

**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 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
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	
<p>Hosting & maintenance</p>	
	705
<p>ADA compliance</p>	
	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				