

**WEST PORT EAST
COMMUNITY DEVELOPMENT DISTRICT
AMENDED 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				Adopted Budget FY 2026
	Adopted 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	406,361
Total revenues	<u>76,864</u>	<u>-</u>	<u>76,864</u>	<u>76,864</u>	<u>406,361</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	-	-	-	-	39,192
Landscape maintenance	-	-	-	-	160,248
Mulch	-	-	-	-	40,000
Pond maintenance	-	-	-	-	17,220
Irrigation meter	-	-	-	-	3,500
Streetlights	-	-	-	-	51,936
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>312,096</u>
Total expenditures	<u>76,864</u>	<u>4,058</u>	<u>72,806</u>	<u>76,864</u>	<u>406,361</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,058)	4,058	-	-
Fund balance - beginning (unaudited)	-	-	(4,058)	-	-
Fund balance - ending (projected)	-	-	-	-	-
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	39,192
Landscape maintenance	160,248
Mulch	40,000
Pond maintenance	17,220
Irrigation meter	3,500
Streetlights	51,936
Total expenditures	<u>\$ 406,361</u>

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

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Developer contribution	-	91,208	91,208
Total revenues	-	91,208	91,208
Field operations			
Field operations management	-	16,008	16,008
Landscape maintenance	-	36,072	36,072
Mulch	-	5,600	5,600
Plant replacement	-	5,000	5,000
Pest control	-	3,328	3,328
Utilities:			
Streetlights	-	20,700	20,700
Irrigation meters	-	3,600	3,600
Fountain meter		900	900
Total field operations	-	91,208	91,208
Total expenditures	-	91,208	91,208
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending (projected)			
Assigned			
Working capital	-	-	-
Unassigned	-	-	-
Fund balance - ending	\$ -	\$ -	\$ -

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

EXPENDITURES

Field operations

Field operations management	16,008
Landscape maintenance	36,072
Mulch	5,600
Plant replacement	5,000
Pest control	3,328

Utilities:

Streetlights	20,700
Irrigation meters	3,600
Fountain meter	900
Total expenditures	<u>\$ 91,208</u>

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted 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