

***Villages of Westport
Community Development District***

FISCAL YEAR 2027

Adopted Budget

July 20, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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Villages of Westport
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$4,000.00	\$2,766.00	\$1,234.00	\$4,000.00	0%	\$4,000.00
Special Assmnts- Tax Collector	\$490,692.00	\$437,628.00	\$53,064.00	\$490,692.00	0%	\$562,595.83
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$22,503.83
Transfer In	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$0.00
TOTAL REVENUES	\$501,692.00	\$440,394.00	\$61,298.00	\$501,692.00	0%	\$544,092.00
EXPENDITURES						
<i>Administrative</i>						
Supervisor Fees	\$4,800.00	\$3,200.00	\$1,600.00	\$4,800.00	0%	\$5,000.00
Engineering	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	0%	\$6,000.00
Arbitrage	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Assessment Roll	\$5,300.00	\$5,300.00	\$0.00	\$5,300.00	0%	\$0.00
Dissemination	\$3,180.00	\$1,268.00	\$1,912.00	\$3,180.00	0%	\$1,000.00
Amortization Schedule	\$530.00	\$100.00	\$430.00	\$530.00	0%	\$530.00
Attorney	\$25,000.00	\$27,165.00	\$0.00	\$27,165.00	9%	\$25,000.00
Annual Audit	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Trustess Fees	\$3,720.00	\$4,068.00	\$0.00	\$4,068.00	9%	\$4,500.00
Management Fees	\$43,362.00	\$35,200.00	\$17,890.91	\$53,090.91	22%	\$52,500.00
Information Technology	\$1,908.00	\$761.00	\$1,147.00	\$1,908.00	0%	\$2,000.00
Website	\$1,272.00	\$592.00	\$680.00	\$1,272.00	0%	\$1,080.00
Telephone	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	0%	\$0.00
Postage	\$650.00	\$142.00	\$508.00	\$650.00	0%	\$1,000.00
Printing and Binding	\$150.00	\$61.00	\$89.00	\$150.00	0%	\$150.00
Insurance- Liability	\$9,900.00	\$9,005.00	\$895.00	\$9,900.00	0%	\$9,905.00
Legal Advertising	\$1,500.00	\$372.00	\$1,128.00	\$1,500.00	0%	\$1,000.00
Other Current Charges	\$1,000.00	\$75.00	\$925.00	\$1,000.00	0%	\$1,000.00
Office Supplies	\$100.00	\$2.00	\$98.00	\$100.00	0%	\$100.00
Dues, Licenses, and Subscriptions	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Total Administrative	\$115,797.00	\$87,486.00	\$40,552.91	\$128,038.91	11%	\$116,940.00
<i>Field Operations- Common Area</i>						
Field Services	\$24,000.00	\$13,973.00	\$10,027.00	\$24,000.00	0%	\$24,000.00
Landscape Maintenance	\$75,000.00	\$49,216.00	\$25,784.00	\$75,000.00	0%	\$75,000.00
Landscape Contingency	\$6,500.00	\$5,445.00	\$1,055.00	\$6,500.00	0%	\$6,500.00
Irrigation Repairs	\$9,000.00	\$6,475.00	\$2,525.00	\$9,000.00	0%	\$9,000.00
Lake Maintenance	\$17,000.00	\$12,210.00	\$4,790.00	\$17,000.00	0%	\$17,510.00
Repairs and Maintenance	\$15,000.00	\$3,155.00	\$11,845.00	\$15,000.00	0%	\$15,000.00
Contingency	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Total Field Operations- Common Area	\$154,500.00	\$90,474.00	\$64,026.00	\$154,500.00	0%	\$155,010.00

Village of Westport
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
<i>Amenity Center</i>						
Facility/ Pool Attendants	\$40,000.00	\$5,488.00	\$34,512.00	\$40,000.00	0%	\$40,000.00
Janitorial	\$8,000.00	\$3,983.00	\$4,017.00	\$8,000.00	0%	\$8,000.00
Pool Maintenance	\$9,600.00	\$7,720.00	\$1,880.00	\$9,600.00	0%	\$10,020.00
Pool Chemicals	\$8,400.00	\$6,674.00	\$1,726.00	\$8,400.00	0%	\$9,000.00
Pool Permits	\$400.00	\$0.00	\$400.00	\$400.00	0%	\$400.00
Utilities - Water/ Electric	\$45,000.00	\$21,433.00	\$23,567.00	\$45,000.00	0%	\$46,350.00
Trash	\$200.00	\$179.00	\$21.00	\$200.00	0%	\$200.00
Pest Control	\$600.00	\$410.00	\$190.00	\$600.00	0%	\$651.00
Irrigation Repair	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
Insurance - Property	\$8,674.00	\$8,191.00	\$483.00	\$8,674.00	0%	\$7,781.00
Telephone	\$1,500.00	\$1,187.00	\$313.00	\$1,500.00	0%	\$1,600.00
Access Control	\$1,700.00	\$0.00	\$1,700.00	\$1,700.00	0%	\$1,700.00
Community Events	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,500.00
Safety Camera Systems	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$14,800.00
Security Camera System/ Monitoring	\$10,000.00	\$6,042.00	\$3,958.00	\$10,000.00	0%	\$10,000.00
Facilities Maintenance - Contracted	\$12,360.00	\$5,990.00	\$6,370.00	\$12,360.00	0%	\$12,360.00
Holiday Décor	\$2,500.00	\$1,000.00	\$1,500.00	\$2,500.00	0%	\$5,000.00
Repairs and Maintenance - Amenity	\$15,000.00	\$2,710.00	\$12,290.00	\$15,000.00	0%	\$15,000.00
Amenity Management Services	\$0.00	\$15,305.00	\$0.00	\$15,305.00	0%	\$57,780.00
Total Amenity Center	\$191,934.00	\$86,312.00	\$120,927.00	\$207,239.00	8%	\$247,142.00
<i>Other</i>						
Capital Reserve	\$39,461.00	\$0.00	\$39,461.00	\$39,461.00	0%	\$25,000.00
Total Other	\$39,461.00	\$0.00	\$39,461.00	\$39,461.00	0%	\$25,000.00
TOTAL EXPENDITURES	\$501,692.00	\$264,272.00	\$264,966.91	\$529,238.91	5%	\$544,092.00
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$176,122.00	-\$203,668.91	-\$27,546.91	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Transfer In	\$0.00	\$190,216.00	\$0.00	\$190,216.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$190,216.00	\$0.00	\$190,216.00		\$0.00
Net change in fund balance	\$0.00	\$366,338.00	-\$203,668.91	\$162,669.09	0%	\$0.00
FUND BALANCE, BEGINNING	\$76,785.00	\$76,785.00	\$0.00	\$76,785.00	0%	\$239,454.09
FUND BALANCE, ENDING	\$76,785.00	\$443,123.00	-\$203,668.91	\$239,454.09	212%	\$239,454.09

Villages of Westport
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$76,785.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$76,785.00
Estimated Funds Available - 9/30/2026	\$153,570.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$153,570.00
Less: First Quarter Operating Reserve	-\$136,023.00
Less: Designated Reserves for Capital Projects	\$25,000.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$42,547.00

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Arbitrage

The District is required to annually calculate the arbitrage rebate liability on its bond.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Amortization Schedule

Annual report for bond compliance

District Counsel/Attorney

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Information Technology/Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

Telephone

District telephone expenses

Postage/Printing & Binding

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Other Current Charges

All other administrative costs not otherwise specified above.

Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Field Operations – Common Area

Field Services

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Landscape Maintenance

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (Continued)

Landscaping - Contingency

Cost of repairs and regular maintenance to landscaping equipment or other miscellaneous expenses.

Mowing – Lake Bank/Row

Cost of mowing for the lake and row areas

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Lake Maintenance

Purchase of lake supplies and maintenance. Unscheduled maintenance consists of major repairs and replacement of system components.

Repairs & Maintenance

All other repairs and maintenance costs not otherwise specified above.

Contingency

Expenses related to the care and maintenance of the lakes and landscape for the control of nuisance plant and algae species.

Amenity Center

Facility/Pool Attendants

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Pool Maintenance

Cost of Maintenance for CDD pool facilities.

Pool Chemicals

Cost of chemical pool treatments and similar such maintenance.

Pool Permits

Cost of permits required for CDD pool and spa operation as required by law.

Utility Water/ Electric

Electricity and Water for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Trash – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Irrigation Repair

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system.

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Telephone

District telephone expenses

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures

Amenity Internet

Internet service for clubhouse and other amenity locations.

Community Events

Expenses related to various events within the community.

Security Camera System/Monitoring Services

Cost of CDD security personnel and equipment.

Facilities Maintenance - Contract

Fees associated with the maintenance and repairs of the amenity center.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Repairs & Maintenance - Amenity

Cost of repairs and maintenance to amenity building and furniture.

Amenity Management Services

Amenity services contract

Contingency/Reserves

Capital Reserve

Funds set aside for reserve fund, as determined by the district's board.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Capital Reserve Funds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Misc Income	\$0.00	\$10,000.00	\$0.00	\$10,000.00	0%	\$25,000.00
TOTAL REVENUES	\$0.00	\$10,000.00	\$0.00	\$10,000.00	0%	\$25,000.00
EXPENDITURES						
<i>Administrative</i>						
Capital Outlay	\$0.00	\$13,144.00	\$0.00	\$13,144.00	0%	\$0.00
Misc Expense	\$0.00	\$562.00	\$0.00	\$562.00	0%	\$0.00
Total Administrative	\$0.00	\$13,706.00	\$0.00	\$13,706.00	0%	\$0.00
TOTAL EXPENDITURES	\$0.00	\$13,706.00	\$0.00	\$13,706.00		\$0.00
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	-\$3,706.00	\$0.00	-\$3,706.00	0%	\$25,000.00
Net change in fund balance	\$0.00	-\$3,706.00	\$0.00	-\$3,706.00	0%	\$25,000.00
FUND BALANCE, BEGINNING	\$17,445.00	\$17,445.00	\$0.00	\$17,445.00	0%	\$13,739.00
FUND BALANCE, ENDING	\$17,445.00	\$13,739.00	\$0.00	\$13,739.00	-21%	\$38,739.00

Villages of Westport
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2005 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$15,000.00	\$19,302.00	\$0.00	\$19,302.00	29%	\$0.00
Special Assmnts- Tax Collector	\$773,233.00	\$813,912.00	\$0.00	\$813,912.00	5%	\$835,592.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$33,423.68
TOTAL REVENUES	\$788,233.00	\$833,214.00	\$0.00	\$833,214.00	6%	\$802,168.32
EXPENDITURES						
<i>Administrative</i>						
MISC Assessment - Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$29,245.72
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$29,245.72
<i>Debt Service</i>						
Principal Debt Retirement	\$440,000.00	\$440,000.00	\$0.00	\$440,000.00	0%	\$465,000.00
Principal Debt Retirement - Special Call	\$0.00	\$20,000.00	\$0.00	\$20,000.00	0%	\$0.00
Interest Expense	\$327,750.00	\$327,180.00	\$570.00	\$327,750.00	0%	\$301,530.00
Total Debt Service	\$767,750.00	\$787,180.00	\$570.00	\$787,750.00	3%	\$766,530.00
TOTAL EXPENDITURES	\$767,750.00	\$787,180.00	\$570.00	\$787,750.00		\$795,775.72
Excess (deficiency) of revenues Over (under) expenditures	\$20,483.00	\$46,034.00	-\$570.00	\$45,464.00	122%	\$6,392.60
OTHER FINANCING SOURCES (USES)						
Transfer In/(Out)	-\$7,000.00	-\$110,094.00	\$0.00	-\$110,094.00	1473%	\$0.00
TOTAL OTHER SOURCES (USES)	-\$7,000.00	-\$110,094.00	\$0.00	-\$110,094.00		\$0.00
Net change in fund balance		-\$64,060.00	-\$570.00	-\$64,630.00	0%	\$6,392.60
FUND BALANCE, BEGINNING	\$644,648.00	\$644,648.00	\$0.00	\$644,648.00	0%	\$580,018.00
FUND BALANCE, ENDING	\$658,131.00	\$580,588.00	-\$570.00	\$580,018.00	-12%	\$586,410.60

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT			
	11/1/2025	11/1/2026	11/1/2027
Series 2005 Bonds	\$12,815,000.00	\$11,835,000.00	\$10,800,000.00

Series 2005A Amortization Schedule

Debt Service Date	Principal	Interest	Annual Debt Service	Outstanding Balance
11/01/2026	\$0.00	\$150,765.00	\$150,765.00	\$5,290,000.00
05/01/2027	\$465,000.00	\$150,765.00	\$615,765.00	\$4,825,000.00
11/01/2027	\$0.00	\$137,512.50	\$137,512.50	\$4,825,000.00
05/01/2028	\$490,000.00	\$137,512.50	\$627,512.50	\$4,335,000.00
11/01/2028	\$0.00	\$123,547.50	\$123,547.50	\$4,335,000.00
05/01/2029	\$520,000.00	\$123,547.50	\$643,547.50	\$3,815,000.00
11/01/2029	\$0.00	\$108,727.50	\$108,727.50	\$3,815,000.00
05/01/2030	\$550,000.00	\$108,727.50	\$658,727.50	\$3,265,000.00
11/01/2030	\$0.00	\$93,052.50	\$93,052.50	\$3,265,000.00
05/01/2031	\$580,000.00	\$93,052.50	\$673,052.50	\$2,685,000.00
11/01/2031	\$0.00	\$76,522.50	\$76,522.50	\$2,685,000.00
05/01/2032	\$615,000.00	\$76,522.50	\$691,522.50	\$2,070,000.00
11/01/2032	\$0.00	\$58,995.00	\$58,995.00	\$2,070,000.00
05/01/2033	\$650,000.00	\$58,995.00	\$708,995.00	\$1,420,000.00
11/01/2033	\$0.00	\$40,470.00	\$40,470.00	\$1,420,000.00
05/01/2034	\$690,000.00	\$40,470.00	\$730,470.00	\$730,000.00
11/01/2034	\$0.00	\$20,805.00	\$20,805.00	\$730,000.00
05/01/2035	\$730,000.00	\$20,805.00	\$750,805.00	\$0.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Villages of Westport
Community Development District

Supporting Budget Schedule
FY 2027

Villages of Westport

Community Development District

All Funds

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2027

ASSESSMENT ALLOCATION												
Product	Units	O&M Assessment (1)				Debt Service Series 2005				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change
50'	1	\$752.13	\$709.00	\$43.13	6.08%	\$0.00	\$0.00	\$0.00	n/a	\$752.13	\$709.00	\$43.13
60'	45	\$752.13	\$709.00	\$43.13	6.08%	\$577.00	\$577.00	\$0.00	0%	\$1,329.13	\$1,286.00	\$43.13
70'	1	\$752.13	\$709.00	\$43.13	6.08%	\$673.00	\$673.00	\$0.00	0%	\$1,425.13	\$1,382.00	\$43.13
80'	701	\$752.13	\$709.00	\$43.13	6.08%	\$1,154.00	\$1,154.00	\$0.00	0%	\$1,906.13	\$1,863.00	\$43.13
	748											