

**WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**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 2021 (Assessment Area One - 2021)	18 - 19
Assessment Summary	20 - 21

**WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 1,115,130				\$ 1,364,837
Allowable discounts (4%)	(44,605)				(54,593)
Assessment levy: on-roll - net	<u>1,070,525</u>	<u>\$995,449</u>	<u>\$ 49,605</u>	<u>\$ 1,045,054</u>	<u>1,310,244</u>
Total revenues	<u>1,070,525</u>	<u>995,449</u>	<u>49,605</u>	<u>1,045,054</u>	<u>1,310,244</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	4,306	215	1,720	1,935	4,306
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,050	23,950	25,000	25,000
Boundary amendment	-	-	-	-	-
Engineering	3,500	-	10,000	10,000	3,500
Audit	9,500	-	9,500	9,500	9,500
Arbitrage rebate calculation	2,500	500	2,000	2,500	2,500
Dissemination agent	5,000	2,000	3,250	5,250	5,000
DSF accounting					
Series 2020 - AA1	5,500	2,750	2,750	5,500	5,500
Series 2020 - AA2	5,500	2,750	2,750	5,500	5,500
Series 2021 - AA1	5,500	2,750	2,750	5,500	5,500
Series 2022 - AA4	5,500	2,750	1,375	4,125	5,500
Series 2023 - AA2	5,500	-	5,500	5,500	5,500
Trustee	17,500	7,000	10,500	17,500	17,500
EMMA software service	-	-	-	-	1,000
Telephone	200	100	100	200	200
Postage	500	189	311	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	6,119	5,758	-	5,758	6,500
Contingencies/bank charges	1,200	429	771	1,200	1,200
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Tax collector	<u>22,303</u>	<u>19,909</u>	<u>1,863</u>	<u>21,772</u>	<u>27,297</u>
Total professional & administrative	<u>175,918</u>	<u>73,490</u>	<u>104,540</u>	<u>178,030</u>	<u>182,293</u>

**WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>Field operations (shared)</b>					
Management	40,000	19,992	20,008	40,000	40,000
Accounting	8,000	4,000	4,000	8,000	8,000
Property insurance	6,500	7,056	-	7,056	9,000
Line of credit- principal & interest	25,872	6,922	3,336	10,258	25,872
Line of credit- principal prepayment	-	12,610	-	12,610	-
Stormwater management					
Lake maintenance	38,544	19,272	19,272	38,544	38,544
AccuTab buckets	-	-	-	-	33,600
PPS station injection installation	-	-	128,757	128,757	-
Debt service (Developers Note for PPS)	-	-	-	-	128,757
Streetlighting	166,975	63,551	103,424	166,975	166,975
Irrigation supply					
Maintenance contract	5,780	4,375	1,575	5,950	7,580
Electricity	28,724	11,301	6,300	17,601	28,724
Repairs and maintenance	2,625	3,558	-	3,558	2,625
Effluent	52,600	14,986	30,000	44,986	52,600
Monuments and street signage					
Repairs and maintenance	4,200	-	4,200	4,200	4,200
Electricity	16,238	5,222	1,250	6,472	16,238
Holiday decorating	10,000	-	10,000	10,000	10,000
Landscape maint.					
Maintenance contract	236,724	133,297	133,297	266,594	283,055
Pest, OTC Injections and Top Choice	16,132	8,865	-	-	16,132
Mulch, pine straw & annual installation	170,050	63,856	106,194	170,050	190,798
Contingency	20,000	-	-	-	20,000
Plant replacement	20,748	-	20,748	20,748	20,000
Irrigation repairs	19,650	540	19,110	19,650	20,000
Roadway maintenance	5,250	-	5,250	5,250	5,250
Total field operations	<u>894,612</u>	<u>379,403</u>	<u>616,721</u>	<u>987,259</u>	<u>1,127,950</u>
Total expenditures	<u>1,070,530</u>	<u>452,893</u>	<u>721,261</u>	<u>1,165,289</u>	<u>1,310,243</u>
Excess/(deficiency) of revenues over/(under) expenditures	(5)	542,556	(671,656)	(120,235)	1
<b>OTHER FINANCING SOURCES</b>					
Receipt of note proceeds	-	49,780	78,977	128,757	-
Total other financing sources	-	49,780	78,977	128,757	-
Net increase/(decrease) of fund balance	(5)	592,336	(592,679)	8,522	1
Fund balance - beginning (unaudited)	-	70,193	662,529	70,193	78,715
Fund balance - ending (projected)	<u>\$ (5)</u>	<u>\$662,529</u>	<u>\$ 69,850</u>	<u>\$ 78,715</u>	<u>\$ 78,716</u>

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

**Expenditures**

**Professional & administrative**

Supervisors	\$ 4,306
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (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	6,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,200
Bank charges and other miscellaneous expenses incurred during the year.	

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

**Expenditures (continued)**

Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	27,297
<b>Field operations (shared)</b>	
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	9,000
Line of credit- principal & interest	25,872
Stormwater management	
Lake maintenance	38,544
Covers the cost of hiring a licensed contractor to treat 58 acres of wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
AccuTab buckets	33,600
Pallets of AccuTab buckets 6 pallets per yr.	
Debt service (Developers Note for PPS)	128,757
Repayment of advanced funding reimbursement \$49,779.99 Forestar/ \$78,976.70 KL Westport	
Streetlighting	166,975
Covers the costs of a streetlight lease agreement for 198 streetlights with FPL that covers the fixture, pole, power and maintenance.	
Irrigation supply	
Maintenance contract	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	28,724
Costs of electricity for the two 15 hp well/pumping systems anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,625
Intended to cover the cost of periodic repairs to the well/pumping systems	
Effluent	52,600
Covers the costs of supplemental effluent water supply. Charlotte County Utilites.	
Monuments and street signage	
Repairs and maintenance	4,200
Covers the costs of periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	16,238
Cover the costs of electricity for the monument low voltage lighting. Meters located near isles, palms, hammocks, centennial & 76, tamiami entrance.	
Holiday decorating	10,000
Covers the costs of hiring a qualified contractor to provide a basic holiday lighting and decoration package to the entry monuments.	
Landscape maint.	
Maintenance contract	283,055
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	20,000
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>\$ 1,310,243</u></u>

**WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET AREA 1  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 547,698				\$561,552
Allowable discounts (4%)	(21,908)				(22,462)
Assessment levy: on-roll - net	<u>525,790</u>	\$ 488,920	\$ -	\$ 488,920	<u>539,090</u>
Lot closing	-	78,815	-	78,815	-
Interest and miscellaneous	-	70	-	70	-
Total revenues	<u>525,790</u>	<u>567,805</u>	<u>-</u>	<u>567,735</u>	<u>539,090</u>
<b>EXPENDITURES</b>					
Management	15,000	7,507	7,493	15,000	15,000
Accounting	3,400	1,700	1,700	3,400	3,400
Property insurance	24,000	31,280	-	31,280	36,000
Line of credit- principal & interest	135,828	36,343	17,508	53,851	135,828
Line of credit- principal prepayment	-	66,204	-	66,204	-
Landscape maintenance	108,420	56,871	56,871	113,742	119,430
Pest, OTC Injections and Top Choice	7,164	473	-	-	7,164
Plant replacement	10,000	-	-	-	-
Mulch	33,529	14,634	18,895	33,529	33,529
Irrigation repairs	4,000	-	4,000	4,000	4,000
Contingency	20,000	30	19,970	20,000	20,000
Roadway maintenance	5,000	-	5,000	5,000	5,000
Solar streetlighting	148,500	24,600	60,000	84,600	148,500
Hurricane/storm clean-up	-	1,590	-	1,590	-
Total field operations	<u>514,841</u>	<u>241,232</u>	<u>191,437</u>	<u>432,196</u>	<u>527,851</u>
<b>Other Fees and Charges</b>					
Tax collector	10,954	9,778	1,176	10,954	11,231
Total other fees and charges	<u>10,954</u>	<u>9,778</u>	<u>1,176</u>	<u>10,954</u>	<u>11,231</u>
Total expenditures	<u>525,795</u>	<u>251,010</u>	<u>192,613</u>	<u>443,150</u>	<u>539,082</u>
Excess/(deficiency) of revenues over/(under) expenditures	(5)	316,795	(192,613)	124,585	8
Fund balance - beginning (unaudited)	-	169,896	486,691	169,896	294,481
Fund balances - ending					
Unassigned	(5)	486,691	294,078	294,481	294,489
Fund balance - ending (projected)	<u>\$ (5)</u>	<u>\$ 486,691</u>	<u>\$ 294,078</u>	<u>\$ 294,481</u>	<u>\$ 294,489</u>



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

<b>Expenditures</b>		
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		36,000
Line of credit- principal & interest		135,828
Landscape maintenance		119,430
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
Mulch		33,529
Irrigation repairs		4,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.		
Contingency		20,000
Roadway maintenance		5,000
Intended to cover the cost of amenity center repairs and maintenance on pool/		
Solar streetlighting		148,500
Tax collector		11,231
Total expenditures		<u>\$ 539,082</u>

**WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA ONE - 2020)  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 408,403				\$ 408,403
Allowable discounts (4%)	(16,336)				(16,336)
Assessment levy: net	392,067	\$ 364,586	\$ 27,481	\$ 392,067	392,067
Interest	-	10,229	-	10,229	-
Total revenues	392,067	374,815	27,481	402,296	392,067
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	140,000	-	140,000	140,000	140,000
Interest	245,570	122,785	122,785	245,570	241,860
Total debt service	385,570	122,785	262,785	385,570	381,860
<b>Other fees &amp; charges</b>					
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	393,738	130,077	263,661	393,738	390,028
Excess/(deficiency) of revenues over/(under) expenditures	(1,671)	244,738	(236,180)	8,558	2,039
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(4,677)	-	(4,677)	-
Total other financing sources/(uses)	-	(4,677)	-	(4,677)	-
Fund balance:					
Net increase/(decrease) in fund balance	(1,671)	240,061	(236,180)	3,881	2,039
Beginning fund balance (unaudited)	367,475	369,329	609,390	369,329	373,210
Ending fund balance (projected)	\$365,804	\$609,390	\$373,210	\$373,210	375,249
Use of fund balance:					
Debt service reserve account balance (required)					(191,950)
Interest expense - November 1, 2025					(119,075)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 64,224</u>

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>6,330,000.00</b>		<b>4,083,710.00</b>	<b>10,413,710.00</b>	

**WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA TWO - 2020)  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 413,511				\$ 413,511
Allowable discounts (4%)	(16,540)				(16,540)
Assessment levy: net	396,971	\$ 369,124	\$ 27,847	\$ 396,971	396,971
Interest	-	9,318	-	9,318	-
Total revenues	396,971	378,442	27,847	406,289	396,971
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	145,000	-	145,000	145,000	145,000
Interest	245,175	122,587	122,588	245,175	241,188
Total debt service	390,175	122,587	267,588	390,175	386,188
<b>Other fees &amp; charges</b>					
Tax collector	8,270	7,382	888	8,270	8,270
Total other fees & charges	8,270	7,382	888	8,270	8,270
Total expenditures	398,445	129,969	268,476	398,445	394,458
Excess/(deficiency) of revenues over/(under) expenditures	(1,474)	248,473	(240,629)	7,844	2,513
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(4,745)	-	(4,745)	-
Total other financing sources/(uses)	-	(4,745)	-	(4,745)	-
Fund balance:					
Net increase/(decrease) in fund balance	(1,474)	243,728	(240,629)	3,099	2,513
Beginning fund balance (unaudited)	335,435	341,941	585,669	341,941	345,040
Ending fund balance (projected)	\$333,961	\$585,669	\$345,040	\$345,040	347,553
Use of fund balance:					
Debt service reserve account balance (required)					(194,350)
Interest expense - November 1, 2025					(118,600)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 34,603</u>

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>6,480,000.00</b>		<b>4,067,968.82</b>	<b>10,547,968.82</b>	

**WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE - 2021)  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 565,109				\$ 565,109
Allowable discounts (4%)	(22,604)				(22,604)
Assessment levy: net	542,505	\$ 504,462	\$ 38,043	\$ 542,505	542,505
Interest	-	13,137	-	13,137	-
Total revenues	542,505	517,599	38,043	555,642	542,505
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	205,000	-	205,000	205,000	210,000
Interest	326,790	163,395	163,395	326,790	321,870
Total debt service	531,790	163,395	368,395	531,790	531,870
<b>Other fees &amp; charges</b>					
Tax collector	11,302	10,089	1,213	11,302	11,302
Total other fees & charges	11,302	10,089	1,213	11,302	11,302
Total expenditures	543,092	173,484	369,608	543,092	543,172
Excess/(deficiency) of revenues over/(under) expenditures	(587)	344,115	(331,565)	12,550	(667)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(6,485)	-	(6,485)	-
Total other financing sources/(uses)	-	(6,485)	-	(6,485)	-
Fund balance:					
Net increase/(decrease) in fund balance	(587)	337,630	(331,565)	6,065	(667)
Beginning fund balance (unaudited)	427,123	460,996	798,626	460,996	467,061
Ending fund balance (projected)	\$426,536	\$798,626	\$ 467,061	\$ 467,061	466,394
Use of fund balance:					
Debt service reserve account balance (required)					(265,600)
Interest expense - November 1, 2025					(158,415)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 42,379</u>



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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>8,960,000.00</b>		<b>5,481,650.00</b>	<b>14,441,650.00</b>	

**WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022 (ASSESSMENT AREA THREE)  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 168,325				\$ 168,325
Allowable discounts (4%)	(6,733)				(6,733)
Assessment levy: net	161,592	\$ 150,247	\$ 11,345	\$ 161,592	161,592
Interest	-	5,011	5,011	10,022	10,022
Total revenues	161,592	155,258	16,356	171,614	171,614
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	40,000	-	40,000	40,000	40,000
Interest	119,075	59,538	59,537	119,075	117,375
Total debt service	159,075	59,538	99,537	159,075	157,375
<b>Other fees &amp; charges</b>					
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	162,442	62,543	99,899	162,442	160,742
Excess/(deficiency) of revenues over/(under) expenditures	(850)	92,715	(83,543)	9,172	10,872
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(1,932)	-	(1,932)	-
Total other financing sources/(uses)	-	(1,932)	-	(1,932)	-
Fund balance:					
Net increase/(decrease) in fund balance	(850)	90,783	(83,543)	7,240	10,872
Beginning fund balance (unaudited)	153,868	121,184	211,967	121,184	128,424
Ending fund balance (projected)	\$153,018	\$211,967	\$ 128,424	\$ 128,424	139,296
Use of fund balance:					
Debt service reserve account balance (required)					(79,113)
Interest expense - November 1, 2025					(57,838)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 2,345

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>2,300,000.00</b>		<b>2,115,250.06</b>	<b>4,415,250.06</b>	

**WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

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

Product	Units	FY 2025 SRF				FY 2024 Total Assessment per Unit
		FY 2025 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	
SF 40'/50'	320	\$ 769.11	\$ 615.60	\$ 1,276.26	\$ 2,660.97	\$ 2,489.58
<b>Total</b>	<b>320</b>					

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

Product	Units	FY 2025 SRF				
		FY 2025 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	
SF TW	120	\$ 769.11		\$ 899.48	\$ 1,668.59	\$ 1,512.39
SF 50'	163	769.11		1,249.28	2,018.39	1,862.19
SF 60'	68	769.11		1,499.13	2,268.24	2,112.04
<b>Total</b>	<b>351</b>					

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

Product	Units	FY 2024 SRF				FY 2024 Total Assessment per Unit
		FY 2025 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	
TH	172	\$ 653.74	\$ 523.26	\$ 956.73	\$ 2,133.73	\$ 1,988.06
SF TW	124	769.11	615.60	1,275.64	2,660.35	2,488.96
SF 50'	149	769.11	615.60	1,275.64	2,660.35	2,488.96
SF 60'	41	769.11	615.60	1,275.64	2,660.35	2,488.96
<b>Total</b>	<b>486</b>					

**Multi-Family Area, On-Roll Assessments**

Product	Units	FY 2025 SRF				
		FY 2025 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	
MF	504	\$ 538.38		\$ -	\$ 538.38	\$ 429.04
	<b>504</b>					

**WEST PORT  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

**Assessment Area Three, Platted Lots, On-Roll Assessments**

<b>Product</b>	<b>Units</b>	<b>FY 2024 SRF</b>		<b>FY 2025 DS Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>	<b>FY 2024 Total Assessment per Unit</b>
		<b>FY 2025 O&amp;M Assessment per Unit</b>	<b>Budget Area 1 Assessment per Unit</b>			
SF 40'	61	\$ 769.11	\$ 615.60	\$ 1,275.19	\$ 2,659.90	\$ 2,488.51
SF 50'	59	769.11	615.60	1,275.19	2,659.90	2,488.51
SF 60'	12	769.11	615.60	1,275.19	2,659.90	2,488.51
	<b>132</b>					

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

<b>Product</b>	<b>Units</b>	<b>FY 2025 O&amp;M Assessment per Unit</b>	<b>FY 2025 DS Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>	<b>FY 2024 Total Assessment per Unit</b>
SF 50'	149	\$ 769.11	n/a	\$ 769.11	\$ 612.91
Commercial	5.44	1,352.22	n/a	1,352.22	\$ 1,251.90