

WEST PORT EAST

**COMMUNITY DEVELOPMENT
DISTRICT**

August 12, 2025

**PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

West Port East 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 East Community Development District

Dear Board Members:

The Board of Supervisors of the West Port East Community Development District will hold a Public Hearing and Regular Meeting on August 12, 2025 at 12:00 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. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-39, 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
4. Consideration of Resolution 2025-40, Ratifying, Confirming, and Approving the Sale of the West Port East Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being In Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Interlocal Agreement and Easement Regarding Roadway and Waterway Improvements
6. Consideration of Resolution 2025-22, Designating the Location of the Local District Records Office and Providing an Effective Date
7. Consideration of Resolution 2025-41, Electing Officer(s) of the District and Providing for an Effective Date [Jordan Lansford]

ATTENDEES:

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

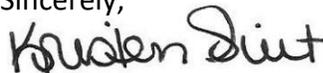
8. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
9. Acceptance of Unaudited Financial Statements as of June 30, 2025
10. Approval of May 13, 2025 Special Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Morris Engineering and Consulting, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 (Zero) Registered Voters as of April 15, 2025
 - NEXT MEETING DATE: September 9, 2025 at 12:00 PM

○ QUORUM CHECK

SEAT 1	BILL FIFE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	PAUL MARTIN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	LANDON THOMAS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MARK BRUMFIELD	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	ANAND JOBLIA	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

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

Sincerely,


Kristen Suit
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-00723T

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

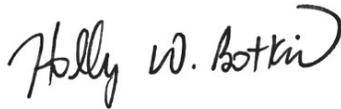
in the matter of Meeting on August 12, 2025 at 12:00pm; West Port East CDD

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

issues of 7/18/2025, 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 EAST COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") of the West Port East Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 12, 2025
TIME: 12:00 PM
LOCATION: Country Inn & Suites by Radisson
24244 Corporate Court
Port Charlotte, Florida 33954

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above 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, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours.

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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

District Manager
July 18, 2025

25-00723T

WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-39

[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE WEST PORT EAST 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 East 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 EAST 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 East 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 EAST COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

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

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

	Fiscal Year 2025				Proposed Budget FY 2026
	Proposed Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Developer contribution	76,864	-	76,864	76,864	401,649
Total revenues	<u>76,864</u>	<u>-</u>	<u>76,864</u>	<u>76,864</u>	<u>401,649</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	32,000	4,000	28,000	32,000	48,000
Legal	25,000	-	25,000	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	5,500
Dissemination agent	333	-	333	333	1,000
Telephone	133	16	117	133	200
Postage	500	-	500	500	500
Printing & binding	333	42	291	333	500
Legal advertising	7,500	-	7,500	7,500	2,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	1,500	-	1,500	1,500	1,500
Website hosting & maintenance	1,680	-	1,680	1,680	1,680
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>76,864</u>	<u>4,058</u>	<u>72,806</u>	<u>76,864</u>	<u>94,265</u>
Field operations					
Field operations management	-	-	-	-	55,200
Landscape maintenance	-	-	-	-	160,248
Mulch	-	-	-	-	40,000
Streetlights	-	-	-	-	51,936
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>307,384</u>
Total expenditures	<u>76,864</u>	<u>4,058</u>	<u>72,806</u>	<u>76,864</u>	<u>401,649</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,058)	4,058	-	-
Fund balance - beginning (unaudited)	-	-	(4,058)	-	-
Fund balance - ending (projected)	-	(4,058)	-	-	-
Unassigned	-	(4,058)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (4,058)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>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.</p>	
Legal	25,000
<p>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.</p>	
Engineering	2,000
<p>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.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Dissemination agent	1,000
<p>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.</p>	
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	2,500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	5,500
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	1,680
Website ADA compliance	210
Field operations	
Field operations management	55,200
Landscape maintenance	160,248
Mulch	40,000
Streetlights	51,936
Total expenditures	<u><u>\$ 401,649</u></u>

**WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Proposed Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 221,200
Total revenues	-	-	-	-	221,200
EXPENDITURES					
Debt service					
Principal	-	-	-	-	45,000
Interest	-	-	-	-	150,115
Cost of issuance	-	-	206,650	206,650	-
Underwriter's discount	-	-	61,700	61,700	-
Total expenditures	-	-	268,350	268,350	195,115
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(268,350)	(268,350)	26,085
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	566,987	566,987	-
Original issue discount	-	-	(15,914)	(15,914)	-
Total other financing sources/(uses)	-	-	551,073	551,073	-
Net increase/(decrease) in fund balance	-	-	282,723	282,723	26,085
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	282,723
Ending fund balance (projected)	\$ -	\$ -	\$ 282,723	\$ 282,723	308,808
Use of fund balance:					
Debt service reserve account balance (required)					(221,200)
Interest expense - November 1, 2026					(87,501)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 107</u>

**WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			61,522.57	61,522.57	3,085,000.00
05/01/26	45,000.00	4.850%	88,592.50	133,592.50	3,040,000.00
11/01/26			87,501.25	87,501.25	3,040,000.00
05/01/27	45,000.00	4.850%	87,501.25	132,501.25	2,995,000.00
11/01/27			86,410.00	86,410.00	2,995,000.00
05/01/28	45,000.00	4.850%	86,410.00	131,410.00	2,950,000.00
11/01/28			85,318.75	85,318.75	2,950,000.00
05/01/29	50,000.00	4.850%	85,318.75	135,318.75	2,900,000.00
11/01/29			84,106.25	84,106.25	2,900,000.00
05/01/30	50,000.00	4.850%	84,106.25	134,106.25	2,850,000.00
11/01/30			82,893.75	82,893.75	2,850,000.00
05/01/31	55,000.00	4.850%	82,893.75	137,893.75	2,795,000.00
11/01/31			81,560.00	81,560.00	2,795,000.00
05/01/32	55,000.00	4.850%	81,560.00	136,560.00	2,740,000.00
11/01/32			80,226.25	80,226.25	2,740,000.00
05/01/33	60,000.00	4.850%	80,226.25	140,226.25	2,680,000.00
11/01/33			78,771.25	78,771.25	2,680,000.00
05/01/34	60,000.00	4.850%	78,771.25	138,771.25	2,620,000.00
11/01/34			77,316.25	77,316.25	2,620,000.00
05/01/35	65,000.00	4.850%	77,316.25	142,316.25	2,555,000.00
11/01/35			75,740.00	75,740.00	2,555,000.00
05/01/36	70,000.00	5.800%	75,740.00	145,740.00	2,485,000.00
11/01/36			73,710.00	73,710.00	2,485,000.00
05/01/37	75,000.00	5.800%	73,710.00	148,710.00	2,410,000.00
11/01/37			71,535.00	71,535.00	2,410,000.00
05/01/38	80,000.00	5.800%	71,535.00	151,535.00	2,330,000.00
11/01/38			69,215.00	69,215.00	2,330,000.00
05/01/39	80,000.00	5.800%	69,215.00	149,215.00	2,250,000.00
11/01/39			66,895.00	66,895.00	2,250,000.00
05/01/40	85,000.00	5.800%	66,895.00	151,895.00	2,165,000.00
11/01/40			64,430.00	64,430.00	2,165,000.00
05/01/41	90,000.00	5.800%	64,430.00	154,430.00	2,075,000.00
11/01/41			61,820.00	61,820.00	2,075,000.00
05/01/42	100,000.00	5.800%	61,820.00	161,820.00	1,975,000.00
11/01/42			58,920.00	58,920.00	1,975,000.00
05/01/43	105,000.00	5.800%	58,920.00	163,920.00	1,870,000.00
11/01/43			55,875.00	55,875.00	1,870,000.00
05/01/44	110,000.00	5.800%	55,875.00	165,875.00	1,760,000.00
11/01/44			52,685.00	52,685.00	1,760,000.00
05/01/45	115,000.00	5.800%	52,685.00	167,685.00	1,645,000.00
11/01/45			49,350.00	49,350.00	1,645,000.00
05/01/46	125,000.00	6.000%	49,350.00	174,350.00	1,520,000.00
11/01/46			45,600.00	45,600.00	1,520,000.00
05/01/47	130,000.00	6.000%	45,600.00	175,600.00	1,390,000.00
11/01/47			41,700.00	41,700.00	1,390,000.00
05/01/48	140,000.00	6.000%	41,700.00	181,700.00	1,250,000.00
11/01/48			37,500.00	37,500.00	1,250,000.00
05/01/49	150,000.00	6.000%	37,500.00	187,500.00	1,100,000.00

**WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			33,000.00	33,000.00	1,100,000.00
05/01/50	160,000.00	6.000%	33,000.00	193,000.00	940,000.00
11/01/50			28,200.00	28,200.00	940,000.00
05/01/51	165,000.00	6.000%	28,200.00	193,200.00	775,000.00
11/01/51			23,250.00	23,250.00	775,000.00
05/01/52	175,000.00	6.000%	23,250.00	198,250.00	600,000.00
11/01/52			18,000.00	18,000.00	600,000.00
05/01/53	190,000.00	6.000%	18,000.00	208,000.00	410,000.00
11/01/53			12,300.00	12,300.00	410,000.00
05/01/54	200,000.00	6.000%	12,300.00	212,300.00	210,000.00
11/01/54			6,300.00	6,300.00	210,000.00
05/01/55	210,000.00	6.000%	6,300.00	216,300.00	-
Total	3,085,000.00		3,530,372.57	6,615,372.57	

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

Off-Roll Assessments					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit*</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
SF 40'	95	\$ -	\$ 1,120.00	\$ 1,120.00	n/a
SF 50'	82	-	1,400.00	1,400.00	n/a
Total	177				

* The administrative and field operations costs of the District are projected to be funded via Developer Contributions

WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA ONE); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2025 (Assessment Area One), in the par amount of \$3,085,000 (“Series 2025 Bonds”); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2025 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2025 Bonds on June 26, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2025 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2025 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2025-36 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2025-37 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2025-36 and 2025-37 on file with the District Manager and as included in the transcript for the Series 2025 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

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

ATTEST:

**WEST PORT EAST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT

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This instrument was prepared by:

Jere Earlywine
KUTAK ROCK LLP
107 W. College Avenue
Tallahassee, Florida 32301

**INTERLOCAL AGREEMENT AND EASEMENT
REGARDING ROADWAY AND WATERWAY IMPROVEMENTS**

This *Interlocal Agreement and Easement regarding the Roadway and Waterway Improvements* (“**Agreement**”) is entered into by and between CHARLOTTE COUNTY, FLORIDA (“**County**”) and WEST PORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government (“**District**”), and is joined by KL WESTPORT EXPANSION, LLC, a Florida limited liability company (“**Developer**”).

WITNESSETH:

WHEREAS, Section 163.01, *Florida Statutes*, known as the “Florida Interlocal Cooperation Act of 1969” (“**Cooperation Act**”), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the District was established pursuant to County Ordinance No. 2024-041 and for the purposes, among others, of planning, financing, constructing, and acquiring certain public infrastructure benefitting lands within the District; and

WHEREAS, KL Westport Expansion, LLC and Charlotte County previously entered into that certain *Development Agreement*, dated June 10, 2024 (“**Development Agreement**”), whereby, in Section 5 of the Development Agreement, the Developer agreed to undertake certain obligations to maintain and repair certain Improvements, as defined herein and shown in **Exhibit A**; and

WHEREAS, the Development Agreement provides that the Developer may assign its rights and obligations thereunder to a community development district such as the District; and

WHEREAS, this Agreement shall constitute a full assignment of the Developer’s rights and obligations relating to the Improvements and pursuant to Section 5 of the Development Agreement, and serve as an interlocal agreement between the District and the County with respect to the Improvements; and

WHEREAS, subject to the terms of this Agreement, the parties now desire for the District to assume the Developer’s rights and obligations related to the Improvements;

NOW, THEREFORE, in consideration of the mutual promises and other consideration contained herein, the parties hereto agree as follows:

1. **DISTRICT RIGHTS & OBLIGATIONS.** Upon completion of the Improvements defined herein and identified in **Exhibit A**, the District shall assume at the District’s sole cost and expense all of

the Developer's rights and obligations to (i) maintain and repair Oakleaf Avenue roadway, curb, gutter, landscaping, hardscaping, irrigation and street lighting improvements, (ii) maintain and repair Flamingo Boulevard landscaping, hardscaping, irrigation and street lighting improvements, and (iii) maintain and repair the drainage canals known as Flamingo Waterway and Como Waterway, and related stormwater, landscape, and irrigation improvements, and (iv) maintain and repair the stormwater ponds and related surface water management improvements shown within **Exhibit A** (as used herein, (i) through (iv) together, "**Improvements**"). As a point of clarification, the County shall operate, maintain, and repair the paved surfaces and curbing within Flamingo Boulevard. The District's obligation to maintain the drainage canals set forth in (iii) above shall include among other things the removal of exotic and nuisance vegetation, dredging as necessary to restore proper flow, and grading of canal banks as needed. The District's assumption of rights and obligations as itemized in this paragraph is not intended to limit such rights and obligations but shall constitute a transfer of all of Developer's rights and obligations to the District.

2. **EASEMENT RIGHT.** To the extent of its interests, the County and/or Developer hereby grant and/or assign to the District an easement over the lands ("**Easement Area**") that will include the Improvements, as described in **Exhibit A**, and for the District to effect its rights and obligations under this Agreement.

3. **EXERCISE OF RIGHTS.** The District's exercise of its rights and obligations hereunder are subject to the following provisions:

(a) The District, and/or its contractor(s), shall install the Improvements in a sound, professional manner and shall have sole responsibility for obtaining any necessary permits or regulatory approvals for the Improvements installation. Any rights granted hereunder shall be exercised by the District only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The District shall not discharge into or within the Easement Area any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulation or permit, except in accordance with such laws, ordinances, rules, regulations and permits.

(b) The District shall not permit (and shall promptly satisfy) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of its rights hereunder.

4. **INSURANCE.** The District and/or any contractors performing work for the District on the Improvements shall at all times maintain general liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage.

5. **INDEMNITY.** To the extent permitted by law, but without waiving any sovereign immunity protection or other limits on liability afforded by law, the District shall indemnify and hold harmless the Developer and the County, and their successors, assigns, agents, employees, staff, contractors, officers, and representatives (together, "**Indemnitees**"), from any and all liability, loss or

damage, whether monetary or otherwise, including reasonable attorneys' fees and costs and all fees and costs of mediation or alternative dispute resolution, as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees which arise out of any of the activities referred to under the terms of this Agreement or use of the Easement Area by the District, its successors, assigns, agents, employees, contractors (including but not limited to subcontractors, materialmen, etc.), officers, invitees, or representatives, including but not limited to loss of life, injury to persons or damage to, or destruction or theft of property.

6. **SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed a waiver of the limits of liability of either the County or the District set forth in Section 768.28, *Florida Statutes*, as amended or other statute. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

7. **NOTICES.** Any notices required or allowed to be delivered shall be in writing and be deemed to be delivered when: (i) hand delivered to the official hereinafter designated, or (ii) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to a party at the address set forth opposite the party's name below, or at such other address as the party or parties shall have been specified by written notice to the other party delivered in accordance herewith.

If to the County: Charlotte County
18500 Murdock Circle
Port Charlotte, FL 33948
Attn: County Administrator

With a copy to: County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

If to the District: West Port East Community Development District
2300 Glades Road, 410W
Boca Raton, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

If to the Developer: KL Westport Expansion, LLC
105 NE 1st Street
Delray Beach, Florida 33444
Attn: James P. Harvey

8. **GOVERNING LAW AND VENUE.** This Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. In any action, in equity or law, with respect to the enforcement or interpretation of this Agreement, venue shall be solely in Charlotte County, Florida.

9. **THIS AGREEMENT IS INTENDED TO BE PERPETUAL. TO THE EXTENT THAT FLORIDA'S MARKETABLE RECORD TITLE ACT, SECTIONS 712.001, FLORIDA STATUTES, ET SEQ. ("MRTA"), IS APPLICABLE TO THIS AGREEMENT, THE PARTIES AGREE THAT EITHER PARTY MAY (IF NECESSARY TO ADDRESS MRTA) RENEW THIS AGREEMENT UNILATERALLY BY FILING NOTICE(S) PURSUANT TO SECTION 712.05, FLORIDA STATUTES.**

10. **PERPETUITY.** All the rights and privileges granted hereby shall be and remain in effect in perpetuity and may not be subject to a termination or forfeiture except as may be terminated by written instrument executed by the CDD and the County, and recorded in the Public Records of Charlotte County, Florida.

11. **ASSIGNMENT.** No assignment, delegation, transfer or novation of this Agreement or any part hereof shall be made unless approved in writing and signed by the CDD and County.

12. **PUBLIC RECORDS.** All documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with Florida law.

13. **AMENDMENTS.** No modification, addendum or amendments of any kind whatsoever may be made to this Agreement unless in written consent and signed by both parties.

14. **FILING.** After approval of this Agreement by the respective governing bodies of the County and this District, and its execution by the duly qualified and authorized officers of each of the parties, the District shall cause this Agreement to be filed with the Clerk of the Circuit Court of Charlotte County, Florida, in accordance with the requirements of Section 163.01(11), *Florida Statutes*.

15. **ENTIRE AGREEMENT.** This instrument and its exhibits constitute the entire agreement between the parties and supersede all previous discussions, understandings and agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment, except changes in Chapter 189, 190 or any other Florida Law shall automatically amend this agreement.

16. **EXECUTION IN COUNTERPARTS.** This Agreement may be simultaneously executed in counterparts, each which shall be an original and all of which shall constitute but one and the same instrument.

17. **EFFECTIVE DATE.** This Agreement shall become effective after its execution by the authorized representatives of both parties and upon the date of its filing with the Clerk of the Circuit Court of Charlotte County, Florida. This Agreement shall also be recorded in the public records of the County to become a part of the title history of properties in the District.

[SIGNATURES ON THE NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have executed this Interlocal Agreement as of the dates set forth below.

**BOARD OF COUNTY COMMISSIONERS OF
CHARLOTTE COUNTY, FLORIDA**

By: _____
Joseph M. Tiseo, Chairman

Date: _____

ATTEST:

Roger D. Eaton, Clerk of Circuit Court and
Ex-officio Clerk of the Board of County
Commissioners

By: _____
Deputy Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

By: _____
Janette S. Knowlton, County Attorney
LR24-0264 _____

SIGNATURE PAGE TO INTERLOCAL AGREEMENT

**WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

WITNESSES:

Name: _____
Title: _____
Address: _____

Name: _____
Title: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2025, by _____, as Chairperson of the West Port East Community Development District, on its behalf. He [] is personally known to me or [] produced _____ as identification.

Notary Public, State of Florida

SIGNATURE PAGE TO INTERLOCAL AGREEMENT

The foregoing Interlocal Agreement is hereby joined by:

KL WESTPORT EXPANSION, LLC

By: _____
Name: _____
Title: _____

WITNESSES:

Name: _____
Title: _____
Address: _____

Name: _____
Title: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2025, by _____, as _____ of KL WESTPORT EXPANSION, LLC, on its behalf. He [] is personally known to me or [] produced _____ as identification.

Notary Public, State of Florida

Exhibit A

Map of Improvements



NOTE:
AREAS MAY HAVE BEEN DIGITIZED FROM A SCALED PDF.
COUNTY GIS AND/OR AERIAL IMAGERY. LINEWORK
GENERATED USING THIS METHOD MAY BE OFF AS MUCH AS
3 TO 5%. ALL CALCS SHOULD BE DEEMED APPROXIMATE
UNTIL SURVEY HAS BEEN PROVIDED.

-  = MAINTAINED WATERWAYS
-  = MAINTAINED ROADWAYS
-  = MAINTAINED STORMWATER PONDS
-  = STORMWATER POND BANK MOWING
-  = MAINTAINED DRY PONDS



C:\Users\johnson\MEC\MEC - MEC_Drawings\Jobs\West Port East FDOT_Engineering\Exhibits\Maintenance Exhibit (CDD)\WSPRT-MAINT-(CDD) v.2.dwg

NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 2025-07-30	
PROJECT WESTPORT EXP	
DRAWING WSPRT-MAINT-(CDD) V.2	
DRAWN CEJ	CHECKED MJM

MAINTENANCE MAP
WESTPORT EXPANSION
CHARLOTTE COUNTY, FLORIDA

1:200
SEC. - TSP. - RING. 11, 40S, 21E
SHEET OF 1 1

MATTHEW J. MORRIS
FL LICENSE NO. 68434

WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-22

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District’s local records office shall be located at:

LOCATION: _____

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**WEST PORT EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICER(S) OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the West Port East Community Development District (“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 certain Officer(s) of the District.

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

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

Jordan Lansford is elected Assistant Secretary

SECTION 2. The following prior appointments by the Board remain unaffected by this Resolution:

Paul Martin is Chair

William Fife is Vice Chair

Landon Thomas is Assistant Secretary

Mark Brumfield is Assistant Secretary

Anand Jobalia is Assistant Secretary

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 EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT

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**WEST PORT EAST 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 EAST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 16,185	\$ -	\$ -	\$ 16,185
Investments				
Reserve	-	221,200	-	221,200
Cost of issuance	-	15,400	-	15,400
Interest	-	61,523	-	61,523
Undeposited funds	1,320	-	-	1,320
Due from KL Westport Expansion	3,754	-	-	3,754
Due from CRE JDG	1,533	-	-	1,533
Total assets	<u>22,792</u>	<u>298,123</u>	<u>-</u>	<u>320,915</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 10,133	\$ -	\$ -	\$ 10,133
Landowner advance - KL Westport Expansion	4,260	-	-	4,260
Landowner advance - CRE JDG	1,740	-	-	1,740
Landowner advance- legal adv.	6,659	-	-	6,659
Total liabilities	<u>22,792</u>	<u>-</u>	<u>-</u>	<u>22,792</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	5,287	-	-	5,287
Total deferred inflows of resources	<u>5,287</u>	<u>-</u>	<u>-</u>	<u>5,287</u>
Fund balances:				
Restricted for:				
Debt service	-	298,123	-	298,123
Unassigned	(5,287)	-	-	(5,287)
Total fund balances	<u>(5,287)</u>	<u>298,123</u>	<u>-</u>	<u>292,836</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 22,792</u>	<u>\$298,123</u>	<u>\$ -</u>	<u>\$ 320,915</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 19,179	\$ 19,725	\$ 76,864	26%
Total revenues	<u>19,179</u>	<u>19,725</u>	<u>76,864</u>	26%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	\$ 4,000	\$ 20,029	32,000	63%
Legal	1,068	3,672	25,000	15%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	333	0%
Telephone	16	83	133	62%
Postage	-	-	500	0%
Printing & binding	42	208	333	62%
Legal advertising	295	859	7,500	11%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	161	161	1,500	11%
Website hosting & maintenance	-	-	1,500	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>5,582</u>	<u>25,012</u>	<u>76,684</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	13,597	(5,287)	180	
Fund balances - beginning	(18,884)	-	-	
Fund balances - ending	<u>\$ (5,287)</u>	<u>\$ (5,287)</u>	<u>\$ 180</u>	

*These items will be realized when bonds are issued

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

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	191,250	191,250
Underwriter's discount	61,700	61,700
Total debt service	<u>252,950</u>	<u>252,950</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (252,950)	 (252,950)
 OTHER FINANCING SOURCES/(USES)		
Bond proceeds	566,987	566,987
Original issue discount	(15,914)	(15,914)
Total other financing sources	<u>551,073</u>	<u>551,073</u>
 Net change in fund balances	 298,123	 298,123
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ 298,123</u></u>	<u><u>\$ 298,123</u></u>

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

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs	<u>2,518,013</u>	<u>2,518,013</u>
Total expenditures	<u>2,518,013</u>	<u>2,518,013</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,518,013)	 (2,518,013)
 OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>2,518,013</u>	<u>2,518,013</u>
Total other financing sources/(uses)	<u>2,518,013</u>	<u>2,518,013</u>
 Fund balances - beginning	 <u>-</u>	 <u>-</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>

WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the West Port East Community Development District held a Special Meeting on May 13, 2025 at 12:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present:

Paul Martin	Chair
Landon Thomas	Assistant Secretary
Mark Brumfield	Assistant Secretary
Anand Jobalia (via telephone)	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:02 p.m.

Supervisors Martin, Brumfield and Thomas were present. Supervisor Jobalia attended via telephone. Supervisor Fife was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of First Supplemental Engineer's Report

37 Mr. Earlywine presented the First Supplemental Engineer's Report. He stated that the
38 Capital Improvement Plan (CIP) Cost Estimate for the Assessment Area One Project is
39 approximately \$11,550,000; this is for the Phase 2B Project.

40 Mr. Earlywine asked if the CDD is doing all the \$11 million worth of work or if Kolter
41 might be doing some off-site work that is necessary for the CDD area to be developed. The
42 Developer will find out.

43 Mr. Earlywine stated that the Engineer's Report contains all the necessary findings to
44 proceed today, including that the project is feasible and that the Cost Estimate is reasonable.

45 Mr. Earlywine recommended including a footnote to explain how much of the work is
46 being done by Kolter.

47 Mr. Sanford stated he was told that only one entity would be drawing bond proceeds.

48 Mr. Earlywine stated that the bond proceeds is one part of it and the other part is if a
49 non-parcel can be completed without anyone doing anything else or if there is another piece
50 that needs to be built, would it still be a completion obligation so the bond holders are
51 protected as to the project being completed.

52 A Board Member stated that Kolter is not receiving any bond proceeds from this bond
53 issuance.

54 Mr. Sanford stated that is what he was told. Mr. Earlywine asked if Kolter will build part
55 of the project. A Board Member stated that Kolter is building all the off-site improvements, but
56 he is not sure what the District Engineer included in Assessment Area One. Mr. Earlywine stated
57 that whatever work Kolter is completing needs to be identified and included in the Report.

58 Mr. Earlywine asked Mr. Morris how much of the \$11,550,000 CIP will Kolter develop.

59 Mr. Morris stated his belief that most of the area that Kolter will develop is for a specific
60 portion of the project and Kolter just has some of the off-site improvements for the turn lanes
61 and, except for the stormwater facilities that Kolter is completing, the bulk of it is for the
62 specific portion.

63 Mr. Earlywine asked for the Report to be updated to state that Kolter is completing a
64 portion of the work and identify specifically what that work is.

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On MOTION by Mr. Martin and seconded by Mr. Brumfield, with all in favor, the First Supplemental Engineer’s Report, in substantial form, was approved.

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FOURTH ORDER OF BUSINESS

Presentation of Supplemental Special Assessment Methodology Report

Ms. Suit presented the Supplemental Special Assessment Methodology Report.

Ms. Suit noted that Mr. Sanford had changes after the Methodology was printed for the agenda.

Mr. Earlywine stated that he also had comments.

Ms. Suit noted the following:

- The Development Plan consists of 177 units.
- The anticipated CIP cost is \$11,550,000.
- The CDD intends to issue its Series 2025 Assessment Area One bonds in the estimated principal amount of \$3,095,000 to fund an estimated \$2,521,371.25 in CIP costs.
- The Developer is anticipated to fund the remaining estimated costs of \$9,028,628.75 for the Assessment Area One Project which will not be funded with bond proceeds from this issuance.

Ms. Suit reviewed the Benefit Allocation, Cost Allocation and Bond Assessment Apportionment reflected in Tables 4, 5 and 6, respectively.

Mr. Earlywine stated that the Methodology Report contains the necessary findings, including that the assessments are supported by sufficient benefit and that they are fairly and reasonably allocated.

Mr. Sanford stated that the Delegation Resolution that will be considered today allows for both the Engineer’s Report and Methodology Report to be modified without calling a special meeting.

On MOTION by Mr. Martin and seconded by Mr. Thomas, with all in favor, the Supplemental Special Assessment Methodology Report, in substantial form, was approved.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-36 Authorizing the Issuance of Not Exceeding \$5,000,000 West Port East Community Development District, Special Assessment Bonds, Series 2025 (Assessment Area One) (the “Bonds”) to Finance Certain Public Infrastructure Within the District for the Benefit of a Designated Assessment Area Referred to As “Assessment Area One”; Determining The Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture and a First Supplemental Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

141 Mr. Sanford presented Resolution 2025-36, known as the Delegation Resolution, which
142 accomplishes the following:

- 143 ➤ Sets forth the parameters for the bonds.
- 144 ➤ Authorizes the Chair or Vice Chair to execute the Bond Purchase contract, subject to the
145 parameters set forth, without the need for a special meeting.
- 146 ➤ Approves certain documents in substantial forms and authorizes the insertion of the
147 final terms, once the bonds are sold.

148 Mr. Sanford discussed the Exhibits to the Resolution.

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150 **On MOTION by Mr. Martin and seconded by Mr. Brumfield, with all in favor,**
 151 **Resolution 2025-36 Authorizing the Issuance of Not Exceeding \$5,000,000 West**
 152 **Port East Community Development District, Special Assessment Bonds, Series**
 153 **2025 (Assessment Area One) (the “Bonds”) to Finance Certain Public**
 154 **Infrastructure Within the District for the Benefit of a Designated Assessment**
 155 **Area Referred to As “Assessment Area One”; Determining The Need for a**
 156 **Negotiated Limited Offering of the Bonds and Providing for a Delegated Award**
 157 **of Such Bonds; Appointing the Underwriter for the Limited Offering of the**
 158 **Bonds; Approving the Form of and Authorizing the Execution and Delivery of a**
 159 **Bond Purchase Contract With Respect to the Bonds; Approving the Form of and**
 160 **Authorizing the Execution and Delivery of a Master Trust Indenture and a First**
 161 **Supplemental Trust Indenture; Approving the Form of and Authorizing the**
 162 **Distribution of a Preliminary Limited Offering Memorandum; Approving the**
 163 **Execution and Delivery of a Final Limited Offering Memorandum; Approving**
 164 **the Form of and Authorizing the Execution of a Continuing Disclosure**
 165 **Agreement, and Appointing a Dissemination Agent; Approving the Application**
 166 **of Bond Proceeds; Authorizing Certain Modifications to the Assessment**
 167 **Methodology Report and Engineer’s Report; Making Certain Declarations;**
 168 **Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry**
 169 **Only System; Authorizing the Proper Officials to Do All Things Deemed**
 170 **Necessary in Connection With the Issuance, Sale and Delivery of the Bonds;**
 171 **and Providing for Severability, Conflicts and an Effective Date, was adopted.**

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174 **SIXTH ORDER OF BUSINESS**

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Consideration of Resolution 2025-37, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and

180 a Supplemental Assessment Report;
 181 Delegating Authority to Prepare Final
 182 Reports and Update this Resolution;
 183 Confirming the Maximum Assessment Lien
 184 Securing the Bonds; Addressing the
 185 Allocation and Collection of the
 186 Assessments Securing the Bonds;
 187 Addressing Prepayments; Addressing True-
 188 Up Payments; Providing for the
 189 Supplementation of the Improvement Lien
 190 Book; and Providing for Conflicts,
 191 Severability and an Effective Date
 192 [SUPPLEMENTAL ASSESSMENT
 193 RESOLUTION WITH DELEGATION OF
 194 AUTHORITY WEST PORT EAST CDD -
 195 ASSESSMENT AREA ONE]
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197 Ms. Suit presented Resolution 2025-37 and read the title.

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199 **On MOTION by Mr. Martin and seconded by Mr. Thomas, with all in favor,**
 200 **Resolution 2025-37, Setting Forth the Specific Terms of the District’s Special**
 201 **Assessment Bonds, Series 2025 (Assessment Area One); Making Certain**
 202 **Additional Findings and Confirming and/or Adopting an Engineer’s Report and**
 203 **a Supplemental Assessment Report; Delegating Authority to Prepare Final**
 204 **Reports and Update this Resolution; Confirming the Maximum Assessment Lien**
 205 **Securing the Bonds; Addressing the Allocation and Collection of the**
 206 **Assessments Securing the Bonds; Addressing Prepayments; Addressing True-**
 207 **Up Payments; Providing for the Supplementation of the Improvement Lien**
 208 **Book; and Providing for Conflicts, Severability and an Effective Date**
 209 **[SUPPLEMENTAL ASSESSMENT RESOLUTION WITH DELEGATION OF AUTHORITY**
 210 **WEST PORT EAST CDD - ASSESSMENT AREA ONE], was adopted.**

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213 **SEVENTH ORDER OF BUSINESS**

214 **Consideration of Issuer’s Counsel**
215 **Documents**

216 Mr. Earlywine presented the following, which are standard in form:

- 217 **A. Collateral Assignment Agreement**
- 218 **B. Completion Agreement**
- 219 **C. Disclosure of Public Finance**

220 D. Notice of Special Assessments

221 E. True Up Agreement

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223 On MOTION by Mr. Martin and seconded by Mr. Thomas, with all in favor, the
224 Collateral Assignment Agreement, Completion Agreement, Disclosure of Public
225 Finance, Notice of Special Assessments and True Up Agreement, all in
226 substantial form, were approved.

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229 EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-38,
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

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236 The following change was made to the Fiscal Year 2026 Meeting Schedule:

237 DATE: Delete November 2025 meeting

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239 On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor,
240 Resolution 2025-38, Designating Dates, Times and Locations for Regular
241 Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026,
242 as amended, and Providing for an Effective Date, was adopted.

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245 NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-24,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2024/2025 and Providing for an Effective
Date

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252 On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor,
253 Resolution 2025-24, Designating Dates, Times and Locations for Regular
254 Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025
255 and Providing for an Effective Date, was adopted.

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258 TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-22,
Designating the Location of the Local

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260 District Records Office and Providing an
261 Effective Date

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263 This item was deferred.

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265 **ELEVENTH ORDER OF BUSINESS** Ratification of Morris Engineering &
266 Consulting, LLC Agreement for Engineering
267 Services
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269 **On MOTION by Mr. Martin and seconded by Mr. Thomas, with all in favor, the**
270 **Morris Engineering & Consulting, LLC Agreement for Engineering Services, was**
271 **ratified.**

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274 **TWELFTH ORDER OF BUSINESS** Acceptance of Unaudited Financial
275 Statements as of March 31, 2025
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277 **On MOTION by Mr. Thomas and seconded by Mr. Brumfield, with all in favor,**
278 **the Unaudited Financial Statements as of March 31, 2025, were accepted.**

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281 **THIRTEENTH ORDER OF BUSINESS** Approval of April 15, 2025 Public Hearings,
282 Regular Meeting and Audit Committee
283 Meeting Minutes
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285 **On MOTION by Mr. Martin and seconded by Mr. Thomas, with all in favor, the**
286 **April 15, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting**
287 **Minutes, as presented, were approved.**

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290 **FOURTEENTH ORDER OF BUSINESS** Staff Reports

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292 **A. District Counsel: Kutak Rock LLP**
293 Mr. Earlywine stated that the Bond Validation was on May 7, 2025. Once the 30-day
294 appeal period expires, bond issuance can proceed.

295 **B. District Engineer (Interim): Morris Engineering and Consulting, LLC**
296 There was no report.

297 **C. District Manager: Wrathell, Hunt and Associates, LLC**

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Secretary/Assistant Secretary

Chair/Vice Chair

WEST PORT EAST
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 EAST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 10, 2025 CANCELED	Regular Meeting	12:00 PM
July 8, 2025 CANCELED	Regular Meeting	12:00 PM
August 12, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	12:00 PM
September 9, 2025	Regular Meeting	12:00 PM