

**WESTWOOD OF PASCO  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**WESTWOOD OF PASCO  
COMMUNITY DEVELOPMENT DISTRICT  
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**WESTWOOD OF PASCO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 446,586				\$446,589
Allowable discounts (4%)	(17,863)				(17,864)
Assessment levy: on-roll - net	428,723	\$ 426,474	\$ 2,249	\$ 428,723	428,725
Interest and miscellaneous	-	100	-	100	-
Total revenues	428,723	426,574	2,249	428,823	428,725
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	2,504	10,000	12,504	25,000
Engineering	3,000	-	3,000	3,000	3,000
Engineering - additional reporting	-	-	-	-	5,000
Audit	4,500	4,510	-	4,510	5,000
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	35	465	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	267	1,483	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,600	5,672	-	5,672	6,500
Contingencies/bank charges	1,500	496	1,004	1,500	1,500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Tax collector	8,932	9,394	-	9,394	8,932
Total professional & administrative	109,822	48,903	47,967	96,870	115,222

**WESTWOOD OF PASCO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>Field operations</b>					
Property insurance	25,000	15,475	-	15,475	17,000
Field operations management	19,500	9,750	9,750	19,500	19,500
Electricity-street light	35,000	16,686	20,000	36,686	35,000
Irrigation well maintenance	1,500	-	750	750	-
Lake maintenance	5,500	4,010	5,000	9,010	9,000
Monument maintenance	10,000	529	1,500	2,029	5,000
Sign maintenance	2,500	1,440	2,000	3,440	3,500
Fence maintenance	2,000	5,327	6,000	11,327	11,000
Wetlands maintenance	4,000	-	-	-	4,000
Contract-common area landscaping	95,000	42,510	42,510	85,020	87,000
Irrigation repairs	5,000	6,924	8,000	14,924	15,000
Mulch	17,500	-	10,000	10,000	17,500
Landscape/plant replacement	15,000	624	7,500	8,124	15,000
Tree trimming & removal	4,000	1,830	2,170	4,000	5,000
Amenity landscape	3,500	-	2,000	2,000	-
Clubhouse maintenance	1,200	458	1,500	1,958	2,000
Janitorial	11,000	3,199	4,000	7,199	7,500
Pressure washing	1,500	4,710	6,500	11,210	10,000
Permits	1,000	-	1,000	1,000	1,000
Pool repairs & maintenance	1,200	1,095	1,000	2,095	2,000
Pool service contract	16,500	7,320	7,320	14,640	15,000
General maintenance	2,000	680	1,000	1,680	2,000
Gate maintenance contract	1,500	-	750	750	1,000
Gate phone/internet	1,500	780	1,000	1,780	1,500
Gate repairs	1,000	505	500	1,005	1,000
Amenity water/sewer	10,000	2,968	3,000	5,968	6,000
Amenity electric	2,500	2,741	3,500	6,241	5,000
Miscellaneous	10,000	4,421	5,000	9,421	1,500
Cloud cover-music	500	-	500	500	500
Tot lot/dog park/basketball court	2,500	1,656	2,500	4,156	3,000
Electricity	7,500	558	1,000	1,558	3,000
Water-irrigation	2,500	3,258	5,000	8,258	8,000
Total field operations	<u>318,900</u>	<u>139,454</u>	<u>162,250</u>	<u>301,704</u>	<u>313,500</u>
Total expenditures	<u>428,722</u>	<u>188,357</u>	<u>210,217</u>	<u>398,574</u>	<u>428,722</u>
Net increase/(decrease) of fund balance	1	238,217	(207,968)	30,249	3
Fund balance - beginning (unaudited)	19,063	11,793	250,010	11,793	42,042
Committed					
Working capital	19,064	19,064	19,064	19,064	42,045
Unassigned	-	230,946	22,978	22,978	-
Fund balance - ending (projected)	<u>\$ 19,064</u>	<u>\$ 250,010</u>	<u>\$ 42,042</u>	<u>\$ 42,042</u>	<u>\$ 42,045</u>

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

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (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>	
Engineering - additional reporting	5,000
Audit	5,000
<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 &amp; 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	6,500
<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	17,000
Field operations management	19,500
Electricity-street light	35,000
Lake maintenance	9,000
Monument maintenance	5,000
Sign maintenance	3,500
Fence maintenance	11,000
Wetlands maintenance	4,000
Contract-common area landscaping	87,000
Irrigation repairs	15,000
Mulch	17,500
Landscape/plant replacement	15,000
Tree trimming & removal	5,000
Clubhouse maintenance	2,000
Janitorial	7,500
Pressure washing	10,000
Permits	1,000
Pool repairs & maintenance	2,000
Pool service contract	15,000
General maintenance	2,000
Gate maintenance contract	1,000
Gate phone/internet	1,500
Gate repairs	1,000
Amenity water/sewer	6,000
Amenity electric	5,000
Miscellaneous	1,500
Cloud cover-music	500
Tot lot/dog park/basketball court	3,000
Electricity	3,000
Water-irrigation	8,000
Total expenditures	<u><u>\$428,722</u></u>

**WESTWOOD OF PASCO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Revenue & Expenditures	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 276,221				\$ 276,221
Allowable discounts (4%)	(11,049)				(11,049)
Assessment levy: net	265,172	\$ 263,781	\$ 1,391	\$ 265,172	265,172
Interest	-	3,234	-	3,234	-
Total revenues	265,172	267,015	1,391	268,406	265,172
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	60,000	-	60,000	60,000	60,000
Interest	199,824	99,912	99,912	199,824	197,049
Tax collector	5,524	5,271	253	5,524	5,524
Total expenditures	265,348	105,183	160,165	265,348	262,573
Excess/(deficiency) of revenues over/(under) expenditures	(176)	161,832	(158,774)	3,058	2,599
Fund balance:					
Beginning fund balance (unaudited)	180,242	186,612	348,444	186,612	189,670
Ending fund balance (projected)	\$ 180,066	\$ 348,444	\$ 189,670	\$ 189,670	192,269
Use of fund balance:					
Debt service reserve account balance (required)					(65,132)
Principal and interest expense - November 1, 2027					(97,137)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 30,000

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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			-	-	-
<b>Total</b>	<b>3,665,000.00</b>		<b>3,642,960.04</b>	<b>7,307,960.04</b>	

**WESTWOOD OF PASCO  
 COMMUNITY DEVELOPMENT DISTRICT  
 ASSESSMENT COMPARISON  
 PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

<b>On-Roll Assessments</b>					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
TH	325	\$1,374.12	\$849.91	\$2,224.03	\$2,224.02
<b>Total</b>	<b>325</b>				