

**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
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**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | Adopted Budget FY 2026 |
|--|------------------------------|---------------------------------|-----------------------------------|--------------------------------|------------------------------|
| | Adopted Budget FY 2025 | Actual through 03/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 446,612 | | | | \$446,586 |
| Allowable discounts (4%) | (17,864) | | | | (17,863) |
| Assessment levy: on-roll - net | 428,748 | \$ 427,830 | \$ 918 | \$ 428,748 | 428,723 |
| Interest and miscellaneous | - | 200 | - | 200 | - |
| Total revenues | 428,748 | 428,030 | 918 | 428,948 | 428,723 |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Management/accounting/recording | 48,000 | 24,000 | 24,000 | 48,000 | 48,000 |
| Legal | 25,000 | 4,183 | 20,817 | 25,000 | 25,000 |
| Engineering | 3,000 | - | 3,000 | 3,000 | 3,000 |
| Audit | 4,000 | 3,795 | - | 3,795 | 4,500 |
| Arbitrage rebate calculation | 750 | - | 750 | 750 | 750 |
| Dissemination agent | 1,000 | 500 | 500 | 1,000 | 1,000 |
| EMMA software service | 1,000 | 1,000 | - | 1,000 | 1,000 |
| Trustee | 5,500 | - | 5,500 | 5,500 | 5,500 |
| Telephone | 200 | 100 | 100 | 200 | 200 |
| Postage | 500 | 193 | 307 | 500 | 500 |
| Printing & binding | 500 | 250 | 250 | 500 | 500 |
| Legal advertising | 1,750 | 651 | 1,099 | 1,750 | 1,750 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 6,500 | 5,351 | - | 5,351 | 6,600 |
| Contingencies/bank charges | 750 | 503 | 750 | 1,253 | 1,500 |
| Website | | | | | |
| Hosting & maintenance | 705 | - | 705 | 705 | 705 |
| ADA compliance | 210 | 210 | - | 210 | 210 |
| Tax collector | 8,932 | 8,700 | 232 | 8,932 | 8,932 |
| Total professional & administrative | 108,472 | 49,611 | 58,010 | 107,621 | 109,822 |

**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | Adopted Budget FY 2026 |
|---|------------------------------|---------------------------------|-----------------------------------|--------------------------------|------------------------------|
| | Adopted Budget FY 2025 | Actual through 03/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | |
| Field operations | | | | | |
| Property insurance | 50,000 | 15,798 | 5,000 | 20,798 | 25,000 |
| Field operations management | 19,500 | 8,175 | 6,500 | 14,675 | 19,500 |
| Electricity-street light | 35,000 | 16,200 | 16,200 | 32,400 | 35,000 |
| Irrigation well maintenance | 2,500 | 232 | 500 | 732 | 1,500 |
| Lake maintenance | 10,000 | 2,528 | 3,000 | 5,528 | 5,500 |
| Monument maintenance | 2,000 | 4,335 | 4,500 | 8,835 | 10,000 |
| Sign maintenance | 500 | 925 | 1,000 | 1,925 | 2,500 |
| Fence maintenance | 1,000 | 979 | 1,000 | 1,979 | 2,000 |
| Wetlands maintenance | 5,000 | - | - | - | 4,000 |
| Contract-common area landscaping | 80,000 | 42,510 | 45,000 | 87,510 | 95,000 |
| Irrigation repairs | 10,000 | 1,590 | 2,500 | 4,090 | 5,000 |
| Mulch | 15,000 | 9,425 | 10,000 | 19,425 | 17,500 |
| Landscape/plant replacement | 10,000 | 7,437 | 7,500 | 14,937 | 15,000 |
| Tree trimming & removal | 5,000 | - | 2,000 | 2,000 | 4,000 |
| Amenity landscape | 5,000 | 1,400 | 1,500 | 2,900 | 3,500 |
| Clubhouse maintenance | 1,200 | - | 1,000 | 1,000 | 1200 |
| Janitorial | 11,400 | 4,250 | 1,500 | 5,750 | 11,000 |
| Pressure washing | 3,000 | 825 | 1,000 | 1,825 | 1,500 |
| Permits | 500 | - | 500 | 500 | 1,000 |
| Pool repairs & maintenance | 1,200 | - | 1,200 | 1,200 | 1,200 |
| Pool service contract | 18,000 | 6,250 | 7,000 | 13,250 | 16,500 |
| General maintenance | 2,000 | - | 500 | 500 | 2,000 |
| Gate maintenance contract | 1,500 | - | 500 | 500 | 1,500 |
| Gate phone/internet | 1,200 | - | 600 | 600 | 1,500 |
| Gate repairs | 1,000 | - | 500 | 500 | 1,000 |
| Amenity water/sewer | 2,500 | 3,868 | 4,000 | 7,868 | 10000 |
| Amenity electric | 6,000 | 803 | 1,000 | 1,803 | 2,500 |
| Miscellaneous | 10,000 | 18,515 | 5,000 | 23,515 | 10,000 |
| Cloud cover-music | 276 | - | 276 | 276 | 500 |
| Tot lot/dog park/basketball court | 5,000 | 450 | 500 | 950 | 2,500 |
| Electricity | 2,500 | 2,909 | 3,000 | 5,909 | 7,500 |
| Water-irrigation | 2,500 | - | 1,000 | 1,000 | 2,500 |
| Total field operations | <u>320,276</u> | <u>149,404</u> | <u>135,276</u> | <u>284,680</u> | <u>318,900</u> |
| Total expenditures | <u>428,748</u> | <u>199,015</u> | <u>193,286</u> | <u>392,301</u> | <u>428,722</u> |
| Net increase/(decrease) of fund balance | - | 229,015 | (192,368) | 36,647 | 1 |
| Fund balance - beginning (unaudited) | - | (17,584) | 211,431 | (17,584) | 19,063 |
| Committed | | | | | |
| Working capital | - | - | - | - | 19,064 |
| Unassigned | - | 211,431 | 19,063 | 19,063 | - |
| Fund balance - ending (projected) | <u>\$ -</u> | <u>\$ 211,431</u> | <u>\$ 19,063</u> | <u>\$ 19,063</u> | <u>\$ 19,064</u> |

**WESTWOOD OF PASCO
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 | 3,000 |
| <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 | 4,500 |
| <p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p> | |
| Arbitrage rebate calculation | 750 |
| <p>To ensure the District's compliance with all tax regulations, annual computations are</p> | |
| EMMA software service | 1,000 |
| 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> | |
| Trustee | 5,500 |
| <p>Annual fee for the service provided by trustee, paying agent and registrar.</p> | |
| Telephone | 200 |
| <p>Telephone and fax machine.</p> | |
| Postage | 500 |
| <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p> | |
| Printing & binding | 500 |
| <p>Letterhead, envelopes, copies, agenda packages, etc.</p> | |
| Legal advertising | 1,750 |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p> | |
| Annual special district fee | 175 |
| <p>Annual fee paid to the Florida Department of Economic Opportunity.</p> | |
| Insurance | 6,600 |
| <p>The District will obtain public officials and general liability insurance.</p> | |
| Contingencies/bank charges | 1,500 |
| <p>Bank charges and other miscellaneous expenses incurred during the year.</p> | |
| Website | |
| Hosting & maintenance | 705 |
| ADA compliance | 210 |
| Tax collector | 8,932 |

**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

| | |
|-----------------------------------|-------------------------|
| Property insurance | 25,000 |
| Field operations management | 19,500 |
| Electricity-street light | 35,000 |
| Irrigation well maintenance | 1,500 |
| Lake maintenance | 5,500 |
| Monument maintenance | 10,000 |
| Sign maintenance | 2,500 |
| Fence maintenance | 2,000 |
| Wetlands maintenance | 4,000 |
| Contract-common area landscaping | 95,000 |
| Irrigation repairs | 5,000 |
| Mulch | 17,500 |
| Landscape/plant replacement | 15,000 |
| Tree trimming & removal | 4,000 |
| Amenity landscape | 3,500 |
| Clubhouse maintenance | 1,200 |
| Janitorial | 11,000 |
| Pressure washing | 1,500 |
| Permits | 1,000 |
| Pool repairs & maintenance | 1,200 |
| Pool service contract | 16,500 |
| General maintenance | 2,000 |
| Gate maintenance contract | 1,500 |
| Gate phone/internet | 1,500 |
| Gate repairs | 1,000 |
| Amenity water/sewer | 10,000 |
| Amenity electric | 2,500 |
| Miscellaneous | 10,000 |
| Cloud cover-music | 500 |
| Tot lot/dog park/basketball court | 2,500 |
| Electricity | 7,500 |
| Water-irrigation | 2,500 |
| Total expenditures | <u><u>\$428,722</u></u> |

**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | Adopted Budget FY 2026 |
|---|------------------------------|------------------------------|-----------------------------------|------------------------------------|------------------------------|
| | Adopted Budget FY 2025 | Actual through 03/31/2025 | Projected through 9/30/2025 | Total Revenue & Expenditures | |
| REVENUES | | | | | |
| Special assessment - on-roll | \$ 276,221 | | | | \$ 276,221 |
| Allowable discounts (4%) | (11,049) | | | | (11,049) |
| Assessment levy: net | 265,172 | \$ 264,605 | \$ 567 | \$ 265,172 | 265,172 |
| Interest | - | 3,764 | - | 3,764 | - |
| Total revenues | 265,172 | 268,369 | 567 | 268,936 | 265,172 |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal | 55,000 | - | 55,000 | 55,000 | 60,000 |
| Interest | 202,368 | 101,184 | 101,184 | 202,368 | 199,824 |
| Tax collector | 5,524 | 5,288 | 236 | 5,524 | 5,524 |
| Total expenditures | 262,892 | 106,472 | 156,420 | 262,892 | 265,348 |
| Excess/(deficiency) of revenues over/(under) expenditures | 2,280 | 161,897 | (155,853) | 6,044 | (176) |
| Fund balance: | | | | | |
| Beginning fund balance (unaudited) | 169,683 | 174,198 | 336,095 | 174,198 | 180,242 |
| Ending fund balance (projected) | \$ 171,963 | \$ 336,095 | \$ 180,242 | \$ 180,242 | 180,066 |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (65,132) |
| Principal and interest expense - November 1, 2026 | | | | | (98,524) |
| Projected fund balance surplus/(deficit) as of September 30, 2026 | | | | | \$ 16,410 |

**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|----------|------------------|--------------------|-----------------|---------------------|---------------------|
| 11/01/25 | | | 99,911.88 | 99,911.88 | 3,665,000.00 |
| 05/01/26 | 60,000.00 | 4.625% | 99,911.88 | 159,911.88 | 3,605,000.00 |
| 11/01/26 | | | 98,524.38 | 98,524.38 | 3,605,000.00 |
| 05/01/27 | 60,000.00 | 4.625% | 98,524.38 | 158,524.38 | 3,545,000.00 |
| 11/01/27 | | | 97,136.88 | 97,136.88 | 3,545,000.00 |
| 05/01/28 | 65,000.00 | 4.625% | 97,136.88 | 162,136.88 | 3,480,000.00 |
| 11/01/28 | | | 95,633.75 | 95,633.75 | 3,480,000.00 |
| 05/01/29 | 70,000.00 | 4.625% | 95,633.75 | 165,633.75 | 3,410,000.00 |
| 11/01/29 | | | 94,015.00 | 94,015.00 | 3,410,000.00 |
| 05/01/30 | 70,000.00 | 4.625% | 94,015.00 | 164,015.00 | 3,340,000.00 |
| 11/01/30 | | | 92,396.25 | 92,396.25 | 3,340,000.00 |
| 05/01/31 | 75,000.00 | 5.400% | 92,396.25 | 167,396.25 | 3,265,000.00 |
| 11/01/31 | | | 90,371.25 | 90,371.25 | 3,265,000.00 |
| 05/01/32 | 80,000.00 | 5.400% | 90,371.25 | 170,371.25 | 3,185,000.00 |
| 11/01/32 | | | 88,211.25 | 88,211.25 | 3,185,000.00 |
| 05/01/33 | 85,000.00 | 5.400% | 88,211.25 | 173,211.25 | 3,100,000.00 |
| 11/01/33 | | | 85,916.25 | 85,916.25 | 3,100,000.00 |
| 05/01/34 | 90,000.00 | 5.400% | 85,916.25 | 175,916.25 | 3,010,000.00 |
| 11/01/34 | | | 83,486.25 | 83,486.25 | 3,010,000.00 |
| 05/01/35 | 90,000.00 | 5.400% | 83,486.25 | 173,486.25 | 2,920,000.00 |
| 11/01/35 | | | 81,056.25 | 81,056.25 | 2,920,000.00 |
| 05/01/36 | 95,000.00 | 5.400% | 81,056.25 | 176,056.25 | 2,825,000.00 |
| 11/01/36 | | | 78,491.25 | 78,491.25 | 2,825,000.00 |
| 05/01/37 | 105,000.00 | 5.400% | 78,491.25 | 183,491.25 | 2,720,000.00 |
| 11/01/37 | | | 75,656.25 | 75,656.25 | 2,720,000.00 |
| 05/01/38 | 110,000.00 | 5.400% | 75,656.25 | 185,656.25 | 2,610,000.00 |
| 11/01/38 | | | 72,686.25 | 72,686.25 | 2,610,000.00 |
| 05/01/39 | 115,000.00 | 5.400% | 72,686.25 | 187,686.25 | 2,495,000.00 |
| 11/01/39 | | | 69,581.25 | 69,581.25 | 2,495,000.00 |
| 05/01/40 | 120,000.00 | 5.400% | 69,581.25 | 189,581.25 | 2,375,000.00 |
| 11/01/40 | | | 66,341.25 | 66,341.25 | 2,375,000.00 |
| 05/01/41 | 130,000.00 | 5.400% | 66,341.25 | 196,341.25 | 2,245,000.00 |
| 11/01/41 | | | 62,831.25 | 62,831.25 | 2,245,000.00 |
| 05/01/42 | 135,000.00 | 5.400% | 62,831.25 | 197,831.25 | 2,110,000.00 |
| 11/01/42 | | | 59,186.25 | 59,186.25 | 2,110,000.00 |
| 05/01/43 | 140,000.00 | 5.400% | 59,186.25 | 199,186.25 | 1,970,000.00 |
| 11/01/43 | | | 55,406.25 | 55,406.25 | 1,970,000.00 |
| 05/01/44 | 150,000.00 | 5.625% | 55,406.25 | 205,406.25 | 1,820,000.00 |
| 11/01/44 | | | 51,187.50 | 51,187.50 | 1,820,000.00 |
| 05/01/45 | 160,000.00 | 5.625% | 51,187.50 | 211,187.50 | 1,660,000.00 |
| 11/01/45 | | | 46,687.50 | 46,687.50 | 1,660,000.00 |
| 05/01/46 | 170,000.00 | 5.625% | 46,687.50 | 216,687.50 | 1,490,000.00 |
| 11/01/46 | | | 41,906.25 | 41,906.25 | 1,490,000.00 |
| 05/01/47 | 180,000.00 | 5.625% | 41,906.25 | 221,906.25 | 1,310,000.00 |
| 11/01/47 | | | 36,843.75 | 36,843.75 | 1,310,000.00 |

**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|--------------|---------------------|--------------------|---------------------|---------------------|---------------------|
| 05/01/48 | 190,000.00 | 5.625% | 36,843.75 | 226,843.75 | 1,120,000.00 |
| 11/01/48 | | | 31,500.00 | 31,500.00 | 1,120,000.00 |
| 05/01/49 | 200,000.00 | 5.625% | 31,500.00 | 231,500.00 | 920,000.00 |
| 11/01/49 | | | 25,875.00 | 25,875.00 | 920,000.00 |
| 05/01/50 | 210,000.00 | 5.625% | 25,875.00 | 235,875.00 | 710,000.00 |
| 11/01/50 | | | 19,968.75 | 19,968.75 | 710,000.00 |
| 05/01/51 | 225,000.00 | 5.625% | 19,968.75 | 244,968.75 | 485,000.00 |
| 11/01/51 | | | 13,640.63 | 13,640.63 | 485,000.00 |
| 05/01/52 | 235,000.00 | 5.625% | 13,640.63 | 248,640.63 | 250,000.00 |
| 11/01/52 | | | 7,031.25 | 7,031.25 | 250,000.00 |
| 05/01/53 | 250,000.00 | 5.625% | 7,031.25 | 257,031.25 | - |
| 11/01/53 | | | - | - | - |
| Total | 3,665,000.00 | | 3,642,960.04 | 7,307,960.04 | |

**WESTWOOD OF PASCO
 COMMUNITY DEVELOPMENT DISTRICT
 ASSESSMENT COMPARISON
 PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

| On-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> |
| TH | 325 | \$1,374.11 | \$849.91 | \$2,224.02 | \$2,224.10 |
| Total | 325 | | | | |