

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

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

Description	Page Number(s)
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2025	3
Amortization Schedule - Series 2025	4 - 5
Assessment Summary	6

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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
<b>REVENUES</b>					
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>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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>
<b>Field operations</b>					
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)	-	-	-	-	-
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
---------------------------------	-----------

**Wrathell, Hunt and Associates, LLC** (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal	25,000
-------	--------

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering	2,000
-------------	-------

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	5,500
-------	-------

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Dissemination agent	1,000
---------------------	-------

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.

Telephone	200
-----------	-----

Postage	500
---------	-----

Telephone and fax machine.

Printing & binding	500
--------------------	-----

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising	2,500
-------------------	-------

Letterhead, envelopes, copies, agenda packages

Annual special district fee	175
-----------------------------	-----

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance	5,500
-----------	-------

Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges	1,500
----------------------------	-------

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

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	\$401,649
--------------------	-----------

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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2026
<b>REVENUES</b>					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 221,200
Total revenues	-	-	-	-	221,200
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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
<b>OTHER FINANCING SOURCES/(USES)</b>					
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					\$ 107

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>3,085,000.00</b>		<b>3,530,372.57</b>	<b>6,615,372.57</b>	

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

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

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