County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on August 12, 2025 at 12:30pm; West Port CDD

in the Court, was published in said newspaper by print in the

issues of 7/18/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

PS 1 of 2

WEST PORT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the West Port Community Development District ("District") will hold the following two public hearings and a regular meeting on August 12, 2025 at 12:30 pm, at the Country Inn & Suites by Radisson, 24244 Corporate Court, Fort Charlotte, Florida 38954.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

General Fund (GF)

Property Type	Number of Units	Assessment Rate	Assessment Amount
Single Family (SF)	1,266	1.00	\$708.10
Townhome (TH)	172	0.85	\$601.89
Multi-Family	504	0.70	\$495.67
Commercial, Tract K	5.44	1.83	\$1,292.43

Special Revenue Fund (SRF)⁽¹⁾

Property Type	Number of Units	Assessment Rate	Assessment Amount
Single Family (SF)	766	1.00	\$709.77
Townhome (TH)	172	0.85	\$603.31
Multi-Family	0	0.00	\$0.00
Commercial, Tract K	0	0.00	\$0.00

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

(2) SRF applies to units in The Landings, The Hammocks, The Isles, and The Palms.

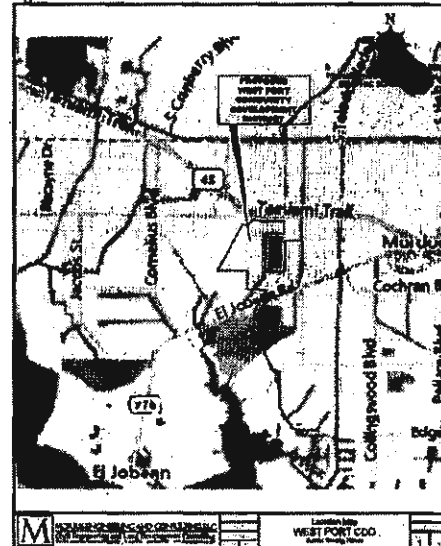
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 18, 2025

25-00722T

PS 2 of 2

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

6B

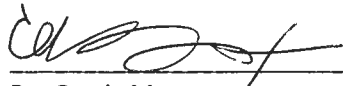
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposited says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the West Port Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 22, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 22nd day of July, 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC


Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 22, 2025

Via First Class U.S. Mail

WESTPORT TH PHASE 1 LLC
120 Lakeside Dr
East Lawrence, NY 11559
Parcel ID: See “Exhibit B”

RE: *West Port Community Development District (“District”)*
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the West Port Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2025/2026, on **August, 12 2025, at 12:30 p.m., and at Country Inn & Suites by Radisson, Port Charlotte, FL, 24244**. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. We are including additional information with this mailing to address the District’s storm recovery project.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Kristen Suit
District Manager

Exhibit A: Summary of O&M Assessments

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment ⁽¹⁾
Single Family (SF)	1,266	1.00	\$708.10
Townhome (TH)	172	0.85	\$601.89
Multi-Family	504	0.70	\$495.67
Commercial, Tract K	5.44	1.83	\$1,292.43

Special Revenue Fund (SRF)⁽²⁾

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF Assessment ⁽¹⁾
Single Family (SF)	766	1.00	\$709.77
Townhome (TH)	172	0.85	\$603.31
Multi-Family	0	0.00	\$0.00
Commercial, Tract K	0	0.00	\$0.00

⁽¹⁾ Annual O&M Assessment may also include County collection costs and early payment discounts.

⁽²⁾ SRF applies to units in The Landings, The Hammocks, The Isles, and The Palms.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$1,904,283** in gross revenue.

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 22, 2025

Via First Class U.S. Mail

WESTPORT TH PHASE 1 LLC
1780 Polk St FL 11
Hollywood, FL 33020
Parcel ID: See "Exhibit B"

RE: *West Port Community Development District ("District")*
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the West Port Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2025/2026, on **August, 12 2025, at 12:30 p.m., and at Country Inn & Suites by Radisson, Port Charlotte, FL, 24244**. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. We are including additional information with this mailing to address the District's storm recovery project.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Kristen Suit
District Manager

Exhibit A: Summary of O&M Assessments

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment ⁽¹⁾
Single Family (SF)	1,266	1.00	\$708.10
Townhome (TH)	172	0.85	\$601.89
Multi-Family	504	0.70	\$495.67
Commercial, Tract K	5.44	1.83	\$1,292.43

Special Revenue Fund (SRF)⁽²⁾

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF Assessment ⁽¹⁾
Single Family (SF)	766	1.00	\$709.77
Townhome (TH)	172	0.85	\$603.31
Multi-Family	0	0.00	\$0.00
Commercial, Tract K	0	0.00	\$0.00

⁽¹⁾ Annual O&M Assessment may also include County collection costs and early payment discounts.

⁽²⁾ SRF applies to units in The Landings, The Hammocks, The Isles, and The Palms.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$1,904,283** in gross revenue.

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 22, 2025

Via First Class U.S. Mail

WESTPORT TH PHASE 1 LLC
PO Box 817524
Hollywood, FL 33081
Parcel ID: See "Exhibit B"

RE: *West Port Community Development District ("District")*
Fiscal Year 2025/2026 Budget and O&M Assessments

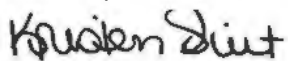
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the West Port Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2025/2026, on **August, 12 2025, at 12:30 p.m., and at Country Inn & Suites by Radisson, Port Charlotte, FL, 24244**. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. We are including additional information with this mailing to address the District's storm recovery project.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Kristen Suit
District Manager

Exhibit A: Summary of O&M Assessments

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment ⁽¹⁾
Single Family (SF)	1,266	1.00	\$708.10
Townhome (TH)	172	0.85	\$601.89
Multi-Family	504	0.70	\$495.67
Commercial, Tract K	5.44	1.83	\$1,292.43

Special Revenue Fund (SRF)⁽²⁾

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF Assessment ⁽¹⁾
Single Family (SF)	766	1.00	\$709.77
Townhome (TH)	172	0.85	\$603.31
Multi-Family	0	0.00	\$0.00
Commercial, Tract K	0	0.00	\$0.00

⁽¹⁾ Annual O&M Assessment may also include County collection costs and early payment discounts.

⁽²⁾ SRF applies to units in The Landings, The Hammocks, The Isles, and The Palms.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$1,904,283** in gross revenue.

Exhibit: B

[illegible]

[illegible]

402112602068	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602069	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602070	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602071	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602072	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602073	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602074	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602075	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602076	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602077	WESTPORT TH PHASE 1 LLC	120 LAKESIDE DR	EAST LAWRENCE	NY	11559
402112602078	WESTPORT TH PHASE 1 LLC	120 LAKESIDE DR	EAST LAWRENCE	NY	11559
402112602079	WESTPORT TH PHASE 1 LLC	120 LAKESIDE DR	EAST LAWRENCE	NY	11559
402112602080	WESTPORT TH PHASE 1 LLC	120 LAKESIDE DR	EAST LAWRENCE	NY	11559
402112602081	WESTPORT TH PHASE 1 LLC	120 LAKESIDE DR	EAST LAWRENCE	NY	11559
402112602082	WESTPORT TH PHASE 1 LLC	120 LAKESIDE DR	EAST LAWRENCE	NY	11559
402112602083	WESTPORT TH PHASE 1 LLC	120 LAKESIDE DR	EAST LAWRENCE	NY	11559
402112602084	WESTPORT TH PHASE 1 LLC	120 LAKESIDE DR	EAST LAWRENCE	NY	11559
402112602085	WESTPORT TH PHASE 1 LLC	120 LAKESIDE DR	EAST LAWRENCE	NY	11559
402112602086	WESTPORT TH PHASE 1 LLC	120 LAKESIDE DR	EAST LAWRENCE	NY	11559
402112602090	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602091	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602092	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602093	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602094	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602095	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602096	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602097	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602098	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081
402112602099	WESTPORT TH PHASE 1 LLC	PO BOX 817524	HOLLYWOOD	FL	33081

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 22, 2025

Via First Class U.S. Mail

KL West Port LLC
105 NE 1st ST
Delray Beach, FL 33444
Parcel ID: See “Exhibit B”

RE: *West Port Community Development District (“District”)*
Fiscal Year 2025/2026 Budget and O&M Assessments

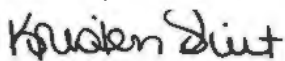
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the West Port Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2025/2026, on **August, 12 2025, at 12:30 p.m., and at Country Inn & Suites by Radisson, Port Charlotte, FL, 24244**. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. We are including additional information with this mailing to address the District’s storm recovery project.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Kristen Suit
District Manager

Exhibit A: Summary of O&M Assessments

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment ⁽¹⁾
Single Family (SF)	1,266	1.00	\$708.10
Townhome (TH)	172	0.85	\$601.89
Multi-Family	504	0.70	\$495.67
Commercial, Tract K	5.44	1.83	\$1,292.43

Special Revenue Fund (SRF)⁽²⁾

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF Assessment ⁽¹⁾
Single Family (SF)	766	1.00	\$709.77
Townhome (TH)	172	0.85	\$603.31
Multi-Family	0	0.00	\$0.00
Commercial, Tract K	0	0.00	\$0.00

⁽¹⁾ Annual O&M Assessment may also include County collection costs and early payment discounts.

⁽²⁾ SRF applies to units in The Landings, The Hammocks, The Isles, and The Palms.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$1,904,283** in gross revenue.

Exhibit: B

account	ownersname	mailingaddress2	city	state	zipcode
402112359108	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360003	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360004	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360005	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360006	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360014	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360015	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360021	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360022	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360023	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360024	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360025	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360026	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360034	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360036	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360038	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360040	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360041	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360044	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360054	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360056	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360057	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360058	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360059	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360060	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360061	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360062	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360063	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360064	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360065	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360066	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360067	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360068	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444
402112360070	KL WEST PORT LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 15, 2025

Via First Class U.S. Mail

Upward America SE Property Owner LP
500 E Moreshead ST STE 300
Charlotte, NC 28202
Parcel ID: See "Exhibit B"

RE: *West Port Community Development District ("District")*
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the West Port Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2025/2026, on **August, 12 2025, at 12:30 p.m., and at Country Inn & Suites by Radisson, Port Charlotte, FL, 24244**. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. We are including additional information with this mailing to address the District's storm recovery project.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Kristen Suit
District Manager

Exhibit A: Summary of O&M Assessments

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment ⁽¹⁾
Single Family (SF)	1,266	1.00	\$708.10
Townhome (TH)	172	0.85	\$601.89
Multi-Family	504	0.70	\$495.67
Commercial, Tract K	5.44	1.76	\$1,292.43

Special Revenue Fund (SRF)⁽²⁾

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF Assessment ⁽¹⁾
Single Family (SF)	766	1.00	\$709.77
Townhome (TH)	172	0.85	\$603.31
Multi-Family	0	0.00	\$0.00
Commercial, Tract K	0	0.00	\$0.00

⁽¹⁾ Annual O&M Assessment may also include County collection costs and early payment discounts.

⁽²⁾ SRF applies to units in The Landings, The Hammocks, The Isles, and The Palms.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$1,904,283** in gross revenue.

Exhibit: B

[illegible]

From: [Lynne BRIONER](#)
To: info@westportcdd.net
Subject: Subject: Objection to Proposed O&M Assessment for FY 2025/2026
Date: Friday, July 25, 2025 11:03:09 PM

You don't often get email from lynne547884078@gmail.com. [Learn why this is important](#)

Dear West Port Community Development District Office,

I am a homeowner in the Palms at West Port community at the address:

16434 S Port Harbor Blvd, Port Charlotte, FL 33953

I am writing to formally express my objection to the proposed O&M assessments for the Fiscal Year 2025/2026, totaling \$1,417.87.

This amount is a significant financial burden, and the services and amenities provided by the community do not seem to justify such high costs. As I do not speak English and will not be able to attend the public hearing on August 12, 2025, I respectfully submit this email as my official objection.

I kindly request:

1. A detailed breakdown of how the funds will be used;
2. That the Board reconsider and reduce the proposed fees;
3. That this email be included in the official meeting records as a public comment.

Thank you for your attention and understanding. I look forward to your response.

Sincerely,

Ruiling Ke

Homeowner

16434 S Port Harbor Blvd

Port Charlotte, FL 33953

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

6C

RESOLUTION 2025-10

[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Port Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefited lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** [RESERVED.]
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 12th day of August, 2025.

ATTEST:

**WEST PORT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

7



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Estimate 33993790
Estimate Date 8/5/2025

Billing Address

West Port CDD
2300 Glades Road #410w
Boca Raton, FL 33431 USA

Job Address

West Port CDD
1487 Sunset Preserve Way
Port Charlotte, FL 33953 USA

Description of work

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Removal of 225 Solar Poles and Fixtures from Community:

Utilizing aerial bucket and crane trucks, remove damaged street light poles from community. All poles will be dug out and removed by lifting them with bucket trucks and crane handler (Owens Electric Inc is not responsible for any damage to pole during removal, if pole is "stuck" in ground due to water, pole will be cut below grade level to safely remove). Each pole will be transported to a designated location inside of property (TBD), solar panels and fixtures will be placed in this location for storage purposes. Documentation of all poles being removed will include pictures from before removal, during and after removal. Once poles have been removed and stored, poles will be anchored down using 4ft earth anchors and 50ft ratchet straps.

Community Landscape company will be responsible for backfilling all holes where poles were removed, Owens Electric Inc. will install a caution flag at each location so hole is visible.

Owens Electric Inc. will provide street locations of scheduled work prior to schedule date, Customer is responsible to notify all residents of these locations so residents are notified to not park in the street.

*** If pole base is "stuck" underground due to water, pole base will be cut below grade so pole can be safely removed***

*** If pole is located to close to backflow conduits, pole will be skipped until locates are completed and deemed safe to remove ***

*** Owens Electric Inc. is NOT responsible for damaging any poles, fixtures, or panels during the removal process. Owens Electric Inc. is NOT responsible for poles, fixtures, solar panels once secured in designated storage location. Owens Electric Inc. is not responsible for any damage to landscaping during removal process***

Total Proposal: \$214,185

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Approval: \$107,092.50

50% Upon Completion: \$107,092.50

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____ Estimate#: _____

Print Name: _____ Signature: _____

Sub-Total	\$214,185.00
Tax	\$0.00
Total Due	<u>\$214,185.00</u>
Deposit/Downpayment	\$0.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (365) day warranty on contracted projects, and (30) days on service and repair work. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed and payment is expected within 30 days from the date of the invoice. Fixtures, devices and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

8

WEST PORT COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

9

POLICY NUMBER
100124471

CLAIM NUMBER:
FIAD-100124471-001

ISSUED:
10/1/2024

**SWORN STATEMENT
IN
PROOF OF LOSS**

AGENCY AT
Per Policy

EXPIRES:
10/1/2025 at 12:01a.m.

To the **Florida Insurance Alliance and Interested Underwriters (per schedule)**

At time of loss, by the above indicated policy of insurance you insured **WestPort CDD** against loss by all other perils, to the property described, according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto.

TIME AND ORIGIN	A property loss occurred on or about the 9th of October 2024 . The cause and origin of the said loss was: Hurricane Milton	
OCCUPANCY	The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever: as a business purpose of the insured.	
TITLE AND INTEREST	At the time of the loss the interest of your insured in the property described therein was: owned No other person or persons had any interest therein or in cumbrance thereon, except: None	
CHANGES	Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, possession, location or exposure of the property described, except: None	
TOTAL	THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was \$1,170,000 at the time of the loss, INSURANCE as more particularly specified in the apportionment attached under policy #100124471 besides which there was no policy or other contract of insurance, written or oral, valid or invalid.	
VALUE	THE ACTUAL CASH VALUE of said property at the time of the loss was	\$NA
LOSS	THE WHOLE LOSS AND DAMAGE WAS	\$142,844.88
AMOUNT CLAIMED:	THE AMOUNT CLAIMED under the above numbered policy is (Amount of damages less \$58,500 (5% Hurricane ded))	\$84,344.88

SPECIAL CONDITIONS:

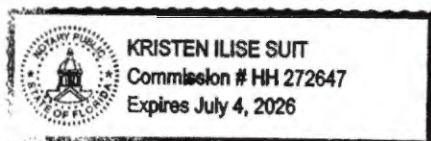
The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

State of Florida Insured: [Signature]
County of Charlotte Insured: _____

Subscribed and sworn to before me this 14th day of July

[Signature] Notary Public



WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Special Revenue Fund	Debt Service Fund Series 2020	Debt Service Fund Series 2020 Assessment Area Two	Debt Service Fund Series 2021	Debt Service Fund Series 2022	Debt Service Fund Series 2024	Capital Projects Fund Series 2020	Capital Projects Fund Assessment Area Two	Capital Projects Fund Series 2021	Capital Projects Fund Series 2022	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS													
Cash	\$ 860,978	\$ 475,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,336,442
Investments													
Revenue	-	-	214,597	166,187	245,106	118,574	66,182	-	-	-	-	-	810,646
Reserve	-	-	198,257	200,736	281,399	81,712	41,703	-	-	-	-	-	803,807
Construction	-	-	-	-	-	-	-	10,445	19,392	-	8,906	23	38,766
Construction - townhomes	-	-	-	-	-	-	-	-	-	163	-	-	163
Construction - single family	-	-	-	-	-	-	-	-	-	8,919	-	-	8,919
Cost of issuance	-	-	6,539	11,372	11,369	11,333	119	-	-	-	-	-	40,732
Capitalized interest	-	-	-	-	-	-	8	-	-	-	-	-	8
Sinking	-	-	268	-	3	-	-	-	-	-	-	-	271
Accounts receivable - impact fees	-	-	-	-	-	-	-	-	-	15,099	-	-	15,099
Due from Forestar	9,572	-	-	-	-	-	-	-	-	-	-	-	9,572
Due from general fund	-	-	-	-	-	-	-	-	-	25,165	-	-	25,165
Due from debt service fund	-	-	-	12,636	34,255	-	-	-	-	-	-	-	46,891
Utility deposit	2,039	-	-	-	-	-	-	-	-	-	-	-	2,039
Total assets	<u>\$ 872,589</u>	<u>\$ 475,464</u>	<u>\$ 419,661</u>	<u>\$ 390,931</u>	<u>\$ 572,132</u>	<u>\$ 211,619</u>	<u>\$ 108,012</u>	<u>\$ 10,445</u>	<u>\$ 19,392</u>	<u>\$ 49,346</u>	<u>\$ 8,906</u>	<u>\$ 23</u>	<u>\$ 3,138,520</u>
LIABILITIES													
Liabilities:													
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,074	\$ -	\$ -	\$ 41,074
Retainage payable	-	-	-	-	-	-	-	40,978	-	487,453	-	-	528,431
Due to Developer	-	-	8,061	21,934	68,348	41,427	-	-	-	120	-	-	139,890
Due to DSF - Series 2020 A-2	-	-	12,636	-	-	-	-	-	-	-	-	-	12,636
Due to DSF - Series 2021	-	-	-	-	-	34,255	-	-	-	-	-	-	34,255
Due to capital projects fund	25,165	-	-	-	-	-	-	-	-	-	-	-	25,165
Due to M/I Homes	-	-	-	-	-	-	-	-	-	42,474	-	-	42,474
Due to other	-	-	-	-	-	-	-	-	-	4,164	-	-	4,164
Developer advance - KL West Port	15,000	-	-	-	-	-	-	-	-	-	-	-	15,000
Total liabilities	<u>40,165</u>	<u>-</u>	<u>20,697</u>	<u>21,934</u>	<u>68,348</u>	<u>75,682</u>	<u>-</u>	<u>40,978</u>	<u>-</u>	<u>575,285</u>	<u>-</u>	<u>-</u>	<u>843,089</u>
DEFERRED INFLOWS OF RESOURCES													
Deferred receipts	9,572	-	-	-	-	-	-	-	-	15,099	-	-	24,671
Total deferred inflows of resources	<u>9,572</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,099</u>	<u>-</u>	<u>-</u>	<u>24,671</u>
FUND BALANCES													
Committed													
Debt service	-	-	398,964	368,997	503,784	135,937	108,012	-	-	-	-	-	1,515,694
Capital projects	-	-	-	-	-	-	-	(30,533)	19,392	(541,038)	8,906	23	(543,250)
Unassigned	822,852	475,464	-	-	-	-	-	-	-	-	-	-	1,298,316
Total fund balances	<u>822,852</u>	<u>475,464</u>	<u>398,964</u>	<u>368,997</u>	<u>503,784</u>	<u>135,937</u>	<u>108,012</u>	<u>(30,533)</u>	<u>19,392</u>	<u>(541,038)</u>	<u>8,906</u>	<u>23</u>	<u>2,270,760</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 872,589</u>	<u>\$ 475,464</u>	<u>\$ 419,661</u>	<u>\$ 390,931</u>	<u>\$ 572,132</u>	<u>\$ 211,619</u>	<u>\$ 108,012</u>	<u>\$ 10,445</u>	<u>\$ 19,392</u>	<u>\$ 49,346</u>	<u>\$ 8,906</u>	<u>\$ 23</u>	<u>\$ 3,138,520</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,666	\$ 1,317,737	\$ 1,310,244	101%
Landowner contribution - Forestar	-	13,980	-	N/A
Total revenues	<u>1,666</u>	<u>1,331,717</u>	<u>1,310,244</u>	102%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	4,306	0%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	2,407	19,043	25,000	76%
Engineering	-	-	3,500	0%
Audit	-	-	9,500	0%
Arbitrage rebate calculation	-	1,000	2,500	40%
Dissemination agent	417	3,750	5,000	75%
DSF accounting				
Series 2020 - AA1	458	4,125	5,500	75%
Series 2020 - AA2	458	4,125	5,500	75%
Series 2021 - AA1	458	4,125	5,500	75%
Series 2022 - AA4	458	4,125	5,500	75%
Series 2023 - AA2	-	-	5,500	0%
Series 2023 - AA2	458	4,125	5,500	75%
Trustee	-	14,000	17,500	80%
Telephone	17	150	200	75%
Postage	-	305	500	61%
Printing & binding	42	375	500	75%
Legal advertising	-	557	1,200	46%
Annual special district fee	-	175	175	100%
Insurance	-	6,728	6,500	104%
Property insurance	-	18,336	9,000	204%
Line of credit- principal & interest	2,510	18,533	25,872	72%
Contingencies/bank charges	60	233	1,200	19%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Tax collector	33	27,351	27,297	100%
EMMA software service	-	1,000	1,000	100%
Total professional & administrative	<u>11,776</u>	<u>169,076</u>	<u>222,665</u>	76%

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	-	-	40,000	0%
Accounting	667	6,000	8,000	75%
Stormwater management				
Lake maintenance	-	25,696	38,544	67%
AccuTab buckets	-	6,698	33,600	20%
Debt service (Developers note for PPS)	-	-	128,757	0%
Streetlighting	10,672	85,786	166,975	51%
Irrigation supply				
Maintenance contract	350	3,695	7,580	49%
Electricity	2,780	21,899	28,724	76%
Repairs and maintenance	-	1,900	2,625	72%
Effluent	-	46,074	52,600	88%
Monuments and street signage				
Repairs and maintenance	16,232	17,569	4,200	418%
Electricity	1,006	10,607	16,238	65%
Holiday decorating		-	10,000	0%
Landscape maintenance				
Maintenance contract	21,036	217,571	283,055	77%
Pest, OTC Injections and Top Choice	-	9,525	16,132	59%
Mulch	-	39,160	190,798	21%
Contingency	-	-	20,000	0%
Plant replacement	-	18,480	20,000	92%
Irrigation repairs	6,088	25,283	20,000	126%
Roadway maintenance	-	-	5,250	0%
Unbudgeted expense	-	31,349	-	N/A
Total field operations	<u>58,831</u>	<u>567,292</u>	<u>1,093,078</u>	52%
Total expenditures	<u>70,607</u>	<u>736,368</u>	<u>1,315,743</u>	56%
Excess/(deficiency) of revenues over/(under) expenditures	(68,941)	595,349	(5,499)	
Fund balances - beginning	<u>891,793</u>	<u>227,503</u>	<u>78,715</u>	
Fund balances - ending	<u>\$ 822,852</u>	<u>\$ 822,852</u>	<u>\$ 73,216</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND AREA 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 685	\$ 542,172	\$ 539,090	101%
Total revenues	<u>685</u>	<u>542,172</u>	<u>539,090</u>	101%
Field operations				
Management	-	-	15,000	0%
Property insurance	-	20,534	36,000	57%
Landscape maintenance	9,479	96,711	119,430	81%
Plant replacement	-	15,663	-	N/A
Mulch	-	18,597	33,529	55%
Irrigation repairs	-	3,302	4,000	83%
Solar streetlighting	11,880	110,394	148,500	74%
Accounting	283	2,550	3,400	75%
Line of credit- principal & interest	13,176	97,301	135,828	72%
Pest, OTC Injections and Top Choice	-	2,456	7,164	34%
Roadway maintenance	-	-	5,000	0%
Contingencies	20	420	20,000	2%
Total field operations	<u>34,838</u>	<u>367,928</u>	<u>527,851</u>	70%
Other fees & charges				
Tax collector	14	10,827	11,231	96%
Total other fees & charges	<u>14</u>	<u>10,827</u>	<u>11,231</u>	96%
Total expenditures	<u>34,852</u>	<u>378,755</u>	<u>539,082</u>	70%
Excess/(deficiency) of revenues over/(under) expenditures	(34,167)	163,417	8	
Fund balances - beginning	509,631	312,047	294,481	
Fund balances - ending	<u>\$ 475,464</u>	<u>\$ 475,464</u>	<u>\$ 294,489</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020 BONDS
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 499	\$ 394,309	\$ 392,067	101%
Interest	1,339	13,726	-	N/A
Total revenues	1,838	408,035	392,067	104%
EXPENDITURES				
Debt service				
Principal	-	140,000	140,000	100%
Interest	-	241,860	241,860	100%
Total debt service	-	381,860	381,860	100%
Other fees & charges				
Tax collector	11	7,875	8,168	96%
Total other fees and charges	11	7,875	8,168	96%
Total expenditures	11	389,735	390,028	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,827	18,300	2,039	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(4,972)	-	N/A
Total other financing sources	-	(4,972)	-	N/A
Net change in fund balances	1,827	13,328	2,039	
Fund balances - beginning	397,137	385,636	373,210	
Fund balances - ending	<u>\$ 398,964</u>	<u>\$ 398,964</u>	<u>\$ 375,249</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020 ASSESSMENT AREA TWO BONDS
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 506	\$ 399,241	\$ 396,971	101%
Interest	1,185	12,485	-	N/A
Total revenues	<u>1,691</u>	<u>411,726</u>	<u>396,971</u>	104%
EXPENDITURES				
Debt service				
Principal	-	145,000	145,000	100%
Interest	-	241,188	241,188	100%
Total debt service	<u>-</u>	<u>386,188</u>	<u>386,188</u>	100%
Other fees & charges				
Tax collector	-	7,973	8,270	96%
Total other fees and charges	<u>-</u>	<u>7,973</u>	<u>8,270</u>	96%
Total expenditures	<u>-</u>	<u>394,161</u>	<u>394,458</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,691	17,565	2,513	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(5,034)	-	N/A
Total other financing sources	<u>-</u>	<u>(5,034)</u>	<u>-</u>	N/A
Net change in fund balances	1,691	12,531	2,513	
Fund balances - beginning	367,306	356,466	345,040	
Fund balances - ending	<u>\$ 368,997</u>	<u>\$ 368,997</u>	<u>\$ 347,553</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 690	\$ 545,607	\$ 542,505	101%
Interest	1,692	17,794	-	N/A
Total revenues	<u>2,382</u>	<u>563,401</u>	<u>542,505</u>	104%
EXPENDITURES				
Debt service				
Principal	-	210,000	210,000	100%
Interest	-	321,870	321,870	100%
Total debt service	<u>-</u>	<u>531,870</u>	<u>531,870</u>	100%
Other fees & charges				
Tax collector	-	10,896	11,302	96%
Total other fees and charges	<u>-</u>	<u>10,896</u>	<u>11,302</u>	96%
Total expenditures	<u>-</u>	<u>542,766</u>	<u>543,172</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,382	20,635	(667)	
Fund balances - beginning	501,402	483,149	467,061	
Fund balances - ending	<u>\$ 503,784</u>	<u>\$ 503,784</u>	<u>\$ 466,394</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ 205	\$ 162,516	\$ 161,592	101%
Interest	689	6,705	10,022	67%
Total revenues	894	169,221	171,614	99%
EXPENDITURES				
Debt service				
Principal	-	40,000	40,000	100%
Interest	-	117,375	117,375	100%
Total debt service	-	157,375	157,375	100%
Other fees & charges				
Tax collector	4	3,246	3,367	96%
Total other fees and charges	4	3,246	3,367	96%
Total expenditures	4	160,621	160,742	100%
Excess/(deficiency) of revenues over/(under) expenditures	890	8,600	10,872	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(2,049)	-	N/A
Total other financing sources	-	(2,049)	-	N/A
Net change in fund balances	890	6,551	10,872	
Fund balances - beginning	135,047	129,386	128,424	
Fund balances - ending	<u>\$ 135,937</u>	<u>\$ 135,937</u>	<u>\$ 139,296</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Special assessment - on roll	\$ 209	\$ 165,318
Interest	340	3,447
Total revenues	<u>549</u>	<u>168,765</u>
EXPENDITURES		
Debt service		
Principal	-	35,000
Interest	-	112,653
Total debt service	<u>-</u>	<u>147,653</u>
Other fees & charges		
Tax collector	<u>4</u>	<u>3,301</u>
Total other fees and charges	<u>4</u>	<u>3,301</u>
Total expenditures	<u>4</u>	<u>150,954</u>
Excess/(deficiency) of revenues over/(under) expenditures	545	17,811
Fund balances - beginning	107,467	90,201
Fund balances - ending	<u><u>\$ 108,012</u></u>	<u><u>\$ 108,012</u></u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020 BONDS
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest and miscellaneous	\$ 36	\$ 307
Total revenues	<u>36</u>	<u>307</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	36	307
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	4,972
Total other financing sources/(uses)	<u>-</u>	<u>4,972</u>
Net change in fund balances	36	5,279
Fund balances - beginning	<u>(30,569)</u>	<u>(35,812)</u>
Fund balances - ending	<u><u>\$ (30,533)</u></u>	<u><u>\$ (30,533)</u></u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020 ASSESSMENT AREA TWO BONDS
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 66	\$ 591
Total revenues	<u>66</u>	<u>591</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	66	591
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	5,034
Total other financing sources/(uses)	<u>-</u>	<u>5,034</u>
Net change in fund balances	66	5,625
Fund balances - beginning	19,326	13,767
Fund balances - ending	<u>\$ 19,392</u>	<u>\$ 19,392</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 31	\$ 288
Total revenues	<u>31</u>	<u>288</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	31	288
Fund balances - beginning	(541,069)	(541,326)
Fund balances - ending	<u><u>\$ (541,038)</u></u>	<u><u>\$ (541,038)</u></u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 31	\$ 273
Total revenues	<u>31</u>	<u>273</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	31	273
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	2,049
Total other financing sources/(uses)	<u>-</u>	<u>2,049</u>
Net change in fund balances	31	2,322
Fund balances - beginning	8,875	6,584
Fund balances - ending	<u>\$ 8,906</u>	<u>\$ 8,906</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 23
Total revenues	<u>-</u>	<u>23</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	23
Fund balances - beginning	23	-
Fund balances - ending	<u><u>\$ 23</u></u>	<u><u>\$ 23</u></u>

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
WEST PORT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the West Port Community Development District held a Regular Meeting on May 13, 2025 at 12:30 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present:

Paul Martin	Chair
Bill Fife (via telephone)	Vice Chair
Jim Manners	Assistant Secretary
Lindsay Hernandez	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Jim Bugo	Field Operations Manager
Pamela Butenschoen	Resident
Brenda Pellegrino	Resident
Steve Coyle	Resident
Resident (via telephone)	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:31 p.m. Supervisors Martin, Manners and Hernandez were present. Supervisor Fife attended via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

A resident calling into the meeting asked where she can view the proposed Fiscal Year 2026 budget. Ms. Suit stated that it is in the agenda and it is posted on the website.

THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 4; Term Expires November
2026**

This item was deferred.

- Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)
- A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
- B. Membership, Obligations and Responsibilities
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2025-06. A Board Member noted that this is the proposed Fiscal Year 2026 budget; it is not the final budget, which will be adopted at the August meeting, following the Public Hearing.

Ms. Suit reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Manners and seconded by Mr. Martin, with all in favor, Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 12, 2025 at 12:30 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate

Court, Port Charlotte, Florida 33954; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-07. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete November 2025 meeting

On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2025-08. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Ratification of Morris Engineering & Consulting, LLC Agreement for Engineering Services

Ms. Suit stated that this item was included on the agenda in error; it is related to the West Port East CDD, not this one.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2025**

Discussion ensued regarding some payments, posted expenses, streetlights and streetlight lease with Florida Power & Light (FPL), and possibly reducing the streetlighting line item before adopting the final budget.

On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of February 11, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the February 11, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Regarding the streetlights, Mr. Earlywine stated that RET is working on a new proposed solution. Other projects are similarly situated, such that Summerwoods opted to file litigation. He is worried about the streetlights, with the upcoming hurricane season and noted another community that is taking their streetlights down.

A Board Member asked why the CDD's insurance carrier has not paid for the damage yet. Mr. Earlywine stated they are willing to pay but RET is holding this up. The insurance company wants to know how much it will cost to fix the lights; several letters have been sent.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations: Hikai

There was no report.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: June 10, 2025 at 12:30 PM**

- **QUORUM CHECK**

The June 10, 2025 and July 8, 2025 meetings will likely be canceled.

Discussion ensued regarding whether it will be necessary to send Mailed Notices regarding the Fiscal Year 2026 budget.

Ms. Suit and Mr. Earlywine will research this matter and make a determination following the meeting.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' Comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

The resident attending via telephone asked when District Management took over management of the CDD. She asked for the expense for algae remediation to be removed from the proposed Fiscal Year 2026 budget.

Ms. Suit noted that public comments via telephone are not typically taken; those wishing to comment should attend the meeting. She explained that this is the CDD meeting and the Association is separate from the CDD. She stated that District Management has managed the CDD for approximately the last five years. She stated that the CDD has an Agreement with the HOA for the HOA to perform the Field Operations Management for the CDD.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the meeting adjourned at 1:00 p.m.

183

184

185

186

Secretary/Assistant Secretary

Chair/Vice Chair

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS



June 12, 2025

Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Dear Ms. Gillyard,

Per your request for the number of registered voters as of April 15, 2025, for the following districts:

Babcock Ranch Community Independent Special District – 5,584
Coral Creek Community Development District - 0 (Zero)
Firelight Community Development District (formerly Eagle Creek Community Development District – NAM CHANGE eff 02/26/2025) - 0 (Zero)
Firelight East Community Development District - 0 (Zero)
Harbor Village Community Development District - 0 (Zero)
Starling Community Development District - 0 (Zero)
The Cove at Rotonda Community Development District - 0 (Zero)
Tuckers Pointe Community Development District - 2
West Port Community Development District – 1,315
West Port East Community Development District (estab 12/10/2024) - 0 (Zero)

Sincerely,

Public Records Department
Charlotte County Supervisor of Elections
941-833-5400

WEST PORT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2024 CANCELED	Regular Meeting	12:30 PM
November 12, 2024	Landowners' Meeting	12:30 PM
November 12, 2024* CANCELED	Regular Meeting	12:30 PM
December 10, 2024* CANCELED	Regular Meeting	12:30 PM
January 14, 2025 CANCELED	Regular Meeting	12:30 PM
February 11, 2025	Regular Meeting	12:30 PM
March 11, 2025 CANCELED	Regular Meeting	12:30 PM
April 8, 2025 CANCELED	Regular Meeting	12:30 PM
May 13, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	12:30 PM
June 10, 2025 CANCELED	Regular Meeting	12:30 PM
July 8, 2025 CANCELED	Regular Meeting	12:30 PM
August 12, 2025	Public Hearings & Regular Meeting <i>Adoption of FY2026 Budget</i>	12:30 PM
September 9, 2025	Regular Meeting	12:30 PM

NOTE(S)/EXCEPTION(S)

**Meeting Location unavailable*